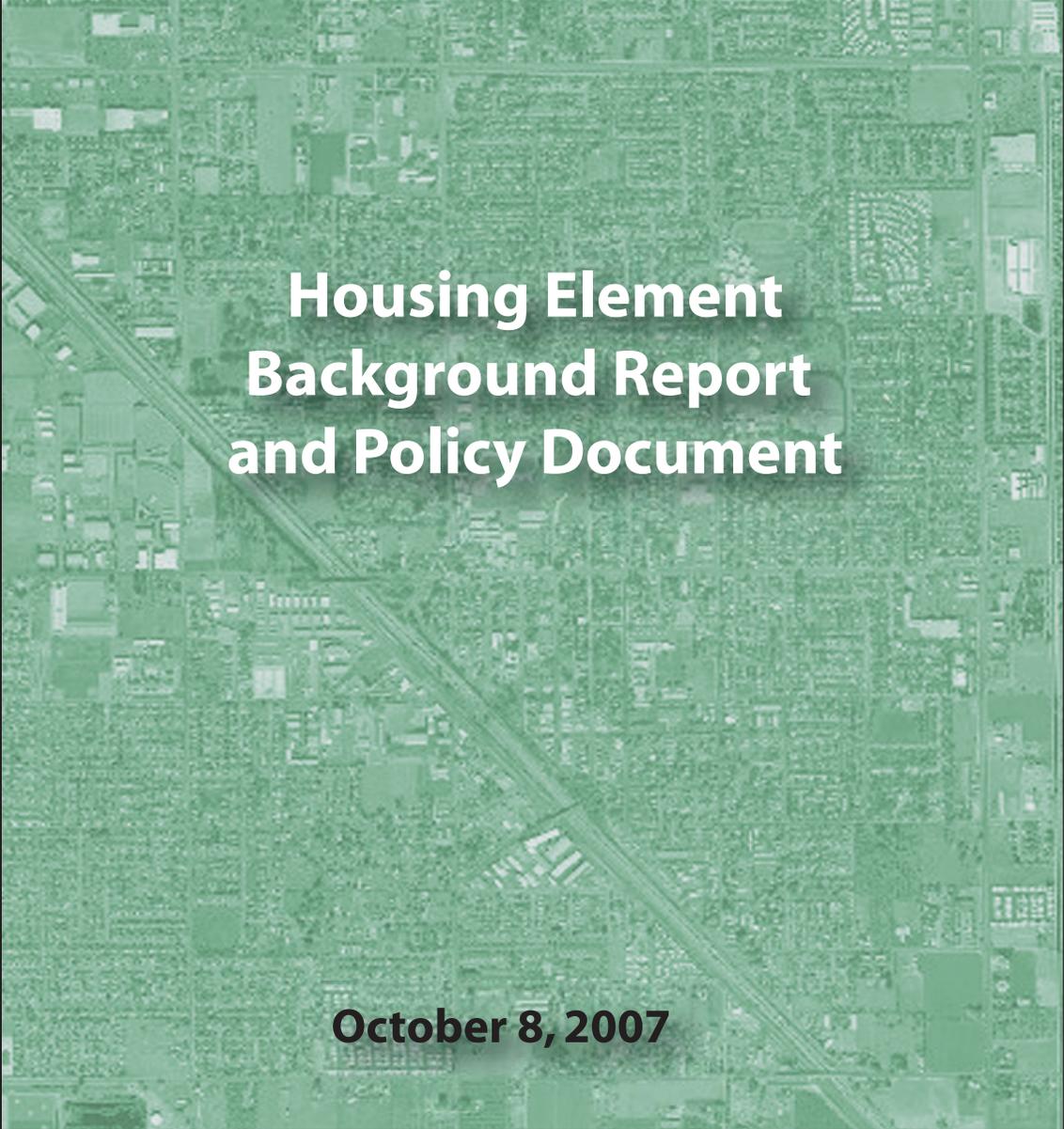




# City of Ceres

## General Plan Housing Element



## Housing Element Background Report and Policy Document

October 8, 2007





**City of Ceres**

# **Housing Element**

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*prepared by*

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URS**

**October 8, 2007**



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# PART 1: BACKGROUND REPORT

## INTRODUCTION

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*This Housing Element which serves from 2003 to 2008 is an update of the 1992 Housing Element.*

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Upon its adoption, this Element will become part of the General Plan, which was updated in February 1997. The General Plan includes the following elements: Land Use and Community Design Element, Transportation and Circulation Element, Public Facilities and Services Element, Recreational and Cultural Resources Element, Agricultural and Natural Resources Element, Health and Safety Element, and Administration and Implementation Element.

## OVERVIEW OF STATE REQUIREMENTS



State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of seven mandated elements of the local general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, the housing element.

The purpose of the housing element is to identify the community's housing needs, state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and define the policies and programs that the community will implement to achieve the stated goals and objectives.

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*State law requires cities and counties to address the needs of all income groups in their housing element.*

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State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

State Housing Law (Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting housing needs. This report is an update of the Housing Element previously adopted on August 24, 1992.



The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and city/county services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exaction's required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, the homeless, and families with female heads of households.
- Analysis of opportunities for energy conservation with respect to residential development.

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*The Background Report of the Housing Element identifies the nature and extent of the City's housing needs.*

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The Background Report of the Housing Element identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, providing a better understanding of the community and facilitates planning for housing.

The following sections satisfy these requirements and provide the foundation for the goals, policies, implementation programs, and quantified objectives. The Housing Element Background Report is organized as follows:

- Demographics and Employment Characteristics and Trends
- Housing and Household Characteristics
- Special Housing Needs
- Housing Overpayment
- Future Housing Needs
- Resource Inventory
- Energy Conservation Opportunities



- Potential Housing Constraints
- Inventory of Local, State, and Federal Housing and Financing Programs within the city of Ceres
- Affordable Housing Projects in Ceres
- Units at Risk of Conversion
- Evaluation of Existing Housing Element Accomplishments

These chapters draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2000 U.S. Census, the California Department of Finance, and the City of Ceres's records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Ceres comes from City staff, other public agencies, and a number of private sources.

### **GENERAL PLAN AND HOUSING ELEMENT DIFFERENCES**

The housing element is one of seven state-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, several of the housing element's state-mandated requirements distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (five-year timeframe) of the housing element. Local governments are also required to submit draft and adopted housing elements to the California Department of Housing and Community Development (HCD) for review for compliance with State law. This review helps ensure that the housing element meets numerous State mandates. Should HCD find that the City has satisfied these requirements; the State will "certify" that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences (e.g., reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits) that extend beyond the realm of residential land use planning.

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*The housing element is one of seven state-mandated elements every general plan must contain.*

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## DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

The purpose of this discussion is to establish the baseline population and employment characteristics of the city of Ceres. The data for the city of Ceres is presented, where appropriate, alongside comparable data for Stanislaus County and the state of California. This facilitates a better understanding of the city’s characteristics by illustrating how the city is similar to, or differs from, the county and state in various demographic and employment characteristics.

### POPULATION

Table 1-1 compares the city of Ceres with Stanislaus County and California for population, household, and housing unit growth, based on 1990 and 2000 U.S. Census data.

The city of Ceres experienced a 2.8 percent annual average population growth rate from 1990 to 2000, which is notably higher than Stanislaus County (1.9 percent) and California as a whole (1.3 percent). The total number of households in the city also increased at a significantly greater rate than the county or state. The city experienced a rate of 2.0 percent in household growth versus 1.5 percent for the county and 1.0 percent for the state. As defined by the U.S. Census, a household includes all the people who occupy a housing unit as their usual place of residence.

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*Between 1990 and 2000, the annual population growth for Ceres (2.8 percent) was more than twice the State growth rate (1.3 percent).*

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TABLE 1-1 POPULATION AND HOUSING TRENDS FOR THE CITY OF CERES Stanislaus County and California 1990-2000				
		City of Ceres	Stanislaus County	California
Population	1990	26,314	370,522	29,760,021
	2000	34,609	446,997	33,871,648
	Annual Growth Rate	2.8%	1.9%	1.3%
Total Households	1990	8,581	125,375	10,381,206
	2000	10,435	145,146	11,502,870
	Annual Growth Rate	2.0%	1.5%	1.0%
Housing Units	1990	9,075	132,027	11,182,882
	2000	10,773	150,807	12,214,549
	Annual Growth Rate	1.7%	1.3%	1.4%

Source: 1990 U.S. Census (STF 1A); U.S. Census 2000, Table DP-1 Profile of General Demographic Characteristics: 2000

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*The city experienced a total population increase of 8,196 between 1990 and 2000.*

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Table 1-2 provides an annual breakdown of the California Department of Finance (DOF) -estimated population and housing units for the city of Ceres between 1990 and 2000. As indicated in the table, the city experienced a steady increase in population throughout the 1990s. However, the strongest increases occurred between 1990 and 1991 and between 1999 and 2000, when population increased by 4.5 percent and 6.3 percent, respectively. Overall, the city experienced a total population increase of 8,196 between 1990 and 2000.



For housing units, the annual growth rate occurred at a slower rate than the population, but held steady throughout most of the 1990s. The sharpest increase in growth occurred between 1990 and 1991, which was also a period when population increased significantly as was discussed previously. As shown in Table 1-2, the construction of housing units has slowed somewhat in recent years, which is contrary to population growth in the city.

**FINDING:**

The construction of housing units has slowed somewhat in recent years, which is contrary to population growth in the city. This trend could lead to increased housing prices.

**TABLE 1-2**  
**DEPARTMENT OF FINANCE YEARLY ESTIMATES**  
**POPULATION AND HOUSING UNITS**  
**City of Ceres**  
**1990-2000<sup>1</sup>**

	Population			Housing Units		
	#	Change	% Change	#	Change	% Change
1990	26,413	-	-	9,101	-	-
1991	27,592	1,179	4.5%	9,562	461	5.1%
1992	28,389	797	2.9%	9,729	167	1.7%
1993	29,331	942	3.3%	9,968	239	2.5%
1994	29,782	451	1.5%	10,130	162	1.6%
1995	30,591	809	2.7%	10,267	137	1.4%
1996	31,170	579	1.9%	10,439	172	1.7%
1997	31,758	588	1.9%	10,582	143	1.4%
1998	32,289	531	1.7%	10,690	108	1.0%
1999	32,564	275	0.9%	10,719	29	0.3%
2000	34,609	2,045	6.3%	10,773	54	0.5%

<sup>1</sup> 1990 population and housing unit figures are different from other tables in this document since they are based on DOF yearly estimates as opposed to the 1990 Census. All figures in this table are based on E-5 version that derives data from 1990 Census, with the exception of the 2000 figures which are based on the E-5 version that derives data from the 2000 Census.

Source: California Department of Finance (DOF), *City/County Population and Housing Estimates, 1990 and 2000*

**FINDING:**

There is a significantly greater percentage of renter-occupied units that are single-family detached (47.1 percent) than renter-occupied units that are multi-family (3 or more units).

Table 1-3 indicates the tenure by housing unit type in 2000 for the city of Ceres. As shown in the table, there is a significantly greater percentage of renter-occupied units that are single-family detached (47.1 percent) than renter-occupied units that are multi-family (3 or more units). A total of 91.1 percent of all owner-occupied housing units consisted of single-family detached units compared to 47.1 percent of all renter-occupied units.



**TABLE 1-3**  
**TENURE BY HOUSING UNIT TYPE**  
**City of Ceres**  
**2000**

City of Ceres Unit Type	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Single-Family, Detached	6,356	91.1%	1,646	47.1%
Single-Family, Attached	64	0.9%	269	7.7%
Duplex	17	0.2%	182	5.2%
Multi-family, 3-4	19	0.3%	341	9.8%
Multi-family, 5 or more units	0	0.0%	923	26.4%
Mobilehome	517	7.4%	131	3.8%
Other	7	0.1%	0	0.0%

Source: U.S. Census 2000, Table H32 Tenure By Units in Structure

Table 1-4 compares the 1990 and 2000 Census data for the city of Ceres for a variety of demographic characteristics, including age distribution, sex, ethnicity, household type, and household tenure.

Between 1990 and 2000, the proportion of the city’s population in the 45 to 54 age group grew most rapidly, increasing its share from 8.3 to 11.2 percent of the total. The group with the greatest decline in share of population was the 25 to 34 year old age group, which declined from 19.8 to 13.7 percent.

Females and males accounted for 50.8 percent and 49.2 percent, of the population in the city in 2000, respectively. These percentages changed only slightly from 1990.

As shown in the Table 1-4, 64.5 percent of the population was white in 2000, down significantly from 78 percent in 1990. At the same time, persons of Hispanic origin (an ethnic category independent of race) increased from 22.6 percent in 1990 to 37.9 percent in 2000. At the statewide level, 32.4 percent of the population was of Hispanic origin in 2000.

The U.S. Census divides households into two categories, depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table 1-3, the majority of households in Ceres are family households (81.8 percent).

The rate of home ownership in the city increased slightly between 1990 and 2000 from 64.8 percent to 66.2 percent, respectively. The city’s homeownership rate in 2000 is somewhat higher than the statewide ownership rate. The city’s ownership rate in 2000 was 66.2 percent compared to the statewide rate of 56.9 percent.

*Between 1990 and 2000, persons of Hispanic origin increased from 22.6 percent to 37.9 percent of the population. In California, 32.4 percent of the population was of Hispanic origin in 2000.*

*The city’s ownership rate in 2000 was 66.2 percent compared to the statewide rate of 56.9 percent.*



**TABLE 1-4  
AGE, SEX, RACE AND ETHNICITY, HOUSEHOLD TYPE, AND  
HOUSING TENURE  
City of Ceres  
1990-2000**

	1990		2000	
	Number	Percent	Number	Percent
<b>Age distribution</b>				
Under 5	2,765	10.5%	2,993	8.6%
5-9	2,592	9.9%	3,492	10.1%
10-14	2,282	8.7%	3,397	9.8%
15-19	1,753	6.7%	3,166	9.1%
20-24	1,827	6.9%	2,325	6.7%
25-34	5,200	19.8%	4,730	13.7%
35-44	3,805	14.5%	5,652	16.3%
45-54	2,175	8.3%	3,861	11.2%
55-59	860	3.3%	1,193	3.4%
60-64	816	3.1%	988	2.9%
65-74	1,362	5.2%	1,643	4.7%
75-84	716	2.7%	925	2.7%
85+	161	0.6%	244	0.7%
<b>Total</b>	<b>26,314</b>	<b>100.0%</b>	<b>34,609</b>	<b>100.0%</b>
Median Age	-	-	29.4	-
<b>Sex</b>				
Male	12,863	48.9%	17,039	49.2%
Female	13,451	51.1%	17,570	50.8%
<b>Race/ Ethnicity</b>				
White	20,513	78.0%	22,324	64.5%
Black	451	1.7%	951	2.7%
Am. Indian	378	1.4%	485	1.4%
Asian or Pacific Islander	1,323	5.0%	1,873	5.4%
Other	3,649	13.9%	7,061	20.4%
Two or more races	N/A	N/A	1,915	5.5%
<b>Total</b>	<b>26,314</b>	<b>100.0%</b>	<b>34,609</b>	<b>100.0%</b>
Hispanic	5,960	22.6%	13,115	37.9%
<b>Household Type</b>				
Families	6,851	79.8%	8,532	81.8%
Non-Families	1,730	20.2%	1,903	18.2%
<b>Total</b>	<b>8,581</b>	<b>100.0%</b>	<b>10,435</b>	<b>100.0%</b>
<b>Household Tenure</b>				
Owner	5,557	64.8%	6,912	66.2%
Renter	3,024	35.2%	3,523	33.8%
<b>Total</b>	<b>8,581</b>	<b>100.0%</b>	<b>10,435</b>	<b>100.0%</b>

Source: 1990 U.S. Census (STF 1A); U.S. Census 2000, Table DP-1 Profile of General Demographic Characteristics: 2000.

**FINDING:**

A higher percentage of Ceres population (41.8 percent) is in lower income categories when compared with the state (31.6 percent).

**INCOME**

Table 1-5 shows the distribution of 2000 household incomes for the city of Ceres, Stanislaus County, and California. As reflected by the median income levels, incomes in the city are much lower than the statewide value. The most significant disparities between incomes in the city and the state are at either end of the income spectrum. For example, 15.9 percent of households in the city reported



incomes of \$75,000 or more, while 19 percent of County households and 33 percent of California households reported incomes in this range. The opposite relationship exists at the lower end of the income range. In Ceres, 41.8 percent of households have incomes of less than \$35,000, whereas 31.6 percent had incomes in this range statewide.

**TABLE 1-5**

**HOUSEHOLD INCOME DISTRIBUTION**  
**City of Ceres, Stanislaus County, and California**  
**2000**

	City of Ceres		Stanislaus County		California	
	Households	Percent	Households	Percent	Households	Percent
Less Than \$10,000	883	8.5%	13,542	9.3%	457,118	5.7
\$10,000-\$14,999	594	5.7%	10,035	6.9%	365,527	4.6
\$15,000-\$24,999	1,490	14.3%	20,413	14.1%	834,317	10.4
\$25,000-\$34,999	1,389	13.3%	19,387	13.3%	873,396	10.9
\$35,000-\$49,999	2,008	19.3%	25,122	17.3%	1,207,938	15.1
\$50,000-\$74,999	2,390	22.9%	29,155	20.1%	1,615,410	20.2
\$75,000-\$99,999	962	9.2%	14,410	9.9%	1,034,671	13.0
\$100,000-\$149,999	597	5.7%	8,954	6.2%	955,377	12.0
\$150,000 or more	108	1.0%	4,235	2.9%	641,735	8.0
<b>Total Households</b>	<b>10,421</b>	<b>100.0%</b>	<b>145,253</b>	<b>100.0%</b>	<b>7,985,489</b>	<b>100.0%</b>
Median Household Income	\$40,736	-	\$40,101		\$47,493	-

Source: U.S. Census 2000, Table DP-3 Profile of Selected Economic Characteristics: 2000.

**EMPLOYMENT**

Table 1-6 shows the number of jobs by major industry sectors for the city of Ceres in 1990 and 2000. During that period, the Trade, Wholesale, and Retail and Manufacturing sectors remained the primary employment sectors for the city. However, the Trade, Wholesale, and Retail sector (17.8 percent); Manufacturing sector (17.6 percent); and Educational, Health, and Social Services sector remained essentially flat. At the same time, the Professional sector increased significantly from 4.7 percent in 1990 to 8.0 percent in 2000. The Education, Health, and Social Services sector also showed a notable increase during this period. This trend indicates that there is a general shift in employment growth from blue-collar employment to white-collar employment in the city.

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*The Professional, Educational, Health, and Social Services sectors have increased significantly from 1990 to 2000, indicating a general shift from blue-collar employment to white-collar employment.*

---



**TABLE 1-6**  
**EMPLOYMENT BY MAJOR SECTOR**  
**City of Ceres**  
**1990-2000**

Industry	1990		2000	
	Jobs	Share	Jobs	Share
Agriculture and Mining <sup>1</sup>	393	3.7%	330	2.5%
Construction	987	9.4%	1,162	8.9%
Manufacturing	2,349	22.3%	2,308	17.6%
Trade, Wholesale and Retail <sup>1</sup>	2,275	21.6%	2,325	17.8%
Transportation, Warehousing, and Utilities	526	5.0%	776	5.9%
Communications and Information <sup>1</sup>	199	1.9%	217	1.7%
Finance	545	5.2%	521	4.0%
Professional	493	4.7%	1,049	8.0%
Educational, health, and social services <sup>1</sup>	1,575	14.9%	2,115	16.1%
Arts, entertainment, recreation, and food services <sup>1</sup>	57	0.5%	936	7.1%
Public administration	591	5.6%	609	4.6%
Other services (except public administration) <sup>1</sup>	564	5.3%	750	5.7%
<b>Total Jobs</b>	<b>10,554</b>	<b>100.0%</b>	<b>13,098</b>	<b>100.0%</b>

<sup>1</sup> These categories have been combined. The Arts, Entertainment, Recreation, and Food Services sector is just for informational purposes only and is not completely accurate since 1990 figures only addressed entertainment and recreation services.  
Source: 1990 U.S. Census (STF 3); U.S. Census 2000, Table DP-3 Profile of Selected Economic Characteristics: 2000.

**POPULATION AND HOUSEHOLD CHANGE AND EMPLOYMENT GROWTH IMPACTS ON HOUSING NEED**

Table 1-7 shows a summary of population, households, and employment for the city of Ceres and California for 1990 and 2000. The population and households information is from the 1990 and 2000 U.S. Census, and the employment information is from the Employment Development Department.

The annual average growth rate for employment for the city of Ceres from 1990 to 2000 was 2.2 percent, which was notably higher than the employment growth experienced by the state (1.4 percent) during the same period. However, like the state, the ratio of jobs per household increased only slightly, with the city’s ratio remaining below the state average.

*The city’s growth in housing units is falling behind its population growth to a greater extent than is occurring at the statewide level, which could lead to higher home prices and rents, overcrowding, and homelessness.*



**TABLE 1-7**

**SUMMARY OF POPULATION, EMPLOYMENT, AND HOUSEHOLDS**  
**City of Ceres and California**  
**1990-2000**

	City of Ceres		California	
	1990	2000	1990	2000
<b>Population</b>	26,314	34,609	29,760,021	33,871,648
average annual growth	-	2.8%	-	1.3%
<b>Households</b>	8,581	10,435	10,381,206	11,502,870
average annual growth	-	2.0%	-	1.0%
<b>Employment</b>	10,554	13,098	14,319,200	16,435,200
average annual growth	-	2.2%	-	1.4%
<b>Jobs/Household Ratio</b>	1.23	1.26	1.38	1.43

Source: 1990 U.S. Census (STF 1A); U.S. Census 2000, Table DP-1 Profile of General Demographic Characteristics: 2000; Employment Development Department, 2000

## HOUSING AND HOUSEHOLD CHARACTERISTICS

### HOUSING STOCK CHARACTERISTICS

Table 1-8 presents comparative data on the housing stock in the city of Ceres and California. The table summarizes the total housing stock in both areas according to the type of housing structure and total occupied units.

As shown in the table, single family detached housing units account for the majority of housing in the city and in the state. However, the city has a significantly greater portion of single family detached units than the state. In 2000, 75.5 percent of the city’s housing was single family detached as opposed to 56 percent for the state. The majority of this difference is found in multi-family developments. The city had a total of 14.8 percent of its housing in multi-family developments whereas California had 32.4 percent of its housing in this type.

As would be expected for a large population, the housing characteristics for the state did not change significantly between 1990 and 2000. For the city of Ceres, several notable changes occurred during this time period. Single family detached housing increased from 68.0 percent in 1990 to 75.5 percent in 2000. This increase was primarily offset by a decrease in large multi-family units (5 plus changed from 14.0 to 9.2 percent), and a decrease in mobile homes (9.5 to 6.6 percent). In fact, the number of large multi-family units actually declined by 307 units between 1990 and 2000, from 1,275 to 968, respectively.

**FINDING:**

In 2000, only 14.8 percent of the housing in Ceres was multi-family compared to 32.4 percent at the statewide level. This could affect the availability of affordable housing.

**FINDING:**

Single family detached housing increased from 1990 to 2000 while large multi-family units (5 units plus) decreased. This trend, if continued, could lead to a reduction in the availability of affordable housing.



TABLE 1-8								
HOUSING STOCK BY TYPE								
City of Ceres and California								
1990-2000 <sup>1</sup>								
DOF Estimates	Total	Single- family		Multi-family		Mobile Homes	Occupied	
		Detached	Attached	2 to 4	5 Plus			
<b>City of Ceres</b>								
Units	1990	9,101	6,187	352	425	1,275	862	8,606
Percentage		100.0%	68.0%	3.9%	4.7%	14.0%	9.5%	94.6%
Units	2000	10,773	8,129	343	603	986	712	10,435
Percentage		100.0%	75.5%	3.2%	5.6%	9.2%	6.6%	96.9%
<b>California</b>								
Units	1990	11,182,513	6,119,010	811,671	966,324	2,730,213	555,294	10,380,856
Percentage		100.0%	54.7%	7.3%	8.6%	24.4%	5.0%	92.8%
Units	2000	12,242,576	6,853,693	840,801	1,012,613	2,950,373	585,096	11,335,419
Percentage		100.0%	56.0%	6.9%	8.3%	24.1%	4.8%	92.6%
<sup>1</sup> 1990 housing unit figures are different from other tables in this document since they are based on DOF yearly estimates as opposed to the 1990 Census. Source: California Department of Finance (DOF), City/County Population and Housing Estimates, 2000								

Table 1-9 shows the percent of units vacant for both the city of Ceres and California according to DOF estimates. As indicated in the table, the percentage of total vacant units has decreased from 5.4 percent in 1990 to 3.1 percent in 2000. This is contrary to the statewide trend where the percentage has increased during that same period.

TABLE 1-9	
HOUSING STOCK BY VACANCY	
City of Ceres and California	
1990-2000	
Jurisdiction	Percent Vacant
<b>City of Ceres</b>	
1990	5.4%
2000	3.1%
<b>California</b>	
1990	7.2%
2000	7.4%
Source: California Department of Finance (DOF), City/County Population and Housing Estimates, 2000	

In order to supplement the DOF vacancy data shown in Table 1-9, the 2000 Census vacancy data by tenure is shown in Table 1-10. As revealed in this table, the vacancy rates for the city are fairly similar to the state’s vacancy rates. The table also shows that the percentage of vacant units for rent and for sale in the city is significantly higher than the state.



**TABLE 1-10**  
**VACANCY STATUS**  
**City of Ceres and California**  
**2000**

Jurisdiction	Number	Percent
<b>City of Ceres</b>		
Owner-Occupied Vacancy Rate	-	1.0%
Renter-Occupied Vacancy Rate	-	3.8%
For Rent Vacant Units	139	41.1%
For Sale Vacant Units	71	21.0%
Rented or Sold, Not Occupied	40	11.8%
For Seasonal, Recreational, or Occasional Use	13	3.8%
For Migratory Workers	1	0.3%
Other Vacant Units	74	21.9%
<b>California</b>		
Owner-Occupied Vacancy Rate	-	1.4%
Renter-Occupied Vacancy Rate	-	3.7%
For Rent Vacant Units	190,321	26.7%
For Sale Vacant Units	92,197	13.0%
Rented or Sold, Not Occupied	50,846	7.1%
For Seasonal, Recreational, or Occasional Use	236,857	33.3%
For Migratory Workers	2,205	0.3%
Other Vacant Units	139,253	19.6%

Source: U.S. Census 2000, Table DP-1 Profile of General Demographic Characteristics: 2000; Table QT-H1 General Housing Characteristics

**HOUSING CONDITIONS**

Although the U.S. Census is limited in its information on housing conditions, it does provide data on the age of a community’s housing stock. This data is a good indicator of the likely condition of the housing stock. In comparison to the state, the housing stock in the city of Ceres is newer. As shown in Table 1-11, the Census reported that 24.4 percent of the city’s housing stock in 2000 was ten years old or less. For California, only 12.9 percent of housing was in this age category.

**FINDING:**  
In 2000, 24.4 percent of the housing stock in Ceres was ten or less years old compared to 12.9 percent statewide. This provides evidence that Ceres’s housing is in good condition.

Ceres’s older housing is concentrated near the downtown. Overall, very few of the houses in the city are in dilapidated condition. The majority of the housing is in moderate condition. Furthermore, housing conditions improve in the outermost areas where the newer housing growth is occurring.

The last available survey conducted by the City of Ceres was in 1990. This survey covered the older central core of the city. Although the survey did not cover the entire city, it supplements the Census information and provides a snapshot of housing conditions in the city.

The results of the survey indicated that there were a total of 276 dwelling units in need of rehabilitation. The survey categorized each housing unit in the target area by its condition as follows:



- **Sound.** No repairs are required or, at most, only deferred maintenance is required. Deferred maintenance includes painting and patching.
- **Minor.** Requires deferred maintenance repairs of several components of the replacement or siding, windows, or doors. A total of 47 percent of the 276 units fell in this category.
- **Moderate.** Involves the repair or replacement of two or more exterior components of a dwelling unit, such as roof replacement, foundation repair, window repair, or the replacement of siding. A total of 45 percent of the 276 units fell in this category.
- **Substantial.** Requires the repair or replacement of most structural components. A total of 7 percent of the 276 units fell in this category.
- **Dilapidated.** Requires the replacement of all exterior components, and is not financially feasible to repair. Only one unit was in this category.

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*Nearly all of the city's housing units (95.5 percent) have complete plumbing, a result of the State's stringent building standards.*

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The assessment of whether a housing unit had complete indoor plumbing is also a good indicator of housing conditions. With the State's stringent standards, it is typical to find most units today with full plumbing. Information at the bottom of Table 1-11 indicates that nearly all of the city's housing units (99.5 percent) had complete plumbing facilities in 2000.



**TABLE 1-11**

**HOUSING STOCK CONDITIONS**  
City of Ceres and California  
2000

Year Structure Built	City of Ceres		California	
	All Housing Units	Category as Percentage of Total	All Housing Units	Category as Percentage of Total
1999 to March 2000	273	2.5%	191,345	1.6%
1995 to 1998	635	5.9%	541,046	4.4%
1990 to 1994	1,727	16.0%	845,325	6.9%
1980 to 1989	3,229	29.9%	2,098,028	17.2%
1970 to 1979	2,276	21.1%	2,504,157	20.5%
1960 to 1969	876	8.1%	2,047,205	16.8%
1940 to 1959	1,488	13.8%	2,834,883	23.2%
1939 or earlier	299	2.8%	1,152,550	9.4%
<b>Total</b>	<b>10,803</b>	<b>100.0%</b>	<b>12,214,539</b>	<b>100.0%</b>
<b>Plumbing Facilities</b>				
Units With Complete Plumbing Facilities	10,744	99.5%	12,101,114	99.1%
Units Lacking Complete Plumbing Facilities	59	0.5%	110,435	0.9%
<b>Total</b>	<b>10,803</b>	<b>100.0%</b>	<b>12,211,549</b>	<b>100.0%</b>

Source: U.S. Census 2000, Table DP-4 Profile of Selected Housing Characteristics: 2000

**HOUSING UTILIZATION – OVERCROWDING AND TENURE**

*According to the U.S. Census, a housing unit is considered overcrowded if there is more than 1.0 person per room.*

Data on overcrowded housing is available from the 2000 U.S. Census in the form of the number of persons per room in occupied housing units. A housing unit is considered overcrowded if there are more than 1.0 persons per room. In calculating this figure, the number of rooms in a housing unit includes bedrooms, living rooms, family rooms, and similar rooms. Bathrooms, kitchens, hallways, porches, and similar areas are not included in this calculation. Table 1-12 compares data for the city of Ceres with data for California.

In total, 85 percent of the city’s occupied housing units had 1.0 or fewer persons per room in 2000. In other words, 15 percent of the city’s households would be considered overcrowded. This is approximately the same as the number of overcrowded households experienced statewide (15.2 percent). However, when summarized according to tenure, 10.4 percent of the owner households in the city were overcrowded compared to 8.6 percent of the households at the statewide level.

**FINDING:**  
A higher number of owner households in Ceres are overcrowded compared state wide level. This trend indicates a need for more affordable housing options and larger units.

The greater number of overcrowded owner households can be attributed to the higher number of large families (see Table 1-13) that are present. Table 1-12 also shows that the number of multi-family rental units actually decreased, forcing large families into single family units.



<b>TABLE 1-12</b>				
<b>OVERCROWDING BY TENURE</b>				
<b>City of Ceres and California</b>				
<b>2000</b>				
	<b>City of Ceres</b>		<b>California</b>	
<b>Owners</b>				
<b>Persons Per Room</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>
1.00 or less	6,256	89.6%	5,984,221	91.4%
1.01 to 1.50	409	5.9%	278,471	4.3%
1.51 to 2.00	204	2.9%	175,358	2.7%
2.01 or more	111	1.6%	108,187	1.7%
<b>Total</b>	<b>6,980</b>	<b>100.0%</b>	<b>6,546,237</b>	<b>100.0%</b>
<b>Renters</b>				
1.00 or less	2,647	75.8%	3,770,297	86.1%
1.01 to 1.50	449	12.9%	421,839	8.5%
1.51 to 2.00	273	7.8%	388,269	7.8%
2.01 or more	123	3.5%	376,228	7.6%
<b>Total</b>	<b>3,492</b>	<b>100.0%</b>	<b>4,956,633</b>	<b>100.0%</b>
<b>All Households</b>				
1.00 or less	8,903	85.0%	9,754,518	84.8%
1.01 to 1.50	858	8.2%	700,310	6.1%
1.51 to 2.00	477	4.6%	563,627	4.9%
2.01 or more	234	2.2%	484,415	4.2%
<b>Total</b>	<b>10,472</b>	<b>100.0%</b>	<b>11,502,870</b>	<b>100.0%</b>

Source: U.S. Census 2000, Table H20 Tenure by Occupants per Room: 2000

According to Table 1-13, there were 2,341 large families (five or members) living in the city in 2000. This total accounts for 27.7 percent of the total number of family households in the city. At the statewide level, only 22.8 percent of family households had five or more persons. To keep from being overcrowded, these households would require housing units with five or more rooms.



**FINDING:**  
 In 2000, 27.7 percent of the family households in Ceres consisted of large families compared to 22.8 percent statewide.

**TABLE 1-13**  
**NUMBER OF PERSONS BY HOUSEHOLD TYPE**  
**City of Ceres and California**  
**2000**

	City of Ceres		California	
	Total	% of Total	Total	% of Total
<b>Family Households</b>				
2 Persons	2,406	28.4%	2,732,275	34.5%
3 Persons	1,842	21.7%	1,719,557	21.7%
4 Persons	1,881	22.2%	1,661,554	21.0%
5 Persons	1,314	15.5%	911,538	11.5%
6 Persons	623	7.4%	443,687	5.6%
7 or more	404	4.8%	451,438	5.7%
<b>Total</b>	<b>8,470</b>	<b>100.0%</b>	<b>7,920,049</b>	<b>100.0%</b>
<b>Non-Family Households</b>				
1 Person	1,478	75.8%	2,708,308	75.6%
2 Persons	333	17.1%	676,021	18.9%
3 Persons	75	3.8%	122,411	3.4%
4 Persons	52	2.7%	46,407	1.3%
5 Persons	6	0.3%	16,001	0.4%
6 Persons	7	0.4%	7,233	0.2%
7 or more	0	0.0%	6,440	0.2%
<b>Total</b>	<b>1,951</b>	<b>100.0%</b>	<b>3,582,821</b>	<b>100.0%</b>

Source: U.S. Census 2000, Table PCT17 Household Type by Household Size: 2000

**FINDING:**  
 64.5 percent of homes in the city contain three or more bedrooms, significantly higher than the statewide level (50.1 percent).

Table 1-14 shows the number of bedrooms by housing unit in the city as of 2000. As indicated, approximately 64.5 percent of homes in the city contain three or more bedrooms. This is significantly higher than the number of homes containing three or more bedrooms at the statewide level (50.1 percent). This is likely due to a combination of factors including higher rates of homeownership and a larger percentage of newer units.

**TABLE 1-14**  
**NUMBER OF BEDROOMS BY HOUSING UNIT**  
**City of Ceres and California**  
**2000**

	City of Ceres		California	
	Number	% of Total	Number	% of Total
No Bedroom	313	2.9%	865,447	7.6%
1 Bedroom	1,048	9.7%	2,212,950	19.5%
2 Bedrooms	2,479	22.9%	3,442,586	30.3%
3 Bedrooms	5,259	48.7%	3,725,240	32.8%
4 Bedrooms	1,626	15.1%	1,638,543	14.4%
5 or More Bedrooms	78	0.7%	329,783	2.9%
<b>Total</b>	<b>10,803</b>	<b>100.0%</b>	<b>11,349,102</b>	<b>100.0%</b>

Source: U.S. Census 2000, Table H42 Tenure by Bedrooms: 2000



## SPECIAL HOUSING NEEDS

*Special housing needs groups include senior households, persons with disabilities, large households, single-headed households, homeless persons, and farmworkers.*

Within the general population, there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(6)). Specifically, these include senior households, persons with disabilities, large households, single-headed households, homeless persons, and farmworkers. Where possible, estimates of the population or number of households in the City of Ceres falling into each group are presented.

### SENIOR HOUSEHOLDS

Senior households are defined as households headed by an individual over the age of 65 years. Table 1-15 presents 2000 Census information on seniors. As of 2000, senior households represented 16.6 percent of all households in Ceres, while, during this same period, seniors were 8.1 percent of the population. There were 244 seniors 85 years and older, considered the frail elderly, or 8.7 percent of the senior population. Most senior households own their homes (80 percent). Twenty percent are renters. The Census also reported that 288 persons over the age of 65, or approximately 10.0 percent of seniors in Ceres, had incomes below the poverty level in 1999.

**FINDING:**

Approximately 10 percent of seniors in Ceres had incomes below the poverty level in 1999.

**TABLE 1-15**

**NUMBER OF SENIORS  
City of Ceres  
2000**

Number of Persons 65 years and Over	2,812	Number of Households Headed by Individuals 65 Years and Over	1,729
Seniors as a Percentage of the Total Population	8.1%	Senior Households as a Percentage of All Households	16.6%
Percentage Male	43.0%	Number of Renter Households Headed by a Senior <sup>1</sup>	345
Percentage Female	57.0%	Number of Owner Households Headed by a Senior <sup>1</sup>	1,384
Percentage of Seniors below Poverty Level	10.0%	Number of Seniors Below Poverty Level	288

<sup>1</sup> Note: Based on occupied housing unit.  
Source: 2000 U.S. Census.

**FINDING:**

More than half of all senior renters, 52.5 percent, have a cost burden greater than 30 percent.

Table 1-16 below shows the number and percentage of renter and homeowner households paying more than 30 percent of their incomes for housing costs. As shown, more than half of all senior renters, 52.5 percent or 171 senior households, have a cost burden greater than 30 percent. A somewhat lower percentage of non-senior renter households are in the same category (43.7 percent). A much lower percentage of senior homeowners (25.1 percent) have high cost burdens than do



senior renters. However, because more seniors are homeowners (1,147) than are renters (326), the number of senior homeowners with a high cost burden (288) is larger than the senior renters (171 cost burden) in this category. In addition, the percentage of senior renters who overpay for housing is greater (52.5 percent) versus the percentage of senior homeowners who overpay for housing (25.1 percent).

**TABLE 1-16**  
**COMPARISON OF COST BURDENS BY AGE AND TENURE**  
**City of Ceres**  
**2000**

Age Category	Total Renters	Cost Burden Greater Than 30% of Income		Total Homeowners	Cost Burden Greater Than 30%	
	Number	Number	Percentage	Number	Number	Percentage
15-64 Years	3,157	1,381	43.7%	5,050	1,514	30.0%
65 Years and Over	326	171	52.5%	1,147	288	25.1%
Total	3,483	1,552	44.6%	6,197	1,802	29.1%

Source: 2000 Census and Vernazza Wolfe Associates, Inc

According to statistics from the Social Security Administration, as of December 2000, there were 469 Supplemental Security Income (SSI) recipients 65 years and over in Ceres. SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With a maximum monthly benefit of \$757 as of January 2003, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can afford to pay only \$227 for rent.

**FINDING:**  
With a maximum monthly benefit of \$757 as of January 2003, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can afford to pay only \$227 for rent.

Additional information on seniors' housing needs is provided by social service agencies. The Stanislaus County Area Agency on Aging operates an information and referral service for seniors. According to staff, most of the calls are for help with housing and transportation. Seniors throughout the county call asking for help to find affordable housing, either independent living or assisted living. This is identified as a big problem because of the long waiting lists at most subsidized housing projects. In addition, rents in this area have increased significantly, adding to the stress on seniors' ability to find affordable housing.

Currently, the Salvation Army serves meals to seniors Mondays through Fridays at the American Legion Hall in Ceres. Average attendance is 22 seniors daily. Plans are to expand the program to also serve meals at Whitmore Oaks, the new senior housing development. The Salvation Army also delivers meals to 60 homebound seniors daily. Both the congregate meals and the Meals on Wheels assist seniors in continuing to live in their current homes.

The Food Bank's Senior Brown Bag Program provides bags of supplemental groceries to low-income senior citizens throughout Stanislaus and San Joaquin County twice a month. This program enhances seniors' lives by providing



nutritious supplemental groceries that seniors may not otherwise have and by allowing them to maximize their limited dollars towards other living expenses such as rent and medical needs.

The new community center that the City plans to develop on the site of the Ceres Christian Church will bring together resources for seniors in Ceres, including a daily meal program. The center will include a computer lab with Internet access that will also be available to seniors.

Assisted rental housing projects for seniors include Ceres Christian Terrace (67 units), funded by the Section 202 program, and the recently (2003) completed Whitmore Oaks Apartments (52 units), developed with tax credits and redevelopment funds. The Stanislaus Housing Authority also has a six-unit senior project in Ceres.

*The U.S. Census identifies anyone with a disability according to the American Disabilities Act of 1990 (ADA) which defines disability as a “physical or mental impairment that substantially limits one or more of the major life activities.”*

**PERSONS WITH DISABILITIES**

The 2000 Census provides some information on disabilities for persons five years and older. Table 1-17 presents 2000 census information on whether a person has a disability. In the general population, there are 7,253 persons with one or more disabilities, for a disability rate of 23.2 percent. The lowest rate of disability is among persons between the ages of 5 and 15, and persons over the age of 75 experience the highest rate of disability (62.5 percent).

Age	Disability	No Disability	Total Persons	Percent with Disability
Between 5-15	421	7,085	7,506	5.6%
16-20	490	2,443	2,933	16.7%
21-64	4,852	13,135	17,987	27.0%
65-74	704	865	1,569	44.9%
Over 75	786	472	1,258	62.5%
Total Population 5 Years and Older	7,253	24,000	31,253	23.2%

Source: 2000 Census and Vernazza Wolfe Associates, Inc

Table 1-18 provides information on the exact nature of these disabilities. The number of disabilities shown in Table 1-18 (12,518) exceeds the number of individuals with disabilities (7,253) because a person can have more than one disability. Among school age children, the most frequent disability is mental. For persons aged 16 to 64 years, the most frequent disability is employment related. Finally, for seniors, physical disabilities and the ability to go outside the home are the most prevalent. (Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially adapted housing to accommodate disabilities.)



**TABLE 1-18**

**TYPES OF DISABILITIES, PERSONS FIVE YEARS AND OLDER**  
**City of Ceres**  
**2000**

Type of Disability	Age Group							
	5-15 years		16-64 years		65 years and over		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sensory	34	7.2%	483	5.2%	504	18%	1,021	8.2%
Physical	68	14.4%	1,792	19.4%	1,032	37%	2,892	23.1%
Mental	336	71.3%	1,205	13.1%	309	11%	1,850	14.8%
Self-Care	33	7.0%	382	4.1%	330	12%	745	6.0%
Go-Outside-Home	0	0.0	1,991	21.6%	648	23%	2,639	21.1%
Employment	0	0.0	3,371	36.5%	0	0.0	3,371	26.9%
<b>Total Disabilities</b>	<b>471</b>	<b>100.0%</b>	<b>9,224</b>	<b>100.0%</b>	<b>2,823</b>	<b>100%</b>	<b>12,518</b>	<b>100.0%</b>

Source: 2000 Census and Vernazza Wolfe Associates, Inc.; 2003

The statistics for the SSI program also provide information on the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2000, 1,097 SSI recipients in Ceres were receiving benefits because they were blind or disabled, of which 140 were less than 18 years of age. As noted in the discussion of seniors receiving SSI, the maximum monthly SSI benefit is \$757; a severe limitation to a recipient’s housing choices.

**FINDING:**  
 According to the Disability Resource Agency for Independent Living, the number one problem for its clients is the lack of affordable housing.

The Modesto office of the Disability Resource Agency for Independent Living (DRAIL) provides assistance to persons with disabilities, including assistance in finding adequate housing. According to DRAIL, the number one problem for its clients is the lack of affordable housing. Housing accessibility is the second problem. DRAIL has been working with some cities and developers to advocate universal design concepts in all new housing projects. Another problem that some clients encounter is the lack of resources to make the required payment of deposit and first month’s rent to obtain a rental unit

The Mountain Valley Regional Center coordinates services for persons with developmental disabilities (mental retardation, cerebral palsy, epilepsy, autism, etc), some who are able to live independently with supportive services.

There are no special assisted housing developments in Ceres for persons with disabilities. The Housing Authority administers the Section 8 After Care and Shelter Plus Care programs, which provide rental assistance to persons with disabilities. However, the demand for these vouchers far exceeds the supply-54 After Care and 52 Shelter Plus Care for the county.



*In Ceres the average household size is 3.31, somewhat higher than the county average of 3.03.*

### LARGE HOUSEHOLDS

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. According to the 2000 Census, 2,381 households, or 22.8 percent of the total households in Ceres had five or more members. This percentage is almost the same for renters (23.9 percent) as for owners (22.3 percent). In Ceres the average household size (3.31) is larger than the average for Stanislaus County (3.03).

**FINDING:**

In 2000, owner-occupied units averaged 2.9 bedrooms per unit, whereas renter-occupied units averaged 2.2 bedrooms per unit. It is likely that large renter households are overcrowded in smaller units.

In Ceres in 2000, owner-occupied units averaged 2.9 bedrooms per unit, whereas renter-occupied units averaged 2.2 bedrooms per unit. Thus, for the large families that are unable to rent single-family houses, it is likely that these large renter households are overcrowded in smaller units.

### SINGLE-HEADED HOUSEHOLDS

**FINDING:**

The 2000 Census indicates that there are 1,641 female-headed households, representing 15.7 percent of all households in Ceres.

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. The 2000 Census indicates that there are 1,641 of these households headed by a female, representing 15.7 percent of all households in Ceres. The majority (63.4 percent or 1,041) of these female-headed households have children living with them who are under 18 years of age. In addition, there are 652 households that are headed by a male alone (6.2 percent of all households), with children under 18 in more than half of these households (54.8 percent).

Due to lower incomes, single-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, single-headed households with small children may need to pay for childcare, which further reduces disposable income. Generally, this special needs group will benefit from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, youth services, medical facilities, or senior services.

Both Partnership for Healthy Children and Ceres Healthy Start Family Resource Center provide assistance to Ceres families with children, especially single-parent households.

### HOMELESS PERSONS

*It is very difficult to quantify the homeless population in a community such as Ceres, which does not have a network of homeless assistance providers.*

As elsewhere in the nation, homelessness is usually the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions.

It is very difficult to quantify the homeless population in a given community. It is especially difficult in a community such as Ceres, which does not have a homeless



shelter or well-developed network of homeless assistance providers in contact with the homeless population. In other communities these providers can often provide information about the homeless population from personal knowledge. While Ceres may have a limited homeless population, the size of this population is difficult to estimate because there are no formal homeless shelters or other facilities such as daytime drop-in service centers, where homeless persons would be attracted and their numbers could be more easily counted.

**FINDING:**

The Ceres Police Department estimates that there are about 25 to 30 homeless persons living in Ceres at any one time.

According to the Ceres Police Department, homeless individuals and families camp along the railroad tracks and along the river in Ceres as well as on the fringes of the city to the north. Some are also found panhandling in shopping centers or living in their vehicles. The Police Department estimates that there are about 25 to 30 homeless persons living in these areas of Ceres at any one time. Police Department personnel refer the homeless persons that they encounter to other agencies, such as the Modesto Gospel Union Mission.

Community Housing and Shelter Services (CHSS), located in Modesto, provides homeless families and individuals throughout Stanislaus County with temporary shelter, referral services, and assistance in obtaining permanent housing. The organization sends an outreach worker to Ceres (Partnership for Healthy Children) once a week to assist clients and sees three to four clients each week. CHSS plans to send an outreach worker to Healthy Start Family Resource Center. CHSS can provide vouchers for emergency housing at county motels. Its rental assistance program can also provide up to \$500 to help pay for the first month's rent when a client has found a place to live.

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*According to the CHSS director, high rents and very low vacancy rates have led to families doubling up and increased homelessness in Stanislaus County.*

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According to the CHSS director, high rents and very low vacancy rates have led to families doubling up and increased homelessness in the county. There are many people in the area living in tents or staying in their cars. Some are forced to pay \$150 to \$350 per week to stay in inadequate motel rooms.

CHSS statistics for the period July 2002 through June 2003 show that the organization provided the following assistance to Ceres area residents (Zip Code 95307):

- Shelter – 388 individuals (122 families),
- Housing counseling – 506 individuals, and
- Rental assistance – 29 individuals (18 families).

The Stanislaus County Housing and Support Services Collaborative (SCHSSC) is the coordinating body for homeless programs and services in Stanislaus County and serves as the lead organization for the Continuum of Care planning process. The Continuum of Care Plan provides detailed information on services, most of which are located in Modesto, available for homeless persons and individuals in Stanislaus County. In addition to the services provided by CHSS discussed above, these services include the following:

- Modesto Union Gospel Mission – This emergency shelter provides 225 beds to single women, single men, single women with children, and single men with children. The Gospel Mission also provides meals to clients and the general public.



- Central Valley Homeless Veterans Project – This facility provides 26 beds and offers counseling and information and referral.
- Haven Women’s Center of Stanislaus County – This facility provides 25 beds for women who have been abused or are in life-threatening situations, as well as the children of these women.

The SCHSSC is comprised of over 88 members and more than 44 agencies and organizations. One of the organization’s current priorities is to develop a 10-year plan to eliminate chronic homelessness in Stanislaus County, and SCHSSC is working with the Corporation for Supportive Housing to develop and implement a plan. Currently (2003) the City of Ceres does not participate in this organization.

**FINDING:**  
The 2002 Continuum of Care homeless survey identified 342 respondents in the county who reported that they were homeless at the time they completed the survey.

The 2002 Continuum of Care homeless survey collected data on the homeless population in Stanislaus County. There were 342 respondents throughout the county who reported that they were homeless at the time they completed the survey. Some facts about the homeless population in the county based on the survey responses are the following:

- Family Status- Approximately 54 percent were part of a family group rather than an individual.
- Veteran- Veterans made up approximately seven percent of the homeless surveyed.
- Disability- Overall, 40 percent reported that they were disabled, and 30 percent were dually diagnosed disabled.
- Prior Homelessness- About 32 percent reported that they had been homeless more than once in the past five years, with 6.5 percent reporting that they had been homeless more than three times during that period.
- Current Housing- Twenty-seven percent reported that they were living on the street or in their vehicle.
- Needed Services- Respondents were asked to identify services that they had sought in the past three months and had not yet received. The needed services identified included the following: Section 8 rental assistance (70 percent), affordable housing (60 percent), emergency rental assistance to avoid eviction (35 percent), security deposit assistance (23 percent), and transitional housing services (11 percent).

**FINDING:**  
In 2003 there were 40 applicants on a waiting list for the 104 housing units in the Ceres Farm Labor Housing Project, indicating a need for this type of housing.

**FARMWORKERS**

Farmworkers accounted for 1.7 percent of the employed persons living in the city of Ceres in 2000. The 2000 Census reported 217 Ceres residents working in agriculture, forestry, fishing and hunting. For Stanislaus County the percentage was higher, 4.3 percent or 7,576 persons.

The Housing Authority of Stanislaus County operates a farm labor housing program. The units were developed through funding from USDA, Rural Development. Under this program, the Housing Authority rents 569 units to farmworkers in seven locations in Stanislaus County, including Ceres. The Ceres Farm Labor Housing project provides 104 housing units (two-, three-, and four-



bedroom) for farm labor workers with families. The City applied for and received CDBG funds to rebuild and upgrade this housing. As of August 2003, there were 40 applicants on a waiting list for Ceres Farm Labor Housing Project units. Seasonal farmworker housing would also be allowed on sites that allow for boarding homes. In Ceres, all residential zones allow for boarding homes.

## HOUSING OVERPAYMENT

### HOUSING COSTS COMPARED TO ABILITY TO PAY

The following section discusses current (as of September 2003) income levels and ability to pay for housing compared with housing costs. Housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage (including taxes). Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income. Table 1-19 below shows the definition of housing income limits as they are applied to housing units in Ceres.

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*Housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent or monthly mortgage.*

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<b>TABLE 1-19</b> <b>DEFINITIONS OF HOUSING INCOME LIMITS</b> <b>City of Ceres</b>	
<b>Very Low-Income Unit</b>	is one that is affordable to a household whose combined income is at or lower than 50% of the median income for the Modesto MSA (Stanislaus County) as established by the U.S. Department of Housing and Urban Development (HUD). For 2003 a Ceres household of four is considered to be very low-income if its combined income is \$24,000 or less.
<b>Low-Income Unit</b>	is one that is affordable to a household whose combined income is at or between 50% to 80% of the median income for the Modesto MSA established by HUD. A household of four is considered to be low-income in Ceres if its combined income is \$38,400 or less for the year 2003.
<b>Median-Income Unit</b>	is one that is affordable to a household whose combined income is at or between 81% to 100% of the median income for the Modesto MSA as established by HUD. A Ceres household of four is considered to be median income if its combined income is \$48,000 or less for the year 2003.
<b>Moderate-Income Unit</b>	is one that is affordable to a household whose combined income is at or between 101% to 120% of the median income for the Modesto MSA as established by HUD. In Ceres a household of four is considered to be moderate-income if its combined income is \$57,600 or less for the year 2003.
<b>Above Moderate-Income Unit</b>	is one that is affordable to a household whose combined income is above 120% of the median income for the Modesto MSA as established by HUD. A Ceres household of four is considered to be above moderate-income if its combined income exceeds \$57,600 for the year 2003.
Source: Vernazza Wolfe Associates	



**FINDING:**

A four-person Low-Income (80 percent of median) household with annual income of up to \$38,400 could afford to pay a monthly gross rent of \$960 or purchase a house priced at \$145,087.

Table 1-20 shows the 2003 HUD family income limits for the Modesto Metropolitan Statistical Area (MSA), which includes Ceres, by the number of persons in the household for the income categories discussed above. The table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes, assuming that households do not pay more than 30 percent of their incomes for housing expenses. For example, a four-person household is classified as Low-Income (80 percent of median) with annual income of up to \$38,400. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$960 or to purchase a house priced at approximately \$145,087 or less.

<b>TABLE 1-20</b>						
<b>ABILITY TO PAY FOR HOUSING FOR VERY LOW-, LOW-, MEDIAN- AND MODERATE-INCOME HOUSEHOLDS</b>						
<b>City of Ceres</b>						
<b>2003</b>						
<b>Very Low-Income Households at 50% of 2003 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$16,800	\$19,200	\$21,600	\$24,000	\$25,900	\$27,850
Max. Monthly Gross Rent <sup>1</sup>	\$420	\$480	\$540	\$600	\$648	\$696
Max. Purchase Price <sup>2</sup>	\$63,476	\$72,544	\$81,612	\$90,680	\$97,858	\$105,226
<b>Low-Income Households at 80% of 2003 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$26,900	\$30,700	\$34,550	\$38,400	\$41,450	\$44,550
Max. Monthly Gross Rent <sup>1</sup>	\$673	\$768	\$864	\$960	\$1,036	\$1,114
Max. Purchase Price <sup>2</sup>	\$101,637	\$115,994	\$130,541	\$145,087	\$156,611	\$168,324
<b>Median-Income Households at 100% of 2003 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700
Max. Monthly Gross Rent <sup>1</sup>	\$840	\$960	\$1,080	\$1,200	\$1,296	\$1,393
Max. Purchase Price <sup>2</sup>	\$126,952	\$145,087	\$163,223	\$181,359	\$195,906	\$210,452
<b>Moderate-Income Households at 120% of 2003 Median Family Income</b>						
	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$40,300	\$46,100	\$51,850	\$57,600	\$62,200	\$66,800
Max. Monthly Gross Rent <sup>1</sup>	\$1,008	\$1,153	\$1,296	\$1,440	\$1,555	\$1,670
Max. Purchase Price <sup>2</sup>	\$152,266	\$174,180	\$195,906	\$217,631	\$235,011	\$252,392
<sup>1</sup> Assumes that 30% of income is available for monthly rent including utilities.						
<sup>2</sup> Assumes that 30% of income is available to cover mortgage payment, taxes, mortgage insurance, homeowners insurance; 95% loan @ 6%, 30 year term						
Source: HUD FY 2003 Income Limits (February 20, 2003) and Vernazza Wolfe Associates, Inc.						



*Fair Market Rents are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition.*

Table 1-21 below shows the HUD-defined fair market rent levels (FMR) for the Modesto MSA (Stanislaus County) for 2003 that the Stanislaus County Housing Authority uses in its Housing Choice Voucher program (Section 8). In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

<b>TABLE 1-21</b>					
<b>MODESTO MSA FAIR MARKET RENT</b>					
<b>City of Ceres</b>					
<b>2003</b>					
	<b>Bedrooms in Unit</b>				
	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>
Fair Market Rent (FMR (2003))	\$530	\$569	\$694	\$968	\$1,142
Source: Housing Authority of the County of Stanislaus					

**FINDING:**  
A four-person Very Low-Income (50 percent of median) household with an income of \$24,000 could afford to pay \$600 monthly rent, which is significantly below the FMR rent for a three-bedroom unit (\$968).

As noted above, a four-person household classified as Low-Income (80 percent of median) with an annual income of up to \$38,400 could afford to pay \$960 monthly gross rent (including utilities). The FMR for a three-bedroom unit is \$968, which is just above the affordable rent. However, a four-bedroom unit (\$1,142) would not be affordable. Furthermore, a four-person household classified as Very Low-Income (50 percent of median) with an annual income of up to \$24,000 could afford to pay only \$600 monthly gross rent, which is significantly below the FMR rent for a three-bedroom unit (\$968). The same would hold true for households with incomes below 50 percent of median, which would have even less income to spend on rent. However, the FMR-rent for a two-bedroom unit (\$569) is within the affordable range for a Very Low-Income household.

Table 1-22 is an abbreviated list of occupations and annual incomes for Ceres residents, such as city employees, employees of the Ceres Unified School District, retired individuals, and minimum wage earners. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices that they could afford to pay to buy a home.



**TABLE 1-22**  
**INCOME AND HOUSING AFFORDABILITY**  
**City of Ceres**  
**2003**

Category	Annual Income	Monthly Affordable Rent <sup>1</sup>	Affordable House Price <sup>2</sup>
<b>General (Median Wage)</b>			
Cashier	\$15,558	\$389	\$58,785
Retail Salesperson	\$16,786	\$420	\$63,421
Office Clerk	\$21,590	\$540	\$81,575
Registered Nurse	\$52,520	\$1,313	\$198,437
<b>City of Ceres</b>			
Data Entry Operator	\$22,980	\$575	\$86,826
Account Clerk II	\$28,020	\$701	\$105,868
Facility Maintenance Worker II	\$30,900	\$773	\$116,750
Police Officer, Step 2	\$41,460	\$1,037	\$156,649
Firefighter/EMT, Step 1	\$39,672	\$992	\$149,893
<b>Ceres Unified School District</b>			
Beginning Teacher	\$36,976	\$924	\$139,707
Teacher, 5 years, 24 units	\$40,034	\$1,001	\$151,261
Teacher, 5 years, Master's, 72 units	\$51,490	\$1,287	\$194,546
Teacher, 20 years, Master's plus required units	\$71,123	\$1,778	\$268,725
<b>Two Wage Earners</b>			
Cashier and Account Clerk II	\$43,578	\$1,089	\$164,653
Beginning Teacher and Retail Salesperson	\$53,762	\$1,344	\$203,128
Firefighter/EMT, Step 1 and Office Clerk	\$61,262	\$1,532	\$231,469
<b>Retired - Average Social Security</b>			
One person household with SS only	\$10,740	\$269	\$40,579
Two person household - both retired - only SS	\$17,796	\$445	\$67,239
<b>Minimum Wage Earners (\$6.75 per hour)</b>			
Single Wage Earner	\$14,040	\$351	\$53,048
Two Wage Earners	\$28,080	\$702	\$106,095
<b>SSI (Aged or Disabled)</b>			
One person household with SSI only	\$9,084	\$227	\$34,322
Couple with SSI only	\$16,128	\$403	\$60,937
<b>HUD/HCD-Defined Income Groups (4-person HH)</b>			
Extremely Low Income (below 30%)	\$14,400	\$360	\$54,408
Very Low-Income (below 50%)	\$24,000	\$600	\$90,680
Low-Income (below 80%)	\$38,400	\$960	\$145,087
Moderate-Income (below 120%)	\$57,600	\$1,440	\$217,631

<sup>1</sup> Assumes 30% of income devoted to monthly rent including utilities.

<sup>2</sup> Assumes 30% of income devoted to mortgage payment, taxes, mortgage insurance and homeowner's insurance; 95% loan @ 6%, 30 year term.

Source: Employment Development Dept., City of Ceres, Ceres Unified School District and Vernazza Wolfe Associates, Inc.



Of particular interest are those households with limited incomes, such as minimum wage workers, individuals on Supplemental Security Income (SSI) or Social Security. The FMR for a one-bedroom unit is \$569 and for a studio unit, \$530. An individual working at the minimum wage could afford to pay only \$351 for housing expenses, an SSI recipient, \$227, and the average retired worker receiving only Social Security, \$269. None of these individuals could afford to pay the rent for a one-bedroom unit or even for a studio unit. The table also shows examples of City employees in selected pay categories. Most could afford the rent for a two-bedroom unit (\$694), but not for a three-bedroom unit (\$968) unless there was another wage earner in the household.

**FINDING:**

As of September 2003, the median home sales price was \$213,500 and the average, \$220,913.

Table 1-23 shows the monthly average and median sales prices for homes in Ceres that sold in January through September 2003. The sales are from Multiple Listing Service (MLS) data maintained by the Central Valley Association of REALTORS and are primarily resales of existing homes. As of September, the median sales price was \$213,500 and the average, \$220,913. The overall average for 2003 was \$200,901 based on 508 sales to date.

<b>TABLE 1-23</b> <b>AVERAGE AND MEDIAN SALE PRICES</b> <b>City of Ceres</b> <b>January-September 2003</b>			
Month	No. of Sales	Median	Average
January	54	\$185,000	\$188,415
February	43	\$183,900	\$188,084
March	51	\$182,000	\$181,674
April	58	\$194,950	\$210,170
May	69	\$194,500	\$199,284
June	70	\$201,325	\$207,999
July	56	\$195,000	\$194,371
August	41	\$205,000	\$208,900
September	66	\$213,500	\$220,913
Total	508	NA	\$200,901
Source: Central Valley Association of REALTORS and Vernazza Wolfe Associates, Inc.			

**FINDING:**

Only some of the workers in two-paycheck families can afford to buy a median priced three-bedroom home in Ceres.

Table 1-24 shows the median sale prices by number of bedrooms for homes in Ceres that sold in July 2003. The median price for a three-bedroom home was \$191,700 and for homes with four or more bedrooms, \$232,500. Most of the workers whose salaries are shown on Table 1-5 cannot afford these prices. Only some of the workers in two-paycheck families shown in the examples could afford to buy the median priced three-bedroom home at \$191,700.



**TABLE 1-24**  
**MEDIAN SALE PRICE BY NUMBER OF BEDROOMS**  
**City of Ceres**  
**July 2003**

	2-Bedroom	3-Bedroom	4-Bedrooms or more
Number of Sales	6	36	14
Median	\$104,250	\$191,700	\$232,500

Source: Central Valley Association of REALTORS and Vernazza Wolfe Associates, Inc.; 2003

**FINDING:**  
Between 2000 and 2002, the average sales price increased almost 39 percent, from \$147,561 to \$204,861 while most salaries and wages have risen at a lower rate.

Table 1-25 below shows residential sales price trends in Stanislaus County over the past three years. Between 2000 and 2002, the average sales price increased almost 39 percent, from \$147,561 to \$204,861. Most salaries and wages have risen at a lower rate, increasing the number of households unable to afford to purchase a home even though interest rates fell during the period.

**TABLE 1-25**  
**RESIDENTIAL SALES PRICE TRENDS**  
**Stanislaus County**  
**2000 - 2002**

Category	2000	2001	2002	Change 2000-02
Number of Sales	8,234	9,006	9,200	11.7%
Average Price	\$147,561	\$180,508	\$204,861	38.8%
Median Price	NA	NA	\$192,500	NA

Source: DataQuick Information Systems and Vernazza Wolfe Associates, Inc.

**FINDING:**  
Although prices for existing homes have risen substantially, some of the new subdivisions in Ceres have provided affordable units.

Although prices for existing homes have risen substantially, some of the new subdivisions in Ceres have provided affordable units. As of July 2003, Del Valle Home had sold 35 homes priced from \$164,900 to \$184,900 at Cambridge I. At Hacienda Estates the builder sold 34 homes priced from \$143,900 to \$182,900. All of these homes are affordable to moderate-income households.



## FUTURE HOUSING NEEDS

### CITY OF CERES SHARE OF 2001 TO 2008 HOUSING NEEDS

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*The Regional Housing Need Plan (RHNA) is part of a statewide mandate to address housing issues that are related to future growth and is required by State law.*

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Each housing element period the California Department of Housing and Community Development (HCD) prescribes housing allocations for each California region. The Regional Housing Need Plan (RHNA) is part of a statewide mandate to address housing issues that are related to future growth and is required by State law. The RHNA allocates to cities and counties their “fair share” of the region’s projected housing needs by household income group over the planning period of each jurisdiction’s housing element.

The Stanislaus Council of Governments (StanCOG) issued its RHNA in October of 2002. After reviewing the number of housing units allocated to the jurisdictions in Stanislaus County by HCD, the StanCOG Policy Board decided to pursue a lower total RHNA than was originally identified by HCD. This lower RHNA was not recognized by HCD. StanCOG then adopted the RHNA originally issued by HCD. Though the lower RHNA pursued by StanCOG was not adopted, it has been included in Appendix H to document StanCOG’s efforts in determining its fair share housing need.

The core of the RHNA is a series of tables which indicate for each jurisdiction the distribution of housing needs for each four household income groups, and the projected new housing unit targets by income group for the ending date of the plan. These units are considered the basic new construction need to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

### HOUSING NEEDS ALLOCATION

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*HCD, in its housing needs determination for Ceres, allocated 2,825 housing units to the city for the period 2001 to 2008.*

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As shown in Table 1-26, HCD, in its housing needs determination for Ceres, allocated 2,825 housing units to the city for the period 2001 to 2008. The time frame for this Regional Housing Needs Allocation process is January 1, 2001, through June 30, 2008, (a seven and a half year planning period). The allocation is equivalent to a yearly need of approximately 377 housing units for the 7½-year time period. The housing needs allocation for Ceres applies to the incorporated area of the city.

The total housing needs determination for Ceres includes 1,695 units at moderate-income and below, including 622 very low-income units, 480 low-income units, and 593 moderate-income units.



**TABLE 1-26**

**REGIONAL HOUSING NEEDS ALLOCATIONS**  
City of Ceres  
2001-2008

	Very-Low	Low	Moderate	Above Moderate	Total
RHNA Allocation	622	480	593	1,130	2,825
Percent of Total	22%	17%	21%	40%	100%

Source: California Department of Housing and Community Development

Table 1-27 breaks down the remaining units needed for the regional housing needs allocation for the current (2001-2008) element timeframe as identified by HCD. The number of units produced from January 2001 – December 2005 period has been subtracted and distributed among the affordability categories using housing pricing in Ceres. From January 2001 to December 2005, 587 new housing units were sold at prices considered affordable according to Department of Housing and Urban Development standards.

As Table 1-27 shows, Ceres has produced 80 very low-income units, 122 low-income units, and 385 moderate-income units between January 2001 and December 2005. When combined with the 1,542 (see Table 1-27) above moderate income units produced during the same time period, Ceres has produced 75.3 percent of its overall need. The income groups with the highest remaining need are located in the very low-, and low-income categories. The very low-income category has only met 12.9 percent of its RHNA and the low-income category has met 25.4 percent of its RHNA. Moderate-income groups have 64.9 percent of need met with above-moderate income production at 136 percent.

**TABLE 1-27**

**BALANCE OF HOUSING NEED**  
City of Ceres  
2001-2008

	Very-Low	Low	Moderate	Above Moderate	Total
RHNA Allocation (Jan 2001 – Jun 2008)	622	480	593	1,130	2,825
Units Produced <sup>1</sup> (Jan 2001- Dec 2005)	80 <sup>2</sup>	122	385 <sup>3</sup>	1,542	2,129
Net Allocation to be Met: (Jan 2004 – Jun 2008)	542	358	208	(412)	696
Percent Goals Achieved (Jan 2001 – Aug 2003)	12.9%	25.4%	64.9%	136%	75.3%

<sup>1</sup> Units with final building permits issued between January 2001 and December 2003 as identified in Table 1-30.  
<sup>2</sup> These units are located at the Whitmore Oaks, Della Tiara, and River Crest developments, as well as other infill rental projects.  
<sup>3</sup> Market rate homes sold at moderate income price levels. See appendix.  
 Source: HCD; City of Ceres; Dataquick; Mintier & Associates; 2003.



## RESOURCE INVENTORY

This section assesses the availability of land and services to meet the needs documented in the previous section. This section inventories Ceres's available residentially-designated land, calculates the buildout potential of this land, and reviews the adequacy of services to support future housing development.

### AVAILABLE LAND INVENTORY

In the Fall of 2003, the Housing Element Consultant (Mintier & Associates) worked with GIS data and other information provided by the City's Community Development Department, the Stanislaus County Community Development Department, and the Stanislaus County Assessors Office to develop a picture of Ceres's residential development potential. The inventory identifies sites for residential development within the city limits. This analysis includes sites in approved subdivisions and vacant parcels. A detailed description of each site is shown in Tables 1-29 and 1-30.

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*The City's major responsibility is to provide adequate sites zoned to meet future construction needs.*

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Ceres's RHNA balance of need is 2,190 new units according to the California Department of Housing and Community Development (HCD) and 1,036 new units according to the Stanislaus Council of Governments (StanCOG) (Appendix H). A breakdown of those units by affordability level is presented in Tables 1-27. The City's major responsibility is to provide adequate sites zoned to meet future construction needs. This section evaluates the city's available land supply to see if there is enough residentially-designated land to meet future housing demands, as determined by the HCD's RHNA and StanCOG's RHNA.

To determine the units remaining in approved projects, the City provided a list of current subdivisions with both tentative and final map approvals and use permit approvals for residential developments as of December 2003. These sites are not identified in the vacant land inventory because the unit potential is already known. The City maintains that there is little or no change in project units for subdivisions as they proceed from a tentative map to final map approval. Both tentative and final map projects are included as current subdivisions. In addition, the likelihood of a project not being built after receiving tentative map approval was extremely low, according to City staff.

**FINDING:**

There are 1,207 single family units and 224 multi-family units in projects that are expected to be built in during the Housing Element timeframe.

Table 1-28 lists the current residential projects approved in Ceres along with the location, number of proposed units, and number of remaining units. Of the approved project units, 573 single family units and 63 multi-family units were issued final building permits between January 2001 (the beginning of the Housing Element period) and December 2003. In addition, this table shows that there are 1,207 single family units and 224 multi-family units in projects that are expected to be built in during the Housing Element timeframe (by June 30, 2008).



**TABLE 1-28**  
**CERES CURRENT/APPROVED RESIDENTIAL PROJECTS AND UNIT PRODUCTION**  
**City of Ceres**  
**January 2000 to December 2003**

Name	Location	Total Units	Final Permit Units (Jan 2001 – Dec 2003)	Units Remaining <sup>1</sup>
<b>Single Family Projects</b>				
Agreseti Ranch	Morgan Rd./Kinser Rd.	39	7	0
Brown Estates	Service Rd/Morgan Rd	281	196	85
California Voyage	Malik Dr /Aristocrat Dr	87	81	6
Cambridge Estates	Hackett Rd/Malik Dr	114	32	82
Cameron Park	Cameron Park/Kinser Rd.	42	34	0
Castiglione	Castiglione/ Hackett Rd.	9	4	1
Claremont Oaks	Boothe Rd./Whitmore Ave.	172	0	172
Cortel Estates	Archcliff/Don Pedro Rd.	16	1	1
Davante Villas	River Road/Mitchell Road	32	0	32
Donella	Glenwood Dr./Caswell Ave.	10	2	0
Farris Estates	Farris Ave./Walnut Ave.	10	7	0
Green River Estates	1936 & 1941 Butcher Ave	16	0	16
Hacienda Estates	Richland Ave./Evans Rd.	35	32	0
Heavenly Estates	Blaker Rd./Kinser Rd.	32	28	1
Highland Partners	Faith Home Rd/Helen Perry Rd	191	38	153
Luran Estates	Senimi Cir./Glasgow Dr.	78	6	11
Kinser Estates	Kinser Rd/Larrynell Dr	15	0	15
Northwoods	Payne Ave./Changason Wy.	43	10	2
Olive Grove	Malik. Dr./Westpointe	128	88	40
Pinehurst East	Faith Home Rd/Helen Perry Rd	89	0	89
Pinehurst North	Boothe Rd/Helen Perry Rd	244	0	244
Pinehurst South	Whitmore Ave/Faith Home Rd	195	0	195
Reynolds Estates	Walnut Ave.	3	3	0
River Heights	Butcher Ave/Central Ave	12	0	12
River Ranch	River Rd/Central Ave	51	1	50
<i>Subtotal</i>		<i>1,944</i>	<i>573</i>	<i>1,207</i>
<b>Multi-family Projects</b>				
Ledbetter Duplex/Triplex	3435 10 <sup>th</sup> St	10	10	0
Ledbetter Duplex	1824, 1836, & 1910 Central Ave	17	0	17
Ledbetter Duplex/Condo	Boothe Rd/Helen Perry Rd	68	0	68
Whitmore Oaks	2617 Blaker Rd.	53	53	0
River Crest	Della Dr/Colleen Ave	36	0	36
Della Tiara	Della Drive	27	0	27
Hatch Rd. Apartments	1930 Hatch Rd.	76	0	76
<i>Subtotal</i>		<i>287</i>	<i>63</i>	<i>224</i>
<b>Total</b>		<b>2,231</b>	<b>636</b>	<b>1,431</b>
<sup>1</sup> Units remaining do not equal total units minus final permit units because subdivision units that were constructed prior to January 2001. Source: City of Ceres; December 2003				



## AVAILABLE LAND CURRENTLY PLANNED FOR RESIDENTIAL USE

Table 1-29 shows vacant land designated residential (and nonresidential that allows for residential development) within the city limits. A GIS database developed by the Consultants and field surveys conducted by City staff identified these sites. The vacant sites inventory includes 48 designated sites that allow for residential development. These have been identified as vacant. Using the GIS database, each identified site in the table is given a site number identifier. The site number, APN, address, acreage (gross and net), and the average and maximum number of potential housing units that could be accommodated on each site are shown in the table. Figure 1-1 shows the location of each site referred to in Table 1-31 and identifies each site by number.

**FINDING:**

Vacant acreage in the city for residential uses is comprised of about 199.34 gross acres, which could yield 156.95 net acres for development.

To calculate the development potential in the identified vacant sites, the City determined the net acreage for each available site. As Table 1-29 shows, there is a total of 199.34 gross acres which yields 156.95 net acres of available land planned for residential uses. The difference between gross and net density is important to determine an accurate unit potential. The majority of this land is designated Very Low Density Residential (VLDR) and Low Density Residential (LDR) for a combined net acreage of 104.43. This is followed by Medium Density Residential (MDR) 24.57 net acres and High Density Residential (HDR) with 18.63 net acres. Non-residentially designated sites, Office (O), Neighborhood Commercial (NC), and Commercial Recreation (CR), which allow for residential development, make up the remaining 9.32 net acres. In the analysis of available land to meet housing needs, only residentially designated sites were used. Commercial sites that allow residential development are shown here as part of the overall vacant sites inventory.

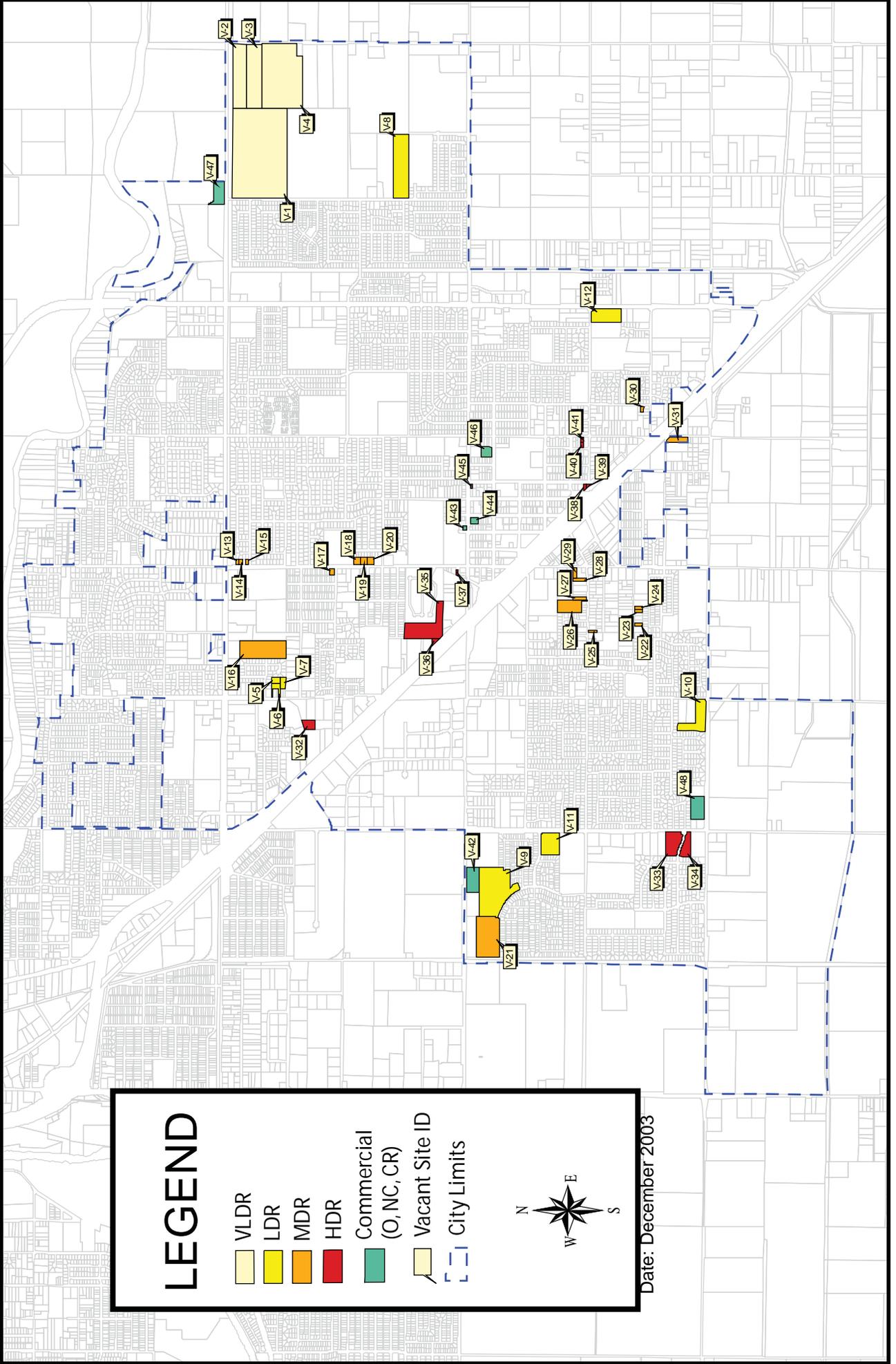
**FINDING:**

Identified parcels with designations that accommodate medium and high densities have a typical unit potential of 391 units and at maximum density, a unit potential of 745 units.

The densities used in Table 1-29 represent the typical density of each land use designation as determined by City staff and maximum density as indicated in the General Plan Land Use Element. In addition to those identified in Table 1-31, there are 12 additional low density infill sites that would allow for an additional 12 single family units. The densities listed in the table are calculated using the net acreages of each land use designation. The table shows that 368 VLDR and LDR units can be accommodated at typical densities and 547 units at maximum densities (including 12 infill units). For parcels that have land use designations that accommodate medium and high densities (which allow for multi-family development), the typical unit potential is 391 units and maximum density unit potential is 745 units. In addition, there are seven non-residentially designated sites that allow high density residential uses. These can accommodate 116 units at typical densities and 235 units at maximum densities. In total, at average densities the land identified in the vacant land inventory can accommodate 863 typical density units and 1,515 units at maximum densities units.

While these estimates for unit potential provide for right-of-ways and other development impacts that reduce the amount of developable land, there are also other possible physical constraints to the full development potential for these sites. For example, the location or size of an identified parcel may impede on the maximum density potential for sites development or in some cases, not allow for residential development.

Figure 1-1: Vacant Residential Sites



**LEGEND**

- VLDR
- LDR
- MDR
- HDR
- Commercial (O, NC, CR)
- Vacant Site ID
- City Limits

Date: December 2003





**TABLE 1-29**

**VACANT SITES INVENTORY  
City of Ceres  
2003**

Site Number <sup>1</sup>	APN	Address	Gross Acres	Net Acres <sup>2</sup>	Zoning	Realistic Capacity <sup>3</sup>	Max Capacity <sup>4</sup>
<b>Residential Sites</b>							
<b>Very Low Residential Density (VLDR)</b>							
V-1	069-014-001	1512 Boothe Rd	49.76	37.32	P-C	112	168
V-2	069-015-013	1537 Faith Home Rd	9.12	6.84	P-C	21	31
V-3	069-015-014	Faith Home Rd	10.02	7.52	P-C	23	34
V-4	069-015-002	1733 Faith Home Rd	25.68	19.26	P-C	58	87
<i>VLDR Total</i>			<i>94.58</i>	<i>70.94</i>	-	<i>214</i>	<i>320</i>
<b>Low Density Residential (LDR)</b>							
V-5	040-086-013	Richland Ave	0.56	0.56	R-1	3	4
V-6	040-086-012	1632 Richland Ave	0.86	0.56	R-1	4	6
V-7	040-086-011	Richland Ave	0.57	0.56	R-1	3	4
V-8	069-014-007	Boothe Rd	10.22	7.67	P-C	23	33
V-9	086-016-046	Aristocrat Dr	14.52	10.90	P-C	49	76
V-10	053-051-003	3949 Blaker Rd	4.66	3.49	R-1	16	24
V-11	086-016-031	Morgan Rd	4.14	3.11	P-C	14	22
V-12	053-047-018	2936 Roeding Rd	8.85	6.64	RL-7	30	46
<i>LDR Total</i>			<i>44.14</i>	<i>33.49</i>	-	<i>142</i>	<i>215</i>
<b>Medium Density Residential (MDR)</b>							
V-13	040-067-012	Central Ave	0.17	0.17	R-1	2	3
V-14	040-067-013	Central Ave	0.17	0.17	R-1	2	2
V-15	040-067-015	Central Ave	0.17	0.17	R-1	2	3
V-16	040-012-016	1800 Hatch Rd	10.19	8.15	R-1	37	57
V-17	040-014-090	Central Ave	0.32	0.32	R-3	3	5
V-18	127-046-026	1824 Central Ave	0.52	0.52	P-C	5	8
V-19	127-046-025	1836 Central Ave	0.52	0.52	P-C	5	8
V-20	127-046-024	1910 Central Ave	0.52	0.52	P-C	5	8
V-21	086-016-056	Honeylocust Dr	9.70	7.80	P-C	73	117
V-22	053-029-034	Walnut Ave	0.25	0.25	R-3	2	4
V-23	053-029-028	Walnut Ave	0.25	0.25	R-3	2	4
V-24	053-029-029	1934 Walnut Ave	0.25	0.25	R-3	2	4
V-25	127-029-001	Hackett Ave	0.21	0.21	R-3	2	3
V-26	127-030-009	1947 Hackett Rd	3.30	2.64	R-3	25	40
V-27	127-030-010	2005 Hackett Rd	0.35	0.35	R-3	3	5
V-28	127-030-015	2025 Hackett Rd	0.50	0.50	R-3	5	7
V-29	127-030-019	3209 Central Ave	0.41	0.41	R-3	4	6
V-30	127-024-019	3635 10 <sup>th</sup> St	0.21	0.21	R-3	2	3
V-31	053-037-001	3913 Moffett Rd	1.16	1.16	R-4	11	17
<i>MDR Total</i>			<i>29.17</i>	<i>24.57</i>	-	<i>192</i>	<i>304</i>
<b>High Density Residential (HDR)</b>							
V-32	040-004-003	1605 Evans Rd	2.70	2.30	R-3	29	58
V-33	086-016-058	Morgan Rd	3.62	3.10	P-C	38	78
V-34	086-016-059	Morgan Rd	5.71	4.85	P-C	60	121
V-35	127-048-001	Frontage Rd	7.55	6.42	P-C	60	161
V-36	040-008-011	Herndon Rd	0.28	1.28	P-C	3	7
V-37	127-011-012	2315 Central Ave	0.12	0.12	R-4	2	3



**TABLE 1-29**

**VACANT SITES INVENTORY  
City of Ceres  
2003**

Site Number <sup>1</sup>	APN	Address	Gross Acres	Net Acres <sup>2</sup>	Zoning	Realistic Capacity <sup>3</sup>	Max Capacity <sup>4</sup>
<b>Residential Sites</b>							
V-38	127-020-002	3235 6 <sup>th</sup> St	0.17	0.17	R-4	2	4
V-39	127-020-001	3243 6 <sup>th</sup> St	0.12	0.12	R-4	1	3
V-40	127-020-043	3232 8 <sup>th</sup> St	0.13	0.13	R-4	2	3
V-41	127-020-044	3229 9 <sup>th</sup> St	0.14	0.14	R-4	2	3
<i>HDR Total</i>			<i>20.54</i>	<i>18.63</i>	-	<i>199</i>	<i>441</i>
<b>Non-residential Sites</b>							
<b>Office (O)<sup>5</sup></b>							
V-42	086-016-048	Whitmore Ave	3.20	2.70	P-C	33	68
V-43	127-010-007	2313 Whitmore Ave	0.17	0.17	C-1	2	4
V-44	127-013-044	Whitmore & 4th	0.47	0.47	A-P	6	12
V-45	127-015-001	2436 Whitmore Ave	0.12	0.12	R-4	2	3
V-46	127-014-034	Magnolia St	1.09	1.09	C-2	14	27
<i>O Total</i>			<i>5.05</i>	<i>4.55</i>	-	<i>57</i>	<i>114</i>
<b>Commercial Recreation (CR) &amp; Neighborhood Commercial (NC)<sup>5</sup></b>							
V-47	039-012-009	Hatch Rd	2.48	2.10	MX-2	26	53
V-48	053-052-032	Service Rd	3.14	2.67	P-C	33	68
<i>Other Total</i>			<i>5.62</i>	<i>4.77</i>	-	<i>59</i>	<i>121</i>
<i>Residential Subtotal</i>			<i>188.67</i>	<i>147.63</i>	-	<i>747</i>	<i>1,280</i>
<i>Non-Residential Subtotal</i>			<i>10.67</i>	<i>9.32</i>	-	<i>116</i>	<i>235</i>
<b>TOTAL UNITS<sup>6</sup></b>			<b>199.34</b>	<b>156.95</b>	-	<b>863</b>	<b>1,515</b>

<sup>1</sup> As indicated on Figure 1-1.

<sup>2</sup> It is assumed that sites over two acres will need to dedicate land to right-of-ways (ROW) as follows:

- 25 percent ROW taken for Very Low Density Residential (VLDR) and Low Density Residential (LDR) development
- 20 percent ROW taken for Medium Density Residential (MDR) development
- 15 percent ROW taken for High Density Residential (HDR) development

<sup>3</sup> The average density of each General Plan Designation is determined by City staff using past city project densities as follows:

- Very Low Density Residential (VLDR) – 3 DUA
- Low Density Residential (LDR) – 4.5 DUA
- Medium Density Residential (MDR) – 9.3 DUA
- High Density Residential (HDR) – 12.4 DUA
- Non residential designations that allow residential development are projected at the highest allowed average density.

<sup>4</sup> The maximum density of each General Plan Designation is derived from the General Plan Land Use Element as follows:

- Very Low Density Residential (VLDR) – 4.5 DUA
- Low Density Residential (LDR) – 7 DUA
- Medium Density Residential (MDR) – 15 DUA
- High Density Residential (HDR) – 25 DUA
- Non residential designations that allow residential development are projected at the highest allowed average density.

<sup>5</sup> The average and maximum densities for O, CR, and NC are calculated using the maximum allowed residential density (HDR) as indicated in the General Plan Land Use Element.

<sup>6</sup> An additional 12 units are available on 12 low density infill lots.

Source: City of Ceres, 2003; Stanislaus County Parcel Database, 2003; Stanislaus County Assessors Database, 2003; Mintier & Associates, 2003



**FINDING:**  
Residentially-designated parcels outside the city limits, but within the city’s Sphere of Influence and General Plan Area have been recognized as a source of available residential land.

In addition to the available sites identified in 1-29, residentially-designated parcels outside the city limits, but within the City’s Sphere of Influence and General Plan Area have been recognized as a source of available residential land. The General Plan Land Use Diagram does not designate land on a parcel-specific basis outside the City limits. Rather, general areas that will be designated as annexation occurs are shown with Medium Density and High Density uses overlaid on Very Low Density and Low Density areas. For this reason it is difficult to identify the exact amount of land designated by general plan designation outside the city limits.

Table 1-30 describes recent (2002 through 2004) small lot infill development that occurred in Ceres. As the table shows 16 duplexes, two triplexes, and three single rental units were built in Ceres on small infill lots. Most of these lots were not larger than a quarter acre. In the case of the units built on Central Avenue (dated 10/20/2003), 17 units were constructed on about 1.55 acres which is a density of approximately 11 units per acre. In all, 41 units were constructed on small infill lots in Ceres from 2002 through 2004.

<b>TABLE 1-30</b>				
<b>SMALL LOT INFILL DEVELOPMENT</b>				
<b>City of Ceres</b>				
<b>2004</b>				
<b>Project Approval Date</b>	<b>Address</b>	<b>Unit type</b>	<b>Lot Size (Sq/Ft)</b>	<b>Lot Size (Acres)</b>
1/2/02	3635 10th St	Duplex	9,920	.228
4/25/02	1753 Kinser Rd	Duplex	9,624	.221
5/24/02	1701 Heavenly Wy	Duplex	9,637	.221
6/25/02	2700 Blaker Rd	Duplex	9,170	.211
8/30/02	1919 Glenwood Dr	Duplex	8,964	.206
6/5/03	3435 10th St	Duplex	36,975 <sup>1</sup>	.849 <sup>1</sup>
		Duplex		
		Triplex		
		Triplex		
10/2/03	1820 & 1826 Central Ave	Duplex	67,518 <sup>1</sup>	1.55 <sup>1</sup>
	1912 & 1900 Central Ave	Duplex		
	1862 & 1874 Central Ave	Duplex		
	1868 & 1880 Central Ave	Duplex		
	1832 & 1838 Central Ave	Duplex		
	1844 & 1856 Central Ave	Duplex		
	1906 & 1918 Central Ave	Duplex		
	1930 Central Ave	Single Rental		
	1850 Central Ave	Single Rental		
1924 Central Ave	Single Rental			
2/20/04	1771 & 1785	Duplex	12,400	.285
2/23/04	1928 Darrah St	Duplex	6,229	0.143

<sup>1</sup> All units located on combined parcels. Lot size is total land size for all units combined.  
Source: City of Ceres; 2005

The General Plan Annexation Guidelines describe what is to take place in the annexation process to ensure that the Land Use Diagram is followed. The 1997 General Plan annexation policy requires that any annexation must be accompanied by and based on an area wide plan (e.g., master plan, specific plan, etc.). This plan must address land use, circulation, housing, infrastructure, and public



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*Recent changes to the laws that govern LAFCO and the ways in which annexations must occur in California provide support for the City's use of annexation to meet its RHNA need.*

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facilities and services. The policy goes on to specifically address residential annexations emphasizing the creation of residential neighborhoods, including, where appropriate, schools, parks, and residential-serving commercial retail/services. The annexation policy requires that the housing element be consulted when deciding the range of housing types and densities of a proposed annexation. This is required to provide housing for all income groups. A complete copy of the ordinance is included in Appendix G.

Recent changes to the laws that govern LAFCO and the ways in which annexations must occur in California provide further support for the City's use of annexation to meet its RHNA need. The Cortese Knox Hertzberg Local Government Reorganization Act of 2000 requires, among other things:

- pre-zoning for territory proposed to be annexed to a city;
- LAFCO to ensure that a proposal to extend services to previously unserved territory within an unincorporated area is consistent with the policies of the Act, including promoting orderly development, discouraging urban sprawl, preserving open space and prime agricultural lands, providing housing for persons and families of all incomes, and the efficient extension of governmental service, and;
- LAFCO to consider existing data on timely availability of water supplies, regional housing needs, information from land owners, and land-use designations in boundary change decisions.

City Staff has reported that the new requirements provided by the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 have made it very difficult for any annexation to occur without a specific proposal on the land in question. The detail and cost of infrastructure and service studies that are required by the Act make an annexation very difficult outside a proposed project. Furthermore, Staff has found that Stanislaus County LAFCO is not favorable to annexation absent a specific project proposal. The LAFCO views annexation proposals without a project proposal to be premature.

The use of annexation to meet housing needs is not new to Ceres. The City has a history of annexations for residential development. The use of the annexation process is one of the methods the City has used to provide for residential development in the previous Housing Element period. From 1991 through 2001, the City annexed over 908 acres of land for residential uses, over four times more than is currently (2003) vacant within the city limits. Table 1-31 lists the name, year annexed, acreage of annexation, and estimated residential units. As the table shows, the annexed land could provide 3,714 residential housing units. Because these annexations included commercial, public, and right-of-ways, not all land annexed was dedicated to residential development.



**TABLE 1-31**  
**ANNEXATION HISTORY**  
**City of Ceres**  
**1991-2001**

Annexation	Year	Total Acreage	Estimated Units <sup>1</sup>
North Central	1991	37.17	167
West Ceres	1991	252.7	1,067
Houston	1993	27.7	124
Stonum	1993	14.8	66
Brown	1996	150	690
Eastgate	2000	369.71	1,347
North River Road	2000	36.69	165
Erikson-Almeda	2001	19.74	88
<b>Total</b>		<b>908.51</b>	<b>3,714</b>

<sup>1</sup> Residential units estimated using typical general plan designation densities (see Table 3-31).  
Source: City of Ceres; 2003.

**FINDING:**  
There are about 1,466 acres of vacant and agricultural land in the General Plan Area that is designated to allow for residential uses.

Outside the city limits, but within the Ceres General Plan Area, there is, for the most part, unconstrained vacant and agricultural land. In the most unconstrained areas for growth, there are about 1,466 acres of vacant and agricultural land that is designated to allow for residential uses (this excludes land under Williamson Act contracts and land identified by Stanislaus County in their 2003 Housing Element). Stanislaus County designates much of this land as Urban Transition and Agricultural. The Urban Transition designation does not allow subdivisions less than 10 acres for residential development without consent from the City of Ceres.

**FINDING:**  
The residential land outside the city limits but in the Sphere of Influence could potentially support 1,617 single family units and 850 multi-family units at typical densities.

The current (2003) percentage of developed single family and multi-family housing in the city of Ceres is 85.7 percent and 14.3 percent, respectively. Considering the Annexation Policy previously discussed, this is a conservative approach to determine the unit potential in future annexations. Using this same percentage, an estimated density range for future annexations can be determined. As Table 1-32 shows, at build out, using current land use trends, the residential land outside the city limits but in the Sphere of Influence, could potentially support 1,617 single family units and 850 multi-family units at typical densities. In addition, there is potential for 123 single family units and 64 multi-family units in nonresidential designated land that supports residential development. At maximum densities the available land in the Sphere of Influence could support 8,756 units.

Table 1-32 also shows the available land outside the sphere of influence, but within the General Plan Area that supports residential development. According to the Stanislaus County Assessor’s database, there is about 864 acres of vacant or agricultural land (excluding land in Williamson Act contracts). This has the potential to produce 6,512 units (using the City of Ceres land use designations).



<b>TABLE 1-32</b>				
<b>RESIDENTIAL LAND OUTSIDE THE CITY LIMITS</b>				
<b>City of Ceres</b>				
<b>2003</b>				
	Gross Acres <sup>1</sup>	Net Acres <sup>2</sup>	Average Unit Potential <sup>3</sup>	Maximum Unit Potential <sup>4</sup>
<b>Residential Land in the Sphere of Influence<sup>5</sup></b>				
Single Family	479.3	359.4	1,617	2,517
Multi-family	80.0	68.0	850	1,700
<i>Subtotal</i>	559.3	427.4	2,467	4,217
<b>Non Residential Land in the Sphere of Influence<sup>6</sup></b>				
Single Family	36.6	27.5	123	192
Multi-family	6.1	5.2	64	130
<i>Subtotal</i>	42.7	32.7	187	322
<b><i>Subtotal</i></b>	<b>602.0</b>	<b>460.1</b>	<b>2590</b>	<b>4,539</b>
<b>Residential Land outside the Sphere of Influence but in the General Plan Area <sup>5</sup></b>				
Single Family	379.5	284.6	1,280	1,992
Multi-family	63.3	53.8	667	1,345
<i>Subtotal</i>	442.8	338.4	1,947	3,337
<b>Non Residential Land outside the Sphere of Influence but in the General Plan Area <sup>6</sup></b>				
Single Family	361.0	270.8	1,218	1,895
Multi-family	60.2	51.2	634	1,280
<i>Subtotal</i>	421.2	322.0	1,852	3,175
<b>Total</b>	<b>1466.0</b>	<b>1120.5</b>	<b>6,453</b>	<b>11,051</b>
<sup>1</sup> Total gross acres of land outside the city limits, but within the Sphere of Influence or General Plan Area that support residential development excluding parcels with Williamson Act contracts or sites identified for housing in the Stanislaus County 2003 Housing Element. Single Family and Multi-family land is split, 85.7% (percentage of developed residential land currently, 2003, used by single family dwellings) and 14.3 percent (percentage of residential land currently, 2003, used by multi-family dwellings), respectively. <sup>2</sup> Net single family acres equals the gross single family acreage with 25 percent removed for needed right-of-ways. Net multi-family acres equals the gross multi-family acres with 15 percent removed for needed right-of-ways. <sup>3</sup> Average unit potential is determined as follows: Single Family equal to LDR at 4.5 DUA Multi-family equal to HDR at 12.4 DUA <sup>4</sup> Maximum unit potential is determined as follows: Single Family equal to LDR at 7 DUA Multi-family equal to HDR at 25 DUA <sup>5</sup> Includes all lands that are designated for residential development (VLDR, LDR, MDR, HDR). <sup>6</sup> Includes all lands that are not designated residential, but allow residential development (AU, CR, RC, O). Source: City of Ceres, 2003; Stanislaus County Parcel Database, 2003; Stanislaus County Assessors Database, 2003; Mintier & Associates, 2003.				

In an area south of the City limits, just south of Service Road, the city is beginning (January 2004) the annexation process. This area covers over 350 acres and will include a high school, right-of-ways, a limited amount of neighborhood commercial, and an estimated 270 net acres of residential land. The Ceres City Council has authorized staff to begin conducting a master plan the area using current land use designations within the city limits for low, medium, and high density designated land (80.3 percent, 13.9 percent, and 5.8 percent, respectively) the amount of low, medium, and high density land in this annexation can be assessed. City staff estimates that of the 270 net acres that will be designated residential, 15.66 acres of land will be designated high density, 37.53 acres medium density, and the remaining 216.81 acres low density. This would yield



194 high density, 349 medium density, and 975 low density units at typical densities. At maximum allowed densities the unit potential would increase to 391 high density units, 562 medium density units, and 1,517 low density units.

Table 1-33 summarizes the information provided in Tables 1-30, 1-31, and 1-32 according to generalized densities based on residential designations. Of the total 3,551 units (typical density) that could be accommodated under current land use designations, 192 of those units are under the medium density category and 199 in the high density category – a total of 391 units. In addition, 150 second units are expected to be built during the planning period. Of the total 5,969 units (maximum density) that could be accommodated under current designations, 304 of those units are under the medium density category and 441 in the high density category – a total of 745 units. In addition to the land available within the City limits, there is also the potential for 914 (typical density) and 1,830 (maximum density) multi-family units on land in the General Plan Planning Area. It is likely that many of Ceres’s affordable units, especially in the low and very low income categories, can be accommodated in the medium and high density ranges while moderate-income categories can be accommodated by second units.

**TABLE 1-33**  
**VACANT LAND HOLDING CAPACITY SUMMARY**  
**City of Ceres**  
**2003**

Generalized Density	Gross Acreage	Net Acreage	Average Density	Dev. Potential Typical Density	Maximum Density	Dev. Potential Maximum Density
<i>Available Land Within the City Limits</i>						
Very Low Density	94.58	70.94	3	214	4.5	320
Low Density	44.14	33.49	4.5	142	7	215
Medium Density	29.17	24.57	9.3	192	15	304
High Density	20.54	18.63	12.4	199	25	441
Second Units	-	-	-	150	-	150
<i>Subtotal</i>	<i>188.43</i>	<i>147.63</i>	<i>-</i>	<i>897</i>	<i>-</i>	<i>1,430</i>
<i>Available Land Outside the City Limits</i>						
Single Family <sup>1</sup>	515.9	386.9	4.5	1,740	7	2,709
Multi-family <sup>1</sup>	86.1	73.2	12.4	914	25	1,830
<i>Subtotal</i>	<i>602.0</i>	<i>460.1</i>	<i>-</i>	<i>2,654</i>	<i>-</i>	<i>4,539</i>
<b>Total</b>	<b>790.4</b>	<b>607.7</b>	<b>-</b>	<b>3,551</b>	<b>-</b>	<b>5,969</b>

<sup>1</sup> Includes available land that allows for residential use outside the City limits but within the Sphere of Influence.  
Source: City of Ceres, 2003; Stanislaus County Parcel Database, 2003; Stanislaus County Assessors Database, 2003; Mintier & Associates, 2003



### TOTAL RESIDENTIAL HOLDING CAPACITY VS. PROJECTED NEEDS BY HOUSING TYPE AND INCOME GROUP

Table 1-34 shows the residential holding capacity at maximum densities and the remaining need by affordability group. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more feasible it is to develop affordable housing. HCD's position is that local jurisdictions should facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

*The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more feasible it is to develop affordable housing.*

homes that sold in the past three years at prices affordable to moderate-income groups, about 14.7 percent of the non-subsidized units issued final permits between January 2001 and December 2003.

New market rate home sales in Ceres have been documented to be affordable to moderate income households. Appendix F shows information gathered by Dataquick for new home sales in Ceres from January 2001 to December 2003 (during the current planning period). Appendix G shows home sales prices (2001 through 2003) for units that sold at prices below moderate-income levels. There were 86 instances of new homes that sold in the past three years at prices affordable to moderate-income groups. This is about 14.7 percent of the non-subsidized units issued final permits between January 2001 and December 2003. Using this historical trend, it is assumed that 14.7 percent of remaining units in current projects and in very low and low density vacant land can be allocated to meet moderate income housing needs.

**FINDING:**

At maximum densities, the City has enough land to accommodate its total allocated RHNA with a surplus of 5,224 units.

Table 1-34 shows the residential holding capacity after subtracting unit production during the current housing element period (January 2001 to December 2005). The table goes on to show the remaining capacity at maximum densities within the city limits in subdivisions and vacant land and the potential for second units. Finally, unit potential outside the city limits, but within the Sphere of Influence, is shown. The City has enough land to accommodate its total allocated RHNA with a surplus of 6,642 units. The city exceeds its need for above moderate households by 4,412 units and land available for very low-, low-, and moderate-, groups meets the RHNA with a surplus of 2,230 units.



<b>TABLE 1-34</b>					
<b>RESIDENTIAL HOLDING CAPACITY</b>					
<b>(MAXIMUM DENSITIES)</b>					
<b>City of Ceres</b>					
<b>2003</b>					
	Very-Low	Low	Moderate	Above Moderate	Total
HCD RHNA Allocation (Jan 2001 – Jun 2008)	622	480	593	1,130	2,825
Units Produced <sup>1</sup> (Jan 2001- Dec 2005)	80 <sup>2</sup>	122	385	1,542	2,129
Net Allocation to be Met	542	358	208	(412)	696
<i>Allocation to be Met</i>	<i>1,108</i>			<i>(412)</i>	<i>696</i>
<b>Holding Capacity Within City Limits</b>					
Potential Units in Vacant Land <sup>3</sup>	745 <sup>4</sup>		80 <sup>5</sup>	467	1,292
Remaining Units in Current Projects	0	210 <sup>6</sup>		1,221	1,431
Potential Second Units <sup>7</sup>	0	75		0	75
<i>City Holding Capacity Subtotal<sup>8</sup></i>	<i>1,110</i>			<i>1,689</i>	<i>2,799</i>
<b>Holding Capacity Outside City Limits</b>					
Single Family Units	0	398 <sup>9</sup>		2,311	2,709
Multi-family Units	1,830			0	1,830
<i>Outside Holding Capacity Subtotal<sup>8</sup></i>	<i>2,228</i>			<i>2,311</i>	<i>4,539</i>
<b>Surplus</b>	<b>2,230</b>			<b>4,412</b>	<b>6,642</b>
<sup>1</sup> Units with final building permits issued between January 2001 and December 2003 as identified in Table 1-27. <sup>2</sup> These units are located at the Whitmore Oaks, Della Tiara, and River Crest developments as well as other infill projects. <sup>3</sup> Maximum unit potential on vacant land that supports residential development, see Table 1-31. <sup>4</sup> Maximum unit potential on vacant MDR and HDR land. <sup>5</sup> 14.7 percent of the maximum potential capacity in Very-Low and Low Density Residential vacant land. As provided by historic new home sales, see Table 31. <sup>6</sup> 14.7 percent of the total remaining units in current residential projects, see Table 1-27. <sup>7</sup> Second unit potential as determined by City staff. <sup>8</sup> Very low-, low-, and moderate-income groups combined to allocate multi-family development potential to each. <sup>9</sup> 14.7 percent of the maximum potential capacity in available single family land. As provided by historic new home sales, see Table 33. Source: California Department of Housing and Community Development; City of Ceres; Dataquick Information Systems, 2003; Mintier & Associates; 2003					

**FINDING:**  
 At typical densities, the City has enough land to accommodate its total allocated RHNA with a surplus of 2,805 units.

Table 1-35 also shows the residential holding capacity after subtracting unit production during the current housing element period (January 2001 to December 2005). The table goes on to show the remaining capacity at typical densities within the city limits in subdivisions, on vacant land, and for second units. Finally, average unit potential outside the city limits, but within the Sphere of Influence, is shown. As the table shows, the City has enough land accommodate its total allocated RHNA (at typical densities) with a surplus of 4,298 units. The city



exceeds its RHNA for above moderate households by 3,431 units and land available for very low-, low-, and moderate-, groups meets the RHNA, with a surplus of 867 units.

<b>TABLE 1-35</b>					
<b>RESIDENTIAL HOLDING CAPACITY</b>					
<b>(TYPICAL DENSITIES)</b>					
<b>City of Ceres</b>					
<b>2003</b>					
	<b>Very-Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
HCD RHNA Allocation (Jan 2001 – Jun 2008)	622	480	593	1,130	2,825
Units Produced <sup>1</sup> (Jan 2001- Aug 2005)	80 <sup>2</sup>	122	385	1,542	2,129
Net Allocation to be Met	542	358	208	(412)	696
<i>Allocation to be Met</i>	<i>1,108</i>			<i>(412)</i>	<i>696</i>
<b>Holding Capacity Within City limits</b>					
Potential Units in Vacant Land <sup>3</sup>	391 <sup>4</sup>		54 <sup>5</sup>	314	759
Remaining Units in Current Projects	0		210 <sup>6</sup>	1,221	1,431
Potential Second Units <sup>7</sup>	0		150	0	150
<i>City Holding Capacity Subtotal<sup>8</sup></i>	<i>805</i>			<i>1,535</i>	<i>2,340</i>
<b>Holding Capacity Outside City limits</b>					
Single Family Units	0		256 <sup>9</sup>	1,484	1,740
Multi-family Units	914			0	914
<i>Outside Holding Capacity Subtotal<sup>8</sup></i>	<i>1,170</i>			<i>1,484</i>	<i>2,654</i>
<b>Surplus</b>	<b>867</b>			<b>3,431</b>	<b>4,298</b>
<sup>1</sup> Units with final building permits issued between January 2001 and December 2003 as identified in Table 1-27.. <sup>2</sup> These units are located at the Whitmore Oaks, Della Tiara, and River Crest developments as well as other infill projects. <sup>3</sup> Maximum unit potential on vacant land that supports residential development, see Table 1-31. <sup>4</sup> Maximum unit potential on vacant MDR and HDR land. <sup>5</sup> 14.7 percent of the maximum potential capacity in Very-Low and Low Density Residential vacant land. As provided by historic new home sales, see Table 31 and Appendices E and F. <sup>6</sup> 14.7 percent of the total remaining units in current residential projects, see Table 1-27. <sup>7</sup> Second unit potential as determined by City staff. <sup>8</sup> Very low-, low-, and moderate-income groups combined to allocate multi-family development potential to each. <sup>9</sup> 14.7 percent of the maximum potential capacity in available single family land. As provided by historic new home sales, see Table 33. Source: California Department of Housing and Community Development; City of Ceres; Dataquick Information Systems, 2003; Mintier & Associates; 2003					



*The General Plan Land Use Element should provide a sufficient portion of multi-family land to meet its obligation for the production of needed housing affordable to very low-, low-, and moderate-income households.*

**FINDING:**

At both maximum densities and average densities, the City has enough vacant land designated for multi-family development to provide for the needs of all income groups.

In compliance with the requirements of Government Code Section 65583(c)(1), the General Plan Land Use Element should provide a sufficient portion of land in its multi-family land use categories to meet its obligation to provide sites suitable for the production of needed housing affordable to very low-, low-, and moderate-income households. As the analysis above has shown, at both maximum densities and average densities, the city has enough vacant land designated for multi-family development to provide for the needs of all income groups. The City has shown that the annexation process to provide for residential development is reasonable and supported by historic trends and the existing General Plan. As explained in previous sections, the City’s annexation policy and State law require the City to identify and designate adequate land at densities that can be developed for all income groups when an annexation occurs. In addition, the City has taken all possible steps to accommodate new residential land for annexation by planning for infrastructure and services (i.e. sewer pipeline expansion to Turlock, drilling new wells for water, expanding fire stations) and by establishing financial mechanisms to pay for the ongoing costs of police, fire, parks and landscaping service via CDF #1 and the Landscaping and Lighting District.

**LAND AVAILABLE FOR OTHER TYPES OF HOUSING AND SHELTER**

State law (Government Code Section 65583(c)(a)) requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing.

**ADEQUACY OF PUBLIC FACILITIES AND INFRASTRUCTURE**

**Water**

As of June 2005, groundwater remains the only source of Ceres’s water supply. Over the last ten years, State and federal regulations monitoring the potability of groundwater have increased, forcing the closure of two of the city’s water wells that did not meet regulation standards. The remaining network of water wells servicing the city has pumping capacity at 11,200 gallons per minute, or 16,128,000 gallons per day. A new well was created in 2004 that provides 2/3 of the capacity once provided by the two offline wells combined. The average use of water per capita is 113 gallons per day during the winter and 378 gallons per day during the summer months.

The City tested three existing wells because of potential problems in meeting State and Federal water quality standards due to uranium contamination. Two of the three wells have been treated to filter uranium, and all three are back on-line.

In addition, the City is working to take the irrigation of most of the City parks off the potable water supply. Three of the eight new park irrigation wells are on-line, with another two anticipated within a week. In addition, construction of a 2.3 million gallon reservoir that will be used to store drinking water is nearing completion. By 2010/11 it is estimated that the City will have 942.5 GPM annual water surplus.



According to John S. Wilson, Director of Municipal Utilities, the peak demand for water during the summer months places the most stress on the Ceres water supply. If the summer consumption of 377 gallons per day could be reduced to 210 gallons per day, there would be no concern of exceeding capacity. Through the 1988 Water Conservation Ordinance, the City has a year-round outdoor irrigation schedule and encourages city-wide water conservation in an attempt to keep water service costs down and reduce the impact of depleting groundwater resources. In the summer of 2005, the City plans to hire a second water conservation officer to assist in enforcing violations of the Water Conservation Ordinance.

The 2002 City of Ceres Consumer Confidence Report of Water Quality stated that more water is pumped from the groundwater basin than is being replenished through snowmelt, rain, and agricultural irrigation. Therefore, the City has signed an agreement with the Turlock Irrigation District to develop plans for transmitting surface water to the City of Ceres in order to satisfy future need. Once the TID surface water plant is operational, it will provide up to 10 MGD of potable water to the city.

The City requires that master planned communities ensure the identification and delivery of water as a condition of approval. For instance, there are two master planned communities—Cooper Trails and Maple Glen—have met such requirements. For both master plans, it will be required that prior to issuance of building permits, the proposed master plan applicants provide evidence that a well, permitted to operate by the State of California Department of Health Services and capable of a minimum of 1,000 gallons per minute (gpm) with a minimum pressure of 45 pounds per square inch (psi) is ready for operation. The water provided must meet State Title 22 drinking water standards. If necessary, well-head treatment will be provided at the on-site well to achieve applicable water quality standards.

### **Sewer**

The City of Ceres's Wastewater Treatment Plant is located in southwestern Ceres. According to John S. Wilson, Director of Municipal Utilities, the city's Wastewater Treatment Plant has a maximum treatment capacity of 4.2 million gallons per day (mg/d) and a rated disposal capacity of 2.5 mg/d. Mr. Wilson stated that data indicates that the plant can actually dispose of up to 3.0 mg/d of sewage. The actual average daily flow at the plant is 2.72 mg/d. Additional capacity is provided by the City of Modesto's wastewater facilities which treat the sewage of that portion of the City north of Hatch Road. In July 2004, a new pump station and 13 miles of pipeline was constructed to connect Ceres with the Turlock Wastewater Treatment Plant and allow for 1.0 mg/d of additional sewage capacity. The agreement with Turlock allows Ceres to increase sewer flows to 2.0 mg/d and the pipeline itself has a capacity to transport 6.0 mg/d. The Turlock wastewater treatment plant has an unused treatment capacity for in excess of the additional 5.0 mg/d pipeline. As a result of this pipeline, there are no foreseeable constraints on the city's sewage capacity through the planning period.

***FINDING:***

The agreement with Turlock to increase sewer flows from Ceres results in the city not having constraints due to sewer capacity.



**Police**

*In order to maintain the current ratios, the Police Department will need to employ one additional officer every year, totaling five additional officers by 2008.*

As of October 2003, the Ceres Police Division employs 39 sworn officers and 20 non-sworn personnel. The average response time for a priority one (immediate threat/life threat) call is 6:09. The service ratio of 1.07 sworn officers per 1,000 persons is slightly under the department standard/goal of 1.5 officers per 1,000. There is no set departmental standard for the non-service employee ratio of .55 per 1,000 persons. According to the City’s Planning Department, Ceres’s population is projected to grow from 36,411 (January 2003) to 37,139 after one year and to 40,198 by 2008. In order to maintain the current ratios, the Police Department will need to employ one additional officer every year, totaling five additional officers by 2008.

Special programs sponsored by the department include:

**FINDING:**  
The Police Department has adequate resources to adequately deal with current crime within their jurisdiction over the next five years.

- Police Explorer Scouts,
- Crime Prevention/Neighborhood Watch,
- Volunteers in Public Safety,
- Chaplains,
- Juvenile Diversion,
- Abandoned Vehicle Abatement Program,
- Driving Under the Influence/Seatbelt Checkpoints,
- Motorcycle Patrol,
- Equestrian Unit,
- School Resource Officer, and
- A newly approved Canine Drug Detection Unit.

Funding for the department’s operations is provided by the general fund, State Traffic Safety fund, Ceres Redevelopment Agency, Abandon Vehicle Fund and Supplemental COPS program. The City has also instituted the Community Facilities District Number 1 which levies a \$204/year fee (escalated annually by CPI) on all new residential development to assure that new development pays for its prorate share of new police officers.

Based on the crime statistics in Table 1-36, the department has adequate resources to adequately deal with current crime within their jurisdiction over the next five years. As a result, there are no plans for new or expanded police stations, though the establishment of satellite stations can be considered if the demand arises in busy retail business centers.



**TABLE 1-36**

**SUMMARY OF 2001-2002 CRIME STATISTICS BY TYPE**  
**City of Ceres**  
**2003**

Crime Type	2001	2002	Increase/ Decrease
Homicides/Negligent Manslaughter	2	2	0%
Rapes/Attempts to Commit Rape	11	6	-45%
Robberies	44	53	+20%
Assaults (Aggravated and Simple)	458	307	-33%
Burglaries	330	436	+32%
Larcenies	1,594	1,438	-10%
Vehicle Thefts	353	430	+22%
Arsons	11	9	-18%
<b>Total Crime</b>	<b>2,803</b>	<b>2,634</b>	<b>-9%</b>

Source: City of Ceres Department of Public Safety, 2003

**Emergency Services**

The Emergency Services Division operates from three fire stations within the city with a total of 18 firefighters. The Division operates in a 14 square mile coverage area servicing a population of about 50,000. The 14 square mile area is divided into four districts: Ceres Fire Protection District, City of Ceres, Industrial Fire District, and County Center 6. The service ratio for the city is one firefighter per 2,777 of the population, while the national average is 1:1,000. The Division responds to almost 4,000 calls per year, with 64 percent of those calls being medical in nature. All of the City’s 18 firefighters are EMT certified. The average response time for a standard structure fire is three to four minutes.

The Emergency Services Division responds to a variety of calls including structure and other fires, medical rescues, hazardous conditions, service calls, good intention calls, and false calls. The volume of calls per year has increased 48 percent since 1998. To increase call capacity, the Division opened Fire Station No. 3 in 2002, which also serves as a training facility for the Division and neighboring fire departments. Reconstruction of a new fire station, Fire Station No. 1 on Third Street, concluded in February 2003. A new \$347,627 Pierce Quantum Pumper replaced the older Engine 32 in May of 2003.

Public Facilities fees cover the costs of capital facilities. Funding for the Fire Department is primarily from the City’s budget, but the City has instituted the Community Facilities District Number 1 which levies a \$204/year fee (escalated annually by CPI) on all new residential development to assure that new development pays for its prorated share of new firefighters. While upgraded facilities and equipment have improved emergency services, the increase in call volume indicates that in order to meet the needs of new residential development in Ceres, the Division will need to address the shortage of personnel which is less than half of the national average. The department is currently (November 2003) in the planning stages with City staff on the purchase and development of property

*The service ratio for the city is one firefighter per 2,777 of the population, while the national average is 1:1,000.*

*The volume of calls per year has increased 48 percent since 1998.*

**FINDING:**  
 The Ceres Fire Department does not place any constraints on the production of housing.



for the construction of Fire Station No. 4 on the east side of the city near Mitchell Road and Fowler Road. The completion of the new station is anticipated to add six additional firefighters to the total service area. This would reduce the current standard fire response times to between one and three minutes and reduce the department's service ratio to 1:2,083.

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*As of October 2003, the elementary school facilities accommodated 5,300 enrolled students, approximately two hundred students beyond the maximum capacity.*

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The Ceres Fire Department does not place any constraints on the production of housing. All available vacant sites considered within the Housing Element are within the service area and service parameters of the Ceres Fire Department. With the construction of a new station and the addition of six firefighters, the department expects to be better equipped to meet the demands of future area growth.

### Schools

Ceres Unified School District (CUSD) operates the public schools within the city of Ceres and the surrounding rural areas south of the Tuolumne River/Service Road/Crows Landing Road/Hatch Road boundary. Areas north of this boundary, within Ceres city limits, are serviced by the Modesto City Schools District (MCSD).

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*Five new elementary schools, with the capacity for 600 students each, are scheduled for completion in 2005.*

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Ceres Unified School District operates 15 schools, including seven elementary schools (K-6) on year-round schedules designed to optimize space, two middle schools (7-8), and one high school (9-12). As of October 2003, the elementary school facilities accommodated 5,300 enrolled students, approximately two hundred students beyond the maximum capacity. Approximately 1,600 regular education students are enrolled at the middle school level where facilities are under capacity by 150 students. The high school enrollment is at 2,400 and is under capacity by 100 students. In addition, the District operates an alternative high school, an independent school, and a charter school where enrollment is at or near capacity. To increase the capacity of current facilities, the District has the option of adding additional State emergency portable units. However, five new elementary schools, with the capacity for 600 students each, are scheduled for completion in 2005. As these schools are opened, the District plans to phase out the year round schedule. A new high school with the capacity of 1,700 is also under construction and slated for completion in the fall of 2005. This will reduce the size of the current high school to 1,500 students.

**FINDING:**  
With the addition of five elementary and one high school, Ceres Unified School district will be below capacity and better able to serve the existing population.

Johansen High School and Tuolumne Elementary School in the Modesto City School District services students from the northern limits of the city of Ceres. As of September 2003, the high school's fall enrollment was listed at 2,721 students where the maximum capacity is set at 2,700 students. Tuolumne Elementary School is 138 students under capacity as of September 2003.

With the addition of new elementary and high schools, Ceres Unified School district will be below capacity and better able to serve the existing population. Furthermore, the addition of these schools allows the district to meet the expected population increase due to growth.



## ENERGY CONSERVATION OPPORTUNITIES

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*State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development.*

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State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing since higher energy bills result in less money available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserved to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Energy price fluctuations in the late 1990s and energy price increases in 2001, combined with rolling electricity blackouts, have led to a renewed interest in energy conservation. Pacific Gas and Electric (PG&E) provides gas services for the city of Ceres. Publicly operated electrical service is provided by the Turlock Irrigation District.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 1998 (effective date of July 1, 1999). Local governments enforce energy efficiency requirements through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made.

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

*66475.3. For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:*

- (1) Specifies the standards for determining the exact dimensions and locations of such easements.*
- (2) Specifies any restrictions on vegetation, buildings and other objects that would obstruct the passage of sunlight through the easement.*
- (3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.*



(4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.

(5) Specifies that the ordinance is not applicable to condominium projects which consist of the subdivision of airspace in an existing building where no new structures are added.

## POTENTIAL HOUSING CONSTRAINTS

### POTENTIAL GOVERNMENT CONSTRAINTS

It is in the public interest for the government to regulate development to protect the health and general welfare of the community. At the same time, government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make development process so arduous as to discourage housing developers. State law requires that housing elements contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a)(4)).

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*State law requires that housing elements contain an analysis of the governmental constraints on housing maintenance, improvement, and development*

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### LAND USE CONTROLS

#### General Plan

By definition, local land use controls constrain housing development by restricting housing built in certain sections of the city and by restricting the number of housing units that can be built on a given parcel of land. The City of Ceres governs land use through the 1997 General Plan and zoning ordinance. Residential uses are allowed in five residential land use designations and four commercial land use designations outlined in the General Plan: Residential Agriculture, Very Low Density Residential, Low Density Residential, Medium Density Residential, High Density Residential, Office, Neighborhood Commercial, Downtown Commercial/Residential, Regional Commercial, and Commercial Recreation. Each land use designations regulates the type of residential development and the gross densities at which dwelling units may be built.

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*Residential uses are allowed in five residential land use designations and four commercial land use designations outlined in the General Plan.*

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#### Zoning

Through its Zoning Ordinance, the City of Ceres enforces minimum site development standards for new residential uses. These standards specify minimum lot size, lot width, setbacks, lot coverage, maximum number of dwelling units, maximum building height, and minimum parking requirements. The City of

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*The City of Ceres Zoning Ordinance allows residential uses in five residential zones, one specialized zone, and several commercial zones.*

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Ceres Zoning Ordinance (Municipal Code Chapter 18) allows residential uses in five residential zones, one specialized zone, and several commercial zones: Residential Agriculture (R-A), Single Family Residential (R-1), Two-Family Residential (R-2), Medium Density Multiple-Family Residential (R-3), Medium-High Density Multiple-Family Residential (R-4), and Planned Community (P-C). Each of these zones sets development standards for residential development.

The designations and corresponding zones that allow for residential development are as follows:

- The Residential Agriculture land use designation (R-A zone) allows for a maximum density of 0.5 dwelling units per acre. This designation is intended to be applied to areas on the eastern edge of the Urban Growth Area and provides opportunities for single family residential and agricultural uses on lots typically ranging in size from 2 to 5 acres.
- The Very Low Density Residential land use designation allows for a maximum density of 4.5 dwelling units per acre. This designation refers to the R-1 (Single family) zone and includes traditional detached single family homes and manufactured homes and allows duplexes on corner lots.
- The Low Density Residential designation (R-1 single family and R-2 low density multifamily and low density multi-family zone) is intended for detached single family homes, zero lot line homes, patio homes, attached single family homes (townhouses and condominiums) and mobile home/manufactured home subdivisions or mobile home parks. Residential densities within this designation may not exceed 7 dwelling units per acre.
- The Medium Density Residential designation provides opportunities for detached single family, attached single family, and multi-family residential housing types, not exceeding densities of 12 dwelling units per acre. This designation encompasses both the R-3 (medium density) and R-2 (Low density multi-family) zones. Several affordable housing projects have been built within this designation including Whitmore Oaks, Della Tiarra, and River Crest. Whitmore Oaks is a 53-unit multi-family residential development (developed at 9.3 units per acre) that rents to very low- and low-income groups and was subsidized with low income tax credits and redevelopment set-aside funds. Fifty of the units rent to very low-income households and 2 units rent to low-income households. The Della Tiarra project is a 27-unit project being developed with HOME and redevelopment set-aside funds. Seven of the units will be for very low-income households and 19 for low-income households. River Crest is a 36-acre low income tax credit project that will provide for very low-income households (28), with the rest for low-income households (8).
- The High Density Residential designation is intended primarily for attached single family and multi-family housing at a maximum of 25 dwelling units per acre. Housing types within the R-4 (Multi-family) zone will generally consist of a mixture of attached single family dwellings, patio homes, zero lot line homes, townhouses, condominiums, duplexes, triplexes, apartments, and mobile home/manufactured home parks.



- The Office designation allows residential development within professional office use and limited commercial service designated areas. Residential densities allowed in the Lower Density Residential, Medium Density Residential, and High Density Residential designations are allowed in the office developments when found to be compatible with existing and future uses.
- The Neighborhood Commercial designation provides for neighborhood retail and service uses with some residential use. Residential development, particularly on the second floor or back of stores, is permitted at densities consistent with the High Density Residential designation: a maximum of 25 dwelling units per acre.
- The Downtown Commercial/Residential designation applies to a full range of retail and service uses, as well as older residential neighborhoods in the downtown area that are generally single family residential in character. This designation provides for single and multi-family residential uses from 5 to 25 units per gross acre. Residential development as a mixed use in conjunction with nonresidential development at densities consistent with the High Density Residential designation is permitted and encouraged.
- The Regional Commercial designation provides for region-serving commercial uses. Residential uses on second floors are permitted by discretionary approval, where appropriate.
- The Commercial Recreation designation provides for publicly and privately-operated recreational uses. Supporting and accessory uses such as single and multi-family dwellings are also be permitted by discretionary approval.

Table 1-37 links the Ceres General Plan land use designations with the corresponding zoning district. In addition the typical use, minimum lot size, General Plan residential density, and zoning density are also shown. For the most part Ceres minimum lot size and density requirements are typical of towns of similar size in California.



**TABLE 1-37**  
**GENERAL PLAN LAND USE DESIGNATIONS PERMITTING RESIDENTIAL DEVELOPMENT**  
**City of Ceres**  
**2003**

General Plan Designation	Residential Use	Minimum Lot Size	GP Density Range	Population Density <sup>1</sup>	Corresponding Zoning Districts
Residential Agriculture (RA)	Single family units	2-5 acres	0.2-0.5 units/gross acre	1 DUA (R-A)	R-A, P-C
Very Low Density Residential (VLDR)	Single family units	8,000 sq. ft. - 43,560 sq. ft.	1-4.5 units/ gross acre	1-7 DUA (R-1)	R-1, P-C
Low Density Residential (LDR)	Zero lot line homes and attached and detached single family units	5,000 sq. ft. – 7,000 sq. ft.	5-7 units/ gross acre	1-7 DUA (R-2)	R-1, R-2, P-C
Medium Density Residential (MDR)	Attached and detached single family units and all multi-family units	3,000 sq. ft. – 5,000 sq. ft.	7-12 units/gross acre	1-10 DUA (R-2) 7-15 (R-3)	R-2, R-3, P-C
High Density Residential (HDR)	Attached single family and multi-family units	5,300 sq. ft.	12-25 units/gross acre	15-25 DUA (R-4)	R-4, P-C
Office (O)	Single family and multi-family units	5,300 sq. ft.	5-25 units/gross acre	1-25 DUA (R-4)	R-2, R-3, R-4, P-C
Neighborhood Commercial (NC)	Second floor or back of store units	5,300 sq. ft.	12-25 units/gross acre	15-25 DUA (R-4)	R-4, P-C
Downtown Commercial/ Residential (DCR)	Single family and multi-family units	5,300 sq. ft.	5-25 units/gross acre	1-25 DUA (R-4)	R-2, R-3, R-4
Regional Commercial (RC)	Second floor units only	-- <sup>2</sup>	--	--	--
Commercial Recreation	Single family and multi-family units	--	--	1-25 DUA (R-4)	R-1 through R-4

<sup>1</sup> DUA refers to the allowed dwelling units per acre.  
<sup>2</sup> Allows for second floor units only.  
Source: City of Ceres General Plan, 1997; City of Ceres Zoning Ordinance (Chapter 18 of the Ceres Municipal Code); 2003

**Site Development Standards**

**Lot Size**

Minimum lot size restrictions can have a major influence on the housing supply. The density of residential development allowed under the General Plan designations (and the zoning ordinance) determines the type of housing that is desired by residents and therefore developed. Much of Ceres’s incorporated land area is planned for Low and Medium Density residential uses, which reflects the predominant desire for detached single family homes by those renting or wishing to reside in the city. Mobile and manufactured homes on permanent foundations are permitted in both low and high-density areas and require no special zoning designation; however, they do require Planning Commission approval.

Ceres’s Zoning Ordinance specifies the minimum lot area and the maximum lot coverage for each zoning district. Table 1-38 identifies the types of residential uses permitted in each district and designates the minimum lot sizes allowed for

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*The Planned Community zoning district allows minimum lot sizes to be reduced in exchange for Planning Commission review of the site plan and the design of the house.*

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corner and interior lots. The minimum lot area in the R-1, R-2, and R-3 zones for single family dwellings are considerably higher than other communities that generally set single family lot minimums at or under 5,000 square feet. This can be viewed as a constraint, as housing prices are directly affected by land price. However, the City has mitigated this constraint by the use of the PC, Planned Community, zone which allows minimum lot sizes to be reduced in exchange for Planning Commission review of the site plan and the design of the house. In practice, the City has reviewed and approved an overall set of guidelines and standards and has delegated specific site plan and design review to staff as part of the building permit process.



**TABLE 1-38**  
**ZONING ORDINANCE LAND USE DESIGNATIONS PERMITTING RESIDENTIAL DEVELOPMENT**  
**City of Ceres**  
**2003**

Zoning District	Residential Uses Permitted	Minimum Lot Area	Maximum Lot Coverage
R-A	Single family dwellings	43,560 sq. ft. (1 acre)	15%
R-1	Single family dwellings		
	Interior lots	6,200 sq. ft.	40%
	Corner lots	7,500 sq. ft.	40%
	Two-family dwellings		
	Corner lots	9,000 sq. ft.	40%
R-2	Single family dwellings		
	Interior lots	6,200 sq. ft.	40%
	Corner lots	7,500 sq. ft.	40%
	Low density multi-family dwellings		
	Interior lots	9,000 sq. ft.	50%
	Corner lots	9,000 sq. ft.	45%
R-3 <sup>1</sup>	Single family dwellings		
	Interior lots	6,000 sq. ft.	40%
	Corner lots	6,000 sq. ft.	40%
	Multi-family dwellings		
	Interior lots	6,000 sq. ft.	50%
	Corner lots	6,000 sq. ft.	45%
R-4 <sup>1,2</sup>	Single family dwellings		
	Interior lots	5,300 sq. ft.	40%
	Corner lots	5,300 sq. ft.	40%
	Multi-family dwellings		
	Interior lots	5,300 sq. ft.	60%
	Corner lots	5,300 sq. ft.	54%
	Mobile Home Parks <sup>3</sup>		
	Interior lots	3,200 sq. ft.	50%
	Corner lots	3,600 sq. ft.	50%
	P-C	Single Family	--
	Medium density		
	Multi-family dwellings		
	Interior lots	--	50%
	Corner lots	--	45%
	Medium-high density		
	Multi-family dwellings		
	Interior lots	--	50%
	Corner lots	--	45%
	Mobile Home Parks		
	Interior lots	3,200 sq. ft.	50%
	Corner lots	3,600 sq. ft.	50%

<sup>1</sup> Allows transitional housing and group homes. <sup>2</sup> Allows temporary farmworker housing. <sup>3</sup> No more than one dwelling unit is allowed per lot within a Mobile Home Park.

Source: City of Ceres, Zoning Ordinance.



**Setbacks and Height Limitations**

In general, setbacks perform two very important functions. From a fire safety standpoint, setbacks provide a buffer or open area between structures in order to limit the spread of fire. Secondly, setbacks insure that each residential structure has at least a minimum amount of open space. As Table 1-39 shows, the R-3 and R-4 districts with higher densities have increased exterior side yard footage to insure safety and compatibility with surrounding development. These standards are typical of other communities similar to Ceres.

**TABLE 1-39  
RESIDENTIAL SETBACK AND HEIGHT REQUIREMENTS  
City of Ceres  
2003**

Residential Zone	Intended Use	Minimum Front Yard (Feet)	Minimum Back Yard (Feet)	Interior Side Yard (Feet)	Minimum Exterior Side Yard (Feet)	Maximum Height (Feet)
R-A	Single Family	25	25	1 yard (12ft)	25	25
R-1	Single Family	20	20	1 yard (5 ft) 2 yards (5ft/5ft) <sup>1</sup> 2 yards (12ft/5ft) <sup>2</sup>	15	25
R-2	Single Family, Low Density Multi-family	20	20	1 yard (5 ft) 2 yards (12ft/5ft)	10	25
R-3	Medium Density Multi-family	20	20	1 yard ( 5 ft) 2 yards (12ft/5ft)	20	35
R-4	High Density Multi-family	20	20	1 yard ( 5 ft) 2 yards (12ft/5ft)	20	35
R-4	Mobile Home Parks <sup>3</sup>	10	9	3	10	35
P-C	Single Family- Multi-family <sup>4</sup>	--	--	--	--	-- <sup>5</sup>
P-C	Mobile Home Parks <sup>6</sup>	10	Minimum 10% of lot depth, not to exceed 15 feet	3 foot minimum	10	35

<sup>1</sup> If including a three car garage.

<sup>2</sup> If including a two car garage.

<sup>3</sup> Planning Commission approval is required of all mobile home parks developed within the R-4 district. The zoning ordinance specifies development standards governing mobile home parks in Chapter 18.20.120. Mobile homes for residential use are not allowed in zone R-A. The City permits the residential use of mobile homes in zones R-1, R-2, R-3, and R-4, pursuant to state law.

<sup>4</sup> Setback and height requirements are subject to Planning Commission or City Council approval.

- Single family unit setback requirements are listed under R-1.
- Two family unit setback requirements are listed under R-2.
- Medium density multi-family setback requirements are listed under R-3.
- Medium high density multi-family setback requirements are listed under R-4.

<sup>5</sup> Height requirements are subject to Planning Commission or City Council approval, except any area that falls within the area designated as an Airport Overlay Zone which shall comply with the height limitations prescribed by that Zone.

<sup>6</sup> See approval requirements under Mobile Home Parks below.

Source: City of Ceres Zoning Ordinance.



### **Parking Standards**

With respect to residential parking, the following standards apply:

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*For all two-family and multi-family residential uses, one and one-half parking spaces per unit is required, one of which must be covered. This is typical of other cities parking standards.*

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- Single family homes within a Residential Agriculture (R-A) zone are required to have two (2) off-street parking spaces per dwelling unit.
- Single family homes within R-1, R-2, R-3, and R-4 zones are required to have two fully enclosed and covered off-street parking spaces per unit. Existing garages may be converted subject to approval of the Planning Director if at least two off-street parking spaces are provided.
- For single family, two-family, or multi-family dwellings, parking areas must be located on the same lot or building site as the buildings they serve.
- For all two-family and multi-family residential uses, one and one-half parking spaces per unit is required, one of which must be covered.
- Multi-family residential developments devoted entirely to persons fifty five years of age or older must meet off-street parking requirements through the architectural and site plan process as approved by the Planning Commission. A typical parking requirement for elderly housing in Ceres is set at one space per unit.
- Mobile home parks require one parking space per mobile home.

These parking standards are typical when compared to most cities in California.

### **Special Development Standards**

In addition to the above regulations established in the Zoning Ordinance, special requirements are enforced for two-family dwellings, condominiums, group and cluster dwellings, and medium/medium high density multi-family dwellings listed under “Principal Uses” in districts R-1, R-2, R-3 and R-4. The following special requirements apply to multi-family dwelling types in these districts:

- For the R-3 Zone, all two-family dwellings on a corner lot, group dwelling, condominiums, medium or medium high density multiple family dwellings require submission of elevations, site plans, floor plans, and landscape to the Planning Commission for approval.
- Two family developments in the R-1 and R-2 zones on lots over 9,000 square feet require Planning Commission approval.
- All multi-family residential complexes over 50 units are required to submit a security plan for review by the City Planning Department and Police Departments to evaluate the protection and security of residents in the complex.
- Park land dedication or in-lieu fees are required on a per-dwelling unit basis for all new residential uses.



These special development standards do not pose any strenuous constraints to affordable housing development and in some cases (Planning Commission approval for two family developments on lots over 9,000 sq/ft) the standards help to limit the misuse of potential affordable housing sites by reviewing such developments.

**Manufactured Housing/Mobile Home Parks**

Mobile home parks are allowed as a type of development within the city of Ceres in both R-4 and P-C zones. Mobile home park development within the R-4 zone requires a conditional use permit and is subject to the development standards for mobile home parks in the P-C zone and architectural and site plan approval by the Planning Commission. Mobile home park development within the P-C zone does not require architectural and site plan approval, however, development approval requires the approval of a master plan and development plan.

As previously stated, mobile home parks are allowed in the R-4 and P-C zoning districts with the approval of a use permit and master/development plans, respectively (SEC. 18.18.080 & 18.20 City of Ceres Ordinance). Applicants for this use permit must use the Planned Community Zone development standards requiring a master plan followed by a development plan. In addition, the Planned Community Zone (SEC. 18.20.120) sets development standards for the development of Mobile Home Parks. Ceres currently has seven mobile home parks of varied sizes. These are located throughout the city in Medium Density, High Density, Highway Commercial, and Regional Commercial designated land uses. Land for a mobile home park is restricted to sites over 3,200 square feet for interior lots and 3,600 square feet for exterior lots and is allowed only 50 percent lot coverage. Mobile home parks are required to locate along collectors and/or major thoroughfares as designated by the General Plan. Development of mobile home parks is not as profitable as other development options in Ceres at this time (2003).

**FINDING:**  
Development of mobile home parks is not as profitable as other development options in Ceres at this time (2003).

**Transitional Housing and Emergency Shelters**

Group dwellings which are defined as a dwelling unit with more than two families sharing a common kitchen are best suited for transitional housing in Ceres. Licensed group homes with six or fewer persons are allowed in any of the residential zones by right. Group dwellings and group homes with seven more persons are allowed pursuant to architectural and site plan approval and the development standards of that zone. Sites best suited for transitional housing are those that can be developed at higher densities, such as the R-3 or R-4 zones, and in locations near social services and public transportation.

**FINDING:**  
Group dwellings are allowed in any of the residential zones pursuant to architectural site plan approval.

Emergency shelters are not specifically addressed in the Ceres zoning ordinance. The City can address this constraint through the formation of a program that further analyzes the City’s existing codes and practices, and establishes procedures or measures that provide for the development and/or rehabilitation of housing for emergency shelters.



### **Farmworker Housing**

The lower density zones in Ceres are not conducive to permanent farmworker housing development due to housing costs. Therefore, it is not financially feasible to accommodate permanent farmworkers' housing needs in these zones. However, this need is addressed by sites where housing is developed for affordable households. These tend to be sites that are in higher density zones. The R-3 or R-4 zones both have high enough densities to accommodate residential units for farmworkers. Sites that best meet the needs of farmworker housing are those that are located near agriculture. In Ceres, these locations are along the southern and eastern edges of the city limits.

As described above, higher density zoned sites best meet the needs of farmworkers. According to the available sites analysis in Table 1-31 there are 17 developable sites (V-22 through V-32, V-37 through V-41, and V-45) located in the city that are zoned R-3 or R-4. Because Ceres is a small city (2000 population of 34,609) and it is centrally located in an agricultural area, these sites have adequate access to the southern and eastern edges of the city. In addition, Health and Safety Code Section 17021.5 allows up to six employees to reside in single family dwellings without additional permits and Section 17021.6 requires that farmworker housing for up to 12 unrelated persons be allowed on agriculturally zoned lands and 12 units or spaces designed for use by a single family as an agricultural use. However, the City does not have any agriculturally designated or zoned lands within its city limits at this time.

The City's Zoning Ordinance allows temporary farmworker housing in the R-4 district.

### **Secondary Units**

The State of California legislation regarding second units (AB 1866) effective July 1, 2003, requires that second units be allowed by right on lots zoned for single family or multi-family use that contain an existing single family unit. The City does allow accessory structures on residential land, but has not adopted a second unit ordinance with development standards. By law the City must allow for second unit development by right. Hence, the City must use State guidelines for second units until a second unit ordinance is adopted by the City.

The following standards have been included in AB 1866 for communities without second unit ordinances development standards. Total floor space for a detached second unit shall not exceed 1,200 square feet, while an attached second unit shall not exceed 30 percent of the existing living area. Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements are to be applied as other residential construction allowed in the city zone in which the property is located.

During the past 10 years the City of Ceres has processed 15 second unit developments. Information on the affordability levels of second units in Ceres is not available. However, in communities similar to Ceres, second units generally rent to moderate-income groups. According to the Stanislaus County Assessor's database, there are approximately 7,899 single family dwellings in the city of Ceres. With the exception of sites that already have second units or other



impediments to the State requirements for second unit development, such as lot coverage, these single family sites offer second unit opportunities in Ceres. The City estimates that there is potential for 75 second units through this housing element period, considering the ministerial review process now required by AB 1866 and support programs 1.1, 1.2, and 1.3 of this housing element. City Staff has reported that there has been a sharp increase in citizen inquiries about second units since the passing of AB 1866. This increase in second units is the basis for the City’s estimate of 75 units through the planning period. To facilitate expected number of second units, the City will pursue programs to adopt a second unit ordinance, promote second units, or ease development procedures/fees.

While the typical cost to develop a second unit is not known, development cost can be estimated based on single family construction cost. A typical single family unit in the City of Ceres has a construction cost of \$85 per square foot, including materials and labor. Typically a second unit develops between 800 square feet to 1,200 square feet. At this price per square foot and unit size, a second unit would likely cost between \$68,000 and \$102,000. Units built in this price range would typically rent between \$768 and \$960. According to Tables 1-20 and 1-21 second units built in this price range would be affordable to low- and moderate- income groups.

**Persons with Disabilities**

The City does not have any processes for individuals with disabilities to make requests for reasonable accommodations with respect to zoning, permit processing, or building laws. Although the City does not have any local building requirements for handicap accessibility, the City does follow California’s handicap and accessibility laws which require the following for multi-family residential developments:

- Multi-family developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units is accessible.

Single-family residential developments are exempt from accessibility, requirements, but accessibility features for a single-family home may be added at the request of a homeowner.

Typically, group homes are best suited for special needs groups (e.g., disabled and elderly) that require additional care. The Zoning Ordinance identifies group homes as convalescent, nursing, or rest homes as a special residential care facility that is State authorized, certified, or a group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent when such home provides care on a twenty-four-hour a day basis. Special residential care facilities for elderly are group housing arrangements, licensed by the state Department of Social Services, serving seven or more persons, chosen voluntarily by residents who are over sixty-two years of age and who are provided varying levels of support service or care, but not skilled nursing. A conditional use permit is

**FINDING:**  
Although the City does not have any local building requirements for handicap accessibility, the City does follow California’s handicap and accessibility laws.



required for special residential care facilities in the R-1, R-2, R-3, R-4, and A-P zones.

In accordance with SB 520, the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities and demonstrates the City's effort to remove such constraints. Such an analysis (see Appendix G) shows that the City does not currently have any special processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws. Rather, as with all other planning or building applications, accommodations are made through the variance or conditional-use permit process. The analysis further shows that while the City meets the requirements of the Uniform Building Code, the Americans with Disabilities Act, and the California Community Care Facilities Act, there are currently no additional accommodations for disabled persons, as is required by SB 520.

The absence of reasonable accommodation in the application of zoning, permit processing, and building laws can act as a constraint on the development, maintenance, and improvement of housing intended for persons with disabilities. The City can address this constraint through development of a program that further analyzes the City's existing codes and practices, and establishes procedures or measures that provide flexibility in the development and/or rehabilitation of housing for disabled persons.

### **Building Codes and Enforcement**

Through building codes and other land use requirements, local governments influence the style, quality, size, and costs of residential development. Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, buildings codes and their enforcement can act as a constraint on the amount of housing and its affordability.

While the City must, by State law, adopt and implement the requirements of various uniform construction codes, the City of Ceres attempts to apply these codes as flexibly as is possible under State law. The City adopted the 2001 California Building Code (a.k.a. UBC), and has made no local amendments. The codes enforced by the City of Ceres are similar to the codes enforced by most other cities in the region, and are necessary to promote the minimum standards of safety and accessibility to housing. Thus, the codes are not considered to be an undue constraint on affordable housing development.

The City of Ceres conducts nuisance abatement and other code enforcement activities on a complaint basis. When a complaint is received, it is placed on the inspection list within 24 hours. Next, the reported violation is substantiated by a building inspector. If there is a substantiated violation, the property owner is issued a Notice to Builder, which details the nature of the violation. Depending on the severity of the violation, the inspector may issue a Stop Work Order. The owner is sent a certified letter, giving them 10 days to discuss the violation(s) with the Building Department. If the owner does not respond to the letter, they are issued a Stop Work Order, and given 15 days to comply. If there is still no



response, a second notice is sent, with another 15-day compliance period. After the third notice, a Notice of Non-Compliance is filed against the Deed of Trust, which becomes a lien. The property may not be sold until the violation and lien are cleared.

**Growth Management**

The policies and standards of the General Plan and Zoning Ordinance guide new development in Ceres. The City has not adopted a policy or ordinance limiting growth on an annual basis.

**Local Processing and Permit Procedures**

The high cost of housing is often blamed in part on governmental delays and processing time. Unquestionably, in some communities, more stringent development regulations have increased processing time and thus added to housing costs. The cost to the developer as the result of unscheduled regulatory delay can include increased carrying costs for land, increased overhead cost, as well as increases in the cost of labor and materials due to inflation and/or demand and supply economics, or the loss of sales due to changes in the market. Table 1-40 summarizes the City's estimated processing times for City approvals that may be required in the residential development process. These times are at the shorter range for California cities.

**FINDING:**  
The City of Ceres has been able to incorporate efficient, uniform procedures, and standards for review and approval that have kept processing times substantially shorter than state-mandated timeframes.

<b>TABLE 1-40</b>	
<b>COMMUNITY DEVELOPMENT/PLANNING DIVISION</b>	
<b>SCHEDULE OF RESIDENTIAL PROCESSING TIMES</b>	
<b>City of Ceres</b>	
<b>2003</b>	
<b>Residential Approvals</b>	<b>Approximate Processing Time (Weeks)</b>
Subdivision Maps	6-8
Zone Change	14
Conditional Use Permit	6-8
Architectural Site Plan Review	6
Planned Community Master Plan	6-8
Planned Community Development Plan	8
General Plan Amendment (No EIR)	14
General Plan Amendment (with EIR)	40-56
Source: City of Ceres; 2004.	

Applicants must submit an application for Planned Community (P-C) zoning (master plan) to the Planning Commission. The Planning Commission holds a public hearing, and may approve or conditionally approve the master plan if specified criteria have been met, or deny if criteria has not been met or that master plan would be detrimental to public peace, health, safety or welfare. The City may initiate a rezoning to P-C in accordance with the municipal code.



The decision of the Planning Commission is forwarded along with the master plan to the City Council. The Council holds a public hearing and either approves, conditionally approves, or denies the master plan. The Council's decision is final. The P-C zone must be in compliance with the General Plan. The application for the master plan is required to indicate all proposed uses of land. Approval of a PC zone will specify uses allowed within the master plan area.

Multifamily dwellings are a permitted use in a multifamily zone. Architectural and Site Plan Approval must be obtained from the Planning Commission, who will review the site plan, floor plans of all buildings, and a landscape plan, pursuant to the requirements of the zone. The Planning Commission may not deny a project during this review based on use, only impose conditions that insure the project meets the development standards set forth in the Zoning Ordinance. Conditions placed on multi-family projects typically address parking and landscaping and are comparable to single family residential projects. The City typically processes multi-family residential development applications in 3 to 4 months, which is comparable to single family residential project applications. The Architectural and Site Plan Approval is not a noticed public hearing but rather a new business item for the Planning Commission.

The City's permit processing procedures include the assessment of the environmental impact of proposed projects, and the consideration of a Negative Declaration or review of the environmental impact report, if one is required. State law under the California Environmental Quality Act requires this assessment. Many of the environmental regulations have protected the public from significant environmental degradation and the location of certain developments on inappropriate sites and have given the public a much needed opportunity to comment on the project impacts. This process does, however, increase the time before final approval of a project. There have been efforts to simplify the regulatory maze; however, the City of Ceres has been able to incorporate efficient, uniform procedures, and standards for review and approval that have kept processing times substantially shorter than state-mandated timeframes.

The specified criteria refers to the minimum property development standards specified in the Municipal Code, for items such as lot coverage, setbacks, distances between buildings, density, yards, landscaping and open space requirements, fencing, off-street parking, off-street loading, access, signing, laundry, clothes drying areas and facilities, solid waste storage and disposal, recreational facilities, park in-lieu fees, security plan, security lighting, and recreational vehicle storage.

### **Open Space and Park Requirements**

There are a number of different ways to satisfy open space requirements. Larger developments can include golf courses and/or lakes as part of their overall development, while smaller developments may choose to landscape and enhance entryways and median strips. Recreation areas with a pool and/or tennis courts can also be included. Ceres's open space and park standards were adopted in 1997 in conjunction with the General Plan update.



According to park land standards outlined in Table 1-41, 1.4 acres of neighborhood park land and 2.6 acres of community parkland for every 1,000 residents are required in Ceres. At Ceres’s 2000 population of 34,609 residents, approximately 48.5 acres of neighborhood park land and 89.7 acres of community parkland would be needed to meet the park land standards. As of November 2003, Ceres has 68.5 acres of developed park land which includes one community park, Smyrna Park, and several neighborhood parks. The City also has under development a 76 acre regional park, the Ceres River Bluff Regional Park. The City has a shared responsibility with the City of Modesto and Stanislaus County in the continued development of the Tuolumne River Regional Park located along the northern city limits of Ceres. The amount of parkland in neighborhood parks, community parks, and regional parks fall far below the standards outlined in the Open Space and Park Standards for population to park ratios.

<b>TABLE 1-41</b> <b>STANDARDS IN THE DEVELOPMENT OF PARK FACILITIES</b> <b>City of Ceres</b> <b>2003</b>		
Facility Type	Size	Standard
Neighborhood Park	5 to 10 acres	1.4 acres/1,000 population
Community Park	40 to 60 acres	2.6 acres/1,000 population
Source: City of Ceres General Plan Update 1997; 2003.		

**Inclusionary Requirements**

The City of Ceres has not adopted an inclusionary ordinance.

**Density Bonus**

Density bonuses serve as incentives to provide very low- and low-income housing. Density bonuses are allowed under State law and are defined by the State of California Government Code (Section 65915 et seq.). According to State law, a density bonus of at least 25 percent over the maximum authorized density must be granted to a developer of a housing project that provides any one of the following:

- Twenty percent for moderate-income households,
- Twenty percent of the units for lower-income households, or
- Ten percent of units for very low-income households, or
- Fifty percent of units for seniors.

According to the City of Ceres Zoning Ordinance, developments that have a minimum of five units, excluding any bonus units, may be approved by the City Council for a density bonus only if the following findings are made:

- The developer has proven that the density bonus and adjustment of standards is necessary to make the project economically feasible.

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*According to State law, a density bonus of at least 25 percent over the maximum authorized density must be granted to a developer of a housing project that provides affordable housing.*

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- Additional adjustments of standards are not required in order for rents for the targeted units to be set pursuant to Government Code (Section 65915c).
- The proposed project is compatible with the purpose and intent of the General Plan and applicable zoning and development policies.

A density bonus agreement between a developer and the City is legally binding. It ensures that the requirements of the Density Bonus Ordinance are satisfied. The agreement establishes the number of target units, their size, location, terms and conditions of affordability, and production schedule. The agreement also requires proper management and maintenance of the units.

### Historic Preservation

The Planning Commission of Ceres is responsible for interpreting and applying the content of the Historic Preservation Ordinance to appropriate historical structures within the city. Designation of a historic site can be accomplished through an application process, if the site meets the following criteria:

- it represents special elements of the city's cultural, aesthetic, or architectural history;
- it is identified with persons or events significant in local, state, or national history;
- it is characteristic of a style, type, period, or method of construction, indigenous materials, or craftsmanship; or
- it is representative of the work of a notable builder, designer, or architect.

The Commission is required to hold a public hearing on applications submitted with the intent of tearing down, demolishing, constructing, altering, removing or relocating any structure already designated as a historic landmark. Protection policies within the ordinance, written with the intent to protect historical structures, will not be construed to prevent the construction necessary to correct unsafe or dangerous conditions of any historical structure. Historic preservation can protect housing that is under consideration for demolition for non residential uses. Subsequently, it can also cause constraints to housing as additions (rooms or second units) require public hearings and Planning Commission approval, which could increase costs or limit the production of housing.

### Site Improvement Requirements

Ceres requires on-site infrastructure improvements, including the construction of interior road, street lighting, water, sewer, drainage, and underground utility systems, when new residential projects are approved. The City has not adopted any requirements above and beyond those authorized by the State Subdivision Map Act. Improvements are typically built by developers and are then either dedicated to the City or privately maintained by a Homeowners Association upon completion.

Street width requirements can play a role in housing affordability based on the amount of land dedicated to rights-of-way and the costs of the street construction itself. In Ceres, the following standards apply: for local streets, a street right-of-

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*Historic preservation can protect housing that is under consideration for demolition for non residential uses. It can also cause constraints to housing as additions (rooms or second units) as it requires public hearings and Planning Commission approval, which could increase costs or limit the production of housing.*

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way of 34 to 60 feet is required; for primary and secondary collector streets, up to 50 to feet; and for arterials a width of 90 to 120 feet is required.

Narrower, private streets in PC developments are required to be 28 feet. Typical on-site improvements for a private street include emergency vehicle access easements and public utility easements. Depending on the impacts of the project, dedication of right-of-way for the widening and improvement of adjacent streets also may be required. Site improvement requirements on small infill sites (where no interior street system is required) are usually minimal. As needed, such projects typically require curb and gutter replacement, street tree planting, and sidewalk repair.

These requirements are typical of most cities the size of Ceres in Central Valley and to do impose any major impediments to housing affordability.

**Development Fees and Exactions**

The City of Ceres assesses a number of different types of fees and other public costs on new development. These include the following:

- Public Facilities Fees
- Planning Fees
- Building Permit Fees

These fees apply to residential development. These fees, which are initially paid for by the developer, are eventually passed along to the consumer in the purchase price. Developers of residential subdivisions are required to install public improvements to City standards. Table 1-42 describes each residential development fee with the typical cost involved.

<b>TABLE 1-42</b>			
<b>RESIDENTIAL DEVELOPMENT FEES</b>			
<b>City of Ceres</b>			
<b>2003</b>			
<b>Fee</b>	<b>Single Family</b>	<b>Multi-family</b>	<b>Senior Housing</b>
General Governmental	\$67	\$56	\$38
Public Safety	\$914	\$762	\$762
Planning & Community Development	\$25	\$21	\$14
Public Works	\$415	\$346	\$233
Sewer	\$1,670	\$1,394	\$940
Water	\$1,409	\$1,175	\$793
Parks	\$2,280	\$1,903	\$1,283
Roads	\$2,025	\$1,357	\$567
<i>Subtotal</i>	<i>\$8,805</i>	<i>\$7,014</i>	<i>\$4,629</i>
Schools	\$4,560 <sup>1</sup>	\$2,888 <sup>2</sup>	\$1,824 <sup>3</sup>
<b>Total</b>	<b>\$13,365</b>	<b>\$9,902</b>	<b>\$6,453</b>

<sup>1</sup> Assumes a 1,500 sq. ft. single family unit.  
<sup>2</sup> Assumes a 950 sq. ft. multi-family unit.  
<sup>3</sup> Assumes a 600 sq. ft. senior unit.  
 Source: City of Ceres Capital Facilities Cost Allocations; Mintier & Associates; 2003.



In addition to the residential development fees described in Table 1-42, the City also requires application fees for several administrative procedures. Table 1-43 describes each application fee that could be applied during the process of developing residential units. These fees are typical of cities similar to Ceres and do not impose any impediments to housing affordability.

<b>TABLE 1-43</b>	
<b>CITY APPLICATION FEES</b>	
<b>City of Ceres</b>	
<b>2003</b>	
<b>City Application Fee</b>	<b>Cost</b>
Architectural site plan review	\$798
Variance	\$629
Conditional Use Permit	\$815
Planned Community Development Plan	\$1,032
Rezoning	\$1,597
Parcel Map	\$786
Subdivision Map	\$921
Development Agreement	\$2,000 deposit plus actual costs
General Plan Amendment	\$2,000 deposit plus actual costs
Annexation	\$2,000 deposit plus actual costs
EIR	\$2,000 deposit plus actual costs
Initial Study/Neg. Dec.	\$1,039 plus \$50 Dept. of Fish and Game Fee
Source: City of Ceres Community Development Department.	

While the required development and public facilities fees unquestionably increase housing costs, at least marginally, these fees provide for services that are necessary (i.e., sewer and water service, police and fire protection) or are expected by residents (i.e., parks, adequate streets, libraries). Due to the constraints on City finances, those who receive the benefits must pay for these needed and desired services. These costs can be considered a type of user fee, with the newer residents paying their own way. In an effort to minimize the impact of these fees on lower-cost housing, new development within the central city area is subject to reduced public facilities fees.

**FINDING:**

The City and the impacted school districts do not collect impact fees higher than the allowed maximum. These combined fees are typical of similar Central Valley cities in California.

New developments within the City of Ceres are required to pay a fee for the development of new school facilities. The maximum fee is set by the State for residential and commercial development. The City and the impacted school districts do not collect impact fees higher than the allowed maximum. These combined fees are typical of cities in California. In addition, the City has instituted the Community Facilities District Number 1 which levies a \$204/year fee (escalated annually by CPI) on all new residential development to assure that new development pays for its prorate share of new firefighters, police officers, and parks staff.



**POTENTIAL NON-GOVERNMENTAL/MARKET CONSTRAINTS**

All resources needed to develop housing in Ceres are subject to the laws of supply and demand, meaning that these resources may not always be available at prices which make housing development attractive. Thus, cost factors are the primary non-governmental constraints upon development of housing in Ceres. This is particularly true in the case of housing for low- and moderate-income households, where basic development cost factors such as the cost of land, required site improvements, and basic construction, are critical in determining the income a household must have in order to afford housing.

**Availability of Financing**

In the early 1990s there was much discussion in the regional and national press of a “credit-crunch” that made it difficult for developers to obtain financing for new real estate projects. In fact, financial institutions did reduce lending activity in response to more stringent regulations. However, these reforms addressed lending abuses associated primarily with very risky projects that were conceived with little relation to project economics and underlying market conditions. Bankers and regulators assert that financing is available for well-planned projects that are financially sound and target a demonstrated market demand. One current aspect of financing that does differ from the early 1990s is that lending institutions generally require greater contributions of equity from developers to ensure that developers share in the risk of the project by committing their own money. In this respect, financing is less likely to be available to developers who are not financially sound and lack the appropriate contribution of their own capital.

**FINDING:**  
 Expectations of continued low inflation should help to keep financing rates at reasonable levels for the remainder of the Housing Element planning period.

For credit-worthy projects, residential construction loan rates as of December 2003 are at relatively low levels due to the low inflation levels that have prevailed over the last several years. Expectations of continued low inflation should help to keep financing rates at reasonable levels for the remainder of the Housing Element planning period. This is a benefit to home builders, who can take advantage of the interest savings on construction financing to reduce their overall cost to develop new housing.

**Land Costs**

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangements made between the buyer and seller.

According to a representative from Del Valle Homes (a local builder of residential properties in Ceres) a finished lot of 6,500 square feet in size containing both water and sewer connections costs approximately \$16,500. In addition to the cost of the raw land, new housing prices are influenced by the cost of holding land while development permits are processed. The shorter the period of time that it takes a local government to process applications for building, the lesser the effect inflation will have on the cost of construction and labor. Permit processing times are discussed earlier in this chapter in the context of governmental constraints on the development of affordable housing.



**Development Costs**

**Construction Costs**

**FINDING:**

A 1,500 square foot house built on a concrete slab would cost an estimated \$127,500 to construct. Multi-family unit construction costs are lower.

According to local builder Craig Harris, single family home construction costs, which include labor and materials, are approximately \$85 per square foot. Therefore, a 1,500 square foot house built on a concrete slab would cost an estimated \$127,500 to construct. Multi-family unit construction costs are lower at \$65 per square foot. Mr. Harris noted that labor costs have risen 20 percent in the 12 months since November 2002, due to increases in liability insurance and workman’s compensation.

**FINDING:**

Labor costs have risen 20 percent from November 2002 to November 2003, due to increases in liability insurance and workman’s compensation causing a significant impact on housing construction costs.

**Total Housing Development Costs**

As shown in Table 1-44 the total of all housing development costs discussed above for a typical entry-level single-family home (1,500 square feet) is \$180,969, including land, site improvements, construction costs, fees and permits. Permit and plan check fees are based on a 1,500 square foot house with two baths and an attached garage built on a concrete slab. The specifications for the hypothetical house used for this analysis here were chosen to define it as an entry-level family home. This figure does not include marketing or financing costs.

<b>TABLE 1-44</b>	
<b>TYPICAL SINGLE FAMILY HOME COST COMPONENTS</b>	
<b>City of Ceres</b>	
<b>2003</b>	
<b>Cost Item</b>	<b>Amount</b>
Finished Lot Price	\$16,500
Total Construction Cost	\$127,500
Development Impact Fees	\$13,340
Permit Preparation Fee	\$25
Developer Profit (15 %)	23,604
<b>Total Housing Development Cost</b>	<b>\$180,969</b>

Source: City of Ceres; Harris, Craig; Mintier & Associates; 2003.

Applicants must submit an application for Planned Community (P-C) zoning (master plan) to the Planning Commission. The Planning Commission holds a public hearing, and may approve or conditionally approve the master plan if specified criteria have been met, or deny if criteria has not been met or that master plan would be detrimental to public peace, health, safety or welfare. The City may initiate a rezoning to P-C in accordance with the municipal code.

The decision of the Planning Commission is forwarded along with the master plan to the City Council. The Council holds a public hearing and either approves, conditionally approves, or denies the master plan. The Council's decision is final. The P-C zone must be in compliance with the General Plan. The application for the master plan is required to indicate all proposed uses of land. Approval of a PC zone will specify uses allowed within the master plan area.



Multifamily dwellings are a permitted use in a multifamily zone. Architectural and Site Plan Approval must be obtained from the Planning Commission, who will review the site plan, floor plans of all buildings, and a landscape plan, pursuant to the requirements of the zone. The Planning Commission may not deny a project during this review based on use, only impose conditions that insure the project meets the development standards set forth in the Zoning Ordinance. Conditions placed on multi-family projects typically address parking and landscaping and are comparable to single family residential projects. The City typically processes multi-family residential development applications in 3 to 4 months, which is comparable to single family residential project applications. The Architectural and Site Plan Approval is not a noticed public hearing but rather a new business item for the Planning Commission.



## INVENTORY OF LOCAL, STATE, AND FEDERAL HOUSING AND FINANCING PROGRAMS

### CURRENT PROGRAMS

The City of Ceres utilizes local, state, and federal funds to implement its housing strategy. The City does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of these various funding sources, such as the PAM Company’s recently completed Whitmore Oaks project, which was developed with tax credits, HOME funds, and funding from the Ceres Redevelopment Agency.

### Funding Sources

The City’s major source of funding for its housing activities is its redevelopment housing set-aside funds, approximately \$355,000 to \$385,000 per year (See Table 1-45). The Ceres Redevelopment Project Area, which was adopted in 1991, includes approximately 1,688 acres.

**FINDING:**

The City’s major source of funding for its housing activities is its redevelopment set-aside funds, approximately \$355,000 to \$385,000 per year.

TABLE 1-45 PROJECTED HOUSING SET-ASIDE REVENUES City of Ceres 2003	
Year	HSA Revenues
2003/04	\$355,000
2004/05	362,100
2005/06	369,400
2006/07	376,800
2007/08	384,400
<b>Total</b>	<b>\$1,847,700</b>

Source: Ceres Redevelopment Agency; 2003.

The Agency’s goals and objectives for using of these funds are as follows:

- Residential rehabilitation loans or grants for single and multi-family units,
- Replacement of deteriorated and dilapidated housing,
- Land write down and infrastructure assistance for replacement of low and moderate income and senior residential housing (both rental and ownership), and
- Construction of infill single family and senior housing.

Examples of the Agency’s use of its housing set-aside funds include the following:

- Commitment of \$40,000 for the 1998 CDBG housing rehabilitation program,
- CDBG rehabilitation program for Darrah Street (\$350,000),
- Whitmore Oaks senior affordable housing (\$200,000 for architectural



enhancements and \$412,500 toward permanent financing,

- Assistance for ACLC’s acquisition and rehabilitation of Almond Terrace, 46-unit at risk project (\$848,000),
- Commitment of \$633,000 to the Della Tiara affordable housing project (27 units), and
- Assistance for the River Crest Project (36 units) is \$600,000.

The City also competes for limited Community Development Block Grant (CDBG) funds, both planning and technical assistance grants and general grants through the statewide program administered by the Department of Housing and Community Development (HCD) as well as HOME funds administered by HCD. The City successfully obtained HOME funds for its First-Time Homebuyer program (see below), Whitmore Oaks affordable senior project, Della Tiara affordable multifamily project, and CDBG funds for housing rehabilitation.

**FINDING:**  
The City utilizes redevelopment set aside funds, CDBG grants, and HOME funds to facilitate low income housing production.

The City also receives an unpredictable amount of Program Income each year from loan payoffs from rehabilitation loans or from first-time homebuyer loans. For example, last fiscal year’s CDBG Program Income was \$83,000, but the previous year it was only \$23,000. The HOME Program Income last year was \$193,000, and approximately \$145,000 the year before.

**City’s Housing Programs**

HCD awarded the City HOME funds for a First-Time Homebuyer Down Payment Assistance Program. The most recent award was \$500,000 of 2000 HOME funds that were received in 2001. Under the program the City lends qualified households up to \$50,000 for down payment assistance. The interest rate on the secondary loan is five percent below the first mortgage and can be deferred up to 30 years. The buyer is required to contribute at least one percent of the purchase price toward the down payment.

Real Estate Associates administers this program for the City. From 1999 through 2002, 59 households bought homes with assistance from the program. In 2003 (through August), the City made 12 additional loans.

CDBG Program Income funds are used primarily to make emergency repair and rehabilitation loans to targeted income households. Since 1995, a total of 25 such loans have been made. In 1999, the City was awarded \$500,000 in CDBG funds for the Darrah Street Improvement Program. These funds, along with \$350,000 from redevelopment housing set-aside funds, provided for the rehabilitation of 58 multi-family units in the 1900 block of Darrah Street. A 1998 CDBG application (\$400,000) was used to rehabilitate four homes for targeted income households in a downtown target area and to make infrastructure improvements to the Ceres Farm Labor Center affecting 104 units affordable to low- and very-low income residents.

*Since 1995, a total of 25 CDBG funded emergency repair and rehabilitation loans have been made, while in 1998 CDBG funding improved the infrastructure for the Ceres Farm Labor Center.*



### Housing Authority of Stanislaus County – Housing Programs

#### Section 8

Rental assistance is available from the Housing Authority of the Stanislaus County, which administers the Section 8 Voucher Program. As of August 2003, there were 214 households in Ceres receiving rental assistance from this program, which is funded by the federal Department of Housing and Urban Development. This total included 74 persons with disabilities and 17 senior households. There were approximately 7,000 applicants in the county on the waiting list. Information on the number of Ceres residents on the list is not available.

#### Mortgage Credit Certificate Program

The Housing Authority administers a Mortgage Credit Certificate (MCC) Program in Stanislaus County. The program assists first-time homebuyers to purchase a home by providing an annual federal tax credit. The credit reduces the amount of federal taxes owed or increases the amount of an expected refund. From 1993 through 2000, 36 homebuyers in Ceres participated in the program.

### HOUSING AUTHORITY OF STANISLAUS COUNTY

There are an additional 160 rental housing units in Ceres managed by the Housing Authority as summarized in Table 1-46. More than half of these units (104) are for farmworkers.

**TABLE 1-46**

**HOUSING AUTHORITY OF STANISLAUS COUNTY**  
**City of Ceres**  
**2003**

Project	Type	Number of Units
Holly Circle	Family	16
Low Rent Scattered Site	Family	34
2490 Lawrence Street	Senior	6
Farm Labor Housing – Central Avenue	Farmworkers	104
<b>Total</b>		<b>160</b>

Source: Housing Authority of Stanislaus County; 2003

**FINDING:**

Approximately 1,500 attended Habitat’s information session. At least 20 to 25 percent (300 to 375) of the attendees were from Ceres, indicating strong demand from local residents.

#### Habitat for Humanity

Habitat for Humanity Stanislaus, founded in 1989, has completed 20 houses to date in Stanislaus County. Three of these are in Ceres. The organization currently (November 2003) has two homes under construction and 10 in predevelopment. One of these is in Ceres.

In August 2003, approximately 1,500 attended Habitat’s information session for those interested in participating in its program. At least 20 to 25 percent (300 to 375) of the attendees were from Ceres, indicating strong demand from local residents.



**Other Funding Programs**

There are several local, state, and federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. Because of the high cost of project development and the competition for funding sources, several sources of funds are usually required to construct an affordable housing development. Funds provided may be low-interest loans that need to be repaid, or in some instances, grants are provided that do not require repayment.

*In general, the City relies upon the private sector to develop new units with the assistance of the Redevelopment Agency and other funding sources.*

In most cases other entities, including for-profit and nonprofit developers apply for funds or other program benefits. For example, developers apply directly to HUD for Section 202 (seniors) and Section 811 (persons with disabilities) funds or to the California Tax Credit Allocation Committee (TCAC) for low-income tax credits. The City of Ceres does not act as a developer in the production of affordable units. In general, the City relies upon the private sector to develop new units with the assistance of the Redevelopment Agency and other funding sources.

The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA’s HELP program, to which a city applies directly as the City has already done. City financial support of private sector applications for funding to outside agencies is very important. Funding provided by the City can be used as matching funds required of some programs.

Local funding is also used for leverage. City support of private sector applications enhances the competitive advantage of each application for funds.

**AFFORDABLE HOUSING PROJECTS IN THE CITY OF CERES**

Table 1-47 below lists subsidized housing projects in Ceres. Projects operated by the Housing Authority of Stanislaus County are not included here but are discussed separately below. As shown on the table, there are 278 affordable units, 159 for families, and 119 for seniors. In addition, there are 63 additional units for families that are expected to be under construction in early 2004 at two projects being developed by the PAM Company as summarized below:

**FINDING:**

There are 278 affordable units in the city: 159 for families and 119 for seniors. In addition, there are 63 additional units for families that are expected to be under construction in early 2004.

- Della Tiara, 2801 Della Drive – This 27-unit project is being developed with HOME and redevelopment set-aside funds. Seven of the units will be for Very Low-Income households, and 19 for Low-Income.
- River Crest, 2809 Della Drive – This 36-unit project will provide units primarily for Very Low-Income households (28), with the rest for Low-Income households (8). The project has received an award of tax credits and building permits have been issued.



**TABLE 1-47**

**ASSISTED HOUSING PROJECTS IN CERES  
City of Ceres  
2003**

Name of Development	Year Built	Sponsor/ Manager	Total Units	Number of Affordable Units	Type of Units	Target Group(s)	Funding Source(s)	Expiration Date	Waiting List (Sept-Oct 2003)
<b>Family Rental Housing</b>									
Almond Terrace Apts. 2004 Evans Road	1981	ACLC	46	46	44-2BR 2-3BR	50% - 60% AMI	HUD Section 221 (d)(4) with Section 8 (project based), tax credits, City of Ceres RDA	2057	Waiting list is closed. In 2002 ACLC acquired project and began complete rehabilitation (tax credit).
Casa Grande Village 3100 E. Whitmore Ave.	1973	National United Properties	100	98	8-2BR 36-3BR 51-3BR 3-4BR	80% AMI and below	HUD Section 236 with Section 8 (project based)	Aug. 2004 Sec. 8 contract expires.	Units are being renovated as tenants move out. Waiting list is 1.5 to 2 years.
Sierra View Apts. 2121 Moffet Road	1986	Not Available	50	15	50-2BR	10 – 50% AMI 5 - 80% AMI	Tax exempt bonds	2016	Waiting list is closed and will not reopen until January 2004. Currently wait is 6 months to one year.
<b>Senior Rental Housing</b>									
Ceres Christian Terrace 1859 Richard Way	1981	Community Christian Life Center	67	67	6-studios 60-1BR 1-2BR	50% AMI	HUD Section 202	2021	Waiting list is 6 months to one year. Note that this project includes a mandatory meal program (one meal per day).
Whitmore Oaks Apts. 2617 Blaker Road	2003	Whitmore Oaks Investors/The PAM Company	53	52	Mix of 1BR and 2BR units	24 – 45% AMI 26 – 50% AMI 2 – 60% AMI	Tax credits and City of Ceres RDA	2058	Opened September 2003. As of November 2003, all units leased and 14 seniors on the waiting list.
<b>TOTAL</b>			<b>316</b>	<b>278</b>					

Source: Project managers/developers and Vernazza Wolfe Associates, Inc.; 2003



## UNITS AT-RISK OF CONVERSION

***FINDING:***

Most of the units in Ceres are not at-risk of conversion. Only 98 assisted units at Casa Grande will expire in August 2004.

Most of the units in Ceres are not at-risk of conversion. In 2002, Almond Terrace, which had been at risk, was acquired and rehabilitated by ACLC, a nonprofit developer, with assistance from the Ceres Redevelopment Agency. Ceres Christian Terrace is also owned by a nonprofit organization committed to maintaining the project as affordable even when subsidies expire.

However, the California Housing Partnership identified the units at Casa Grande Village, which was developed under the HUD Section 236 program, as at risk. The limited dividend owner is eligible to prepay the project mortgage, and the Section 8 contract is up for renewal again in August 2004. At present there is no indication that the owner is planning to convert the project to a market-rate rental. The City will monitor the status of this project and periodically contact the owner concerning plans to continue in or opt out of the subsidy program. If necessary, the City will identify potential buyers of the at-risk project, such as the Housing Authority of the Stanislaus County or a local nonprofit, and possible sources of City funding, such as housing set-aside funds, to supplement primary state and federal sources, such as tax credits. As discussed above, the City was active in making sure that Almond Terrace Apartments remained affordable by loaning ACLC \$486,000 of local set-aside money.

***FINDING:***

The estimated cost of continuing to subsidize the 98 assisted units at Casa Grande Village ranges from \$352,800 to \$588,000 per year.

The estimated cost of continuing to subsidize the 98 assisted units at Casa Grande Village if the Section 8 subsidy is lost ranges from \$352,800 per year based on the average monthly subsidy payment of \$300 per month per unit to \$588,000 per year assuming an average monthly subsidy payment of \$500 per unit per month.

In addition, the City will refer to HCD's Internet site ([www.hcd.ca.gov](http://www.hcd.ca.gov)) for the listing of individuals and organizations interested in the first-right-of-refusal program.



## EVALUATION OF EXISTING HOUSING ELEMENT ACCOMPLISHMENTS

### EFFECTIVENESS OF HOUSING ELEMENT IN ATTAINING THE CITY'S HOUSING GOALS AND OBJECTIVES

**FINDING:**

Ceres met 53.6 percent of its total housing goals for the time period 1990-1997.

According to the 1992 Housing Element, the regional housing needs determination for the time period covered by the housing element (1990-1997) was a total of 3,619 units. This time period was later extended to 2002. According to the information shown in Table 1-48, by 2002, Ceres met 53.6 percent of its total housing goals for the time period 1990-1997. Although the City more than exceeded goals established for the moderate-income group, it did not meet the goals established for the very low- and low-income groups.

TABLE 1-48 1992-2002 HOUSING ELEMENT NEEDS ASSESSMENT City of Ceres 2003					
Year	Total	Very Low-income	Low-income	Moderate-income	Above Moderate-income
Housing Needs Allocation (1991-1997)	3,619	869	615	760	1,375
Total Units Constructed (1990-2002)	1,940	54	92	1,224	810
Units Remaining	1,751	815	523	(464)	533
PERCENT GOALS ACHIEVED <sup>1</sup>	53.6%	6.2%	15.0%	161.1%	58.9%

<sup>1</sup>The total number of very low-income and low-income units is based on information provided by the City of Ceres and other public agencies. Income categories for needs met based on sample sales prices of actual units constructed.  
Source: City of Ceres and Mintier & Associates; 2003

### WHAT WAS LEARNED FROM THE PREVIOUS HOUSING ELEMENT

While the City of Ceres did not meet its Regional Housing Needs Allocation during the past (1992 through 2000) housing element period, the City was able to produce a large amount of moderate-income housing. In addition, many of the policies and program that were adopted in the previous element allowed the City to enhance the availability and resources available to housing developers and the existing housing stock.

The City has had great success in implementing many of its housing programs. Throughout the 1990s the City annexed over 900 acres of land for residential development to provide land for residential development. The City pursued many



federal grants for affordable housing developer assistance. The Ceres Redevelopment Agency successfully started housing programs to utilize housing set aside funds, including the acquisition of sites for Habitat for Humanity, a housing rehabilitation program, and site specific multifamily acquisition/rehabilitation projects.

If the City were to pick a key issue to be addressed in the updated Housing Element, it would be the necessity to make available higher density land with adequate services. The City has included policies and programs that address this issue, and key sites for such use have been identified, particularly on land that is expected to be annexed into the city. The continued use of redevelopment funds is crucial to the city's development and rehabilitation of affordable housing and programs to address this resource will be identified. The City's program to adopt a second unit ordinance will also be an important tool to encourage affordable housing production in the City.

In summary, it appears that the goals of the updated Housing Element and the supportive direction of the City have set the stage for even greater affordable housing development in the next five to ten years. Indeed, plans are already being finalized for the annexation of approximately 350 acres in the next three years alone. As the economy currently shows signs of strengthening, the City's resolve and goals are optimistic.

#### **EVALUATION OF 1992 IMPLEMENTATION PROGRAM**

Table 1-49 lists the City's 1992 housing element programs, their status, and the effectiveness of each program at meeting its objectives.



**TABLE 1-49**

**EVALUATION OF 1992 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2003**

	<b>Implementation Program Summary</b>	<b>Status</b>	<b>Evaluation</b>
1	<p><b>Designate for Sufficient Land.</b> The City will designate sufficient land at various densities to allow for the construction of sufficient housing to meet its SAAG regional housing allocation between 1992 and 1997. The City will review, as needed, the amount of land designated for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if any changes in the General Plan may be needed to meet City housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of its Housing Element programs. Since much of the land needed to meet the City's housing needs between 1992 and 1997 is outside the present City limits, the City will have to annex this land before it can be developed.</p>	Completed	<p>The City adopted Resolution 95-112 in 1995, requiring that all annexation applications (with some limited exceptions) be accompanied by an area-wide plan. Regarding residential developments, the plan is required to incorporate opportunities for a range of housing types and densities consistent with the latest Housing Element of the General Plan. The City adopted a comprehensive update of the Ceres General Plan that incorporated the City's annexation policy in 1997. The City identified areas requiring residential master plans, and land within each has designations for medium and high density residential. The City redesignated an additional 24 acres of commercial land to low and high density residential in the new Land Use Element. The City is now able to more accurately track progress in meeting identified housing construction needs through the use of a computerized data base program, that enables the identification of parcels by various categories, such as General Plan and zoning designation, parcel size and land use. In 1998, the City amended the General Plan to demonstrate that the City had sufficient vacant residential land to meet its housing needs, and added a detailed analysis of at-risk housing developments with a program to preserve them. The Department of Housing and Community Development certified that the Ceres Housing Element was in full compliance with State Housing Element law.</p> <p>Between 1992 and 2001, the following actions occurred regarding the Sufficient Land program:</p> <ul style="list-style-type: none"> <li>• 1993: Two annexation applications added 41.22 acres of single family residential land.</li> <li>• 1994/1995: No residential annexations were approved.</li> <li>• 1996: A master plan for the annexation and development of an additional 150 acres with the potential to add 580 single family residential units and 100 multiple family residential units to the south of the Westpointe project, known as the Brown annexation, was approved by the City Council.</li> <li>• 1997-1999: No annexations occurred.</li> <li>• 2000: Two annexations occurred: 1) 36.69 residential acres known as North River Road; and, 2) 369.71 acres known as Eastgate, which has a master plan including a mixture of very-low, low, and medium density zoning to provide an estimated 1,675 dwelling units of varying housing types in accordance with this Housing Element program.</li> <li>• 2001: The Erikson-Alameda annexation of 19.74 residential acreage was approved.</li> </ul>
2	<p><b>Specific Plans and Planned Developments.</b> The City will require that large tracts of vacant land to develop under a comprehensive site plan, either through a specific plan process or a planned development process, that provides for a mixture of housing types and a range of housing densities.</p>	Completed	<p>The City required residential developments to incorporate opportunities for a range of housing types and densities consistent with the Housing Element. This annexation policy has now been incorporated into the 1997 General Plan update.</p> <p>Between 1992 and 2000, the following actions occurred regarding the Specific Plans and Planned</p>



**TABLE 1-49**

**EVALUATION OF 1992 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2003**

	<b>Implementation Program Summary</b>	<b>Status</b>	<b>Evaluation</b>
	<p>The purpose of this requirement will be to ensure that each undeveloped area within the City's and the Sphere of Influence contains a percentage of land at various densities that correspond to the proportion of the City's regional housing needs for each income group.</p>		<p>Developments program:</p> <ul style="list-style-type: none"> <li>• 1993: The City approved the Westpointe Master Plan, Development Agreement, and Assessment Bond for the development of approximately 160 acres. The plan contains provisions for 15.5 acres for a multiple-family residential senior complex, and a first-time homebuyers program for the single family portion of the project, which occupies a total of 87 acres.</li> <li>• 1994: The first two residential Planned Developments within Westpointe were approved, which collectively contain 300 single family units. The 150 acre Brown annexation, discussed in Program 1 above, is also being developed under a comprehensive plan, providing for a mixture of residential densities and housing types.</li> <li>• 1995: An update of the Mitchell Road Corridor Specific Plan was adopted. As part of that update, approximately 16.3 acres of land north of Don Pedro Road was redesignated from Quasi-Regional Commercial to RL-7 (Low Density Residential, max. 7 dwelling units per acre), and approximately 7.7 acres was redesignated from Quasi-Regional Commercial to RH-25 (High Density Residential, max. 25 dwelling units per acre). This change will provide additional land at varying densities in order to meet Ceres's regional housing share.</li> <li>• 2000: The City approved a comprehensive plan for a 370 acre area known as Eastgate, which contains approximately 247 acres of land designated for the full range of residential densities, consistent with the new General Plan and Housing Element policies and goals.</li> </ul>
3	<p><b>Density Bonus.</b> The City will provide a minimum density bonus and other incentives to encourage new construction affordable to low-and very-low income persons. The City will publicize the availability of the density bonus program through the local building industry association, by contacting home builders active in Ceres, and by information available at the Community Development Department. In addition to the density bonus, the City will offer at least one other regulatory or financial incentive for the production of very low- or low-income housing. Other incentives the City will consider on a case-by-case basis. The City will adopt an ordinance to implement the density bonus program.</p>	On-going	<p>The City adopted a density bonus ordinance in 1993. The density bonus incentive, on its own, has not proven to serve as enough of a financial incentive to encourage developers to produce very-low and low-income dwelling units. Therefore, the City has reinforced our density bonus through the use of monetary grants and loans. The unsuccessful Westpointe affordable family housing tax credit application noted elsewhere did receive a density bonus as well as funding commitment.</p>
4	<p><b>Affordable Housing Requirements of Redevelopment Law.</b> The City will adopt an ordinance implementing the affordable housing provisions of redevelopment law, which</p>	Completed	<p>The Ceres Redevelopment Agency adopted its Housing Production Plan implementing state law regarding affordable housing provisions of redevelopment law in December 1994.</p>



**TABLE 1-49**

**EVALUATION OF 1992 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2003**

Implementation Program Summary		Status	Evaluation
	requires that 15% of any privately constructed or rehabilitated dwelling units within the Redevelopment Area, and 30% of any dwelling units constructed or rehabilitated by the Redevelopment Agency anywhere in the City, be affordable to very low- and low-income households.		
5	<b>Second Dwelling Units.</b> The City will revise the Zoning Ordinance to allow secondary dwelling units by right in single-family residential zones subject to specific criteria concerning floor area, relationship to principal residence, required parking, and other features. These standards will be in compliance with state law regarding second units. The City will promote the ability to construct second dwelling units through its permit process.	On-going	Fifteen such units have been approved using Government Code provisions. This program will be addressed with the comprehensive update of the Zoning Ordinance.
6	<b>Pursue State and Federal Funding.</b> The City will pursue available and appropriate state and federal funding sources in cooperation with private developers, non-profit housing corporations, the Stanislaus County Housing Authority, and other interested entities to support efforts to meet the new construction needs of low- and moderate-income households and to assist persons with rent payments required for existing units. Whether the City applies for funding individually, as part of a consortium of public agencies, or through a formal Joint Powers Agreement with other public agencies will depend on the type of program and the benefits to City of joint versus singular application.	On-going	The City provided preliminary support of two low-income housing tax credit applications submitted by private developers to the California Tax Credit Allocation Committee in 1998. Neither application was funded. Applications in 1999 and 2000 were supported for a 144-unit apartment project in Westpointe, which also were not funded. A 2001 application for the Whitmore Oaks senior project was unsuccessful in obtaining tax credit funding, but a resubmitted application in 2002 was successful, and the project was built and is now fully occupied. A 2002 HOME Investments Partnership (HOME) grant was received for the construction of a 27-unit affordable multi-family project on Della Drive. Almond Terrace Apartments was successful in obtaining a 2002 tax credit funding allocation for the preservation of 46 at-risk units on Evans Road. River Crest obtained a 2003 tax credit funding allocation for the 36 affordable multifamily units to be built on Della Drive.
7	<b>Use of Tax Increment Funds for Affordable Housing.</b> The Redevelopment Agency may use tax increment revenues to subsidize on- and off-site infrastructure improvements that will directly benefit a lower-income housing development or to provide lower-income financing for lower-income housing projects. Tax increment funding will be one of several financial incentives the Redevelopment Agency will offer to developers to make the provision of low-income housing financially feasible. The Redevelopment Agency will develop guidelines for the use	On-going	The Ceres Redevelopment Agency adopted a Housing Production Plan in December, 1994, which establishes uses for tax increment funds for the development and maintenance of affordable housing. See Program 21 below for a narrative of accomplishments to date.



**TABLE 1-49**  
**EVALUATION OF 1992 HOUSING ELEMENT PROGRAMS**  
**City of Ceres**  
**2003**

	Implementation Program Summary	Status	Evaluation
	of tax increment funds for the development of affordable housing.		
8	<b>Mortgage Revenue Bonds.</b> The City will apply for an allocation from the state to issue mortgage revenue bonds or other mortgage backed securities, to assist in the development of affordable ownership and rental housing. The City will apply for at least one allocation.	Not Accomplished	Prevailing low interest rates have nullified the most important aspect of this program. In 1996, the City of Ceres authorized a joint exercise of powers agreement to participate as an associate member of the California Rural Home Mortgage Finance Authority in the Rural California Gold Lease-Purchase Program. This program was designed to provide homeownership opportunities for low- and moderate- income homebuyers, in a time when a limited supply of State tax-exempt allocation dollars has nearly eliminated local mortgage revenue bond/mortgage credit certificate programs. The program helps homebuyers who qualify at market loan rates, but who need assistance with down payments and closing costs. This program initially was limited to participants in the Kaufman and Broad development, which assisted 23 homebuyers, but may later be expanded to any developers who wish to participate within the City of Ceres. No application has been submitted to date.
9	<b>Manufactured Housing on Single Family Lots and in Mobilehome Parks.</b> The City will implement the requirements of state law regarding manufactured housing on foundations on single family lots and mobilehome parks in single family neighborhoods. The City will permit manufactured housing on the same basis as site-built housing. The Zoning Ordinance will be amended.	Completed	The Zoning Ordinance was amended in 1981 to permit mobile homes on permanent foundations which utilize exterior materials customary to conventionally constructed single family detached dwellings in the vicinity. Mobile home parks in residential General Plan designations are accommodated through the provision of the PC, Planned Community zoning district.
10	<b>Preservation of Mobilehome Parks.</b> The City will identify those mobilehome parks in properly zoned locations in which the park infrastructure and the majority of the units can be preserved. If requested for parks in need of preservation, the City will assist park owners in applying for state assistance to rehabilitate park infrastructure, assist the residents in applying for state aid to purchase the park, and/or provide tax increment funding to rehabilitate the park infrastructure and units that are feasible to repair.	On-going	A survey of all existing mobilehome parks in Ceres was conducted in late summer, 1992. The City deferred fees for the Westward Ho Trailer Park on-site sewer project. An agreement exists for further Ceres Redevelopment assistance, if desired.
11	<b>Weatherization and Energy Conservation for Existing Dwelling Units.</b> The City will post and distribute information on currently available weatherization and energy conservation programs in conjunction with housing rehabilitation.	Completed	Funding for the 1992 Community Development Block Grant activities included a commitment of \$7,500 from the Central Valley Opportunity Center to provide weatherization services to approximately 10 qualifying homeowners. Homeowners were informed of this program through the application process. None of the CDBG applicants qualified for weatherization services. In 2000, Staff participated on a community advisory board that assisted the Turlock Irrigation District in adopting a program designed to assist targeted income households with lower energy bills, as well as



**TABLE 1-49**

**EVALUATION OF 1992 HOUSING ELEMENT PROGRAMS  
City of Ceres  
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	Implementation Program Summary	Status	Evaluation
			help them connect with weatherization providers and receive energy efficiency education.
12	<b>Energy Conservation for New Construction.</b> The City will enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and will encourage residential developers to employ additional energy conservation measures with respect to the siding of buildings, landscaping, and solar access. Any landscaping and development design guidelines prepared by the City will include consideration of energy and resource conservation.	On-going	The City continues to enforce state requirements, including Title 24. In addition, developers are encouraged to incorporate other energy-conserving features into their new development designs and landscaping.
13	<b>Housing Rehabilitation Programs.</b> The City will continue to apply to the State for funds for housing rehabilitation.	On-going	<p>The City of Ceres was awarded \$500,000 in State Community Development Block Grant funds to rehabilitate homes in an identified target area to qualifying very-low and low income households in 1993. This grant, which expired on September 30, 1995, assisted in the rehabilitation of 10 owner-occupied and 10 rental units. In addition, a revolving loan fund has been established so that the repayment of loans can be utilized to fund future rehabilitation activities. In 1995, the City filed an application with the State Department of Housing and Community Development requesting \$500,000 to fund additional housing rehabilitation activities in an expanded target area. Unfortunately, the application was unsuccessful due to the large number of funding requests (55 of 90 applications were funded). Applications were also unsuccessful in 1996 and 1997 for the same reason, although the 1997 submittal was only 6 points from the cutoff. Fortunately, a 1998 CDBG application was funded in the amount of \$400,000, which rehabilitated 4 targeted income households in a downtown target area, and made infrastructure improvements to the 104 unit Ceres Farm Labor Center. In addition, a \$500,000 1999 CDBG application was applied for and funded for the Darrah Street Improvement Program, which rehabilitated 58 multiple family units in the 1900 block of Darrah Street.</p> <p>The Housing Rehabilitation Program has led to the use of Revolving Loan Fund in the following instances:</p> <ul style="list-style-type: none"> <li>• 1995: The revolving loan fund was utilized to re-roof the homes of 3 very-low income senior citizens, and pay for the preparation of the City’s 1995 CDBG housing rehabilitation application.</li> <li>• 1996: The fund was used to make emergency repairs to the home of a very-low income senior.</li> <li>• 1997-2002: This fund made possible emergency repairs to 5 targeted income households, another 5 in 1998, an additional 4 in 1999, 3 more in 2001, and 2 more in 2002.</li> </ul>
14	<b>Mortgage Credit Certificates.</b> The City will cooperate with the Modesto Board of Realtors, and the Stanislaus	Completed	The Stanislaus County Housing Authority initiated the design and implementation of a \$15,000,000 Mortgage Credit Certificate (MCC) Program for first-time home buyers throughout the County. In



**TABLE 1-49**

**EVALUATION OF 1992 HOUSING ELEMENT PROGRAMS  
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	<b>Implementation Program Summary</b>	<b>Status</b>	<b>Evaluation</b>
	County Housing Authority in implementing a county-wide mortgage credit certificate (MCC) program to assist first-time home buyers.		1994, the City approved a cooperative agreement between the City of Ceres and Housing Authority to allow the Housing Authority to implement such a program within Ceres. After all of the allocation had been expended, a total of 25 MCC's had been issued to first-time homebuyers in Ceres. In 1995, the California Debt Limit Allocation Committee substantially reduced the allocation for local MCC programs, and none was made available to Stanislaus County.
15	<b>Community Reinvestment Act.</b> The City will contact financial institutions serving Ceres to solicit interest in providing financing to for low- and moderate-income housing as part of their responsibility under the federal Community Reinvestment Act. The City will seek specific lending commitments to be used in conjunction with Redevelopment Agency funds and state and federal funds. The City will contact financial institutions with which it regularly conducts business to solicit their participation in one of these three or other CRA-related activities benefiting Ceres.	Completed	The City approved a development agreement with representatives of the 160- acre Westpointe Master Plan. The affordable housing portion of that agreement contains a commitment by the developer and the City to implement a first time homebuyer program. This program calls for the consideration of available funding sources for this purpose, including banks seeking to discharge their obligations under the Community Reinvestment Act. The City and the developer of the first subdivision within Westpointe met with a local bank to discuss first-time homebuyer programs targeted for lower-income buyers, which was unsuccessful in producing a program. The City and developer also pursued participation in the Rural California Gold Program through the California Rural Home Mortgage Finance Authority, but were informed that the Authority was not accepting new participants because they already had requests from existing members that exceeded the available allocation. As a result, the developer initiated a program of their own, which resulted in loans to 2 very- low, 9 low-, and 47 moderate-income households that were identified as first-time homebuyers. Bank of America leveraged \$40,000 of their funds to assist Ceres with the housing rehabilitation portion of the 1998 CDBG application.
16	<b>Relocation of Low-Income Households Occupying Dilapidated Housing.</b> The City will establish policies and procedures for evaluating applications for demolition of more than one residential structure. This evaluation shall consider the implications of the demolition with respect to the retention of affordable housing. If demolitions are deemed to result in a reduction of the amount of affordable housing in Ceres, the City shall require the proponent of the demolition to provide relocation assistance to displaced low-income residents. Within one year following the adoption of the Housing Element, the City will develop replacement housing guidelines to address the removal of low-income housing by private owners. The City will require owners of units which are vacated for violation of housing and building codes to pay all or a portion of the costs necessary to relocate displaced residents.	On-going	The Housing Production Plan adopted by the Ceres Redevelopment Agency in December, 1994, calls for the provision of relocation assistance where Agency activities result in displacement. No demolitions have occurred to date that would have reduced the amount of affordable housing.



**TABLE 1-49**

**EVALUATION OF 1992 HOUSING ELEMENT PROGRAMS  
City of Ceres  
2003**

	<b>Implementation Program Summary</b>	<b>Status</b>	<b>Evaluation</b>
17	<b>Annual Housing Element Monitoring Report.</b> The Community Development Department will annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives. The City Council will decide, based on this annual evaluation of the progress, whether or not to adjust its program actions or to adopt new program actions.	On-going	This report represents the City's annual effort to meet this implementation program.
18	<b>Section 8 Program.</b> The City will continue to cooperate with the Stanislaus County Housing Authority in its administration of the Section 8 rental assistance program and to increase the availability of Section 8 vouchers and certificates in Ceres. The City's role will be to provide necessary documentation to the Housing Authority to apply for additional Section 8 commitments.	On-going	Although Section 8 certificates are utilized in Ceres, limitations in the method employed by the Housing Authority to track Section 8 certificate holders may prevent the quantitative evaluation of this program. Potential cutbacks in the Section 8 program would make it difficult to achieve the goal of increasing the availability of vouchers and certificates in Ceres.
19	<b>Zoning for Homeless Facilities.</b> The City will amend its Zoning Ordinance to designate specific zones in which homeless facilities are appropriate.	On-going	At the time the need for such a facility is demonstrated, this program will be implemented.
20	<b>Use of Redevelopment Funds for Homeless/Transitional Housing.</b> The City will consider the use of redevelopment tax increment funds to construct or expand a homeless or transitional housing facility should the City determine that such a facility is necessary to meet its the needs homeless Ceres residents.	On-going	At the time the need for such a facility is demonstrated, this program will be implemented.
21	<b>Development of Plan for the Use of Redevelopment Housing Set-Aside Funds.</b> The Redevelopment Agency will establish and annually update a set of policies and procedures to guide the implementation of the low- and moderate-income housing requirements for redevelopment tax increment revenues. This should include establishing a discrete Housing Fund and outlining priorities for the expenditure of Housing Fund monies.	Completed	Adoption of the low- to moderate-income housing production plan took place in December, 1994. The Ceres Redevelopment Agency approved the expenditure of \$100,000 of housing set-aside funds to establish Home Exterior Grant Program, designed to improve the exterior appearance of homes within Ceres by providing qualified low- to moderate-income owner-occupied households with grants up to \$6,000 which may be fully amortized over a three year period. Implementation of this program began on January 1, 1993 for a two-year trial period. After a successful start of this program, the Ceres Redevelopment Agency allocated an additional \$100,000 which was fully utilized by the end of the initial trial period, and assisting a total of 32 very-low to moderate income households. In addition, the Ceres Redevelopment Agency leveraged \$64,000 from its housing set-aside funds towards the 1992 CDBG housing rehabilitation program, which expired on September 30, 1995. This program assisted 20 very-low and low income households. In August, 1997, the



**TABLE 1-49**

**EVALUATION OF 1992 HOUSING ELEMENT PROGRAMS  
City of Ceres  
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	<b>Implementation Program Summary</b>	<b>Status</b>	<b>Evaluation</b>
			<p>Ceres Redevelopment Agency purchased two adjoining vacant lots on Sequoia St. for the purpose of donating to a non-profit affordable housing agency. In December, 1997, title to one of the lots was transferred to Habitat for Humanity, who obtained permits to relocate a single family home there for occupancy by a targeted income household. In return, the CRA recorded affordability covenants. In 1998, the Agency committed \$40,000 for the housing rehabilitation portion of the 1998 CDBG program, which assisted 4 targeted income households. In the same year, the Agency also budgeted \$14,295 in assistance for a target-income family to purchase a home, in exchange for affordability covenants. In 1999, the Ceres Redevelopment Agency contributed \$350,000 towards the CDBG program to rehabilitate 25 of 58 multiple family units in the 1900 block of Darrah Street. In 2000, the CRA assisted the 53-unit Whitmore Oaks senior affordable housing project on Blaker Road with \$412,500 towards permanent financing, with an additional \$200,000 for architectural enhancements in 2001. The CRA also committed \$848,000 in housing set-aside funds for the acquisition and rehabilitation by ACLC of a 46-unit affordable at-risk apartment complex on Evans Road. A dwelling unit was constructed on the second lot on Sequoia St. noted above by Habitat for Humanity in 2002. In 2002, the CRA leveraged \$150,000 for the construction of a 27-unit multi-family affordable housing development on Della Drive. In 2003, the CRA committed \$600,000 towards the construction of the 36 unit affordable River Crest multifamily project adjacent to the Della Tiara project.</p>
22	<p><b>Fair Housing Program.</b> The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, nation origin, or color by supporting efforts of community groups which provide counseling, investigatory, legal, or referral to victims of discrimination.</p>	On-going	<p>As part of the 1992 CDBG application, the City Council adopted Resolution 92-48, which established a Fair Housing Plan for the City of Ceres. The Housing Program Coordinator is the contact person to refer victims of housing discrimination to the appropriate agency. Three complaints have been referred to date.</p>
23	<p><b>Housing for Elderly Residents.</b> The City will prepare guidelines for the location and development of housing projects specifically designed for older residents with special housing needs. Included in this category would be various types of apartment projects with recreational and food service facilities designed especially for senior citizens and congregate care facilities.</p>	On-going	<p>No specific guidelines have been established as of yet, though the City has implemented the guidelines within the HOME application process. The Westpointe project, however, originally contained 15.5 acres specifically set aside for a senior housing project through the development agreement. In 2000, the City applied for funding through the State HOME program for the construction of a 53-unit affordable senior rental housing project on Blaker Road. The application was funded in early 2001, and building permits were issued in late 2002. Construction is anticipated to be completed in the latter half of 2003. The Whitmore Oaks Senior Project has been approved and will provide 52 units to very low-income seniors.</p>
24	<p><b>Design of Affordable Housing.</b> The City will require that affordable housing projects be designed so that there is no discernable exterior difference between such projects and</p>	On-going	<p>The Density Bonus Ordinance adopted by the City Council on March 8, 1993 contains language requiring that affordable units have the external appearance of the entire housing development. This program will be reviewed on a project-by-project basis. The Ceres Redevelopment Agency</p>



**TABLE 1-49**

**EVALUATION OF 1992 HOUSING ELEMENT PROGRAMS  
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Implementation Program Summary		Status	Evaluation
	market- rate housing projects. The City will also require that developers of affordable rental housing projects provide information showing how such project will be managed to maintain units in sound condition.		specifically contributed \$200,000 towards architectural upgrades to the Whitmore Oaks senior affordable housing project.
25	<b>Handicapped Accessibility.</b> The City will implement state standards for accessibility in new housing by handicapped individuals. The City will encourage developers of affordable housing to incorporate mobility-impaired accessibility in their project design, and require such design considerations in any development projects in which the City provides funding, financial or regulatory incentives, or acts as on behalf of the developer as an applicant for state or federal funding.	On-going	The Building Department has, and continues to implement handicapped accessibility standards for new housing, despite some opposition from the building industry in enforcing these requirements. It should be noted that the new affordable housing units constructed fully comply with handicapped standards in the City's adopted Housing Code, and the Whitmore Oaks senior housing complex has provisions for handicapped elderly individuals. No affordable housing projects specifically for handicapped individuals have been submitted to date, but this program will be considered as part of the project review should an application be submitted.
26	<b>Streamlining Permit Process.</b> The City undertake a thorough review of its development review and permit processes to determine if there are time-saving changes that can be made to the process without sacrificing the quality of the review.	Completed	Fees for various permits have been completely reviewed and adjusted as necessary. Permit processing was also considered at the same time, and streamlining took place where appropriate. The City utilizes a free predevelopment application process which can significantly lessen the actual permit processing timeframe.
27	<b>Self-Help Housing Program.</b> The City will allocate redevelopment housing set-aside funds to provide for a local funding match for a Self-Help Housing demonstration project.	On-going	As stated in Program 21 above, in 1997, the Ceres Redevelopment Agency purchased two adjoining lots on Sequoia St. One of those lots has been transferred to Habitat for Humanity, who relocated a house onto the site the following year to sell to a very-low or low-income household. The CRA has obtained covenants to insure affordability of the home for the life of the redevelopment plan. Habitat built a house on the second lot in 2001 that was transferred to a targeted-income household. The City had some preliminary discussions with Desarrollo Latino Americano, a non-profit housing corporation on this matter. No specific project has been proposed to date.
28	<b>Mixed Use Developments.</b> The City will encourage mixed commercial/housing developments through its planned development process when such a development approach can contribute to the City's balance of housing in relation to jobs or provide affordable housing for low- and moderate-income households. Encouragement of this type of development would occur primarily through a flexible regulatory approach as part of the planned development process.	On-going	Although encouraged, no planned development applications of this type have been received since the adoption of the 1992 Housing Element.



**TABLE 1-49**

**EVALUATION OF 1992 HOUSING ELEMENT PROGRAMS  
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	Implementation Program Summary	Status	Evaluation
29	<p><b>Advocate Additional State and Federal Financial Commitments to Housing.</b> The City of Ceres will contact its state and federal legislative and congressional representative to advocate for higher state and federal financial commitments to low- and moderate-income housing programs to allow provide local governments with greater financial resources to meet federal and state housing mandates.</p>	On-going	<p>The City has contacted local legislators regarding its opposition to those proposals to reform Housing Element requirements in ways that impose greater burdens on the city without the financial resources to implement these new programs. The City has also advocated the Mortgage Credit Certificate Program, due to its success in Ceres, to the California Debt Limit Allocation Committee. Because the Housing Element of the General Plan was certified by the State in 1998, the City was able to apply for, and receive \$500,000 in the 1998 and 1999 allocations of the HOME Program, for the purpose of a first-time homebuyer down payment assistance program. In 1999, 25 targeted income households were assisted. In 2000, another 18 households were assisted. An application for an additional \$500,000 in HOME funds was made in 2000, with an award made in early 2001. A total of 10 first-time homebuyer loans were made in 2001, and another 6 in 2002.</p>
30	<p><b>Subsidized Housing Requiring Voter Authorization.</b> To ensure that the City will can take advantage of all potential sources of state and federal subsidies, and that it can exercise maximum flexibility in the use of redevelopment funds to support low-income housing development, the City will submit to Ceres voters a proposal for authorization to expend public funds for low-income rental housing.</p>	On-going	<p>Implementation of this program will take place once it can be demonstrated that the City is in a financial and administrative position to own, manage, and/or subsidize these types of projects.</p>
31	<p><b>Continued Participation in STANCO.</b> The City will continue its participation in the Stanislaus County Affordable Housing Corporation (STANCO) as a vehicle for using state and federal funds in support of low-income housing and as a non-profit developer of low-income housing.</p>	On-going	<p>The City is continuing its ongoing participation in STANCO.</p>
32	<p><b>Encourage Minimum Density of Development on Multi-family Land.</b> The City will increase the probability of meeting the quantified objectives in this Housing Element by establishing a policy in the Land Use Element to assure that land to be annexed to the City and to be designated for multi-family development is, in fact, developed at minimum densities for multi-family use, unless such land is not needed to meet the City's share of the region's low- and moderate-income housing needs.</p>	On-going	<p>As stated above, a comprehensive update of the General Plan, including the Land Use Element, was adopted by the City Council in February, 1997. The new document includes a policy to implement this program.</p>



# PART 2: POLICY DOCUMENT

## INTRODUCTION

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes seven goal statements under the topics of new construction, encouraging affordable housing, special needs, rehabilitation/conservation, housing discrimination prevention, energy conservation, and neighborhood preservation. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

***Goal:*** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

***Policy:*** Specific statement guiding action and implying clear commitment.

***Implementation Program:*** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

***Quantified Objective:*** The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

The housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing



need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved or households assisted over a five-year time frame.

## NEW CONSTRUCTION

### Goal HE-1

To provide for the City's regional fair share of new housing for all economic segments of the community.



Housing development near Los Angeles atop public transit system.

### Policies

**Policy 1.0** The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate projected household growth and to meet its regional share of housing.

**Policy 1.1** The City shall establish flexible land use regulations through a planned development process for large tracts of land that allows for a range of housing types and densities within a single development.

**Policy 1.2** The City shall encourage the use of specific plans and development agreements on large tracts of land to improve the site planning/development process and increase the predictability of the development process.

**Policy 1.3** The City shall continue to expeditiously process residential development proposals that conform to General Plan policies and City regulatory requirements.

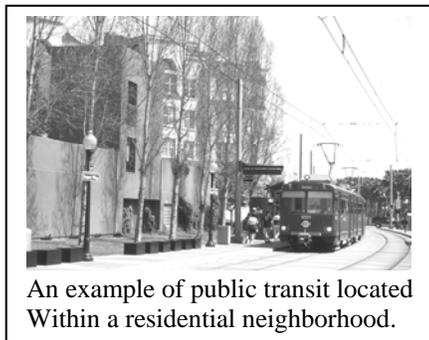
**Policy 1.4** The City shall allow the installation of mobilehomes and factory built housing on permanent foundations in accordance with residential design standards administered by the City. These standards will not distinguish between site built and factory built homes.

**Policy 1.5** The City shall plan for a full range of housing types in relation to employment centers in Ceres, transportation, and commercial services.

**Policy 1.6** The City shall require that higher density housing be located in areas served by the full range of urban services and near existing or potential public transit routes and employment centers.

**Policy 1.7** The City should encourage the development of new residential projects that are designed to facilitate non-automobile modes of travel as described in the Transportation and Circulation Element.

**Policy 1.8** The City shall prepare a capital improvement plan for necessary public facilities and services for new residential projects. The



An example of public transit located Within a residential neighborhood.



plan will provide for a schedule for completion of capital facilities, depending on when they will be needed in conjunction with development.

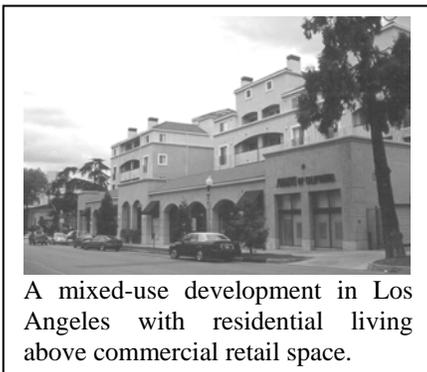


**Policy 1.9** The City shall promote infill residential development within the Redevelopment Area and other older parts of the City where adequate public facilities and services are already in place for small projects that can be integrated with existing neighborhoods.

**Policy 1.10** The City shall foster the development of vacant and underutilized infill sites by giving priority to applicants who are developing on the infill sites over applicants proposing greenfield development projects.

**Policy 1.11** The City shall encourage a mix of housing types throughout the city in order to increase residential choices. The specific mix of housing for any particular neighborhood should depend on existing land uses within and surrounding the neighborhood, the environmental characteristics of undeveloped land within the neighborhood, the capacity of public services and facilities within the neighborhood, and other factors.

**Policy 1.12** The City shall encourage mixed commercial/housing developments through its planned development process when such a development approach can contribute to the City's balance of housing in relation to jobs or provide affordable housing for low and moderate income households.



**Policy 1.13** The City shall promote the development of second units in appropriate locations to increase the availability of affordable housing.

**Policy 1.14** The City shall provide for the development of secondary residential units, as required by state law, while protecting the single family character of neighborhoods.

**Policy 1.15** The City will include a variety of housing types and densities in all annexations that include residential development in compliance and support of State mandated annexation requirements and LAFCO annexation approval procedures in accordance with the Cortese-Hertzberg Act.

**Policy 1.16** Where appropriate, the City shall encourage the consolidation of parcels designated for multi-family residential development when it facilitates efficient development of the parcels.

**Policy 1.17** The City shall continue to conserve water usage in the short-term and improve the City's water supply and storage capacity in the long-term.

**Policy 1.18** The City shall continue to publicize its water conservation efforts at the City Hall and on the City's website.



Policy 1.19 The City shall continue to enforce the 1988 Water Conservation Ordinance that limits landscape irrigation to two or three times per week.

### Programs

#### Program 1.0: REGIONAL HOUSING NEEDS ALLOCATION

The City shall designate sufficient land at various densities to allow for the construction of sufficient housing to meet its legally adopted HCD Regional Housing Need Allocation (RHNA) between 2003 and 2008. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if any changes in the General Plan may be needed to meet City housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of its Housing Element programs. Since some of the land needed to meet the City's housing needs between 2003 and 2008 is outside the present city limits, the City will have to annex this land before it can be developed. The City shall prezone enough land outside the current city limits to accommodate the remaining housing need. To satisfy the remaining housing need, the prezoned land would need to incorporate 78.2 acres of medium density residential and/or high density residential development, which will allow for approximately 914 units at average densities or 1,830 units at maximum densities. The City shall inform local developers and affected landowners of the pre zoning action through a public outreach effort (e.g., direct mailings, website postings, etc.). The outreach effort should also seek to encourage developer interest in annexation of pre zoned land by describing desirable development characteristics.

Timeframe:	FY 2007
Responsibility:	Land owners and developers to initiate annexations with City concurrence; Community Development Department to process annexation requests, subject to Planning Commission review and City Council approval; Local Agency Formation Commission to approve annexation.
Funding:	Cost of annexation proceedings to be paid by applicants.
Quantified Objective:	N/A



**Program 1.1: SECOND DWELLING UNITS**

The City shall amend the Zoning Ordinance to ensure that its second unit provisions are consistent with State law (i.e., AB 1866), which requires that second units be allowed by right.

Timeframe: FY 2007  
 Responsibility: Community Development Department  
 Funding: General Fund  
 Quantified Objective: Depends on level of interest by single family homeowners. City projects 15 second units annually. Forty percent are expected to be affordable to low income households and 60 percent to moderate income households.

**Program 1.2: PROMOTING SECOND DWELLING UNITS**

The City shall promote the development of second dwelling units by publicizing information in the City's newsletter and general application packet; providing a brochure at the Community Development Department and local businesses; and posting information on the City's website. The City shall also provide a press release to local media promoting second dwelling units. The City shall provide information regarding permit requirements, changes in State law, and benefits of second dwelling units to property owners and the community. The City shall review and update the promotional materials on an annual basis.

Time Frame: FY 2007; Ongoing  
 Responsibility: Community Development Department  
 Funding: General Fund  
 Quantified Objective: Five second units annually (in addition to the units identified in Program 1.1)

**Program 1.3: SECOND UNIT BIBLIOGRAPHY**

The City shall provide a bibliography of technical assistance resources for second dwelling unit applicants. The bibliography shall include prototype plan sets, instructional video tapes, Internet resources, and "how to" manuals.

Time Frame: FY 2007  
 Responsibility: Community Development Department  
 Funding: General Fund  
 Quantified Objective: N/A



**Program 1.4: SECOND UNIT FINANCIAL INCENTIVES**

The City shall develop a program using Redevelopment Agency set-aside funds to encourage the development of second dwelling units, including a review and possible reduction of development fees that might deter the development of such units.

Time Frame:	FY 2007
Responsibility:	Community Development Department
Funding:	Redevelopment set-aside funds
Quantified Objective:	N/A



**An example of a second dwelling unit behind a home in the Aggie Village development in the City of Davis, CA.**



**Program 1.5: MASTER PLANS, SPECIFIC PLANS, AND PLANNED DEVELOPMENTS**

The City shall require that large tracts of vacant land to develop under a comprehensive site plan, either through a master plan, specific plan process, or a planned development process, that provides for a mixture of housing types and a range of housing densities. The purpose of this requirement will be to ensure that each undeveloped area within the city limits and the Sphere of Influence contains a percentage of land at various densities that correspond to the proportion of the City's regional housing needs for each income group.

- Timeframe: Ongoing as large developments proposals are submitted to City.
- Responsibility: Developers, to propose projects with a mixture of housing types, and City, to approve large scale development proposals with a mixture of housing types.
- Funding: Costs of application processing to be paid from application fees.
- Quantified Objective: N/A

**Program 1.6: PRESERVATION OF MOBILEHOME PARKS.**

The City shall update the inventory of mobilehome parks in properly zoned locations in which the park infrastructure and the majority of the units can be preserved. If requested for parks in need of preservation, the City shall assist park owners in applying for state assistance to rehabilitate park infrastructure, assist the residents in applying for state aid to purchase the park, and/or provide tax increment funding to rehabilitate the park infrastructure and units that are feasible to repair.

- Timeframe: Identify mobilehome parks which should be preserved by July 2008. Provide technical assistance, if requested, thereafter.
- Responsibility: Community Development Department, Mobilehome Park Owners, Mobilehome Park residents.
- Funding: RDA Housing Set Aside Funds, state and federal housing program funds.
- Quantified Objective: N/A

**Program 1.7: SMALLER MINIMUM LOT SIZES**

The City shall amend the Zoning Ordinance's minimum lot size requirement for single family dwelling units to 5,000 square feet in the R-2 and R-3 Districts.

- Timeframe: FY 2007
- Responsibility: Community Development Department.
- Funding: General Fund.
- Quantified Objective: N/A



**The Metro Square project in central Sacramento consists of detached single family homes at a density of 19 units per acre.**

Program 1.8: ANNUAL HOUSING ELEMENT MONITORING REPORT  
The Community Development Department shall continue to annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives. The report to the City Council shall include recommendations regarding changes in Housing Element programs. The report shall also include the following information, only to the extent applicable and in as much detail as appears warranted each year:

- Progress made toward achieving the City's fair share housing allocation as determined by StanCOG.
- An inventory of housing conditions, including the identification of areas to be targeted for rehabilitation efforts.
- A summary of efforts taken to improve the condition of the City's housing stock (e.g., CDBG supported rehabilitation loans).
- An inventory of sites suitable for the development of low income housing projects.
- A summary of efforts undertaken to relocate residents displaced by redevelopment and to replace affordable units lost as a result of redevelopment.



- Up-to-date information on the homeless population of Ceres and a summary of services available locally to address the needs of the homeless, based on information provided by homeless shelter and service providers.
- An analysis of measures that the City might pursue to assist in the development of affordable housing (e.g. reduction of parking and landscaping requirements for seniors projects, reduction of residential street development standards, and reduction of open space and park dedication requirements).
- An examination of development in multi-family designated land versus General Plan densities to determine if minimum desirable densities are being achieved to meet City housing needs.
- A listing of the housing sale and rental prices to track housing affordability levels.

The City Council shall decide, based on this annual evaluation of its progress, whether or not to adjust its program actions or to adopt new program actions.

Timeframe: Submit report to City Council by April 1 of each year.  
 Responsibility: Community Development Department.  
 Funding: RDA Housing Set-Aside funds.  
 Quantified Objective: N/A



Detached single family residential infill development in central Sacramento.

**Program 1.9: INFILL SITE INVENTORY**

The City shall create and maintain a citywide inventory of potential residential infill sites. The sites will consist of vacant and underutilized lots that allow residential uses. To ensure that developers are aware of all potential multi-family residential sites, the inventory will identify non-residential land use designations that allow multi-family residential uses, such as Retail Commercial (CR), Neighborhood Commercial (NC), Downtown Commercial/Residential (DCR), and Office (O). The City shall make this information available to the public by posting the inventory on the City’s website and providing the inventory at the Community Development Department counter.

Timeframe: FY 2007, update annually.  
 Responsibility: Community Development Department.  
 Funding: General Fund (Staff time).  
 Quantified Objective: N/A



**Program 1.10: FIRST-TIME HOME BUYER DOWNPAYMENT ASSISTANCE**

The City shall continue to apply for State HOME funds to support a First-Time Homebuyer Down Payment Assistance Program, which lends qualified households up to \$50,000 for down payment assistance. The City shall publicize this program to residents on the City's website with other housing information.

Timeframe: FY 2007, Ongoing  
Responsibility: Community Development Department,  
Funding: State Funds.  
Quantified Objective: Assist 25 first-time homebuyers.

**Program 1.11: LOT CONSOLIDATION**

The City shall provide density bonuses of up to 20 percent and a 5 percent parking requirement reduction for lot consolidations.

Timeframe: FY 2007, update annually.  
Responsibility: Community Development Department.  
Funding: General Fund.  
Quantified Objective: N/A

**Program 1.12: DOWNTOWN UNDERUTILIZED SITES**

To ensure that there is no net loss of residential development potential for the vacant sites designated Office, Commercial Recreation, and Neighborhood Commercial identified in Table 1-31 of the Background Report, the City shall identify an additional site with equivalent capacity for every one of the sites developed solely as a commercial use. The City shall chose sites that can realistically be developed within the Housing Element timeframe.

Timeframe: Ongoing  
Responsibility: Community Development Department  
Funding: General Fund  
Quantified Objective: N/A

**Program 1.13: WATER CONSERVATION**

The City shall hire additional water conservation officers to enforce the Water Conservation Ordinance.

Time Frame: Current and Ongoing  
Responsibility: Municipal Utilities Department  
Funding: General Fund  
Quantified Objective: N/A



**Program 1.14: ADDITIONAL WELLS AND WATER TREATMENT**

Should additional wells be taken off-line due to failure in meeting State and federal water quality standards, the City shall investigate the feasibility of reopening wells that were taken off line through water treatment measures, such as well blending or well-head treatment.

Time Frame: Current and Ongoing  
 Responsibility: Municipal Utilities Department  
 Funding: General Fund  
 Quantified Objective: N/A

**Program 1.15: LONG-TERM WATER SUPPLY**

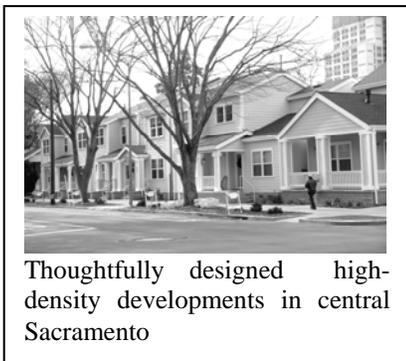
The City shall develop short and long-term contingency plans to ensure an adequate water supply for residents and businesses.

Time Frame: Current and Ongoing  
 Responsibility: Municipal Utilities Department;  
 Community Development Department  
 Funding: General Fund  
 Quantified Objective: N/A

**ENCOURAGING AFFORDABLE HOUSING**

<b>Goal HE-2</b>	To encourage construction and maintenance of affordable housing in the City of Ceres.
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**Policies**



Thoughtfully designed high-density developments in central Sacramento

**Policy 2.0** While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure design quality in all new residential development.

**Policy 2.1** The City shall pursue state and federal funding assistance that is appropriate to Ceres's needs to develop housing that is affordable to low and moderate income households.

**Policy 2.2** The City shall use available local financing techniques, such as mortgage revenue bonds, mortgage credit certificates, other mortgage backed securities, or other feasible financial assistance techniques to assist home builders in developing affordable housing.

**Policy 2.3** Where government-assisted residential units are included within a housing development, the City shall require that such units be interspersed within the development and shall be outwardly indistinguishable from market rate units.



Kettner Row Houses in San Diego provides dense development at 50 units/acre.



Aggie Village in Davis, CA, provides dense single-family development and additional second units at 17 units an acre.

Policy 2.4 In accordance with provisions of State law, the City shall grant density bonuses of at least twenty five (25) percent over the maximum density allowed by the General Plan, and at least one other specified incentive, for qualifying projects to promote the inclusion of low and moderate income and senior citizen housing.

Policy 2.5 The City shall discuss density bonus provisions with every multi-family residential development application.

Policy 2.6 If below market rate units are included within a rental project pursuant to the density bonus program or other local, state, or federal requirements, the City shall require buyer/renter eligibility screening and resale/rent controls to maintain affordability of the units to originally targeted income groups. Where allowed by law, preference will be given to existing Ceres residents.

Policy 2.7 The City shall continue to work with the Stanislaus County Housing Authority in the administration of affordable housing programs.

Policy 2.8 The City shall actively explore the feasibility of assisting the Housing Authority or qualified non-profit housing developers in using surplus government lands within the City for the development of affordable housing.

Policy 2.9 The City shall work with private and/or non profit housing developers to develop one or more ownership housing projects for lower income households.

Policy 2.10 The City shall evaluate, on a case-by-case basis, whether fee waivers, reductions, or deferrals are appropriate in exchange for the provision of affordable housing.

Policy 2.11 The City shall explore opportunities to inform and educate the public regarding the myths and realities of multi-family housing and affordable housing.

Policy 2.12 The City shall encourage and support proactive communications with potentially-affected neighborhood residents and business owners during the planning and implementation of new multi-family residential projects.



**The City Center Apartments project in Redwood City, CA is an example of very low income housing development.**

### **Programs**

#### **Program 2.0: SECTION 8 PROGRAM**

The City shall continue to cooperate with the Stanislaus County Housing Authority in its administration of the Section 8 rental assistance program

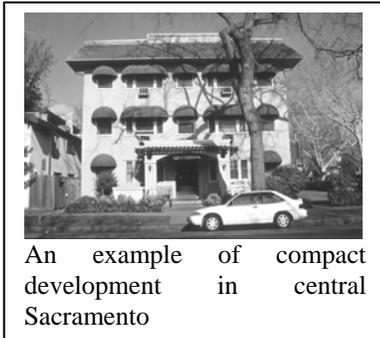
Timeframe:	Current and ongoing.
Responsibility:	Community Development Department, Housing Authority.
Funding:	Federal Section 8 program.
Quantified Objective:	N/A

#### **Program 2.1: USE OF TAX INCREMENT FUNDS FOR AFFORDABLE HOUSING**

The Redevelopment Agency shall continue to use tax increment revenues to subsidize on- and off-site infrastructure improvements that will directly benefit a lower income housing development or to provide financing for lower income housing projects. The Redevelopment Agency shall update the Housing Production Plan, which establishes uses for tax increment funds for the development and maintenance of affordable housing.



Timeframe: Ongoing.  
Responsibility: Redevelopment Agency.  
Funding: RDA Housing Set-Aside funds.  
Quantified Objective: N/A



**Program 2.2: DENSITY BONUS**

The City shall amend the Density Bonus Ordinance to incorporate changes in State law since the City adopted the Ordinance in 1993. The 25 percent density bonus will be offered whenever a developer proposed to provide at least 10 percent of the dwelling units in a project at costs affordable to very low income households or at least 20 percent of units at costs affordable to low and moderate income households. In addition, the City will consider providing a density bonus of 25 percent if at least 50 percent of the dwelling units in the project are for seniors.

For rental housing developments, the City shall require, in exchange for the density bonus, that restrictions be imposed on the affordable units through a suitable legal instrument that ensures the affordability of those units for a minimum period of time and at a maximum cost as established by Section 65915 of California Government Code.

For ownership projects, the City shall require, in exchange for the density bonus that purchasers meet established income guidelines and intend to occupy the affordable units as their primary residence. Purchasers will be required to reside in their units for a minimum period of time (as an anti speculation mechanism) to avoid resale restrictions. If this minimum time period is not met, the City shall reserve the right to recapture a portion of the profit on the sale of a dwelling unit.

Timeframe: FY 2007, Ongoing.  
Responsibility: Community Development Department, Planning Commission, City Council.  
Funding: General Fund.  
Quantified Objective: N/A

**Program 2.3: PUBLICIZE DENSITY BONUS PROGRAM**

The City shall publicize the availability of the density bonus program through the local building industry association, by contacting home builders active in Ceres, by posting information of the City’s website, and by information available at the Community Development Department.

Timeframe: FY 2007, Ongoing.  
Responsibility: Community Development Department.  
Funding: General Fund.  
Quantified Objective: N/A



**Program 2.4: INCENTIVES IN CONJUNCTION WITH DENSITY BONUS**

In addition to the density bonus, the City shall offer at least one other regulatory or financial incentive for the production of very low or low income housing. The City shall consider other incentives on a case-by-case basis, in conjunction with density bonuses include, but are not limited to: fee reductions or deferrals, expedited permit processing, contributions of redevelopment tax increment housing set aside funds, applying for or providing technical assistance in applying for state or federal funds, the issuance of tax exempt bonds or mortgage credit certificates, and the consideration of alternative development standards to reduce development costs. The City shall determine, on a case-by-case basis, the appropriate incentive(s) to offer to make a proposed affordable housing development financially feasible.

Timeframe: Current and ongoing.  
 Responsibility: Community Development Department  
 Funding: City administrative costs to be paid from Redevelopment Agency Housing Set Aside funds.  
 Quantified Objective: 250 very low income and 250 low income dwelling units.

**Program 2.5: MORTGAGE CREDIT CERTIFICATES**

The City shall continue to cooperate with the Modesto Board of Realtors, and the Stanislaus County Housing Authority in implementing a countywide mortgage credit certificate (MCC) program to assist first time home buyers. The City shall publicize this program to residents on the City’s website with other housing information.

Timeframe: FY 2007, Ongoing.  
 Responsibility: Housing Authority.  
 Funding: Federal tax credits.  
 Quantified Objective: Assistance to 50 moderate income households.

**Program 2.6: CONTINUED PARTICIPATION IN STANCO**

The City shall continue its participation in the Stanislaus County Affordable Housing Corporation (STANCO) as a vehicle for using state and federal funds in support of low-income housing and as a non-profit developer of low income housing.

Timeframe: Current and ongoing.  
 Responsibility: Community Development Director to act as City representative to STANCO.  
 Funding Source: General Fund.  
 Quantified Objective: N/A.



### Program 2.7: PURSUE STATE AND FEDERAL FUNDING

The City shall continue to pursue available and appropriate state and federal funding sources in cooperation with private developers, non profit housing corporations, the Stanislaus County Housing Authority, and other interested entities to support efforts to meet the new construction needs of low and moderate income households and to assist persons with rent payments required for existing units. Whether the City applies for funding individually, as part of a consortium of public agencies, or through a formal Joint Powers Agreement with other public agencies, will depend on the type of program and the benefits to City of joint versus singular application.

The following are currently (2006) funded state and federal programs the City specifically intends to pursue:

Section 202 Housing for the Elderly or Handicapped. This federal program provides low interest loans to finance the construction or rehabilitation of rental housing.

Rental Housing Construction Program (RHCP). This program, funding for which has been re established under Proposition 84 (1988), provides for the development of rental units by private, non profit, or public agencies subject to the reservation 30 percent of the units for very low and low income households (two thirds of which must be very low). Funds can be used for long-term financing or a combination of long-term and construction loan financing. If other programs become available, the City shall evaluate the eligibility and feasibility of City use of funds from those programs.

Family Housing Demonstration Program. This is a state demonstration program that provides funding for the construction or rehabilitation of low income rental housing projects that also provide support services and job training programs. The City would pursue an application under this program only if a non-profit housing corporation is interested in sponsoring such a project and can identify an eligible target population for the project.

Predevelopment Loan Program. This program provides low interest loans to governmental and non profit housing agencies for land, engineering, architectural design, application and development fee, and other costs prior to the development of a low income housing project.

HOME/HOPE Programs. These programs provide funding for low income housing construction, rehabilitation, and home ownership for low income households and may eventually replace some current federal programs. The City has joined a countywide consortium in conjunction with other Stanislaus County jurisdictions to become an entitlement entity under the HOME Program.



Community Reinvestment Act Programs (CRA). Sponsored by the Federal Home Loan Bank Board and the Federal Reserve Bank Board, participating lending institutions provide funds at below market interest rates for affordable housing developments.

State Farmworker Housing Program. This program provides grants to non profit housing developers to construct permanent family housing for year round very low income residents who are employed in agriculture.

There are a number of other state and federal programs that provide grants, loans, or mortgage insurance for affordable housing development and in which eligible applicants are for profit or non profit home builders. The City would lend its support to such applications through favorable land use policies should eligible and financially feasible projects be submitted to the City.

- Timeframe: City to assess annually feasibility of applying for funding under various programs and to work with other responsible entities to submit funding applications each year for programs considered feasible.
- Responsibility: Private developers, non profit housing corporations, City of Ceres (Community Development Department to be lead agency), and Housing Authority.
- Funding: RDA Housing Set Aside Funds, state housing funds, federal housing funds, private capital from lending institutions, and contributions from interested developer applicants.
- Quantified Objective: Many of the above programs will work in conjunction with the density bonus program. In addition to density bonus objectives, 100 moderate income units from projects funded by private lending institutions under CRA.

**Program 2.8: MORTGAGE REVENUE BONDS.**

The City shall apply for an allocation from the state to issue mortgage revenue bonds or other mortgage backed securities, to assist in the development of affordable ownership and rental housing. The City shall apply for at least one allocation. The financial feasibility of issuing bonds will depend on the ability of the Redevelopment Agency to raise the required ½ percent deposit (either from tax increment funds or developer contributions, or both), the size of the bond issue relative to the costs of issuing the bond, and the interest rate at which the bonds can be sold. The



use of tax exempt bond financing can be one of the financial incentives to implement Program 1, but additional units are expected to be produced, as well.

Timeframe: Apply when financially feasible.  
Responsibility: Redevelopment Agency (Community Development Department), private developers, or non-profit housing corporations.  
Funding: Contribution from participating developers or RDA Housing Set Aside funds for required ½ percent deposit.  
Quantified Objective: Assist 75 moderate income households.

**Program 2.9: SUBSIDIZED HOUSING REQUIRING VOTER AUTHORIZATION.**

To ensure that the City can take advantage of all potential sources of state and federal subsidies, and that it can exercise maximum flexibility in the use of redevelopment funds to support low income housing development, the City should submit to Ceres voters a proposal for authorization to expend public funds for low income rental housing. The timing of the ballot measure, the contents of the proposal, and the number of units to be proposed for voter approval will be determined by the City Council with the assistance of a citizen advisory committee.

Timeframe: Implementation will take place once it can be demonstrated that the City is in a financial and administrative position to own, manage, and/or subsidize low-income projects.  
Responsibility: Community Development Department to provide staffing, citizen advisory committee, City Council.  
Funding: To be determined.  
Quantified Objective: N/A

**Program 2.10: ADVOCATE ADDITIONAL STATE AND FEDERAL FINANCIAL COMMITMENTS TO HOUSING.**

The City of Ceres shall continue to contact its state and federal legislative and congressional representative to advocate for higher state and federal financial commitments to low and moderate income housing programs to allow provide local governments with greater financial resources to meet federal and state housing mandates.

Timeframe: Current and ongoing.  
Responsibility: City Council, Redevelopment Agency.  
Funding: General Fund (Staff Time).  
Quantified Objective: N/A



**Program 2.11: GUIDELINES FOR FEE WAIVERS, REDUCTIONS, AND DEFERRALS**

The City shall prepare guidelines which specify the conditions under which fee waivers, reductions, or deferrals are appropriate in exchange for the provision of affordable housing. The City shall review fee waiver/deferral programs developed by Stanislaus County, Modesto and Turlock.

Timeframe: FY 2007.  
Responsibility: Community Development Department, City Council.  
Funding: General Fund (Staff Time).  
Quantified Objective: N/A

**Program 2.12: SELF HELP HOUSING PROGRAM.**

The City shall continue to allocate redevelopment housing set aside funds to provide for a local funding match for a Self Help Housing demonstration project. Such a project would have to be initiated by a non-profit housing sponsor and use state or federal funds as the primary governmental financing source.

Since sufficient funding from the Redevelopment Agency may not be immediately available, the City would assist an interested non-profit housing sponsor in applying for state or federal funding and provide assistance in identifying appropriate sites for such a demonstration project.

Timeframe: Depends on request for assistance.  
Responsibility: Redevelopment Agency, non-profit housing corporation.  
Funding: RDA Housing Set Aside funds.  
Quantified Objective: Depends on whether non profit housing corporation requests assistance from City.

**Program 2.13: ACQUIRE SITES FOR SELF HELP HOUSING**

The City shall assist Habitat for Humanity in acquiring sites in Ceres to help meet the demand from Ceres residents for their self-help program.

Timeframe: As needed.  
Responsibility: Community Development Department, Redevelopment Agency.  
Funding: General Fund (Staff Time).  
Quantified Objective: N/A.



**Program 2.14: PUBLICIZE SELF HELP HOUSING**

The City shall publicize information on self-help or sweat equity programs on the City’s website. The City shall contact community non-profit organizations to provide information on the existing local opportunities.

Timeframe: FY 2007.  
Responsibility: Community Development Department.  
Funding: General Fund (Staff Time).  
Quantified Objective: N/A



**Program 2.15: PUBLIC EDUCATION**

The City shall provide information such as a presentation/slide show (e.g., the Local Government Commission’s *Compact Development Compact Disc: A Toolkit to Build Support for Higher Density Housing*) that describes the myths and realities of multi-family and affordable housing development. The City shall make this presentation/slide show available to developers involved in local affordable housing projects and housing advocates. The City shall encourage local housing advocates to make presentations to local BIA, Chamber of Commerce, and civic groups.

Timeframe: FY 2007, as needed  
Responsibility: Community Development Department, housing advocates, non-profit developers  
Funding: General Fund (Staff Time).  
Quantified Objective: N/A

**Program 2.16: PUBLICIZE AVAILABLE PROGRAMS**

The City should publicize programs, such as the School Facility Fee Down Payment Assistance Program and Cal Rural Lending Programs, currently available to Ceres residents by posting information on the City’s website.

Timeframe: FY 2007  
Responsibility: Community Development Department.  
Funding: General Fund (Staff Time).  
Quantified Objective: N/A

**SPECIAL NEEDS**

**Goal HE-3** To provide a range of housing services to meet the needs of households with special needs within the city.

**Policies**

Policy 3.0 The City shall implement State Law which allows for the establishment of group homes with fewer than six individuals in any residential zone.



Policy 3.1 The City shall ensure that its land use regulations do not present barriers to the location of child care facilities within new residential developments or within reasonable proximity to where such facilities are needed.

Policy 3.2 The City shall encourage the development of rental units for large families in roughly the same proportion as the percentage of large family renter households within the total renter population.

Policy 3.3 The City shall ensure that its land use regulations do not present barriers to the development of housing oriented to the needs of elderly residents, including housing that provides food and health care services, congregate housing, and other forms of housing for older adults.

Policy 3.4 The City shall designate zoning categories that are appropriate for the location of facilities serving homeless individuals and families.

Policy 3.5 The City shall ensure that its land use regulations and affordable housing policies do not discriminate against year round housing for large families, particularly farmworker families.

Policy 3.6 The City shall work with Stanislaus County and the farm industry to ensure that the demand for farmworker housing is being met in the appropriate areas of the county.

Policy 3.7 The City shall implement state and federal requirements for handicapped access in new residential developments. Any housing developments in which the City acts as a developer, provides financing, or assists a developer in applying for state or federal funds must address the needs of mobility impaired individuals.

Policy 3.8 The City shall encourage small residential developments and individual housing units meeting special needs to be integrated into existing neighborhoods and new residential developments. Examples include second dwelling units, duplexes on corner lots, and scattered site housing developments on in fill lots.

Policy 3.9 The City shall continue to work with surrounding jurisdictions to address the needs of the transient homeless persons on a regional basis.

Policy 3.10 The City shall provide priority permit processing of projects which are targeted toward special needs groups, such as seniors, the disabled, the homeless, and farmworkers, including priority for building plan check, subdivision map review, improvements plans for roadways and utilities, and environmental impact analysis.



## Programs

### Program 3.0: REASONABLE ACCOMMODATION

The City shall review and amend, if necessary, its Municipal Code to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.

Timeframe: FY 2007  
Responsibility: Community Development Department  
Funding: General Fund  
Quantified Objective: N/A

### Program 3.1: REASONABLE ACCOMMODATION

The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.

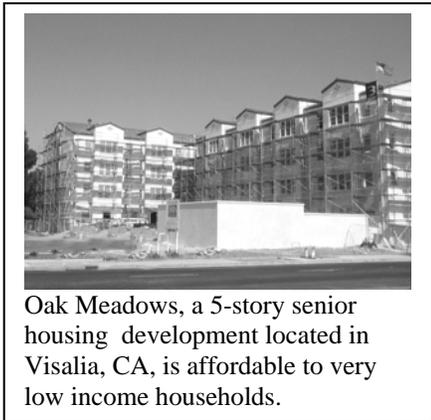
Timeframe: FY 2007  
Responsibility: Community Development Department  
Funding: General Fund

Quantified Objective: N/A

### Program 3.2: HANDICAPPED ACCESSIBILITY

The City shall continue to implement state standards for accessibility in new housing by handicapped individuals. The City shall encourage developers of affordable housing to incorporate mobility impaired accessibility in their project design, and require such design considerations in any development projects in which the City provides funding, financial or regulatory incentives, or acts as on behalf of the developer as an applicant for state or federal funding.

Timeframe: Current and ongoing.  
Responsibility: Community Development Department, developers.  
Funding: General Fund (Staff Time).  
Quantified Objective: To assure that accessible units are available for the estimated 3 to 4 percent of the City's population with mobility impairments.



Oak Meadows, a 5-story senior housing development located in Visalia, CA, is affordable to very low income households.

**Program 3.3: HOUSING FOR ELDERLY RESIDENTS.**

The City shall prepare guidelines for the location and development of housing projects specifically designed for elderly residents with special housing needs. Included in this category would be various types of apartment projects with recreational and food service facilities designed especially for senior citizens and congregate care facilities.

Timeframe: FY 2007. Implement thereafter.  
 Responsibility: Community Development Department.  
 Funding: General Fund (Staff Time).  
 Objective: N/A

**Program 3.4: TEMPORARY FARMWORKER HOUSING**

The City shall amend its Zoning Ordinance to allow temporary farmworker housing in the R-4 zoning district.

Timeframe: FY 2007  
 Responsibility: Community Development Department.  
 Funding: General Fund (Staff time).  
 Quantified Objective: N/A

**Program 3.5: USE OF REDEVELOPMENT FUNDS FOR HOMELESS SHELTERS**

The City shall consider the use of redevelopment tax increment funds to construct or expand a homeless shelter should the City determine that such a facility is necessary to meet the needs of homeless Ceres residents.

Timeframe: Ongoing, depends on requests for funding.  
 Responsibility: Redevelopment Agency.  
 Funding: RDA Housing Set Aside funds.  
 Quantified Objective: N/A

**Program 3.6: REGIONAL COOPERATION WITH HOMELESS NEEDS**

The City shall participate in the Stanislaus County Housing and Support Service Collaborative (SCHSSC) and the Continuum of Care to help address homeless needs in Ceres and Stanislaus County.

Timeframe: FY 2007.  
 Responsibility: Community Development Department  
 Funding: General Fund.  
 Quantified Objective: N/A



**Program 3.7: REZONING FOR EMERGENCY SHELTERS**

The City shall amend Chapter 18.32 of the Zoning Ordinance to allow emergency shelters in the City's M-1 Light Industrial Zone. The Ordinance shall include specific criteria for the approval of use permits for emergency shelters, including the following:

- Hours of operation;
- External lighting and noise;
- Provision of security measures for the proper orientation and management of proposed facilities;
- Measures to avoid queues of individuals outside proposed facilities;
- Compliance with county and state health and safety requirements for food, medical, and other supportive services provided on-site; and
- Maintenance in good standing of county and/or state licenses, if required by these agencies for the owner(s), operator(s), and/or staff of a proposed facility.

Timeframe: FY 2007  
Responsibility: Community Development Department  
Funding: General Fund.  
Quantified Objective: N/A

**REHABILITATION/CONSERVATION**

**Goal HE-4**

To conserve and improve the existing housing stock and provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

**Policies**

Policy 4.0 The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.

Policy 4.1 The City shall pursue state and federal funding assistance that is appropriate to Ceres's needs to rehabilitate housing. The City shall also contribute redevelopment tax increment funds to support the rehabilitation of the existing housing stock.

Policy 4.2 The City shall work with interested individuals and non-profit housing corporations to acquire rental housing in need of rehabilitation and to maintain the affordability of the units to low income households, should such action be the only feasible method of preserving an affordable rental housing development. In no case will the City use its police powers to condemn private property in order to force a sale to a non profit housing corporation.



An example of a rehabilitated mixed-use building in central Sacramento.

**Policy 4.3** The City shall continue to work with non-profit housing corporations with an interest in acquiring government assisted, privately owned rental housing at risk of converting to market rate housing. The City shall assist such entities in applying for state and federal funding to preserve the affordability of "at risk" rental housing and consider the use of redevelopment tax increment funds if state and federal funding is insufficient.

**Policy 4.4** The City shall continue to make code enforcement inspections upon a complaint basis to assure that rental housing is maintained in habitable condition according to County Health Department standards.

**Policy 4.5** The City shall work with the Stanislaus County Housing Authority to preserve Section 8 and other public and private rent subsidized units in the city.

**Policy 4.6** The City shall provide assistance to mobilehome park owners and residents in applying for state or federal assistance to rehabilitate a mobilehome park or convert the park to resident ownership. The City shall also consider providing low interest loans from redevelopment tax increment funding for such assistance.

## Programs

### Program 4.0: HOUSING REHABILITATION PROGRAMS

The City shall continue to encourage the county-wide CDBG consortium to apply to the State for funds for housing rehabilitation on behalf of Ceres. Three programs for which the City would be eligible are:

*State Community Development Block Grant Program (CDBG).* The state administered non entitlement CDBG program provides funding for three eligible activity areas: housing, public facilities, and economic development.

Activities must address one of the following three objectives: serve lower income people, eliminate slums or blight, or resolve urgent community development needs. State regulations require that at least 70 percent of the funds be used to benefit lower income households and that no activity exclude low income households. (CDBG funds can also be used to support public facilities and community services programs for low income households)

*Rental Rehabilitation Program.* This program provides partial funding for low income housing rehabilitation.

*California Housing Rehabilitation Program.* The owner-occupant component of this program provides funding to local governments



for rehabilitation loans to low income homeowners. The rental component of this program provides funding directly to eligible rental property owners.

Timeframe: The City would annually evaluate the feasibility of applying for funds from these programs.  
Responsibility: Community Development Department  
Funding: State Funds.  
Quantified Objective: Rehabilitate 30 dwelling units per year, 120 dwelling units.

**Program 4.1: CONSERVATION OF AT-RISK UNITS**

The City shall monitor the status of the Casa Grande Village's HUD Section 236 program and periodically contact the owner concerning plans to continue in or opt out of the subsidy program. If necessary, the City shall identify potential buyers of the at-risk project, such as the Housing Authority of the Stanislaus County or a local non-profit housing developer, and identify possible sources of City funding, such as housing set-aside funds, to supplement primary state and federal sources, such as tax credits.

Timeframe: FY 2007  
Responsibility: Community Development Department  
Funding: General Fund (Staff time)  
Quantified Objective: Preserve 98 assisted units with Section 8 subsidies.

**Program 4.2: RELOCATION OF LOW INCOME HOUSEHOLDS OCCUPYING DILAPIDATED HOUSING.**

The City shall defray relocation expenses of all low income households displaced by the demolition of dilapidated housing. The City shall follow the displacement guidelines outlined in the Redevelopment Agency's Housing Production Plan.

Timeframe: As needed.  
Responsibility: Redevelopment Agency (Community Development Department) and applicant for demolition.  
Funding: RDA Housing Set Aside funds  
Quantified Objective: Defray relocation expenses of all low income households displaced by housing demolition.



## HOUSING DISCRIMINATION PREVENTION

### Goal HE-5

To provide decent housing and quality living environment for all Ceres residents regardless of age, race, religion, sex, sexual orientation, marital status, ancestry, national origin, color, disability, or economic level.

### Policies

**Policy 5.0** The City shall promote housing opportunities for all persons regardless of age, race, religion, sex, sexual orientation, marital status, national origin, color, disability, economic level, or other barriers that prevent choice in housing.

**Policy 5.1** The City shall provide public information on the state and federal fair housing laws.

**Policy 5.2** The City shall refer discrimination complaints to the State Fair Employment and Housing Commission. A person will be designated at the City as the information contact for housing discrimination referrals.

**Policy 5.3** The City shall cooperate with community based organizations which provide services or information to victims of housing discrimination.

**Policy 5.4** The City shall seek joint sponsorship with local homebuilders, real estate agents, and lenders of a periodic fair housing public information campaign.

### Programs

#### Program 5.0: FAIR HOUSING PROGRAM

The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, sexual orientation, marital status, ancestry, nation origin, or color by supporting efforts of community groups which provide counseling, investigatory, legal or referral to victims of discrimination. Specifically, the City shall:

- Maintain information on state and federal fair housing laws in English and Spanish on the City's website and at the Community Development Department for public distribution.
- Provide information on state and federal fair housing laws in English and Spanish at the public library, police station, fire department, and schools.
- Designate a bilingual individual at the City to refer victims of housing discrimination to the appropriate local organization or to the State Fair Employment and Housing Commission, and
- Seek the cooperation of the local homebuilders association, Realtor associations, and lenders in disseminating fair housing information.
- The City will utilize the United Way Information and Referral Service as a resource to refer persons in need of assistance.



Timeframe: Current and ongoing.  
Responsibility: Community Development Department, real estate agents, home builders, local lenders.  
Funding: General Fund.  
Quantified Objective: N/A

## ENERGY CONSERVATION

### Goal HE-6

To encourage energy efficiency in all new and existing housing.

#### Policies

Policy 6.0 The City shall require that new residential development meets local and state requirements for energy conservation.

Policy 6.1 The City shall encourage the use of energy conservation devices and passive design concepts which make use of natural climate to increase energy efficiency and reduce housing costs.

#### Programs

##### Program 6.0: WEATHERIZATION AND ENERGY CONSERVATION FOR EXISTING DWELLING UNITS

The City shall continue to post and distribute information on currently available weatherization and energy conservation programs in conjunction with housing rehabilitation.

Timeframe: FY 2004 and ongoing.  
Responsibility: Community Development Department, Pacific Gas and Electric, Central Valley Opportunity Center, Turlock Irrigation District, Stanislaus County Department of Social Services.  
Funding: RDA Housing Set Aside Funds, Turlock Irrigation District, Pacific Gas & Electric, Special Circumstances Grants, and state Office of Economic Opportunities.  
Quantified Objective: Weatherize 50 dwelling units per year, 200 dwelling units total



**Program 6.1: ENERGY CONSERVATION FOR NEW CONSTRUCTION**  
 The City shall enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and shall encourage residential developers to employ additional energy conservation measures with respect to the siding of buildings, landscaping, and solar access. Any landscaping and development design guidelines prepared by the City will include consideration of energy and resource conservation.

Timeframe: Current and ongoing.  
 Responsibility: Community Development Department, Planning Commission, City Council.  
 Funding: N/A  
 Quantified Objective: N/A

**NEIGHBORHOOD PRESERVATION**

<b>Goal HE-7</b>	To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.
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**Policies**

**Policy 7.0** The City shall promote quality design and appearance of all new multi-family units so that they add value to the community’s built environment and reduce potential for community objection.

**Policy 7.1** The City shall require that affordable housing projects be designed so that there is no discernable exterior difference between such projects and market-rate housing projects.

**Policy 7.2** The City shall encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

**Policy 7.3** The City shall strive to raise and enforce current standards on all rental properties in the community.

**Policy 7.4** To create a balanced community, the City shall encourage large new residential developments to have a range of housing types and prices.



## Programs

### Program 7.1: AFFORDABLE HOUSING DESIGN

The City shall also require that developers of affordable rental housing projects to provide information showing how the project will be managed to maintain units in sound condition.

Timeframe:	Current and ongoing.
Responsibility:	Community Development Department, Planning Commission, City Council, and developers.
Funding:	N/A
Quantified Objective:	N/A



## QUANTIFIED OBJECTIVES

One of the requirements of state law (California Government Code, Section 65583[b]) is that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Table 2-1 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the time frame of the Housing Element (2003-2008).



<b>TABLE 2-1</b>					
<b>SUMMARY OF QUANTIFIED OBJECTIVES</b>					
<b>Objective Category/Program</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above-Moderate</b>	<b>Total</b>
<b>FAIR SHARE ALLOCATION</b>					
HCD Housing Needs Determination (2001-2008)	622	480	593	1,130	2,825
Permit Development Activity (2001 - 2005)	80 <sup>1</sup>	122 <sup>2</sup>	385 <sup>3</sup>	1,542	2,129
<b>Remaining Need (2005 - 2008)</b>	<b>542</b>	<b>358</b>	<b>208</b>	<b>412</b>	<b>696</b>
<b>QUANTIFIED OBJECTIVES MET 2001 – 2003</b>					
Encouraging Affordable Housing	0	19 <sup>4</sup>	0	0	19
Conservation/Preservation	0	45 <sup>5</sup>	0	0	45
Rehabilitation	63	8 <sup>6</sup>	0	0	71
<b>TOTAL</b>	<b>63</b>	<b>72</b>	<b>0</b>	<b>0</b>	<b>135</b>
<b>QUANTIFIED OBJECTIVES JANUARY 2003 TO JULY 2008</b>					
<b>New Construction</b>					
Program 1.1 Second Dwelling Units	0	30	45	0	75
Program 1.2 Promoting Second Dwelling Units	0	12	13	0	25
Program 1.8 First-Time Home Buyer Assistance	0	0	25	0	25
Program 2.5 Incentives in Conjunction with Density Bonus	250	250	0	0	500
Program 2.6 Mortgage Credit Certificates	0	0	50	0	50
Program 2.8 Pursue State and Federal Funding	0	0	100	0	100
Program 2.9 Mortgage Revenue Bonds	0	0	75	0	75
<b>Conservation/Preservation of At-Risk Units</b>					
Program 4.1 Conservation of At-Risk Units	98	0	0	0	98
<b>Rehabilitation</b>					
Program 4.0 Housing Rehabilitation Programs	50	50	20	0	120
<b>TOTAL</b>	<b>398</b>	<b>334</b>	<b>316</b>	<b>0</b>	<b>1,048</b>
<ol style="list-style-type: none"> <li>1. See Footnote #2 in Table 1-27</li> <li>2. Habitat for Humanity</li> <li>3. Market-rate homes sold at moderate income prices.</li> <li>4. Homes under down-payment assistance program</li> <li>5. Almond Terrace at-risk preservation</li> <li>6. Darrah Street rehabilitation program; CDBG program income fund rehabilitation</li> </ol>					

## APPENDICES



# APPENDIX A: GLOSSARY

## GLOSSARY

**Acre:** a unit of land measure equal to 43,650 square feet.

**Acreage, Net:** The portion of a site exclusive of existing or planned public or private road rights-of-way.

**Affordability Covenant:** A property title agreement which places resale or rental restrictions on a housing unit.

**Affordable Housing:** Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

**Affordable Units:** Units for which households do not pay more than 30% of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

**Annexation:** The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

**Assisted Housing:** Housing that has been subsidized by federal, state, or local housing programs.

**Assisted Housing Developments:** Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multi-family rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

**At-Risk Housing:** Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

**Below-Market-Rate (BMR):** Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for



determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

**California Department of Housing and Community Development - HCD:** The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

**California Housing Finance Agency (CHFA):** A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

**Census:** The official United States decennial enumeration of the population conducted by the federal government.

**City:** City with a capital "C" generally refers to City of Ceres government or administration. City with a lower case "c" generally refers to the geographical area of the city, both incorporated and unincorporated territory (e.g., the city road system).

**Community Development Block Grant (CDBG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Compatible:** Capable of existing together without conflict or ill effects.

**Condominium:** A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

**Consistent:** Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

**Contract Rent :** The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.



**Dedication, In lieu of:** Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

**Density:** The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

**Density, Residential:** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Density Bonus:** The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

**Developable Land:** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Development Impact Fees:** A fee or charge imposed on developers to pay for a jurisdiction’s costs of providing services to new development.

**Development Right:** The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

**Dwelling, Multi-family:** A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

**Dwelling, Single-family Attached:** A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

**Dwelling, Single-family Detached:** A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

**Dwelling Unit:** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.



**Elderly Household:** As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

**Element:** A division or chapter of the General Plan.

**Emergency Shelter:** An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

**Emergency Shelter Grants (ESG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

**Encourage:** To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

**Enhance:** To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

**Environmental Impact Report (EIR):** A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

**Fair Market Rent:** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

**Family:** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

**Feasible:** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**First-Time Home Buyer:** Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

**General Plan:** The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are



permitted, such as Economic Development, Urban Design and similar local concerns.

**Goal:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Gross Rent:** Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

**Group Quarters:** A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

**Home Mortgage Disclosure Act (HMDA):** The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

**HOME Program:** The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

**Homeless:** Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

**Household:** All those persons—related or unrelated—who occupy a single housing unit.

**Household Income:** The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

**Households, Number of:** The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing.



Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

**Housing and Community Development, Department of (HCD):** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

**Housing and Urban Development, U.S. Department of (HUD):** A cabinet-level department of the federal government that administers housing and community development programs.

**Housing Authority, Local (LHA):** Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

**Housing Problems:** Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

**Housing Subsidy:** Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

**Housing Unit:** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

**Impact Fee:** A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

**Inclusionary Zoning:** Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low-, or moderate income households for a specified period.

**Implementation Program:** An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify



primary responsibility for carrying out the action and a time frame for its accomplishment.

**Income Category:** Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

**Infill Development:** Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

**Jobs/Housing Balance; Jobs/Housing Ratio:** The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

**Large Household:** A household with 5 or more members.

**Lease:** A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

**Low-income Housing Tax Credits:** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing:** Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

**Market Rate Housing:** Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

**Mean:** The average of a range of numbers.

**Median:** The mid-point in a range of numbers.

**Median Income:** The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

**Mitigate, v.:** To ameliorate, alleviate, or avoid to the extent reasonably feasible.

**Mixed-use:** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional



interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Mobile Home:** A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

**Mortgage Revenue Bond (MRB):** A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

**Multi-family Dwelling Unit:** A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

**Overcrowding:** Households or occupied housing units with 1.01 or more persons per room.

**Parcel:** A lot in single ownership or under single control, usually considered a unit for purposes of development.

**Physical Defects:** A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

**Poverty Level:** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Project-Based Rental Assistance:** Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

**Public Housing:** A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

**Quantified Objective:** The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five-year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives



should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower- income use), given the constraints.

**Redevelop:** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Redevelopment Agency:** California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for increasing and improving the community's supply of affordable housing.

**Regional Housing Needs Plan (RHNP):** The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the AMBAG (Association of Monterey Bay Area Governments). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

**Regional Housing Needs Share:** A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation:** The repair, preservation, and/or improvement of substandard housing.

**Residential, Multiple Family:** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-family:** A single dwelling unit on a building site.

**Rezoning:** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.



**Second Unit:** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.

**Section 8 Rental Assistance Program:** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Seniors:** Persons age 65 and older.

**Service Needs:** The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

**Shall:** That which is obligatory or necessary.

**Should:** Signifies a directive to be honored if at all feasible.

**Site:** A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

**Small Household:** Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

**Special Needs Groups:** Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

**Subdivision:** The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

**Subdivision Map Act:** Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.



**Subsidize:** To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing:** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Substandard, Suitable for Rehabilitation:** Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

**Substandard, Needs Replacement:** Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

**Supportive Housing:** Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Tenant-Based Rental Assistance:** A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

**Transitional Housing:** Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

**U.S. Department of Housing and Urban Development (HUD):** The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

**Vacant:** Lands or buildings that are not actively used for any purpose.

**Zoning:** The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

# APPENDIX B: BIBLIOGRAPHY AND PERSONS/AGENCIES CONSULTED

## **BIBLIOGRAPHY**

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## **PERSONS CONSULTED**

Brown, Nancy, Director, Housing Program Coordinator, Ceres Redevelopment Agency

Hatch, Randy, Director of Planning and Community Development, City of Ceres

Wilson, John S., Director of Municipal Utilities, City of Ceres

## **AGENCIES CONSULTED**

California Department of Housing and Community Development

California Housing Partnership

Central Valley Association of REALTORS

Ceres Unified School District



City of Ceres Community Development Department

DataQuick Information Systems

Habitat for Humanity Stanislaus

Housing Authority of Stanislaus County

HUD FY

Stanislaus Council of Governments

Stanislaus County Assessor

USDA Rural Development

# APPENDIX C: PUBLIC PARTICIPATION

As part of the Housing Element process, the City implemented the State's public participation requirements in Housing Element Law, indicated in Government Code Section 65583 (c ) (6) (B), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community." The City used several methods to solicit comprehensive and continued input and participation from local residents, housing developers, non-profit housing development and management organizations, social service providers, neighborhood associations, and the business community. The City distributed announcements of the three Community/Stakeholder Workshops to a mailing list that includes the aforementioned stakeholder groups. For two of the three workshops, City staff contacted the entire list of stakeholders by phone to personally invite them to the workshops. The stakeholders that attended the workshops are listed in Appendix D.

In addition, the City placed a meeting announcement in the local newspaper and posted announcements on bulletin boards in City Hall. For those interested in reviewing the Draft Housing Element, the City had copies of the Draft Element available at the front counter of the Planning Department as well as at the Community/Stakeholders Workshops.

As outlined below, the City's public outreach program has been designed to obtain input from residents representing all income groups, non-profit and for-profit residential developers, and businesses.

<b>Date</b>	<b>Nature of Meeting</b>
<b>6/9/03</b>	<b><i>Community/Stakeholders Workshop #1</i></b> — The Housing Element Consultants made a presentation to the general public and local stakeholders giving them an overview of the update process, outlining State housing law, and describing the required components of the Housing Element Background Report and Policy Document. During and after the presentation, City Staff gave the public and stakeholders an opportunity to identify key housing issues and concerns in the city.
<b>5/10/04</b>	<b><i>Community/Stakeholders Workshop #2</i></b> — The Housing Element Consultants and City Staff made a presentation to the general public and local stakeholders giving them an overview of the update process and describing the findings of the Housing Element Background Report. The Consultants also summarized the inventory of regulatory and funding strategies and programs available to the City. During and after the presentation, City Staff gave the public



and stakeholders an opportunity to identify key housing issues and concerns in the city.

- 7/22/04**      ***Community/Stakeholders Workshop #3*** — The Housing Element Consultants and City Staff made a presentation to the general public and local stakeholders giving them an overview of the update process and summary of the policies and programs contained in the Draft Policy Document. After the presentation, City Staff gave the public and stakeholders an opportunity to respond to proposed policies and programs.
- 8/16/04**      ***Joint City Council/Planning Commission Study Session # 1***  
The City held a joint study session with the City Council and the Planning Commission to review the Draft Housing Element before it is sent to the Department of Housing and Community Development (HCD) for the 60-day review period. The Consultants made a presentation that explains the Housing Element Update process and reviews the new and revised policies and programs. Following the presentation, the City Council and the Planning Commission discussed the relationship of the City's fair share numbers to the available land inventory and also asked questions about the Policy Document. Members of the City Council requested a summary of the key policies and programs along with a second study session to discuss those key policies and programs.
- 10/11/04**      ***Joint City Council/Planning Commission Study Session # 2***  
City staff made a short presentation explaining the program summary matrix requested by the City Council and answered questions that were raised in the previous study session. After the presentation, the City Council and Planning Commission authorized City Staff and the Consultants to submit the Draft Housing Element to HCD for the 60-day review period.
- 9/4/07**      ***Planning Commission Public Hearing*** – City Staff and the Housing Element Consultant presented the Public Hearing Draft Housing Element and the responses to HCD's comments. The Planning Commission adopted a resolution that recommended that the City Council adopt the Housing Element and certify the Negative Declaration.
- 10/8/07**      ***City Council Public Hearing*** – City Staff and the Housing Element Consultant presented the Draft Housing Element and the responses to HCD's comments. The City Council adopted the resolution of adoption for the Housing Element and certified the Negative Declaration.

## APPENDIX D: LIST OF STAKEHOLDERS

The following are the list of stakeholders that attended one or more workshops/study sessions.

<b>Name</b>	<b>Group/Agency</b>
Lisa Mantarro Moore	City Council
Delinda Moore	City Council
Anthony Cannella	City Council
Rob Phipps	City Council
Chris Vierra	City Council
Ken Lane	Planning Commission
Dan'l Adams	Planning Commission
Brandy Meyer	Planning Commission
Richard Felix	Planning Commission
Terri Tillman	Planning Commission and Chamber of Commerce
Laura Norwood	Stanislaus County Housing Authority
Tammy Felix	Ceres Partnership for Healthy Children
Jill Erickson	Stanislaus County Area Agency on Aging
Dan Downey	Commission on Aging
Mike Boettger	PAM Company
Stephen Madison	Building Industry Association of Central California
Jessica Coleman	Building Industry Association of Central California



# Appendix E: Housing Costs

This appendix provides information on housing costs and affordability:

TABLE E-1						
PURCHASE PRICES & RENTS						
AFFORDABILITY TABLE (7% INTEREST RATE)						
City Of Ceres						
2002						
<b>Extremely Low Income Households at 30% of 2004 Median Family Income</b>						
Unit	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number Persons	1	2	3	4	5	6
Income Level	\$10,900	\$12,500	\$14,050	\$15,600	\$16,850	\$18,100
Max. monthly gross rent (1)	\$273	\$313	\$351	\$390	\$421	\$453
Max. purchase price (2)	\$41,184	\$47,229	\$53,086	\$58,942	\$63,665	\$68,388
<b>Very Low Income Households at 50% of 2004 Median Family Income</b>						
Unit	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number Persons	1	2	3	4	5	6
Income Level	\$18,200	\$20,800	\$23,400	\$26,000	\$28,100	\$30,150
Max. monthly gross rent (1)	\$455	\$520	\$585	\$650	\$703	\$754
Max. purchase price (2)	\$68,766	\$78,589	\$88,413	\$98,237	\$106,171	\$113,917
<b>Low-Income Households at 80% of 2004 Median Family Income</b>						
Unit	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number Persons	1	2	3	4	5	6
Income Level	\$29,100	\$33,300	\$37,450	\$41,600	\$44,950	\$48,250
Max. monthly gross rent (1)	\$728	\$833	\$936	\$1,040	\$1,124	\$1,206
Max. purchase price (2)	\$109,950	\$125,819	\$141,499	\$157,179	\$169,836	\$182,305
<b>Median Income Households at 100% of 2004 Median Family Income</b>						
Unit	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number Persons	1	2	3	4	5	6
Income Level	\$38,400	\$41,600	\$46,800	\$52,000	\$56,150	\$60,300
Max. monthly gross rent (1)	\$960	\$1,040	\$1,170	\$1,300	\$1,404	\$1,508
Max. purchase price (2)	\$145,088	\$157,179	\$176,826	\$196,474	\$212,154	\$227,834
<b>Moderate Income Households at 120% of 2004 Median Family Income</b>						
Unit	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom



**TABLE E-1**  
**PURCHASE PRICES & RENTS**  
**AFFORDABILITY TABLE (7% INTEREST RATE)**  
**City Of Ceres**  
**2002**

Number Persons	1	2	3	4	5	6
Income Level	\$43,700	\$49,900	\$56,150	\$62,400	\$67,400	\$72,400
Max. monthly gross rent (1)	\$1,093	\$1,248	\$1,404	\$1,560	\$1,685	\$1,810
Max. purchase price (2)	\$165,113	\$188,539	\$212,154	\$235,768	\$254,660	\$273,552

(1) Assumes that 30% of income is available for maximum monthly rent, including utilities.  
 (2) Assumes that 30% of income is available to cover mortgage payment, taxes, mortgage insurance and homeowner's insurance; 95% loan @ 6%, 30 year term  
 Sources: HUD FY 2004 Income Limits (January 28, 2004) and Vernazza Wolfe Associates, Inc.

**TABLE E-2**  
**MODESTO MSA FAIR MARKET RENT**  
**CITY OF CERES**  
**2003 & 2005**

Fair Market Rent (FMR)	Bedrooms in Unit				
	0 BR	1 BR	2 BR	3 BR	4 BR
FMR FY 2003	\$530	\$569	\$694	\$968	\$1,142
FMR FY 2005 proposed	\$546	\$603	\$710	\$1,018	\$1,176

Source: Housing Authority of the County of Stanislaus and Department of Housing and Urban Development, August 6, 2004.

**TABLE E-3**  
**AVERAGE & MEDIAN SALE PRICES**  
**CITY OF CERES**  
**January – September 2003**

Month	No. of Sales	Median	Average
January	59	\$215,000	\$219,439
February	46	\$214,500	\$212,563
March	82	\$224,000	\$227,300
April	43	\$220,000	\$219,363
May	31	\$230,000	\$220,441
June	54	\$236,000	\$237,192
July	56	\$242,750	\$242,973
<b>Total</b>	<b>371</b>		

Source: Central Valley Association of Realtors and Vernazza Wolfe Associates, Inc.



**TABLE E-4**  
**SUMMARY STATISTICS**  
**SALE PRICES**  
**CITY OF CERES**

<b>Year</b>	<b>Median</b>	<b>Average</b>
2000	\$116,000	\$119,047
2001	\$145,950	\$148,107
2002	\$171,000	\$172,291
2003	\$198,500	\$201,468

Source: Central Valley Association of Realtors and Vernazza Wolfe Associates, Inc.

# APPENDIX F: MODERATE INCOME HOME SALES

**Table F-1**

**MODERATE INCOME HOME SALES  
City of Ceres  
2001-2003**

<b>Parcel Number</b>	<b>Address</b>	<b>Price</b>	<b>Date Sold</b>
0861903	1050 Highlands Park Dr	\$144,000	20010925
0532028	1340 Daniel Way	\$144,500	20010413
0532032	3068 Valentina Way	\$147,000	20010419
0861908	1120 Highlands Park Dr	\$147,000	20010924
0862312	780 Del Sol Ct	\$150,500	20010514
0861920	1148 Aristocrat Dr	\$151,000	20010824
0861924	1092 Aristocrat Dr	\$152,773	20010620
0861918	3026 Starboard Way	\$154,955	20010620
0861914	3082 Starboard Way	\$155,000	20011114
0862385	767 Salamanca Ct	\$158,500	20010829
0532021	2985 Agresti Dr	\$160,000	20010402
0862351	3570 Buenaventura Dr	\$160,000	20011019
0862125	868 Willow Lake Way	\$160,000	20011121
0532025	1310 Daniel Way	\$161,000	20010508
0862386	781 Salamanca Ct	\$169,500	20010820
0862352	3590 Buenaventura Dr	\$172,000	20011107
0532536	3501 Farris Ave	\$173,000	20011231
0862126	854 Willow Lake Way	\$174,000	20011218
0532538	3509 Farris Ave	\$170,000	20020131
0862120	843 Willow Lake Way	\$171,000	20020205
0532541	3516 Farris Ave	\$172,000	20020205
0861925	1078 Aristocrat Dr	\$175,000	20020307
0532544	3504 Farris Ave	\$175,000	20020404
0532543	3508 Farris Ave	\$175,000	20020419
0862355	3650 Buenaventura Dr	\$176,500	20020328
0535942	1417 Kinser Rd	\$179,500	20020404
0535831	2714 Mccord Way	\$180,000	20020409
0862363	724 Madrid Ct	\$181,000	20020405
0861930	3054 Malik Ave	\$182,000	20020208
0532542	3512 Farris Ave	\$182,000	20020222
0532545	3500 Farris Ave	\$182,000	20020306
0861906	1092 Highlands Park Dr	\$185,000	20020320
0862563	2915 Malik Ave	\$185,000	20020626
0862361	752 Madrid Ct	\$186,000	20020628
0862543	954 Allacante Dr	\$186,000	20020918



0862540	912 Allacante Dr	\$186,000	20020926
0862380	700 Salamanca Ct	\$187,000	20020222
0862367	725 Madrid Ct	\$187,500	20020530
0862374	780 Salamanca Ct	\$188,500	20020402
0862534	915 Allacante Dr	\$190,000	20021206
0862369	753 Madrid Ct	\$191,000	20020417
0400947	1701 Rancho Dr	\$144,500	20030818
0400942	1824 Richland Ave	\$146,500	20030620
0400965	1816 Richland Ave	\$149,500	20030609
0400938	1716 Evans Rd	\$157,000	20030530
0400954	1816 El Monte Ave	\$158,500	20030813
0400949	1709 Rancho Dr	\$159,000	20030825
0400941	1704 Evans Rd	\$165,500	20030602
0400948	1705 Rancho Dr	\$165,500	20030812
0400958	1832 El Monte Ave	\$173,000	20030811
0400944	1692 Evans Rd	\$174,000	20030703
0400962	1700 El Rosal Ave	\$182,000	20030827
0400946	1697 Rancho Dr	\$185,500	20030725
0400951	1804 El Monte Ave	\$185,500	20030822
0400955	1820 El Monte Ave	\$186,500	20030818
0400964	1820 Richland Ave	\$187,000	20030606
0400971	1821 El Monte Ave	\$187,000	20030807
0400939	1712 Evans Rd	\$188,000	20030604
0862528	954 Alcoa Dr	\$190,000	20030214
0862506	2761 Malik Dr	\$190,000	20030429
0862501	871 Azores Ln	\$190,000	20030506
0400943	1696 Evans Rd	\$191,500	20030609
0400972	1825 El Monte Ave	\$191,500	20030717
0400961	1704 El Rosal Ave	\$191,500	20030807
0400956	1824 El Monte Ave	\$192,000	20030808
0400960	1708 El Rosal Ave	\$192,000	20030811
0400940	1708 Evans Rd	\$192,500	20030602
0400952	1808 El Monte Ave	\$194,500	20030904
0400957	1828 El Monte Ave	\$196,000	20030819
0862526	926 Alcoa Dr	\$197,818	20030110
0862523	882 Alcoa Dr	\$198,000	20030121
0862524	896 Alcoa Dr	\$198,000	20030122
0862510	2831 Pompeii Ln	\$198,000	20030324
0862518	868 Azores Ln	\$200,000	20030331
0863132	843 Allacante Dr	\$203,182	20030710
0862505	2747 Malik Dr	\$205,000	20030331
0863134	315 Allacante Dr	\$205,000	20030709
0863144	826 Alcoa Dr	\$207,273	20030909
0400966	1812 Richland Ave	\$208,000	20030602
0863146	854 Alcoa Dr	\$208,000	20030825
0863136	785 Allacante Dr	\$210,000	20030722
0862527	940 Alcoa Dr	\$213,000	20030225
0862520	885 Alcoa Dr	\$213,000	20030422



0863143	812 Alcoy Dr	\$213,000	20030903
0862945	977 Tranquil Ln	\$215,500	20030110
0863141	782 Alcoy Dr	\$216,000	20030917
<sup>1</sup> Recorded in 2001, 2002, YTD2003 <i>Source: DataQuick Information Systems</i>			



# APPENDIX G: ANALYSIS QUESTIONS

## SB520 Analysis Questions

### Over-arching and General

Does the locality have any processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws?

*No.*

Describe the process for requesting a reasonable accommodation?

*Not applicable.*

Has the City made any efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility?

*No specific efforts have been made.*

Does the City make information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws?

*No.*

### Zoning / Land Use

Has the City reviewed all of its zoning laws, policies and practices for compliance with fair housing law?

*No.*

Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking?

*Single family parking standards do not vary for persons with disabilities.*

Does the City restrict the siting of group homes? How does this effect the development and cost of housing?



*Licensed group homes with fewer than seven beds are permitted by right within all of the City's residential zones. Group homes with seven or more beds are permitted pursuant to architectural and site plan approval and the development standards of the zone in question.*

What zones allow groups homes other than those residential zones covered by state law. Are group homes over six persons also allowed?

*No.*

Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families? Do the occupancy standards comply with Fair Housing Laws?

*The City's group dwelling standards are defined as a dwelling unit with more than two families sharing a common kitchen.*

Does the land use element regulate the siting of special need housing in relationship to one another? Specifically, is there a minimum distance required between two (or more) special needs housing?

*The City has no siting requirements other than those dictated by state law. Per state law, Community Care Facilities of the same type can not be located within 300 feet of one another.*

### **Permits and Processing**

How does the City process a request to retrofit homes for accessibility (i.e., ramp request)?

*All ADA retrofit requests are processed in the same manner as other types of improvements requiring building and/or planning permits.*

Does the City allow group homes with fewer than six persons by right in single-family zones? What permits, if any, are required?

*Yes, as permitted by State Law licensed facilities with six or fewer persons are allowed by right in all residential zones. No additional permits are required.*

Does the City have a set of particular conditions or use restrictions for group homes with greater than 6 persons? What are they? How do they effect the development of housing for persons with disabilities?

*Group dwellings with seven or more beds are conditionally permitted pursuant to architectural and site plan approval of group dwellings and the development standards of the zone in question.*

What kind of community input does the City allow for the approval of group homes? Is it different than from other types of residential development?



*Because homes with 6 or fewer persons are allowed by right, there is no community input. For dwellings for which a conditional user permit is required (7 or more persons), a public hearing would be held and residents within a 300 foot radius of the proposed home would be notified.*

Does the City have particular conditions for group homes which will be providing services on-site? How may these conditions affect the development or conversion of residences to meet the needs of persons with disabilities?

*The City has no particular conditions or use restrictions for group home of any kind. Any restrictions would be determined during the conditional use permit approval process.*

### **Building codes**

Has the City adopted the Uniform Building Code? What year? Has the City made amendments that might diminish the ability to accommodate persons with disabilities?

*The City adopted the 2001 California Building Code (a.k.a. UBC), and has made no amendments.*

Has the City adopted any universal design elements in the building code?

*No.*

Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?

*Other than the fact that the City office facilities are compliant with ADA design standards, the City has not adopted any accommodation procedures for persons with disabilities in the enforcement of building codes and the issuance of building permits.*

### **Accessibility/Design Issues**

Has the locality reviewed and approved architectural designs, platting, sidewalks, curb cuts, etc. to ensure compliance?

*Yes, all plans submitted for planning and building approval are reviewed for ADA compliance.*

Will local government conduct on-site review during construction to ensure compliance with designs as submitted?

*Yes. Building inspections are routinely completed for all building permits.*



Is there a mechanism to review and bring into compliance any builder not following requirements of ADA or the Fair Housing Act?

*Routine inspections are carried out for all building permits. If a builder is found to be out of compliance with the approved plans, he or she is made to stop work and remedy the violation. In addition, compliance with project specific conditions must be met prior to issuance of occupancy certificates.*

Is retro-fitting required when a builder is found to be in non-compliance?

*Yes.*

What unit of government oversees compliance with the Fair Housing Act for new construction, substantial rehabilitation, remodeling of commercial and multi-family housing, etc.?

*All documents related to projects carried out or funded by the City and/or Agency contain fair housing/equal opportunity language, and enforcement is carried out by the Resource Management Agency. If the City were to discover discriminatory language and/or practices in the course of project review, a report would be made to the Department of Housing and Urban Development.*

## APPENDIX H: STANCOG RHNA

This attachment provides information on total residential holding capacity versus projected StanCOG needs by housing type and income group.

New market rate home sales in Ceres have been documented to be affordable to moderate income households. Appendix F shows information gathered by Dataquick for new home sales in Ceres from January 2001 to December 2003 (during the current planning period). Appendix G shows home sales prices (2001 through 2003) for units that sold at prices below above moderate-income levels. There were 86 instances of new homes that sold in the past three years at prices affordable to moderate-income groups. This is about 14.7 percent of the non-subsidized units issued final permits between January 2001 and December 2003. Using this historical trend, it is assumed that 14.7 percent of remaining units in current projects and in very low and low density vacant land can be allocated to meet moderate income housing needs.

Table H-1 shows the adjusted RHNA according to StanCOG by income group after subtracting unit production during the current housing element period (January 2001 to December 2003). The table goes on to show the remaining capacity at maximum densities within the City limits in subdivisions and vacant land and the potential for second units. Finally, unit potential outside the City limits, but within the Sphere of Influence, is shown. As the table shows, the city has enough land accommodate its total allocated RHNA with a surplus of 6,376 units. The City meets its RHNA for above moderate households by 3,828 units and land available for very low-, low-, and moderate-, groups meets the RHNA with a surplus of 2,548 units.



**TABLE H-1**  
**STANCOG HOUSING DETERMINATIONS AT**  
**MAXIMUM DENSITY CAPACITY**  
**City of Ceres**  
**2003**

	Very-Low	Low	Moderate	Above Moderate	Total
HCD RHNA Allocation (Jan 2001 – Jun 2008)	368	284	351	669	1,673
Units Produced <sup>1</sup> (Jan 2001- Aug 2003)	52 <sup>2</sup>	0	86	498	636
Net Allocation to be Met	316	284	265	171	1,036
<i>Allocation to be Met</i>	865			171	1,036
<b>Holding Capacity Within City Limits</b>					
Potential Units in Vacant Land <sup>3</sup>	745 <sup>4</sup>		80 <sup>5</sup>	467	1,292
Remaining Units in Current Projects	0		210 <sup>6</sup>	1,221	1,431
Potential Second Units <sup>9</sup>	0		150	0	150
<i>City Holding Capacity Subtotal<sup>8</sup></i>	1,185			1,688	2,873
<b>Holding Capacity Outside City Limits</b>					
Single Family Units	0		398 <sup>9</sup>	2,311	2,709
Multi-family Units		1,830		0	1,830
<i>Outside Holding Capacity Subtotal<sup>8</sup></i>		2,228		2,311	4,539
<b>Surplus</b>		<b>2,548</b>		<b>3,828</b>	<b>6,376</b>
<sup>1</sup> Units with final building permits issued between January 2001 and December 2003 as identified in Table 1-27 of the Background Report and Appendix F. <sup>2</sup> These units are all located at the Whitmore Oaks development, an affordable senior housing project, as shown in Table 1-27 of the Background Report. <sup>3</sup> Maximum unit potential on vacant land that supports residential development, see Table 1-31 of the Background Report. <sup>4</sup> Maximum unit potential on vacant MDR and HDR land. <sup>5</sup> 14.7 percent of the maximum potential capacity in Very-Low and Low Density Residential vacant land. As provided by historic new home sales, see Table 31 of the Background Report and Appendices E and F. <sup>6</sup> 14.7 percent of the total remaining units in current residential projects, see Table 1-27 of the Background Report and Appendices E and F. <sup>7</sup> Second unit potential as determined by City staff. <sup>8</sup> Very low-, low-, and moderate-income groups combined to allocate multi-family development potential to each. <sup>9</sup> 14.7 percent of the maximum potential capacity in available single family land. As provided by historic new home sales, see Table 33 of the Background Report and Appendices E and F. Source: California Department of Housing and Community Development; City of Ceres; Dataquick Information Systems, 2003; Mintier & Associates; 2003					



Table H-2 also shows the adjusted RHNA need according to StanCOG by income group after subtracting unit production during the current housing element period (January 2003 to December 2003). The table goes on to show the remaining capacity at typical densities within the city limits in subdivisions, on vacant land, and for second units. Typical unit potential outside the city limits, but within the Sphere of Influence, is shown. As the table shows, the City has enough land to accommodate its total allocated RHNA need (at typical densities) with a surplus of 3,958 units. The City meets its RHNA for above moderate households by 2,848 units and land available for very low-, low-, and moderate-, groups meets the RHNA need with a surplus of 1,110 units.



**TABLE H-2**  
**STANCOG HOUSING DETERMINATIONS AT**  
**AVERAGE DENSITY CAPACITY**  
**City of Ceres**  
**2003**

	Very-Low	Low	Moderate	Above Moderate	Total
StanCOG RHNA Allocation (Jan 2001 – Jun 2008)	368	284	351	669	1,673
Units Produced <sup>1</sup> (Jan 2001- Aug 2003)	52 <sup>2</sup>	0	86	498	636
Net Allocation to be Met	316	284	265	171	1,036
<i>Allocation to be Met</i>	865			171	1,036
<b>Holding Capacity Within City Limits</b>					
Potential Units in Vacant Land <sup>3</sup>	391 <sup>4</sup>		54 <sup>5</sup>	314	759
Remaining Units in Current Projects	0		210 <sup>6</sup>	1,221	1,431
Potential Second Units <sup>7</sup>	0		150	0	150
<i>City Holding Capacity Subtotal<sup>8</sup></i>	805			1,535	2,340
<b>Holding Capacity Outside City Limits</b>					
Single Family Units	0		256 <sup>9</sup>	1,484	1,740
Multi-family Units	914			0	914
<i>Outside Holding Capacity Subtotal<sup>8</sup></i>	1,170			1,484	2,654
<b>Surplus</b>	<b>1,110</b>			<b>2,848</b>	<b>3,958</b>
<sup>1</sup> Units with final building permits issued between January 2001 and December 2003 as identified in Table 1-27 of the Background Report and Appendix F. <sup>2</sup> These units are all located at the Whitmore Oaks development, an affordable senior housing project, as shown in Table 1-27 of the Background Report. <sup>3</sup> Maximum unit potential on vacant land that supports residential development, see Table 1-31 of the Background Report. <sup>4</sup> Maximum unit potential on vacant MDR and HDR land. <sup>5</sup> 14.7 percent of the maximum potential capacity in Very-Low and Low Density Residential vacant land. As provided by historic new home sales, see Table 31 of the Background Report and Appendices E and F. <sup>6</sup> 14.7 percent of the total remaining units in current residential projects, see Table 1-27 of the Background Report and Appendices E and F. <sup>7</sup> Second unit potential as determined by City staff. <sup>8</sup> Very low-, low-, and moderate-income groups combined to allocate multi-family development potential to each. <sup>9</sup> 14.7 percent of the maximum potential capacity in available single family land. As provided by historic new home sales, see Table 33 of the Background Report and Appendices E and F. Source: California Department of Housing and Community Development; City of Ceres; Dataquick Information Systems, 2003; Mintier & Associates; 2003					

**StanCOG Housing Needs Allocation**

Table H-3 shows the housing allocation for Ceres as determined by StanCOG in its final Regional Housing Needs Allocation (RHNA). StanCOG allocated



1,673 housing units to Ceres for the period 2001 to 2008. This time frame follows the same time frame used by HCD, a seven and a half year period, from January 1, 2003 through June 30, 2008. The allocation is equivalent to a yearly need of approximately 223 housing units for the 7½-year time period.

The total StanCOG RHNA allocation for Ceres includes 1,004 units at moderate-income and below, including 368 very low-income units, 284 low-income units, and 351 moderate-income units. The above moderate-income category has a RHNA allocation of 669, bringing the total RHNA to 1,693 housing units.

<b>TABLE H-3</b>					
<b>HOUSING NEEDS DETERMINATION BY INCOME</b>					
<b>ADOPTED BY STANCOG POLICY BOARD</b>					
<b>CITY OF CERES</b>					
<b>2001-2008</b>					
	<b>Very-Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
RHNA Allocation	368	284	351	669	1,673
Percent of Total	22%	17%	21%	40%	100%
Source: Stanislaus Council of Governments; 2003.					

Table H-4 breaks down the remaining units needed for the regional housing needs allocation for the current (2001-2008) element timeframe as identified by StanCOG. The number of units produced from January 2001 – December 2003 has been subtracted and distributed among the affordability categories using housing pricing in Ceres. As the table shows, Ceres has produced 53 very low-income units, 0 low-income units, and 86 moderate-income units as of December 2003. This is much lower than the 77.4 percent of above moderate income units produced during the same time period. The income groups with the highest remaining need are located in the very low- and low-income categories.



**TABLE H-4**  
**HOUSING NEEDS DETERMINATION BY INCOME**  
**STANCOG POLICY BOARD**  
**CITY OF CERES**  
**2001-2008**

	<b>Very-Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
RHNA Allocation (Jan 2001 – Jun 2008)	368	284	351	669	1,673
Units Produced (Jan 2001- Dec 2003)	52 <sup>2</sup>	0	86 <sup>3</sup>	499	637
Net Allocation to be Met: (Jan 2004 – Jun 2008)	316	284	350	170	1,036
Percent Goals Achieved (Jan 2001 – Aug 2003)	14.4%	0%	24.2%	74.4%	38.1%

<sup>1</sup> Units with final building permits issued between January 2001 and December 2003 as identified in Table 1-30 and Appendix F.  
<sup>2</sup> These units are all located at the Whitmore Oaks development, an affordable senior housing project, as shown in Table 1-30.  
<sup>3</sup> Market rate homes sold at moderate income price levels. See appendix.  
 Source: Stanislaus Council of Governments; City of Ceres; Dataquick Information Systems; Mintier & Associates; 2003.