

Public Review Draft

6th Cycle Housing Element Update (2023-2031)

City of Ceres

July 17, 2023



Prepared by
EMC Planning Group

PUBLIC REVIEW DRAFT

**6TH CYCLE HOUSING ELEMENT UPDATE
(2023-2031)
CITY OF CERES**

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1.0 Introduction

1.1 Introduction

The City of Ceres is a rural community regarded for its agriculture, diversity and tight-knit community. The City's name "Ceres" originates from the Roman goddess of agriculture, paying homage to the land, the wealth of the community. Strengthened by the support of local businesses, organizations, and nonprofit community service groups, Ceres' supportive neighborhood character has shaped the existing social fabric. The long-term vitality of Ceres depends upon the availability of various types of housing to satisfy the community's local housing needs. In addition to the rising costs of development, the city faces the oncoming pressures of being an affordable housing outlet for many Bay Area employees, increasing the challenges local residents face in obtaining affordable housing in their community with Altamont Corridor Express, or ACE, rail service around the corner.

As Ceres looks toward the future, increasing the range and diversity of housing options is integral to the City's success, as well as developing policies and programs that ensure local community members are able to live in the community they work for and support. This Housing Element serves as a continuation of the City's commitment to ensuring new opportunities for residential development, as well as preserving and enhancing existing neighborhoods.

This 2023-2031 Housing Element represents the City of Ceres' intent to plan for the housing needs of the Ceres community while meeting the State's housing goals as set forth in Article 10.6 of the California Government Code. The California State Legislature has identified the attainment of a decent home and a suitable living environment for every Californian as the State's major housing goal. The Ceres Housing Element represents a sincere and creative effort to meet local and regional housing needs.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. This 6th Cycle Housing Element covers the planning period 2023 through 2031 and replaces the City's 5th Cycle Housing Element that covered the period 2014 through 2023.

Per State Housing Element law, the document must be periodically updated to:

- Outline the community's housing production objectives consistent with State and regional growth projections;

- Describe goals, policies and implementation strategies to achieve local housing objectives;
- Examine the local need for housing with a focus on special needs populations;
- Identify adequate sites for the production of housing serving various income levels;
- Analyze potential constraints to new housing production;
- Evaluate the Housing Element for consistency with other General Plan elements; and
- Evaluate Affirmatively Furthering Fair Housing.

1.2 California's Housing Crisis

The 6th Cycle Housing Element update comes at a critical time because California is experiencing a housing crisis, and as is the case for all jurisdictions in California, Ceres is committed to playing its part in meeting the growing demand for housing. In the coming 30-year period, the Stanislaus Council of Governments (StanCOG) region is projected to add 64,266 jobs,¹ which represents a 27 percent increase. These changes will increase demand for housing across all income levels, and if the region can't identify ways to significantly increase housing production, it risks worsening the burden for existing lower-income households, many of whom don't have the luxury or skill set to move to new a job center but that are nonetheless faced with unsustainable increases in housing cost.

If the region becomes less competitive in attracting high-skilled workers and increasingly unaffordable to lower-income workers and seniors, then social and economic segregation will worsen, only exacerbating historic patterns of housing discrimination, racial bias, and segregation. This potentiality has become so acute in recent years that the California Legislature addressed the issue with new legislation in 2018. Assembly Bill (AB) 686 requires all state and local agencies to explicitly address, combat, and relieve disparities resulting from past patterns of housing segregation to foster more inclusive communities. This is commonly referred to as Affirmative Furthering Fair Housing, or AFFH.

Ceres has had little success in meeting its housing needs. In the last housing element cycle (2014-2023), the City issued 79 housing permits. This was only a small fraction of Ceres' Regional Housing Needs Allocation (RHNA), which called for the construction of 2,571 new housing units. Of the units built, 71 were for above moderate-income housing, seven (7) were for moderate-income housing, and one (1) was for low-income housing.

¹ Source: Stanislaus County Demographic and Employment Forecast, 2021

1.3 Regional Housing Needs Allocation

The 2021 Stanislaus County Demographic and Employment Forecast calculates that the StanCOG region will add 50,796 new households between 2020 and 2050, a 28 percent increase. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 34,344 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.² This calculation is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need.

All jurisdictions in the StanCOG region received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher Regional Housing Need Determination (RHND) compared to previous cycles.

In August 2022, StanCOG issued its Final 6th Cycle Regional Housing Needs Allocation Plan. For Ceres, the RHNA to be planned for this cycle is 3,361 units, a substantial increase from the last cycle. [Table 1-1](#) shows the RHNA for Ceres for the planning period 2023 through 2031.

Table 1-1 Regional Housing Needs Allocation

Income Group	Percentage of AMI	Share
Extremely Low-Income ³	0-30	353
Very Low-Income	<50	353
Low Income	51-80	489
Moderate-Income	81-120	661
Above Moderate-Income	121+	1,505
Total		3,361

Source: StanCOG Adopted Final Regional Housing Needs Allocation Plan, 2022

1.4 Affirmatively Furthering Fair Housing

In 2018, Assembly Bill (AB) 686, signed in 2018, established an independent state mandate to affirmatively furthering fair housing (AFFH). AB 686 extends requirements for federal grantees and contractors to “affirmatively further fair housing,” including requirements in the federal Fair

² HCD divides the RHNA into the following four income categories:

Very Low income: 0-50% of Area Median Income

Low income: 50-80% of Area Median Income

Moderate income: 80-120% of Area Median Income

Above Moderate income: 120% or more of Area Median Income

³ Extremely low-income RHNA is found as a subset within the very low-income category

Housing Act, to public agencies in California. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

AB 686 requires public agencies to:

- Administer their programs and activities relating to housing and community development in a manner to affirmatively further fair housing;
- Not take any action that is materially inconsistent with the obligation to affirmatively further fair housing;
- Ensure that the program and actions to achieve the goals and objectives of the Housing Element affirmatively further fair housing; and
- Include an assessment of fair housing in the Housing Element.

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability. The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity. AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues.

An AFFH analysis was prepared by EMC Planning Group and is included as [Appendix A](#) to this housing element.

Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the StanCOG region.

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local

jurisdiction has a population that is 20 percent Latinx, but some neighborhoods are 80 percent Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstine 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).

Segregation Patterns in the StanCOG Region

Across the StanCOG region, Hispanic or Latino residents represent the predominant racial/ethnic group followed by non-Hispanic White residents. Stanislaus County has a moderate-high level of segregation, which is primarily represented between these two populations. Additionally, above-moderate and moderate-income residents are significantly more segregated from other racial and income groups. The analysis completed for this report indicates that the amount of racial

segregation both *within* the StanCOG region and *across* jurisdictions in the region has decreased since the year 2000. However, compared to cities in other parts of California, StanCOG region jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation between StanCOG region cities compared to other regions in the state.

Segregation in Ceres

The following are highlights of segregation metrics as they apply in Ceres. For further information regarding the history of racial segregation, please refer to [Appendix A](#).

- As of 2019, Hispanic or Latino individuals comprise 61 percent of Ceres' population followed by non-Hispanic White (24 percent), Asian (7 percent) Black or African American (4 percent), and two or more races (3 percent); and
- American Indian or Alaska Native and Native Hawaiian and Other Pacific Islander individuals each represent less than 1 percent of the City's population.

Ceres' General Plan and Municipal Code historically emphasized single-family residential development patterns and consequently, the City offers a limited variety of housing types with 79 percent single family detached units. Historically, this type of development contributed to segregation patterns, including in Ceres, due to, among other factors, the higher purchase costs that accompany single-family homes. Though Ceres' population demographics are more diverse than neighboring jurisdictions within Stanislaus County and restrictive covenants were not enacted specifically in the City, enacting policies and programs that promote AFFH and an inclusive housing stock could assist existing community members in obtaining adequate and affordable housing.

Regional Segregation

The following are highlights of regional segregation metrics as they apply to Ceres.

- Ceres has a lower share of White residents than the County, a higher share of Hispanic or Latino residents, a higher share of Black residents, and a higher share of Asian and Native Hawaiian and Other Pacific Islander residents; and
- Regarding income groups, Ceres has a lower share of above moderate-income residents than the County and a higher share of lower income residents.

1.5 Overview of Planning Efforts

This section provides an overview of planning and legislative efforts that provide the context for development of the 6th Cycle Housing Element.

Effectiveness of Previous Housing Element

The City of Ceres experienced significantly less development than projected in its Quantified Objectives (79 permits issued v. 2,571 projected). It failed to meet its RHNA allocation in every income category. The goals, objectives, policies, and actions in the 2014 Housing Element complied with State Housing Law and provided proper guidance for housing development in the City. In the 2023-2031 Housing Element update, objectives for each of the goals will be modified as appropriate to more specifically respond to the housing environment in Ceres from 2023 to 2031. Policies will also be modified as needed to respond to current housing element law and existing and anticipated residential development conditions. See [Appendix E](#) for a complete review and analysis of Ceres' 5th Cycle Housing Element (2014-2023).

New State Laws Affecting Housing

While the City has taken steps throughout the 5th cycle to increase housing production locally, the State passed numerous laws to address California's housing crisis during the same period. As the State passes new legislation in the remainder of the 5th cycle and during the 6th cycle, the City will continue to amend the Municipal Code; to monitor and evaluate policies and programs designed to meet State requirements; and to proactively implement new policies and programs to help increase housing production citywide.

In 2019, several bills were signed into law that include requirements for local density bonus programs, the Housing Element, surplus lands, accessory dwelling unit (ADU) streamlining, and removing local barriers to housing production. The City will implement changes required by State law, likely through amendments to the Ceres Municipal Code. The following is a summary of recent legislation and proposed City activities that will further the City's efforts to increase housing production during the 6th cycle. Please see the section above for a discussion of AB 686 (Affirmatively Furthering Fair Housing).

Incentives for Accessory Dwelling Units

AB 68, AB 587, AB 671, AB 881, and SB 13 further incentivize the development of accessory dwelling units (ADUs), through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees. In March 2020, the City amended its regulations and procedures to make it easier and less expensive to build ADUs. Additionally, the City has invested in designing five (5) distinct ADU building plans property owners may choose from, eliminating costs of structural design plans for property owners. Further changes will be incorporated into the City's Municipal Code to ensure compliance with new legislation. In addition to these actions, the City will identify options for incentivizing the construction of ADUs that are available specifically for, and affordable to, lower-income households.

Density Bonus

AB 1763 requires jurisdictions to provide a density bonus to development projects that restrict 100 percent of their units as affordable to lower and moderate-income households. In 2020, the City's affordable housing regulations were amended to be consistent with AB 1763. Chapter 18.39 of the City's Zoning Ordinance provides a detailed description of the program.

Low-Barrier Navigation Centers

AB 101 requires jurisdictions to allow "low-barrier navigation centers" by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements. Program 3.7 has been included in [Chapter 2](#) of the Housing Element to develop by-right procedures for processing Low Barrier Navigation Centers in Ceres.

Surplus Public Land

In 2019, Governor Gavin Newsom signed an executive order to identify State owned sites to help address the California housing crisis. AB 1255 and AB 1486 seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. The City has not identified surplus lands through the adequate sites inventory.

Accelerated Housing Production

AB 2162 and SB 2 address various methods and funding sources that jurisdictions may use to accelerate housing production.

Priority Processing

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

Housing and Public Safety

Finally, in response to SB 379 and other recent state legislation, local jurisdictions must update their safety element to comprehensively address climate adaptation and resilience (SB 379) and SB 1035 (2018) and identify evacuation routes (SB 99 and AB 747). These updates are triggered by the 6th Cycle housing element update. This housing element contains an evaluation of the existing safety element and contains programming actions to update the safety element to satisfy the new state requirements. Also, as sites are identified and analyzed for inclusion in the City's housing site

inventory, special attention will be paid to the risk of wildfire and the need for evacuation routes. In this way, the City will coordinate updates to all three elements (land-use, housing, and safety), so that it can direct future development into areas that avoid or reduce unreasonable risks while also providing needed housing and maintaining other community planning goals.

Consistency with General Plan

The City of Ceres General Plan was adopted in May 2018 and is comprised of the following elements: 1) Land Use and Community Design; 2) Transportation and Circulation; 3) Agriculture and Natural Resources; 4) Health and Safety; 5) Public Facilities and Services; and 6) Economic and Community Development.

Ceres' housing element is being updated at this time in conformance with the 2023-2031 update cycle for jurisdictions in the Stanislaus Council of Governments (StanCOG) region. The housing element builds upon the other general plan elements and contains policies to ensure that it is consistent with other elements of the general plan. As portions of the general plan are amended in the future, the plan (including the housing element) will be reviewed to ensure that internal consistency is maintained.

1.6 Public Participation

The primary purpose of this chapter is to describe the effort made by the City of Ceres to engage all economic segments of the community (including residents and/or their representatives) in the development and update of the housing element. This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from five (5) Native American tribes that are present and active in the Stanislaus County. It is also responsive to AB 686 (Affirmatively Furthering Fair Housing), which requires local jurisdictions, as they update their housing elements, to conduct public outreach to equitably include all stakeholders in the housing element public participation program.

In an act of transparency, this Public Draft Housing Element is being presented to the community without review or revision from elected officials. Members of the community are urged to review the draft housing element and recall the impacts of the last housing element cycle to determine the steps needed to develop solutions moving forward. This intention is rooted in allowing the community and decision makers alike to have an equal start at developing the 2023-2031 Housing Element.

The City is in the early stages of this housing element update process, and acknowledges the timeliness required to complete the housing element update by the deadline, as well as the unique nature of being a minority majority community that requires local knowledge to provide a comprehensive story of Ceres. As a result, the City presents the community with this Public Draft 6th Cycle Housing Element as an opportunity to:

- Inform the data with lived experiences;
- Provide local knowledge of factors contributing to housing inequities;
- Advise what types of housing are desired; and
- Call to action the programs and policies that should be considered to achieve the community hoped for.

Within [Appendix A – Housing Needs and Fair Housing Report](#), of this housing element update, local data is presented and the public draft review period is the time to gather additional community input. Members of the community are encouraged to send their experiences or questions via email to Housing@emcplanning.com to help inform this housing element.

Also, as part of this effort, the City has developed a list of organizations that were contacted to participate in the update process, and that list is attached as [Appendix F](#).

Ceres Housing Plan Website

The 6th cycle RHNA numbers are a monumental change for all California communities, and the success of the update process hinges in part on a community outreach and engagement program that is robust, inclusive, and meaningful. The City has a dedicated housing element update website, engage.emcplanning.com/cereshousingplan, where all updates will be provided as well as community engagement opportunities.

Key components of the Ceres Housing Plan website include:

- **Ideas Board.** Promoted brainstorming among community members to suggest creative ways to achieve our RHNA goals.
- **Q&A.** Received questions in a managed space that accommodated messages through an iterative brainstorming process.
- **Surveys.** Encouraged community-members to voice their opinions in a convenient way that also helped City staff understand what areas of the City need more encouragement to participate. Aggregate data also helped the City understand generally who is participating with the outreach tools.
 - **Stakeholder Survey.** Released for public engagement with the Initial Public Review Draft Housing Element to solicit input from Ceres residents, property owners, business owners, employees, community activists, and visitors. The survey is currently ongoing. The housing element will be revised to incorporate policies and programs as guided by the public's perspective.
 - **Property Owner Interest Form.** Released for public engagement with the Initial Public Review Draft Housing Element to develop a list of property owners interested in building an

accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU). The survey is currently ongoing. A list of interested property owners will be added to [Appendix C – Sites Inventory](#) when the survey is closed.

- **Community Meetings.** Hosted to inform and educate the public on the 2023-2031 6th Cycle Housing Element Update planning process. These meetings are ongoing and continue to guide the policies and programs to ensure Ceres' character and values are upheld.
 - **July 17, 2023 Community Housing Meeting.** Hosted to introduce the 2023-2031 6th Cycle Housing Element Update to community residents, demonstrate the Ceres Housing Plan website, and discuss the Initial Public Review Draft Housing Element.

Public Participation to Affirmatively Furthering Fair Housing

The Ceres public participation program is responsive to AFFH, which requires local jurisdictions to conduct public outreach to equitably include all stakeholders in the housing element public participation program (see the discussion above for more complete information on AFFH as well as [Appendix A – Housing Needs & Fair Housing Report](#)).

Tribal Consultation

This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from the following tribes that are present and active in Stanislaus County:

- Calaveras Band of Mi-Wuk Indians;
- North Valley Yokuts Tribe;
- Southern Sierra Miwuk Nation;
- Tule River Indian Tribe; and
- Wuksachi Indian Tribe/Eshom Valley Band.

Consultation is in process.

Public Review of Draft and Final Housing Element

(To be completed following the Public Review Draft comment period).

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2.0 Goals, Policies, and Programs

2.1 Introduction

The City of Ceres is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified six goals:

- Goal 1 Facilitate Housing Construction
- Goal 2 Improve the Existing Housing Stock and Preserve Affordable Housing
- Goal 3 Provide New Affordable and Other Special Needs Housing
- Goal 4 Exemplify Sustainable Development and Energy Conservation
- Goal 5 Publicize Housing Needs and Resources

2.2 What's New

This section provides an overview of significant new policy and program directions being taken by the City of Carmel-by-the-Sea to address housing issues in the community and the larger Monterey Bay Area.

PRO: Prohousing Community

The first new policy direction being taken by the City of Ceres is the decision to pursue become a “Prohousing” community. Last year as part of the 2019-20 Budget Act, AB 101 enacted the Prohousing Designation Program. This program enables the California Department of Housing and Community Development (HCD) to designate jurisdictions throughout the state as Prohousing when they demonstrate policies and planning that accelerate the production of housing. The benefit to jurisdictions receiving the Prohousing designation includes being given preference and, in some cases, additional points, when participating in various state funded programs including the Affordable Housing and Sustainable Communities (AHSC) for disadvantaged communities, and Infill Infrastructure Grant (IIG) programs.

The City's submittal of an application to HCD to gain Prohousing designation is planned to be concurrent with the preparation and certification of its 6th Cycle Housing Element. Part of that effort includes the housing sites inventory. Policies and programs that support the City's designation by HCD as a Prohousing Community are identified with the letters "PRO".

Affirmatively Furthering Fair Housing

The next policy direction that the City will undergo during the 6th Cycle Housing Element Update involves addressing historic economic and racial segregation patterns. In 2018, the California Legislature established an independent state mandate to affirmatively furthering fair housing (AFFH). Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

The City of Ceres is adopting new policies and programs through the update of this 6th Cycle Housing Element, to align with the state's new AFFH mandate. Policies and programs that support this alignment are identified with the letters "AFFH."

2.3 Program Overview and Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve, based on needs, resources, and constraints. [Table 2-1](#) provides an overview of quantified objectives for Ceres.

Table 2-1 Quantified Objectives

Income Category	New Construction	Rehabilitation	Conservation/Preservation
Very Low	80	10	10
Low	40	10	10
Moderate	50	5	20
Above Moderate	110	5	--

SOURCE: City of Ceres

2.4 Goals, Policies, and Programs

The purpose of this section is to set forth goals, policies, and programs to further the development of housing for all income levels in the community.

GOAL 1: Facilitate Housing Construction Policies

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 via contract with Stanislaus County Planning Department.

Policy 1.4: The City shall allow the installation of mobile homes 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 update the adopted capital improvement plan, as needed, for necessary public facilities and services for new residential projects. The plan will provide for a schedule for completion of capital facilities, depending on when they will be needed in conjunction with development.

Policy 1.6: The City shall encourage mixed commercial/housing developments through its planned development process, when said development can contribute to the City's balance of housing in relation to jobs and/or provide affordable housing for low- and moderate-income households.

Policy 1.7: 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.

Programs

Program 1.1: Regional Housing Needs Allocation (PRO)

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 2023 and 2031. 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. Sites that were identified in the 5th Housing Cycle, and are intended to be re-used in the 6th Housing Cycle will undergo a ministerial review. The City of Ceres will maintain a housing sites inventory that is a minimum of 150 percent of RHNA.

The Planning Division shall continue to annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives.

To ensure that there is no net loss of residential development potential for the vacant sites designated Downtown Mixed Use, Downtown Residential, and Downtown Office, as identified in the Downtown Specific Plan, the City shall encourage redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area.

The City shall coordinate with Developers and Non-Profit Housing Providers (i.e. Housing Authority of Stanislaus County, Stanislaus Habitat for Humanity, etc.) on the implementation of the Downtown Specific Plan. The City shall consider joint venture partnerships between the City and developers and/or property owners to help facilitate land assembly, option agreements, and outright land purchase for projects consisting of attached single-family and multi-family residential for extremely low, very low, and low-income households within the Downtown Specific Plan area.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

(Previously Program 1.0, 1.7, and 1.11)

Program 1.2: 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.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

(Previously program 1.3)

Program 1.3: 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.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

(Previously program 1.6)

Program 1.4: 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 and residential uses above ground floor retail, such as Regional Commercial (RC), 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 Planning Division counter.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2025

(Previously program 1.8)

Program 1.5: Promote Second Dwelling Units (ADU and JADU) (PRO)

The City shall continue to promote the development of second dwelling units by publicizing information in the City's newsletter and general application packet; providing a brochure at the Planning Division and posting information on the City's website. The City shall continue to 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.

The City will implement the development of ADUs through a ministerial process in conformance with State law. The City will develop guidance materials and create a Frequently Asked Questions webpage.

In an effort to further encourage the development of ADUs and JADUs, the City of Ceres will prioritize permit processing, and continue to provide and promote five unique and free, pre-approved plans for ADUs.

Responsible Body: Planning Department

Quantified Objective: N/A

Funding: General Fund

Time Frame: December 2024

(Previously program 1.2)

Program 1.6: Zoning for Transitional and Permanent Supportive Housing

In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential dwellings of the same type in the same zone. The City will also amend the Municipal Code to clarify that transitional and supportive housing is a permitted use in all zoning districts that allow residential uses.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

Program 1.7: Amend the Zoning Ordinance to align with Density Bonus State Law (PRO)

In 1993, the City adopted a Density Bonus Program as part of their Zoning Ordinance, which was recently updated in 2020. Chapter 18.39 of the City's Zoning Ordinance provides a detailed description of the program. The City's Density Bonus Program was adopted to contribute significantly to the economic feasibility of affordable housing in proposed developments by offering incentives to developers consisting of density bonuses or other concessions of equal financial value, in compliance with Government Code sections 65915 and 65917.

Density bonuses serve as incentives to provide very low- and low-income housing. According to State law, a density bonus of at least 50-percent over the maximum authorized will be allotted for any housing development consisting of 24-percent low-income units or 15-percent very low-income units. The City shall also update the Zoning Ordinance to be consistent with the newly adopted General Plan.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

Program 1.8: Clarify and Expedite Permit Processing Procedures (PRO)

Processing and permit procedures can pose a considerable constraint to the production and improvement of housing. Unclear permitting procedures add uncertainty in the development of the project, and increase overall financial risk assumed by the developer.

The Zoning Ordinance Chapter 18.31 references a variety of permit types and advisory and decision-making bodies. The Code will be updated to simplify and clarify both the required permit type(s) for multi-family residential uses and the decision-making authority. Additionally, the City will develop an associated easy to read handout that clearly illustrates the process and the develop a universal application for planning permits. These changes will increase certainty and improve the transparency of entitlement procedures.

The City will also:

- Establish permit processes that take 4 months or less;
- Streamline permit procedures and establish a single point of contact across departments in which entitlements are coordinated across City approval functions from entitlement application to certificate of occupancy;
- Establish a standardized application form for all entitlement applications;
- Limit the total number of hearings for any project to three or fewer; and
- Publicly post status updates on project permit approvals on the City website.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

Program 1.9: Changes to the Zoning Code

In an effort to increase housing development, the City of Ceres will make the following changes to the Zoning Code:

- The City will update the Zoning Code to allow upper-story residential uses in all commercial zoning districts by right (i.e., no conditional use permit required) with a maximum density of 35 du/ac;
- The City will update the Zoning Code to prohibit single-family residential uses in the R-3, R-4, and R-5 Districts and to establish a minimum density for the R-4 and R-5 districts of 20 dwelling units per acre;
- The City will update the Zoning Code to increase the maximum density in the R-4 District to 25 dwelling units per acre;
- The City will update the Zoning Ordinance to be consistent with the newly adopted General Plan; and
- The City will update the Zoning Ordinance to permit Single Room Occupancy (SROs) in all mixed-use districts.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

GOAL 2: Improve the Existing Housing Stock and Preserve Affordable Housing

Policies

Policy 2.1: The City shall promote infill residential development within the Downtown 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 2.2: The City shall foster the development of vacant and underutilized infill sites by giving priority through expedited Application processing to applicants who are developing infill sites over applicants proposing greenfield development projects.

Policy 2.3: 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 2.4: Preserve existing Housing Stock.

Programs

Program 2.1: Preserve Mobile Home Parks

The City shall encourage innovative restoration and rehabilitation efforts for Mobile Home Parks, especially for any project that is made possible via prohousing community designation.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: Rehabilitation of 20 Mobile Home units

Time Frame: December 2027

(Previously program 1.5)

Program 2.2: Affordable Housing Sustainable Design

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

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: Conservation of 50 units

Time Frame: December 2025

(Previously program 7.0)

Program 2.3: 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. Through the county-wide CDGB consortium, three programs for which the City would be eligible are: HOME, Rental Rehab Program, and California Housing Rehab Program.

Responsible Body: Planning Department

Funding: General fund

Quantified Objective: Rehabilitate 20 homes in need of maintenance

Time Frame: December 2031

(Previously program 4.0)

Program 2.4: Conserve At-Risk Units (PRO)

The City shall monitor the status of the Sierra View Apartments tax exempt bonds and the fifteen (15) affordable units that may convert to market rate and future at-risk affordable housing. 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. The City shall also provide assistance by coordinating with residents and directing them to the Stanislaus County Housing Authority to obtain Housing Choice Vouchers. The City shall pursue State and Federal monies to provide subsidy assistance to affordable housing units at-risk converting to market-rate.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2025

(Previously program 4.1)

Program 2.5: Replacement Unit Program (PRO)

To encourage “No Net Loss,” the City of Ceres will facilitate redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2031

Program 2.6: Amend Parking Requirements for Single Room Occupancies (New)

The City will create a parking standard for single room occupancies (SROs) that requires no more than one (1) parking space per unit.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

Program 2.7: Promote Walkability and Active Transportation (PRO)

The City will continue to promote walkability and active transportation in compliance with the goals outlined in the Ceres Active Transportation Plan, adopted in 2021.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2031, annually

GOAL 3: Provide New Affordable and Special Needs Housing Policies

Policy 3.1: 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.

Policy 3.2: The City shall promote the development of second units in appropriate locations to increase the availability of affordable housing.

Policy 3.3: The City shall plan for a full range of housing types in relation to employment centers in Ceres, transportation, and commercial services.

Policy 3.4: 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 3.5: 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 3.6: Prioritize constructing affordable housing for Extremely-low Income residents and those with Special Needs (New).

Program

Program 3.1: Housing Diversity (PRO)

Encourage developers of large subdivisions to include a range of housing types, including multi-family, mixed-use, townhomes, condominiums, clustered-unit development, second dwelling units, and mobile homes/manufactured housing in their developments and give priority to annexation to developed areas that contain affordable housing or a range of housing types. Use a variety of

incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote affordable housing or to promote a range of housing types.

The City of Ceres will establish ministerial approval processes for a variety of housing types, including single-family and multifamily housing.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: Increased variety of housing types by 2027 (mid-cycle)

Time Frame: December 2026

(Previously program 1.4 to expedite approvals)

Program 3.2: Advocate for Additional State and Federal Financial Commitments to Housing (PRO)

The City shall continue to pursue available and appropriate state and federal funding sources in cooperation with private developers, non-profit housing corporations, Stanislaus County, 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 City of Ceres shall continue to contact its state and federal legislative and congressional representatives to advocate for higher state and federal financial commitments to low- and moderate-income housing programs to allow local governments with greater financial resources to meet federal and state housing mandates.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: 5 new affordable housing projects with grant funding

Time Frame: December 2024

(Previously programs 2.5 and 2.6)

Program 3.3: Housing Assistance for Elderly Residents

The City shall coordinate with local community organizations and service providers to assist the City's elderly residents with housing services and assistance.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

(Previously 3.2)

Program 3.4: Temporary/Seasonal Farmworker Housing

The City will take measures to encourage and facilitate the production of housing for permanent and migrant farmworkers, such as funding development, developer identification, maintaining an inventory of suitable sites, site development, etc. and ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City will review the Zoning Ordinance to determine that zoning and development standards encourage a variety of housing types for farmworker housing needs, including multi-family, manufactured housing, mobile homes, single room occupancy, and second units. The City will encourage the development of housing for farmworkers by assisting interested developers with applications for funding and assisting in application processing to mitigate any potential processing constraints. The City will develop an informational brochure illustrating the possible funding sources and other City incentives for the development of farmworker housing and provide this brochure at the Community Development Department and City's website.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

(Previously 3.3)

Program 3.5: Affordable Housing for Persons with Developmental Disabilities

The City shall refer residents to the Valley Mountain Regional Center for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City may pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

(Previously 3.5)

Program 3.6: Support to Address Regional 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.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: Number of individuals served annually

Time Frame: December 2024, Ongoing

(Previously 3.4)

Program 3.7: Low Barrier Navigation Centers (New)

AB101 (2019) provides a pathway to permanent housing for people experiencing homelessness. A “Low-Barrier Navigation Center” is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. In order to comply with State law, the City will amend the Zoning Ordinance to include the definition for “Low Barrier Navigation Center” and will develop by right procedures for processing low barrier navigation centers, including permitting low barrier navigation centers by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: Number of centers established; number of individuals served

Time Frame: December 2026

Program 3.8: Affordable Housing for Extremely Low-Income Housing Residents (PRO)

The City will encourage development of housing for extremely-low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or offering additional incentives to supplement the density bonus provisions in State law.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: Construction of 20 ELI units by 2027 (mid-cycle)

Time Frame: December 2025

GOAL 4: Exemplify Sustainable Development and Energy Conservation Policies

Policy 4.1: 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 4.2: The City shall continue to publicize its water conservation efforts at the City Hall and on the City's website.

Policy 4.3: The City shall continue to enforce the 1988 Water Conservation Ordinance that limits landscape irrigation to three times per week.

Policy 4.4: The City shall encourage energy efficiency in all new and existing housing.

Programs

Program 4.1: 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. Provide information at City Hall on Turlock Irrigation District weatherization and energy assistance programs.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2025

(Previously 6.0)

Program 4.2: 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.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2025

(Previously 6.1)

GOAL 5: Publicize Housing Needs and Resources

Policies

Policy 5.1: Support and market fair housing opportunities and services available to City residents.
(New)

Policy 5.2: Ensure that sufficient funding and incentives are allocated and publicized for housing construction and redevelopment. (New)

Programs

Program 5.1: Fair Housing Program (PRO)

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 Planning Division counter 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;
- Utilize 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;
- Seek the cooperation of the local home-builders association, Realtor associations, and lenders in disseminating fair housing information; and

- The City will utilize the United Way Information and Referral Service as a resource to refer persons in need of assistance.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

(Previously program 5.0)

Program 5.2: Housing Choice Voucher (Section 8) Program (PRO)

The City shall continue to encourage and promote the Stanislaus County Housing Authority in its administration of the Housing Choice (Section 8) rental assistance program. The City shall publicize the Section 8 rental assistance program through marketing efforts such as: advertisements in Modesto Bee and Ceres Courier, and brochures made available at City Hall.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: N/A

Time Frame: December 2024

(Previously 2.0)

Program 5.3: First-Time Home Buyer Downpayment Assistance

Payment Assistance Program, which lends qualified households up to twenty (20) percent of the home's sales price for down payment assistance to lower income households, including those extremely low, very low, and low-income categories. The City shall publicize this program to residents on the City's website with other housing information.

Responsible Body: Planning Department

Funding: General Fund

Quantified Objective: 5 new homeowners by 2027 (mid-cycle)

Time Frame: December 2024

(Previously program 1.9)

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3.0

Overview of Housing Needs and Constraints

3.1 Introduction

This chapter summarizes housing needs and constraints in the City of Ceres. The analysis of housing needs primarily utilizes U.S. Census, ACS 5-Year 2019 Estimate data. For a detailed analysis of housing needs, please see [Appendix A](#)—Housing Needs & Fair Housing Report. Also, for a detailed analysis of governmental and non-governmental constraints, please see [Appendix B](#)—Housing Constraints.

3.2 Overview of Housing Needs

The following section provides an overview of demographic information, household and housing stock characteristics, and special housing needs in Ceres.

Population Growth

[Table 3-1](#) shows population growth in Ceres, the County, and neighboring cities between 2010-2019. In Ceres, the population increased approximately 9 percent from 2010 to 2019. Between this period, the City of Ceres' population steadily increased as did the County and neighboring cities of Oakdale and Turlock. Ceres' population in 2019 was 48,214, larger than Oakdale but smaller than Turlock and the County.

Table 3-1 Population Growth by Jurisdiction, 2010-2019

Jurisdictions	Population									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Stanislaus County	509,682	512,469	515,115	518,321	522,794	527,367	530,561	535,684	539,301	543,194
Ceres	44,153	44,731	45,086	46,022	46,570	46,952	47,231	47,650	47,975	48,214
Oakdale	20,076	20,364	20,663	20,943	21,260	21,543	21,796	22,256	22,599	22,936
Turlock	67,376	67,953	68,576	69,185	69,875	70,596	71,166	71,906	72,335	72,904

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Age Characteristics

In 2010, Ceres' predominant age group was individuals between 15 and 24 years of age (17 percent). Between 2010 and 2019, the general age of the population has been slowly increasing; however, the most populous age groups in the city appear to be individuals between 5 and 14 years of age. Senior populations have remained less than 2 percent in the city since 2010. As of 2019, the city's median age was 30. Overall, Ceres' aging trend suggests a demand for housing geared toward younger to middle-aged persons and families.

[Table 3-2](#) shows that Ceres' most populous age group in 2019 was individuals 5 to 14 years of age (18 percent). Compared to the County and neighboring cities, Ceres has the largest 5-14, 15-24, and 25-34 age groups. In contrast, Ceres and Oakdale both have the smallest 65 and older age groups (less than 6 percent, respectively).

Table 3-2 Population Age Distribution by Jurisdiction, 2019

Jurisdiction	Population Age									
	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Stanislaus County	7%	15%	14%	15%	13%	12%	11%	8%	4%	2%
Ceres	8%	18%	16%	16%	13%	12%	9%	6%	3%	1%
Oakdale	8%	16%	14%	12%	16%	12%	11%	6%	4%	1%
Turlock	7%	15%	15%	15%	13%	13%	10%	8%	4%	2%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Race and Ethnicity Characteristics

When comparing the city and the county, Hispanic or Latino and non-Hispanic White populations are the most represented. Hispanic or Latino individuals comprise the majority of both the County (46 percent) and Ceres' population (61 percent). Those identifying as American Indian or Alaska Native represent the smallest population group within the city (1 percent) followed by Some Other Race/Two or More Races (3 percent). Despite having a smaller population than the County, Ceres' population is more diverse.

[Table 3-3](#) provides a comparison of racial and ethnic composition by jurisdiction. In 2019, the County (42 percent) and the neighboring cities of Turlock (50 percent) and Oakdale (61 percent) had the largest non-Hispanic White populations compared to Ceres (24 percent). Ceres had the largest Hispanic or Latino (61 percent), Asian (7 percent), and Black or African American (4 percent) populations compared to surrounding cities and the County.

Table 3-3 Population by Race by Jurisdiction, 2019

Jurisdiction	American Indian or Alaska Native	Asian, alone	Black or African American, Non-Hispanic	White, Non-Hispanic	Some Other Race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Stanislaus County	0%	5%	3%	42%	3%	46%	1%
Ceres	1%	7%	4%	24%	3%	61%	0%
Oakdale	1%	2%	0%	61%	3%	33%	0%
Turlock	1%	6%	2%	50%	3%	37%	0%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Between 2010-2019, Ceres' population composition experienced fluctuations in nearly all populations. In 2015, all populations experienced a decrease in size with the exception of Hispanic or Latino (8 percent increase) and Some Other Race/Two or More Races (1 percent increase). In 2019, Ceres saw growth in all populations except non-Hispanic White (4 percent decline) and Some Other Race/Two or More Races (0.1 percent decline).

Employment

According to the Stanislaus County 2021 Demographic and Employment Forecast, Ceres is projected to experience an employment growth of 42 percent between 2020-2050. This projected employment growth is 16 percent higher than the County (26 percent) and 14 percent higher than Turlock (28 percent). This projected increase in job growth presents an opportunity for cities to construct additional housing options for the existing and future workforce. [Table 3-4](#) shows employment growth forecasts in Ceres, the County, and neighboring jurisdictions.

Table 3-4 Employment Growth Forecast by Jurisdiction, 2020-2050

Jurisdictions	Population							Change 2015 - 2045
	2020	2025*	2030	2035*	2040*	2045*	2050*	
Stanislaus County	238,362	267,154	271,450	276,735	284,324	292,786	302,628	26%
Ceres	15,384	18,325	18,804	19,336	20,067	20,876	21,847	42%
Oakdale	8,256	8,912	8,937	8,968	9,005	9,135	9,276	12%
Turlock	33,001	38,430	38,828	39,387	40,259	41,243	42,395	28%

SOURCE: Stanislaus County Demographic and Employment Forecast, 2021

NOTE: *Projected growth values

Unemployment rates are essential to understanding the affordability needs of a community when determining housing options. [Table 3-5](#) provides a breakdown of unemployment rates for Ceres, the County, and neighboring cities. In 2019, Ceres had a 12 percent unemployment rate, mirroring Oakdale. This indicates an approximate 3 percent higher unemployment rate than the County and 5 percent higher than the City of Turlock.

Table 3-5 Unemployment Rate, Ceres, 2019

Jurisdictions	Unemployment Rate
Stanislaus County	9%
Ceres	12%
Oakdale	12%
Turlock	7%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Household Characteristics

[Table 3-6](#) provides an overview of the projected housing units needed in Stanislaus County, Ceres, and neighboring cities, Oakdale and Turlock.¹ Ceres is forecast to have a household growth of approximately 32 percent by 2050. This reflects 4 percent more growth than the County and 3 percent less than the City of Turlock.

Table 3-6 Housing Forecast by Jurisdiction, 2020-2050

Jurisdictions	2020	2025*	2030*	2035*	2040*	2045*	2050*	Percent Change from 2015-2040
Stanislaus County	179,276	190,782	200,258	208,137	215,916	222,845	230,072	28%
Ceres	13,318	14,278	15,063	15,718	16,366	16,946	17,552	32%
Oakdale	7,823	8,413	8,897	9,300	9,697	10,053	10,424	33%
Turlock	25,788	27,833	29,464	30,829	32,204	33,460	34,770	35%

SOURCE: Stanislaus County Demographic and Employment Forecast, 2021

NOTE: *Projected growth values

Household Type and Size

In Ceres, the largest household type was married-couple family households (56 percent) followed by female-headed households (19 percent). Similarly, the largest household type in the County and neighboring cities was also married-couple family households, followed by single-person households. Ceres has the highest percentage of female-headed (19 percent) and male-headed

¹ Source: Stanislaus County Demographic and Employment Forecast, 2021

households (10 percent) compared to the County and neighboring cities. Additionally, Ceres (13 percent) has the lowest percentage of single-person households compared to the County (21 percent), Oakdale (24 percent), and Turlock (23 percent).

Ceres' largest household type according to size is 3-4-person households (39 percent) followed by 5 or more-person households (25 percent). This is consistent with married-couple family households remaining the largest household type since 2010, reflecting a demand for affordable housing units that appeal to larger family households.

Household Income

In Ceres, lower-income households makeup 47 percent of households followed by above moderate-income households (42 percent). Approximately 11 percent of the households in Ceres identify as extremely low-income. Considering 47 percent of households are lower-income, it is likely that the demand for married-couple family households is accompanied by a need for more affordable options. [Table 3-7](#) shows households by income in Ceres.

Table 3-7 Households by Income Category, Ceres, 2015-2019

Income Category	Households	Percent
Extremely Low-Income (30% or less)	1,455	11%
Very Low-Income (30-50%)	1,780	14%
Low-Income (50-80%)	2,830	22%
Moderate-Income (80-100%)	1,480	11%
Above Moderate-Income (>100%)	5,435	42%
Total	12,980	100%

SOURCE: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2015-2019

Understanding Ceres' median household income clarifies what income category households identify with and what is deemed affordable. Ceres' median household income was \$58,667 – approximately \$2,037 lower than the County. The City of Oakdale had the highest median household income at \$64,555 followed by the County (\$60,704).

The household income characteristics in Ceres reveal a demand for the development of more affordable housing options that appeal to larger households. Ceres is comprised of primarily higher-income households (53 percent), most of which identify as married-couple family households (56 percent).

Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase.

In Ceres, the housing stock includes 7,945 owner-occupied housing units and 5,030 renter-occupied housing units (Table 3-8). When analyzing housing unit type in tandem with tenure, the majority of all housing units are single-family detached units (79 percent), of which 58 percent are renter-occupied and 28 percent are owner-occupied.

Table 3-8 Housing Units by Type and Tenure, Ceres, 2019

Tenure	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Renter-Occupied	2,892	58%	372	7%	1,626	32%	140	3%	5,030
Owner-Occupied	7,516	95%	56	1%	13	0.2%	360	5%	7,945

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

NOTE: Table indicated total occupied housing units.

Homeownership rates often vary considerably across race/ethnicity in the State and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident in communities across the country.

Tenure by race varies substantially in Ceres. The majority of all households are owner-occupied, of which Black or African American households have the lowest rate of ownership (38 percent) and highest rate of renting (62 percent). Hispanic and Latinx households makeup the majority of Ceres households (61 percent), yet the homeownership rate is 58 percent compared to non-Hispanic White households at 67 percent homeownership comprising 24 percent of the population.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multifamily housing. In Ceres, 95 percent of households in detached single-family homes are homeowners, while 0.2 percent of households in multifamily housing are homeowners.

Disproportionate Housing Needs

Overcrowding

Understanding the prevalence of overcrowded households within a community helps determine the need for affordable and adequately sized housing units for the community. Overcrowding is defined as a household with more than one occupant per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding may occur due to a lack of available affordable and/or adequately sized housing units. Cultural norms and customs combined with low-income or lack of adequately size housing units can result in overcrowding too.

In Ceres, the majority of households (90 percent) do not experience overcrowding. Eight (8) percent of households in Ceres are overcrowded and 2 percent are severely overcrowded. Stanislaus County has a 3 percent lower rate of overcrowding than Ceres. When analyzing overcrowding by tenure, 11 percent of renter-occupied households experience overcrowding compared to 5 percent of owner-occupied households. Rates of severe overcrowding among renters and owners is the same at 2 percent.

Cost Burden

According to HCD, overpayment or cost burden is measured as households spending more than 30 percent of their gross income including utilities for housing; severe overpayment or severe cost burden is measured as households spending 50 percent or more of their gross income for housing. The cost burden rates of owners and renters in a community provide insight to housing needs such as, the affordability of the local housing market and the availability of housing units that accommodate household needs like size and housing type. Additionally, federal and state agencies examine cost burden to determine a community's need for housing assistance.

In Ceres, 36 percent of households are cost burdened and 17 percent are severely cost burdened. The City of Turlock has slightly higher rate of severely cost burdened households (18 percent) compared to Ceres, and the County has a slightly lower rate (16 percent). Overall, the City of Turlock has the highest percent of households experiencing any type of cost burden (39 percent).

When analyzing cost burden by tenure, renter-occupied households experience substantially higher rates of cost burden (23 percent) and severe cost burden (25 percent) than owner-occupied households. Seventeen (17) percent of owner-occupied households are cost burdened and 10 percent are severely cost burdened. Thirty-nine (39) percent of households in Ceres are renters – this in tandem with 48 percent of renter households experiencing some type of cost burden and 13 percent experiencing some type of overcrowding reflects a demand for more affordable housing units.

Neighborhoods

The majority of Ceres residents live in neighborhoods identified as “Low Resource” areas by State-commissioned research, while none live in areas identified by this research as “Highest Resource”. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.²

Special Needs Groups

Extremely Low-Income Households and Poverty Status

Extremely low-income households are those that earn less than 30 percent of the median family income (MFI). Very low-income households are those that earn 50 percent of less of the MFI.

The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there are approximately 3,235 extremely low- and very low-income households living in Ceres. There are approximately 1,455 extremely low-income households in Ceres, 1,000 of which are renters and 455 are owner-occupied households.

In Ceres, 42 percent of households make more than 100 percent of the Area Median Income (AMI), compared to 11 percent making less than 30 percent of AMI, which is considered extremely low income. In Stanislaus County, 30 percent AMI is the equivalent to the annual income of \$18,211. Many households with multiple wage earners, including food service workers, full-time students, teachers, farmworkers and healthcare professionals, can fall into lower AMI categories due to relatively stagnant wages in many industries.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. In Ceres, the largest proportion of both renters and homeowners fall in the Greater than 100 percent of AMI group. Lower-income owner-occupied households as a whole (0-80 percent of AMI), makeup 36 percent of households and renter-occupied households makeup 63 percent of households.

In 2019, 15 percent of the population in Ceres were identified as living below the poverty level. Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.³ These economic disparities also leave communities of color at higher

² For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing.

³ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

risk for housing insecurity, displacement or homelessness. In Ceres, Native Hawaiian and Other Pacific Islander residents experience the highest rates of poverty (35 percent), followed by Other Race or Multiple Race residents (32 percent).

Seniors

Seniors are identified as individuals 65 years and older. Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

In Ceres, senior households makeup 10 percent of all households, of which 17 percent rent their homes. Similarly, the County and neighboring cities' senior households primarily own their homes. The majority of Ceres senior households earn a yearly income between \$10,000-\$19,999 (19 percent). An estimated 67 percent of senior households earn less than the city's median household income (\$58,667).

People with Disabilities

Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them. The most common living arrangement for individuals with disabilities in Ceres is the home of parent/family/guardian followed by independent/supported living arrangements.

Overall, 24 percent of the population in Ceres have a disability of some kind.⁴ Of the 24 percent of people with a disability, 1,467 persons have a developmental disability in Ceres. Of these, 913 are children (i.e., under the age of 18) and 554 are adults.⁵

Large Households

Large households are defined as households of five (5) or more individuals. Large households often have different housing needs than smaller households. Household income and local housing markets can greatly impact a household's ability to afford adequately sized housing. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. Similarly, large households may experience overpayment as a result of a high housing market and limited availability.

⁴ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

⁵ California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2021).

Ceres has 3,168 large households, of which 59 percent are owner-occupied households and 41 percent are renter-occupied households. Owner-occupied households makeup the majority of all households by approximately 61 percent. This combined with 36 percent of all households experiencing some level of cost burden, suggests it is likely that large households in Ceres may experience overcrowding and/or overpayment.

Single-Parent Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Ceres, female-headed family households make up 66 percent of single-parent households and male-headed households makeup 34 percent. This is consistent with the County and neighboring cities. In 2019, there were 606 female-headed family households with children that fell in the Below Poverty Level category compared to 17 male-headed family households with children that fell in the Below Poverty Level category in Ceres.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

According to the U.S. Census Bureau ACS 5-Year Estimate, 4 percent of Ceres' employment is comprised of Agriculture and Natural Resources. Additionally, the U.S. Bureau of Labor Statistics reports that in 2022, the annual mean wage for farmworkers in the Modesto metropolitan area was \$34,580. This annual income places each individual or household in the low-income bracket for Ceres. Additionally, this limited income may be significantly impacted by employment status (permanent or seasonal).

Despite having a small farmworker population, Ceres shares the responsibility for farmworker housing as farmworkers may live within 75 miles of agricultural land uses (including dairy, vineyards and produce) and the city is within 75 miles of these uses. The Stanislaus County Housing Authority administers farmworker housing across the county to address these needs.

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found

themselves housing insecure have ended up homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

In Stanislaus County, the most common type of household experiencing homelessness are those without children in their care. Among households experiencing homelessness that do not have children, 60 percent are unsheltered. Conversely, the majority of homeless households with children are in emergency shelters (64 percent).

Limited English Proficiency

In Ceres, 13 percent of residents five (5) years and older identify as speaking English not well or not at all, which is 3 percent higher than the proportion for Stanislaus County (10 percent). This in tandem with a 61 percent Hispanic or Latino population, indicates a need for the prioritization of language translation services for all outreach including fair housing resources and education. In an effort to affirmatively further fair housing, the City has developed Program 5.1, please see [Chapter 2](#) for full program details.

Housing Stock Characteristics

Housing Growth

The number of new homes built in the StanCOG region has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness.

[Table 3-9](#) provides an overview of housing growth trends between 2010-2019 in Ceres, the County, and neighboring cities. Between 2010-2019, Ceres housing unit estimates declined approximately 4 percent, whereas the County and surrounding cities experienced growth in housing units. These estimates show the majority of housing decline in Ceres occurred between 2015-2019 (-3 percent).

Table 3-9 Housing Unit Growth Trends by Jurisdiction, 2010-2019

Jurisdiction	2010	2015	2019	Percent Change 2010-2015	Percent Change 2015-2019
Stanislaus County	177,591	180,169	181,748	1%	1%
Ceres	13,871	13,741	13,393	-1%	-3%
Oakdale	7,441	7,681	8,314	3%	8%
Turlock	24,699	25,350	26,099	3%	3%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Table 3-10 shows housing permits issued between 2015-2021 by the City of Ceres according to income group. Ceres' 5th Cycle RHNA was 2,571 housing units. Between 2015 and 2021, permits were issued for 79 housing units in Ceres, 3% of the RHNA. Of those, 71 were for above moderate-income housing, 7 were for moderate-income housing, and one (1) was for low-income housing.

Table 3-10 Housing Permits by Income Group, Ceres, 2015-2021

Income Group	Number	Percent of 5 th Cycle RHNA Met (2,571)
Very Low-Income Permits	0	0%
Low-Income Permits	1	.03%
Moderate-Income Permits	7	0.27%
Above Moderate-Income Permits	71	2.7%
Total	79	3%

SOURCE: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2022).

NOTE: Universe: Housing permits issued between 2015 and 2021. Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50 percent of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50 percent and 80 percent of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80 percent and 120 percent of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120 percent of the Area Median Income for the county in which the jurisdiction is located.

Housing Type

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing,” including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units. These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2019 Ceres’ mix of housing types was as follows:

- 79 percent of homes were single-family detached;
- 13 percent were multifamily;
- 4 percent were mobile homes; and
- 3 percent were single-family attached.

Housing Availability

Table 3-11 shows vacant housing units by type in Ceres. Compared to the county and neighboring cities, Ceres has the lowest vacancy rate at 3 percent. Of the vacant units in Ceres, 27 percent are

sold but not occupied, and 26 percent are available for rent. The availability of housing compounded with a need in the region, suggests a mismatch of housing need in some proportion (i.e., affordability, size, etc.).

Table 3-11 Vacant Housing Units by Type, Ceres, 2019

Housing Unit Type	Estimate	Percentage
For rent	109	26%
Rented, not occupied	29	7%
For sale only	40	10%
Sold, not occupied	113	27%
For season, recreations, or occasional use	6	1%
For migrant workers	0	0%
Other vacant	121	29%
Total	418	100%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Displacement

Because of increasing housing prices, displacement is a major concern in the STANCOG region. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

According to the California Department of Housing and Community Development (HCD) AFFH Data Viewer and the Urban Displacement Project 2022 estimates, Ceres' renter-occupied households earning between 0-80 percent AMI are at highest risk of displacement or gentrification in the central region of the city. This region has also shown concentrations of low resources and high social vulnerability.

Housing Costs and Affordability

Housing costs reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the STANCOG regions, the costs of housing have been steadily increasing since 2000, besides a decrease during the Great Recession.

A diversity of homes at all income levels creates opportunities for all Ceres residents to live and thrive in the community.

- Ownership: The median home value was estimated to be \$429,471⁶ in 2022. Home prices increased by 32 percent from 2019 to 2022, the same as the County.

⁶ Zillow Home Value Index, 2019-2022; Housing value estimates were taken from December for years 2019-2022.

- Rental Prices: As of 2022, the average rent for an apartment in Ceres ranged from \$1,950 (studio) to \$3,499 (four + bedrooms).⁷

Table 3-12 reports the maximum monthly housing costs affordable to households according to income group in Stanislaus County. Income groups are based on the HCD 2022 State Income Limits report, which considers housing affordable assuming a household can pay up to 30 percent of its monthly income toward housing.

Table 3-12 Housing Affordability, Ceres, 2022

Income Group	HCD Income Limits	Maximum Affordable Price	
		Monthly Rental	Ownership
Extremely Low (0-30% AMI)			
One Person	\$16,750	\$419	\$74,229
Two Person	\$19,150	\$479	\$84,865
Three Person	\$23,030	\$576	\$102,059
Four Person	\$27,750	\$694	\$122,976
Very Low (30-50% AMI)			
One Person	\$27,900	\$698	\$123,641
Two Person	\$31,900	\$798	\$141,367
Three Person	\$35,900	\$898	\$159,093
Four Person	\$39,850	\$996	\$176,598
Low (50-80% AMI)			
One Person	\$44,650	\$1,116	\$197,870
Two Person	\$51,000	\$1,275	\$226,010
Three Person	\$57,400	\$1,435	\$254,372
Four Person	\$63,750	\$1,594	\$282,512
Moderate (100-120% AMI)			
One Person	\$67,450	\$1,686	\$298,909
Two Person	\$77,100	\$1,928	\$341,674
Three Person	\$86,700	\$2,168	\$384,217
Four Person	\$96,350	\$2,409	\$426,982

SOURCE: California Department of Housing and Community Development, State Income Limits, 2022, Stanislaus County

NOTES: State Income Limits use 2022 AMI (Stanislaus County \$80,300)

⁷ Zillow, 2023; HUD, Fair Market Rent Documentation System, 2023; Zillow rental value estimates were taken from March 2023 and based on Modesto median rental price.

3.3 Governmental and Non-Governmental Constraints

Housing development is affected by government regulations and other non-governmental forces, such as the cost of land and building materials and the availability and cost of housing loans.

Housing elements are required to investigate the impact of these constraints as they present themselves in the city for which the housing element is being prepared. This subsection provides a brief overview of governmental and non-governmental constraints in the City of Ceres. Please see [Appendix B](#) for a full discussion of housing constraints.

The City of Ceres has identified a number of ways in which it can reduce the burden of governmental constraints on the production of housing. This 6th Cycle Housing Element update includes new programs to address constraints related to the following areas of government regulation:

- Comprehensively updating the Zoning Code to achieve consistency with *Ceres General Plan 2035*;
- Adding single room occupancy as a permitted use in mixed use districts and limit required parking to one (1) space per unit (Programs 1.9 and 2.6);
- Permitting by right the development of upper-story multi-family development in mixed-use districts up to 35 dwelling units per acre (Program 1.9);
- Prohibiting single-family development in all multi-family zoning districts (i.e., R-3, R-4, and R-5 Districts) and establishing minimum a density of 20 dwelling units per acre in the R-4 and R-5 Districts (Program 1.9);
- Permitting low-barrier navigation centers by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses (Program 3.7); and
- Permitting employee housing with six (6) or fewer persons under the same regulations that apply to a single-family use in the same district (Program 3.11).

With the changes described above, the City of Ceres would have a body of local development regulations that support the development of affordable housing and that do not pose any undue constraint on the development housing for all income groups.

In terms of non-governmental constraints, the relatively low cost of land and its availability for housing development make housing development more affordable in Ceres than in many other parts of California, especially coastal California. The cost of building materials continues to fluctuate and affects the price of housing, but there is no easy solution available at the local jurisdiction level to bring the cost of building materials down. As for environmental constraints, the city is located in a relatively flat area that is not prone to flooding and does not contain large forested areas or active earth quake faults. In conclusion, there exists no non-governmental constraints that pose an undue constraint on the development of affordable housing in the City of Ceres.

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4.0

Site Inventory and Opportunities

4.1 Introduction

The purpose of this chapter is to provide an overview of housing sites and opportunities in the City of Ceres for the 6th Cycle Housing Element. For a detailed analysis of Ceres's housing sites inventory, please see Appendix C. Significant portions of the City's housing sites inventory are located in one of two specific plan areas—West Landing or Whitmore Ranch, and Appendix C contains detailed information about these specific plans, such as effective dates, steps for entitlements, and phasing. For each housing site that is not contained in a specific plan area, Appendix C provides an aerial photograph, a brief description of its location, the number of housing units expected on the site, and any constraints to development that may exist. Much of the City's housing sites inventory has been reused from the 5th Cycle Housing Element, and significant portions of this reused inventory has some sort of existing use (i.e., not vacant). Therefore, many of the sites are subject to "by right" development for projects that contain at least 20 percent affordable units. Sites that are subject to these restrictions are identified in Appendix C.

4.2 Pro-Housing Community Designation

As part of the 2019-20 Budget Act, AB 101 enacted the Pro-Housing Designation Program. This program enables the California Department of Housing and Community Development (HCD) to designate jurisdictions throughout the state as pro-housing when they demonstrate policies and planning that accelerate the production of housing. The benefit to jurisdictions receiving the Pro-Housing designation includes being given preference and, in some cases, additional points, when participating in various state funded programs including the Affordable Housing and Sustainable Communities (AHSC), and Infill Infrastructure Grant (IIG) programs. Ceres is positioning itself to apply for HCD's Pro-Housing designation concurrent with the preparation and certification of its 6th Cycle Housing Element.

4.3 Regional Housing Needs Allocation

Ceres's share of the regional housing need for the seven-year period from 2023 to 2031 is 3,361 units, which is a 131 percent increase over the 2,571 units required by the 2014 to 2023 RHNA. The housing need is divided into the four income categories of housing affordability. [Table 4-1, Ceres's Regional Housing Needs Allocation – 2023–2031](#), shows Ceres's RHNA for the planning period 2023 through 2031 in comparison to the RHNA distributions for the Stanislaus County Region.

Table 4-1 Ceres's Regional Housing Needs Allocation – 2023–2031

Income Group	Ceres Units	Percent	Stanislaus County Units	Percent
Very Low Income (<50% of AMI)	706	21.01%	8,410	24.49%
Low Income (50%-80% of AMI)	489	14.55%	5,821	16.95%
Moderate Income (80%-120% of AMI)	661	19.67%	6,132	17.85%
Above Mod. Income (>120% of AMI)	1,505	44.78%	13,981	40.71%
Total	3,361	100.00%	34,344	100.00%

SOURCE: StanCOG 2022

4.4 Site Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development from 2023-2031 in order to accommodate Ceres's adjusted RNHA of (to be confirmed prior to HCD draft) housing units. The City doesn't build the housing but creates the programs and policies to plan for where it should go and how many units could be on potential sites.

The City of Ceres's site inventory is comprised of two specific plan areas—West Landing and Whitmore Ranch—plus 43 other sites. See [Appendix C](#) for a complete and detail description of all sites included in Ceres's inventory of vacant and available housing sites.

[Figure 4-1](#) shows an overview of the housing sites inventory map developed for Ceres's 6th Cycle Housing Element Update.

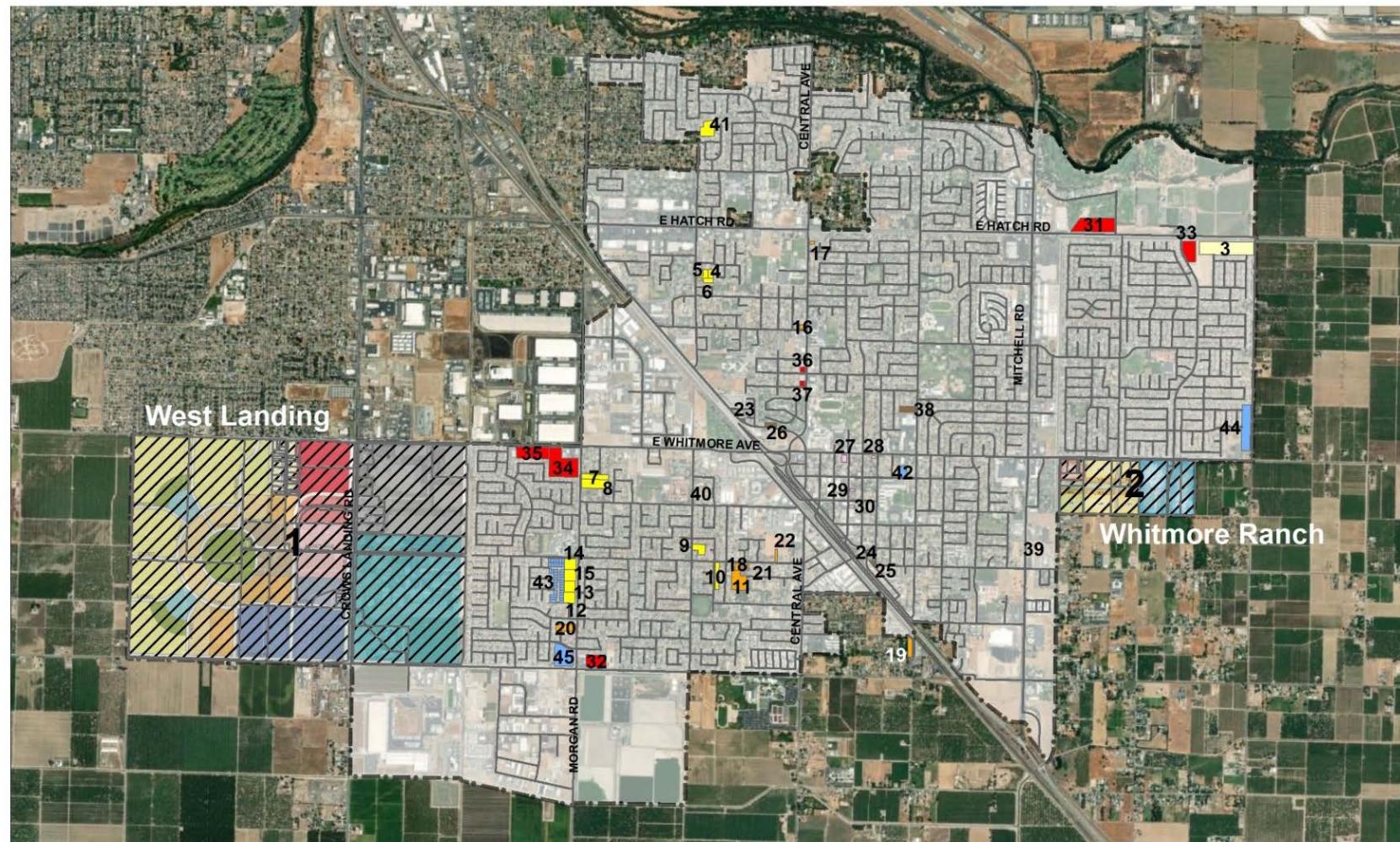
[Table 4-2](#), summarizes Ceres's sites inventory for the 2023-2031 planning period.

Table 4-2 Vacant/Partially Vacant and Available Sites

Housing Resource	Very Low-Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity (Net)	Total Capacity
Total Units	833	530	1,058	2,977	5,398
RHNA	706	489	661	1,505	3,361
Difference	127	41	397	1,472	2,037
Difference %	118%	108%	160%	198%	161%

SOURCE: City of Ceres; EMC Planning Group Inc.

Figure 4-1 Ceres Housing Sites Inventory Overview



Source: ESRI 2022

Figure 4-1

Sites Inventory

Ceres 6th Cycle Housing Element Update

4.5 Summary and Conclusions

Ceres has applied to gain Pro-Housing designation from HCD concurrent with the preparation and certification of its 6th Cycle Housing Element. Part of that effort includes an effort to maintain a housing sites inventory that is a minimum of 150 percent of RHNA.

The vacant, partially vacant, and underutilized sites identified in this report are sufficient to accommodate approximately 160 percent of the Ceres's Regional Housing Needs Allocation for the 6th-Cycle planning period. This "cushion" is highly recommended because of the state's no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The "cushion" essentially provides a degree of flexibility for policy makers as they make development decisions. Many of the sites identified in this report have existing uses that would need to be demolished before new housing could be constructed.

5.0 Energy Conservation

5.1 Introduction

This chapter summarizes opportunities for energy conservation in the construction of housing in the City of Ceres.

5.2 Opportunities for Energy Conservation

In accordance with SB 375, the Stanislaus County Council of Governments adopted a Regional Transportation/Sustainable Communities Strategy (RTP/SCS) in 2014. The plan serves to integrate land use, transportation, and housing planning to improve proximity and connectivity of jobs and housing to reduce greenhouse gas (GHG) emissions. This plan requires all municipalities in the County to adopt land use and transportation policies that align with the RTP/SCS.

Turlock Irrigation District Energy Efficiency Programming

Turlock Irrigation District (TID) is a not-for-profit irrigation, water, and electric utility provider that serves Central California, providing the City of Ceres with energy efficiency services.

Turlock Irrigation District also offers public information and technical assistance to homeowners regarding energy conservation. TID also provides numerous incentives for energy efficiency in new construction and home remodeling. For example, remodeling rebates exist for projects installing upgrades from a flexible menu of options that earn points towards incentives and rebates. One of the more recent strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for LEED Certification. The LEED for Homes program includes standards for new single-family and multi-family home construction.

Additionally, TID provides residents with information regarding energy saving measures including various incentives and programs available to developers and residential property owners. [Table 5-1](#) provides a description of the various financial and energy-related assistance that TID and regional partners offer low-income customers.

Table 5-1 Stanislaus County Programs and Incentives for Residential Properties

Program	Description
Turlock Irrigation District	

Program	Description
Weatherization Program	TID's Weatherization program offers free weatherization measures and energy-efficient appliances to qualified low-income households. TID determines qualified households through a sliding income scale based on the size of a household. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including electric water heaters, air conditioners and evaporative coolers.
TID Cares Program	The TID Cares Program provides qualifying residential customers an \$11 discount on their residential customer charge, as well as 15 percent off the first 800 kilowatt-hours (kWh) of use. Eligibility is dependent on several criteria listed online. ¹
Central Valley Opportunity Center	
Home Energy Assistance Program	The Home Energy Assistance Program provides one payment per year to utility companies for low-income individuals. TID customers apply through the Central Valley Opportunity Center. To be eligible, the individual must be a Stanislaus County resident and income must be at or below 130 percent of the poverty level per the Federal Register.
Energy Crisis Intervention Program	The Energy Crisis Intervention Program provides one payment per year to utility companies for low-income customers that have received a 48-hour Shut Off Notice or if a senior citizen or disabled person have received a 15-day Shut Off Notice. The program also assists customers in obtaining propane and firewood for heating and repair or replacement of heating sources. To be eligible, the individual must be a Stanislaus County resident and income must be at or below 130 percent of the poverty level per the Federal Register, in addition to having received a 48-hour Shut Off Notice or 15-day Shut Off Notice prior to application.
The Salvation Army	
Energy Assistance Program	The Salvation Army Energy Assistance Program provides financial assistance to qualified customers in TID's service territory. Qualified customers can receive up to \$300 towards their TID bills. Selection and assistance granted is at the discretion of The Salvation Army.

Source: TID, 2023

5.3 Housing Element Programs Related to Energy Efficiency

As part of this Housing Element Update, the City of Ceres will continue to implement:

- Program 4.1 – Weatherization and Energy Conservation for Existing Dwelling Units, which commits the City to continue to post and distribute information on currently available weatherization and energy conservation programs in conjunction with housing rehabilitation.
- Program 4.2 – Energy Conservation for New Construction, which commits the City to continuing the enforcement of Title 24 and California Green Building.

¹ <https://www.tid.org/customer-service/payment-assistance-programs/tid-cares-rate-assistance-program/>

Housing Needs & Fair Housing Report

A
APPENDIX

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Appendix A

City of Ceres Housing Needs & Fair Housing Report

A.1 Introduction

The following report provides both the City of Ceres Housing Needs Assessment and Fair Housing Assessment. This analysis primarily utilizes U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate data and California Department of Housing and Community Development (HCD) data. It is important to note, there are discrepancies between U.S. Census Bureau ACS data and HCD data, specifically when analyzing Ceres at a regional scale.

Housing Needs Assessment

The Housing Needs Assessment for the City of Ceres provides an in-depth analysis of the City's housing and population conditions including population, employment, economics, household and housing stock characteristics. This assessment develops context for the City's goals, programs, and policies for the 6th Cycle Housing Element.

Fair Housing Assessment

In 2018, Governor Brown signed Assembly Bill (AB 686) requiring all public agencies in the state to affirmatively further fair housing (AFFH) went into effect on January 1, 2019.¹ AB 686 also made changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

¹ Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take “meaningful actions” to address segregation and related barriers to fair housing choice.

Affirmatively Furthering Fair Housing

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).”)

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 14.

History of Segregation in the Region

The United States’ oldest cities have a history of mandating segregated living patterns—and cities in the San Joaquin Valley region are no exception. Stanislaus County and the San Joaquin Valley region have a troubled history of segregation and racism from the time of the European settlers to the present. Some of the segregation in the San Joaquin Valley area can be attributed to historically discriminatory practices, such as: restrictive covenants, redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self-segregation” (i.e., preferences to live near similar people).

Jeff Benziger’s 2010 book, *Ceres*, details the history of Ceres and adjacent cities, and how the California Gold Rush and the migration of farming families to the region led to a shift in demographics and the development of an agrarian-based local economy.

During the Great Depression, Ceres became home to many migrant workers that were employed in Modesto or Turlock.

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

Emily Tumpson Molina, in the article *Race, Municipal Underbounding, and Coalitional Politics in Modesto, California, and Moore County, North Carolina*, describes “municipal underbounding” as the process by which municipalities draw their boundaries to exclude particular communities from municipal services, typically based on their racial or economic composition” and uses this terminology to detail the ways in which these physical and social boundaries, and “...[p]revailing patterns of segregation have enabled the city of Modesto and Stanislaus County to deny basic services like sidewalks, wastewater disposal, trash collection, and police protection to the predominantly Latino communities...”.²

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Stanislaus County and San Joaquin Valley, it is also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. In Stanislaus County and San Joaquin Valley, many of the indigenous populations were displaced due to the migration of Spanish missionaries, European settlers, goldminers, and trappers into the region. Historically, the region had been home to indigenous populations for more than 10,000 years. The original inhabitants of present-day Stanislaus County were the Yokut who have lived in communities related by language, blood, and culture.³ However, “[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, these tribes have lost the vast majority of their population as well as their land.”⁴ The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.⁵

According to the *Modesto Bee*, the primary news outlet for the City of Modesto, an increasing number of racist incidents and segregation has lead to an investigation of restrictive covenants and other discriminatory housing policies in Stanislaus County.⁶ As a means of addressing these issues within the City of Ceres, enacting policies and programs that promote AFFH and highlight the community’s assets could attract a diverse group of individuals to the area, and undo some of the segregation patterns in the area, as well.

The timeline of major Federal Acts and court decisions related to fair housing choice and zoning and land use appear in Figure A-1 on the following page.

²Molina, E. T. (2014). Race, Municipal Underbounding, and Coalitional politics in Modesto, California, and Moore County, North Carolina. *Kalfou: A Journal of Comparative and Relational Ethnic Studies*, 180–187.

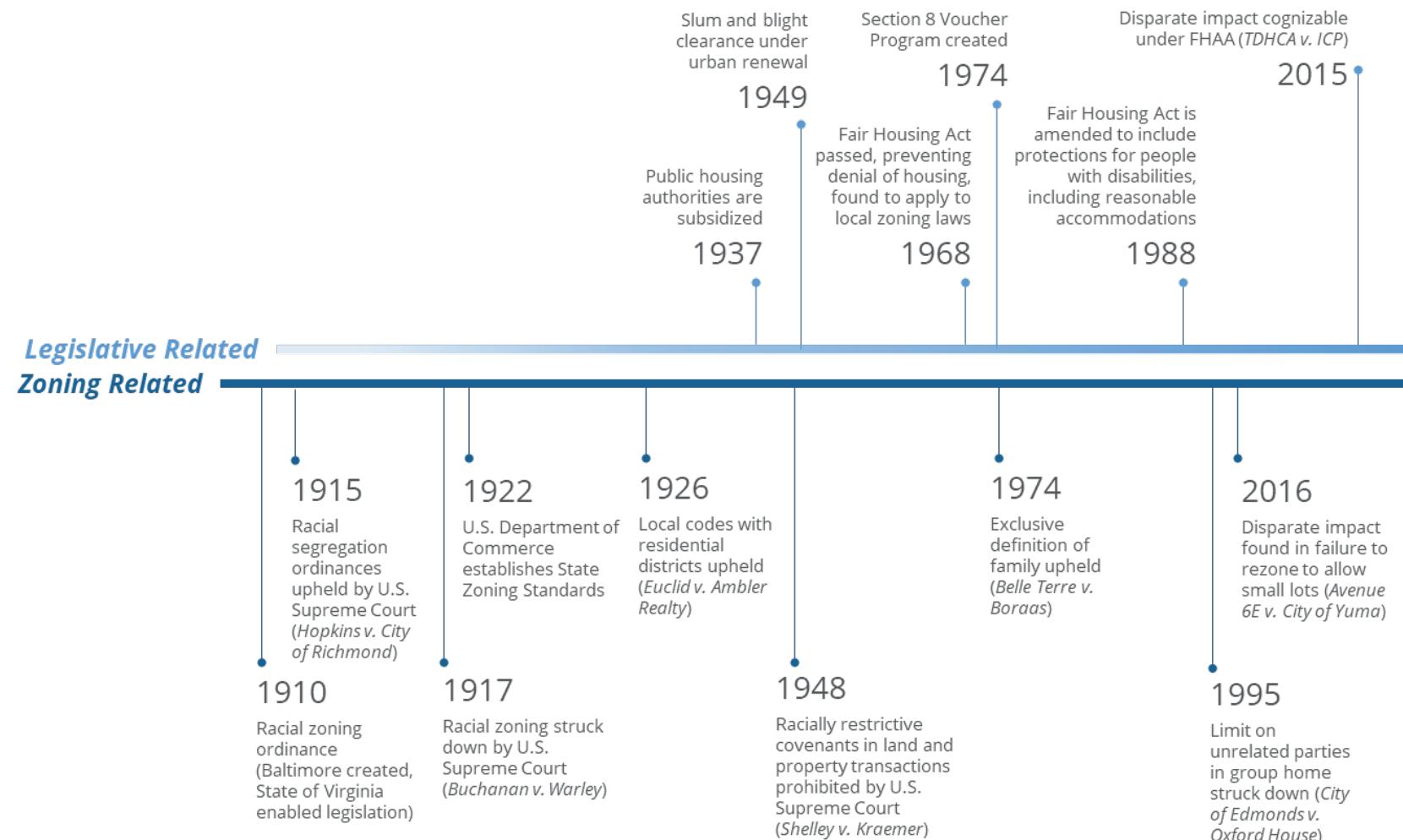
³ <https://www.valleyhistory.org/native-americans>

⁴ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>

⁵ <https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/>

⁶ [Stanislaus to search records for racist property covenants](#)

Figure A-1 Major Public and Legal Actions that Influence Fair Access to Housing



SOURCE: Root Policy Research

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “mere parasite(s)” with the potential to “utterly destroy” the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

[Figure A-1](#) on the following page provides a timeline of major legal and public actions that have influenced fair access to housing beginning in 1910.

Overview of Ceres

Over the past 20 years, the City of Ceres has experienced growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the City has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents. Additionally, with increasing population and economic pressures comes the space for inequitable housing practices. The following Housing Needs and Fair Housing Assessment develops context for the goals, programs, and policies that Ceres will implement to address inequities in the 6th Cycle Housing Element.

A.2 Population, Employment, and Household Characteristics

Population characteristics impact current and future housing needs in a community. A city’s population growth, age composition and race and ethnicity composition determine the type and extent of housing needed. The following section provides analysis of population characteristics and local trends that affect housing demand in Ceres.

Population Growth

Table A-1 shows population growth in Ceres, the County, and neighboring cities between 2010-2019. In Ceres, the population increased approximately 9 percent from 2010 to 2019. Between this period, the City of Ceres' population steadily increased as did the County and neighboring cities of Oakdale and Turlock. Ceres' population in 2019 was 48,214, larger than Oakdale but smaller than Turlock and the County.

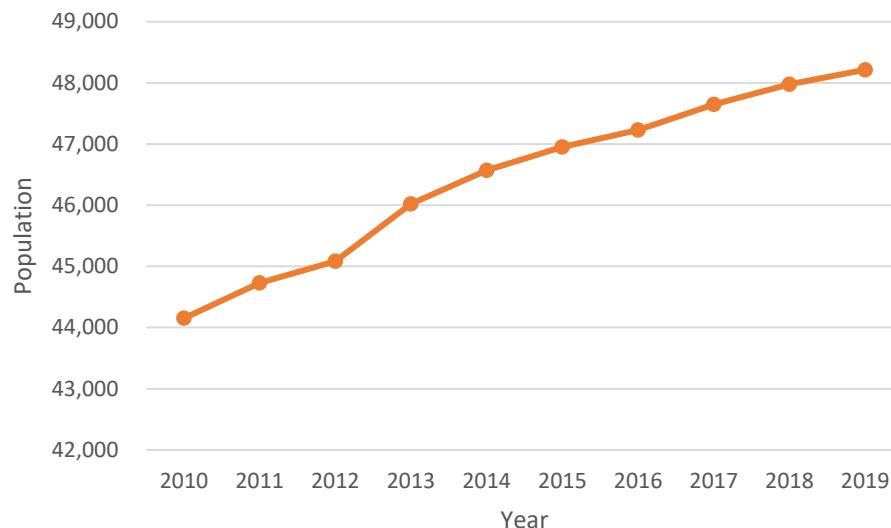
Table A-1 Population Growth by Jurisdiction, 2010-2019

Jurisdictions	Population									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Stanislaus County	509,682	512,469	515,115	518,321	522,794	527,367	530,561	535,684	539,301	543,194
Ceres	44,153	44,731	45,086	46,022	46,570	46,952	47,231	47,650	47,975	48,214
Oakdale	20,076	20,364	20,663	20,943	21,260	21,543	21,796	22,256	22,599	22,936
Turlock	67,376	67,953	68,576	69,185	69,875	70,596	71,166	71,906	72,335	72,904

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Figure A-2 illustrates population growth in Ceres between 2010-2019. Ceres' population steadily increased during this time period, experiencing a total increase of 9 percent from 2010 to 2019.

Figure A-2 Population Growth, Ceres, 2010-2019



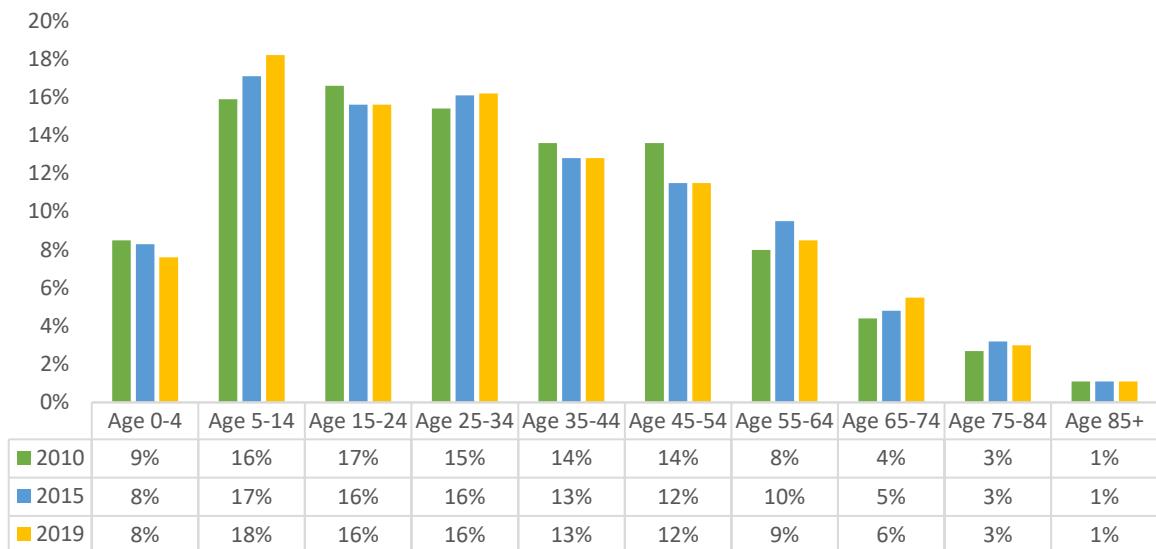
SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Age Characteristics

A community's housing needs are partly determined by preferences of age groups and household types (age, family/non-family, presence of children, female-headed, etc.). When seeking housing, households may prioritize factors such as size, accessibility, and price. For instance, younger and middle-aged households may seek homes that can accommodate a growing household size, whereas older adults may seek to downsize to an apartment with assistive care services or a smaller more affordable single-family home. Disabled persons may seek homes that are accessible and include universal design or visitability features. Overall, the life stages of a population determine the housing stock that is needed in a community.

In 2010, Ceres' predominant age group was individuals between 15 and 24 years of age (17 percent). [Figure A-3](#) shows that between 2010 and 2019, the general age of the population has been slowly increasing; however, the most populous age groups in the City appear to be individuals between 5 and 14 years of age. Senior populations have remained less than 2 percent in the City since 2010. As of 2019, the City's median age was 30. Overall, Ceres' aging trend suggests a demand for housing geared toward younger to middle-aged persons and families.

Figure A-3 Population Distribution by Age, Ceres, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

[Table A-2](#) shows that Ceres' most populous age group in 2019 was individuals 5 to 14 years of age (18 percent). Compared to the County and neighboring cities, Ceres has the largest 5-14, 15-24, and 25-34 age groups. In contrast, Ceres and Oakdale both have the smallest 65 and older age groups (less than 6 percent, respectively).

Table A-2 Population Age Distribution by Jurisdiction, 2019

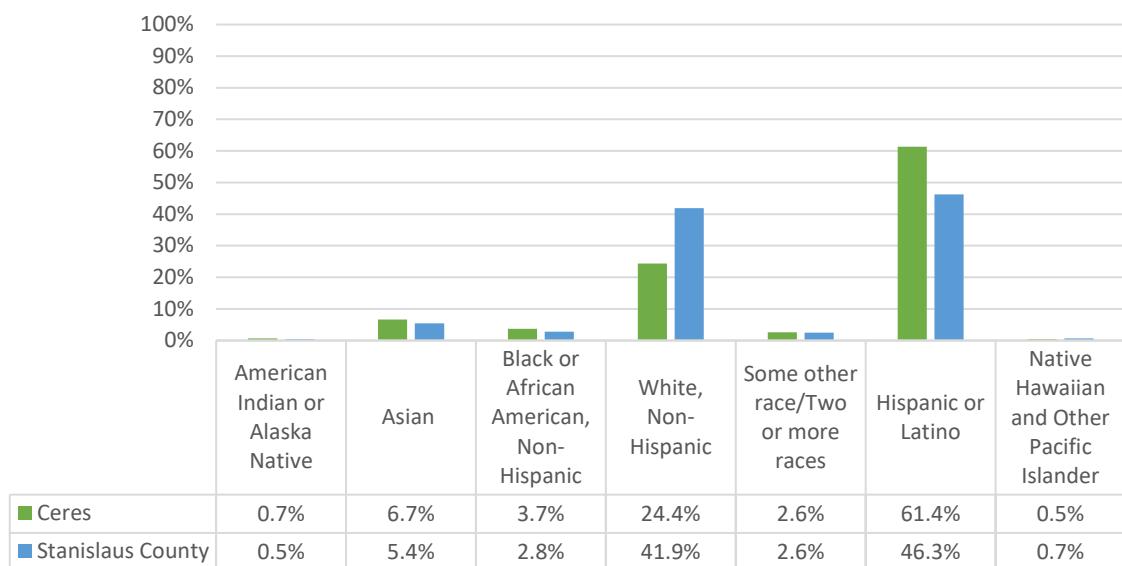
Jurisdiction	Population Age									
	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Stanislaus County	7%	15%	14%	15%	13%	12%	11%	8%	4%	2%
Ceres	8%	18%	16%	16%	13%	12%	9%	6%	3%	1%
Oakdale	8%	16%	14%	12%	16%	12%	11%	6%	4%	1%
Turlock	7%	15%	15%	15%	13%	13%	10%	8%	4%	2%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Race and Ethnicity Characteristics

Understanding the racial and ethnic composition of a city is vital to ensuring equal opportunity to housing for all groups. [Figure A-4](#) illustrates the racial and ethnic composition of Ceres compared to the County.

Figure A-4 Population by Race in Ceres Compared to Stanislaus County, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

When comparing the City and the County, Hispanic or Latino and non-Hispanic White populations are the most represented. Hispanic or Latino individuals comprise the majority of both the County (46 percent) and Ceres' population (61 percent). Those identifying as American Indian or Alaska Native represent the smallest population group within the City (1 percent) followed by Some Other Race/Two or More Races (3 percent). Despite having a smaller population than the County, Ceres' population is more diverse.

Table A-3 provides a comparison of racial and ethnic composition by jurisdiction. In 2019, the County (42 percent) and the neighboring cities of Turlock (50 percent) and Oakdale (61 percent) had the largest non-Hispanic White populations compared to Ceres (24 percent). Ceres had the largest Hispanic or Latino (61 percent), Asian (7 percent), and Black or African American (4 percent) populations compared to surrounding cities and the County.

Table A-3 Population by Race by Jurisdiction, 2019

Jurisdiction	American Indian or Alaska Native	Asian, alone	Black or African American, Non-Hispanic	White, Non-Hispanic	Some Other Race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Stanislaus County	0%	5%	3%	42%	3%	46%	1%
Ceres	1%	7%	4%	24%	3%	61%	0%
Oakdale	1%	2%	0%	61%	3%	33%	0%
Turlock	1%	6%	2%	50%	3%	37%	0%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

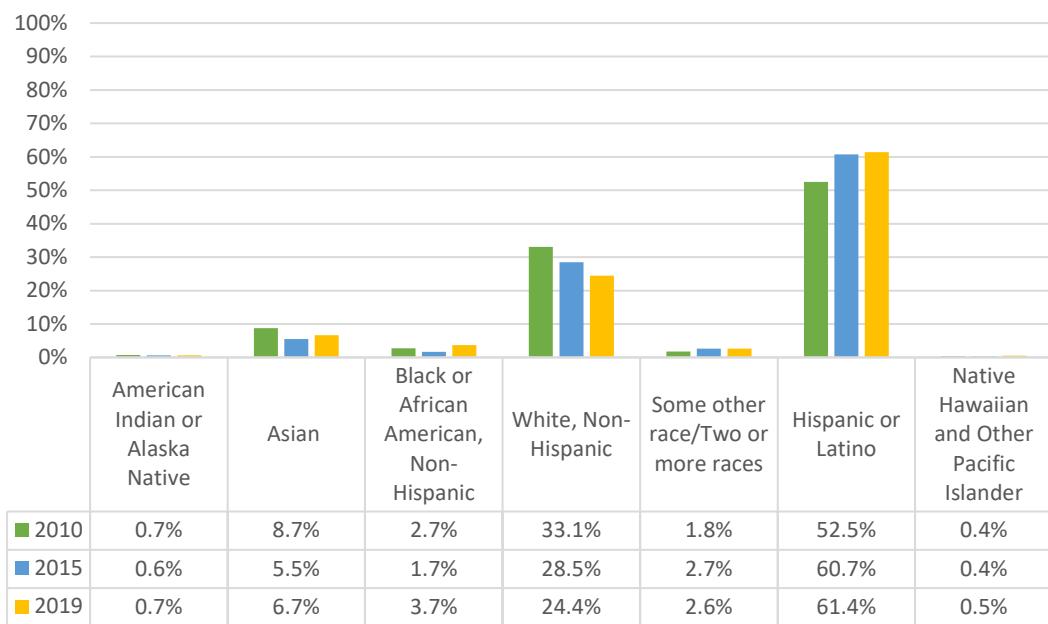
When analyzing race and ethnicity in a city, it's important to understand how demographics have changed over time. [Figure A-5](#) illustrates changes in population by race between 2010-2019 in Ceres. During this time frame, Ceres' population composition experienced fluctuations in nearly all populations. In 2015, all populations experienced a decrease in size with the exception of Hispanic or Latino (8 percent increase) and Some Other Race/Two or More Races (1 percent increase). In 2019, Ceres saw growth in all populations except non-Hispanic White (4 percent decline) and Some Other Race/Two or More Races (0.1 percent decline).

Demographic characteristics such as the racial and ethnic composition of a city are necessary to inform the housing needs of a community inclusive of cultural norms and preferences.

Diversity Index

The Diversity Index measures the degree to which the five major ethnic populations (non-Hispanic White, non-Hispanic Black, Asian and Pacific Islander, Hispanic, and Two or more races) are evenly distributed across a geographic area. The index ranges from 0 to 1 – where 0 is low diversity, meaning only one group is present, and 1 is high diversity, meaning an equal proportion of all five groups is present.

Figure A-5 Population by Race, Ceres, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

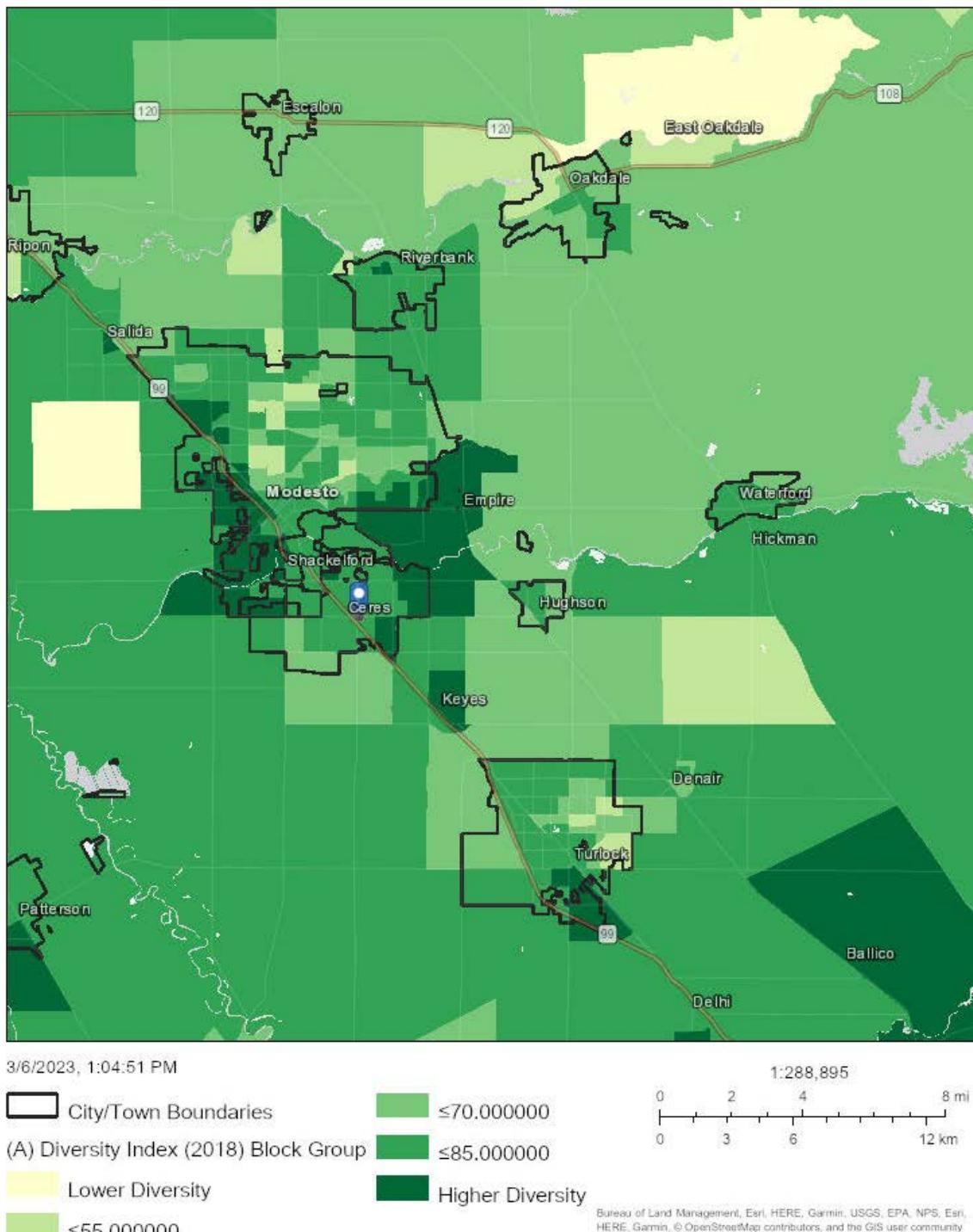
Figure A-6 illustrates the level of diversity in Ceres. According to the HCD AFFH Data Viewer map of diversity, Ceres' diversity level is greater than or equal to .70, reflecting a moderate to high diversity level across the City. Compared to neighboring cities Oakdale and Turlock, Ceres is more equally diverse. The City of Oakdale and Turlock both show some geographic concentrations of .55 levels of diversity.

When evaluating integration and segregation, it is important to note that many factors influence living patterns including individual choice, ethnic/cultural enclaves, housing market dynamics, unequal lending practices, affordable housing, employment opportunities, discrimination, etc. For example, immigrant communities often rely on ethnic institutions, relatives, and friends in order to adjust to a new country.

In an attempt to further fair housing in Ceres, the City will prioritize outreach efforts and implement the following programs:

- Program 3.8: Affordable Housing for Extremely Low-Income Housing Residents;
- Program 5.1: Fair Housing Program; and
- Program 5.2: Housing Choice Voucher.

Figure A-6 Diversity Index, Ceres, 2018



CA HCD
Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | ESRI, TCAC 2022, HCD

SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Racially or Ethnically Concentrated Areas of Poverty and Affluence

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.⁷

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:
A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

SOURCE: California Department of Housing and Community Development Guidance, 2021.

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

RCAAs

HCD and HUD's definition of an RCAA is a census tract 1) with a percentage of its total White population that is 1.25 times higher than the average percentage of the COG region's White population; and 2) has a median income that is 2 times higher than the COG Area Median Income (AMI). Generally, these are understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates.

SOURCE: California Department of Housing and Community Development Guidance, 2023

⁷ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124

Figure A-7 illustrates the percent of non-White population in Ceres. According to the HCD Data Viewer, Ceres falls within the 41 to greater than 81 percent non-White category, reflecting a high level of diversity within the City.

Figure A-7 Percent Non-White Population, Ceres, 2018

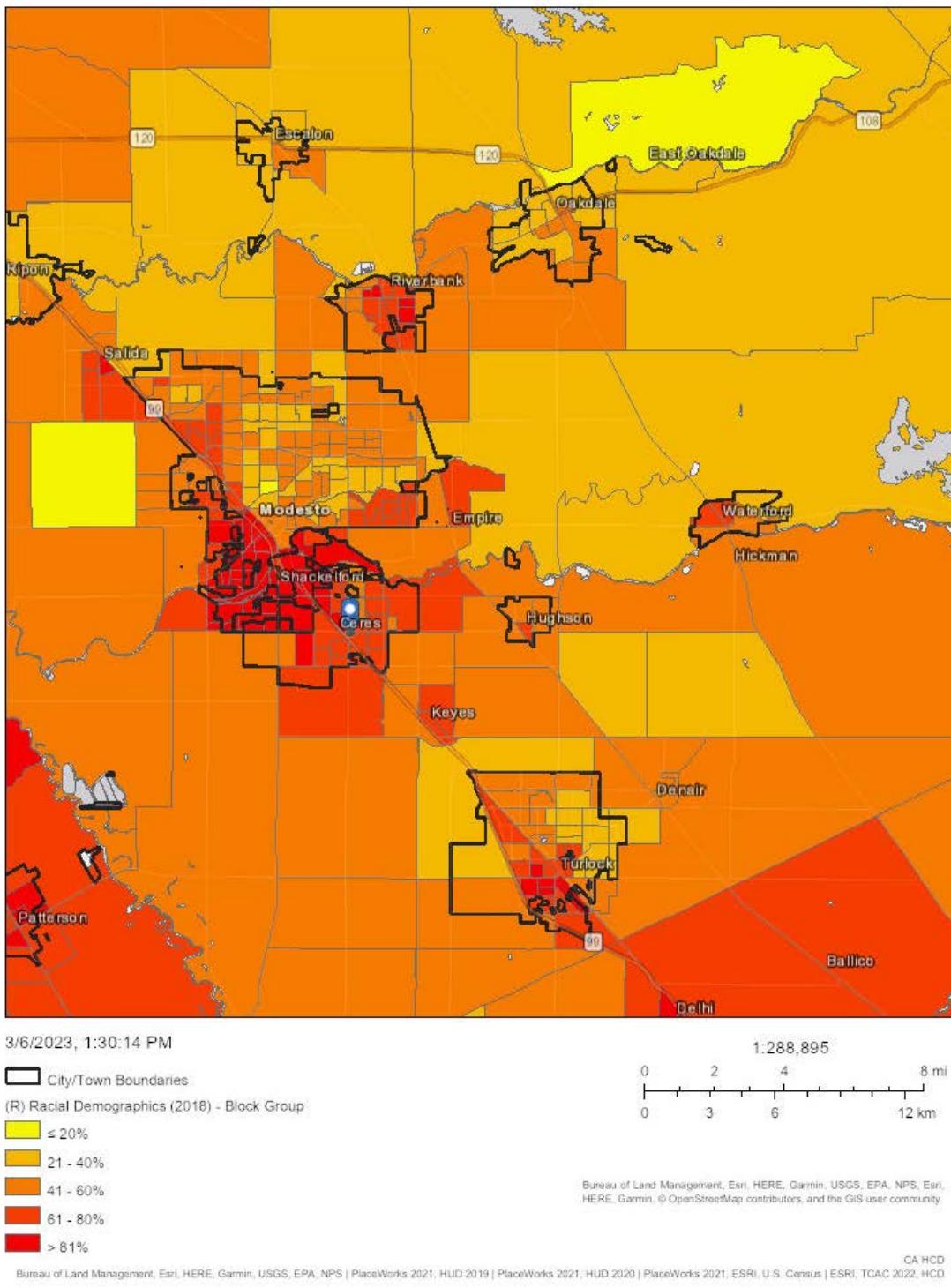
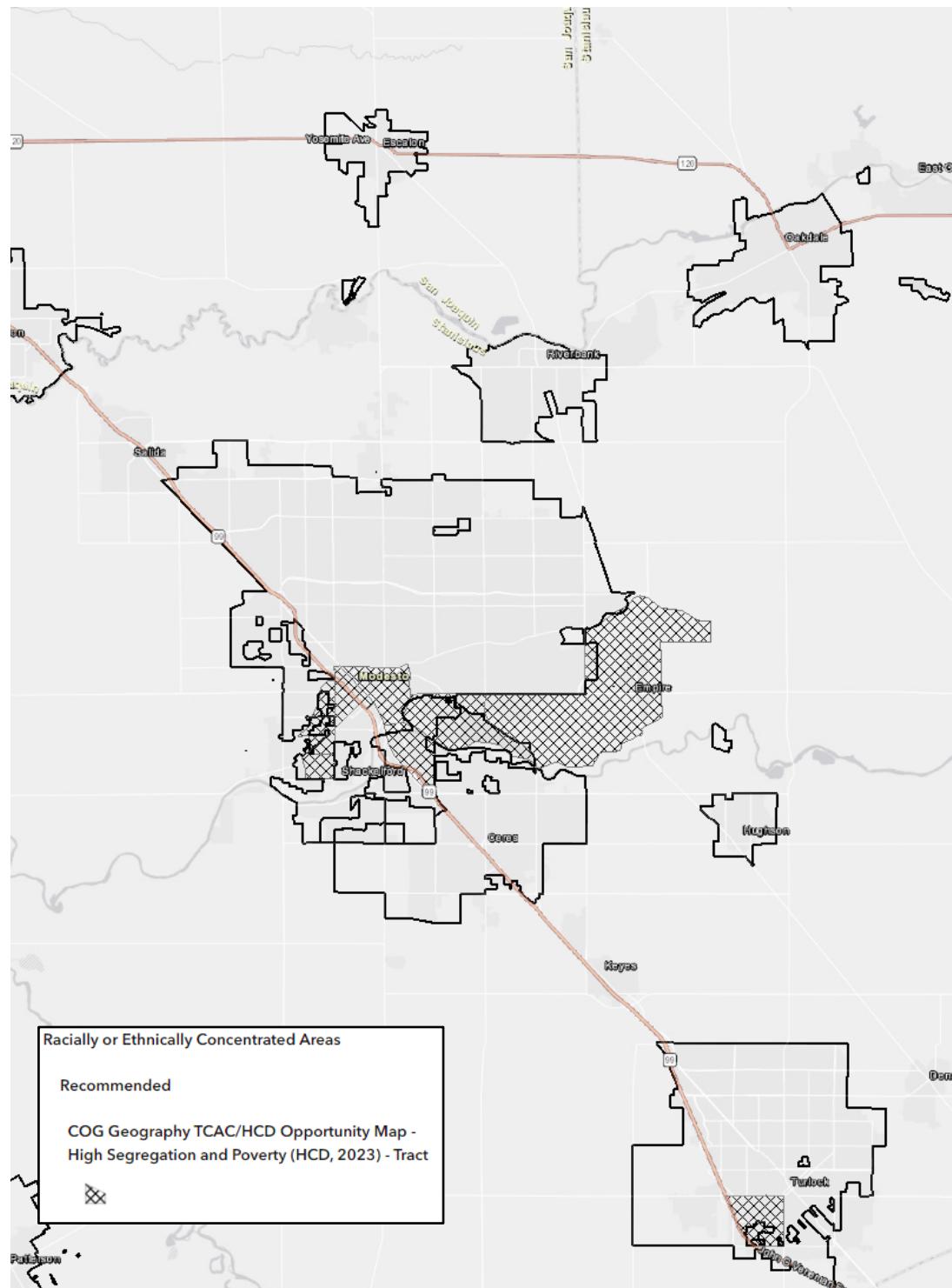


Figure A-8 illustrates R/ECAPs in Ceres revealing there are no racially and ethnically concentrated areas of poverty in the City. There are however, R/ECAPs in the neighboring cities of Modesto and Turlock.

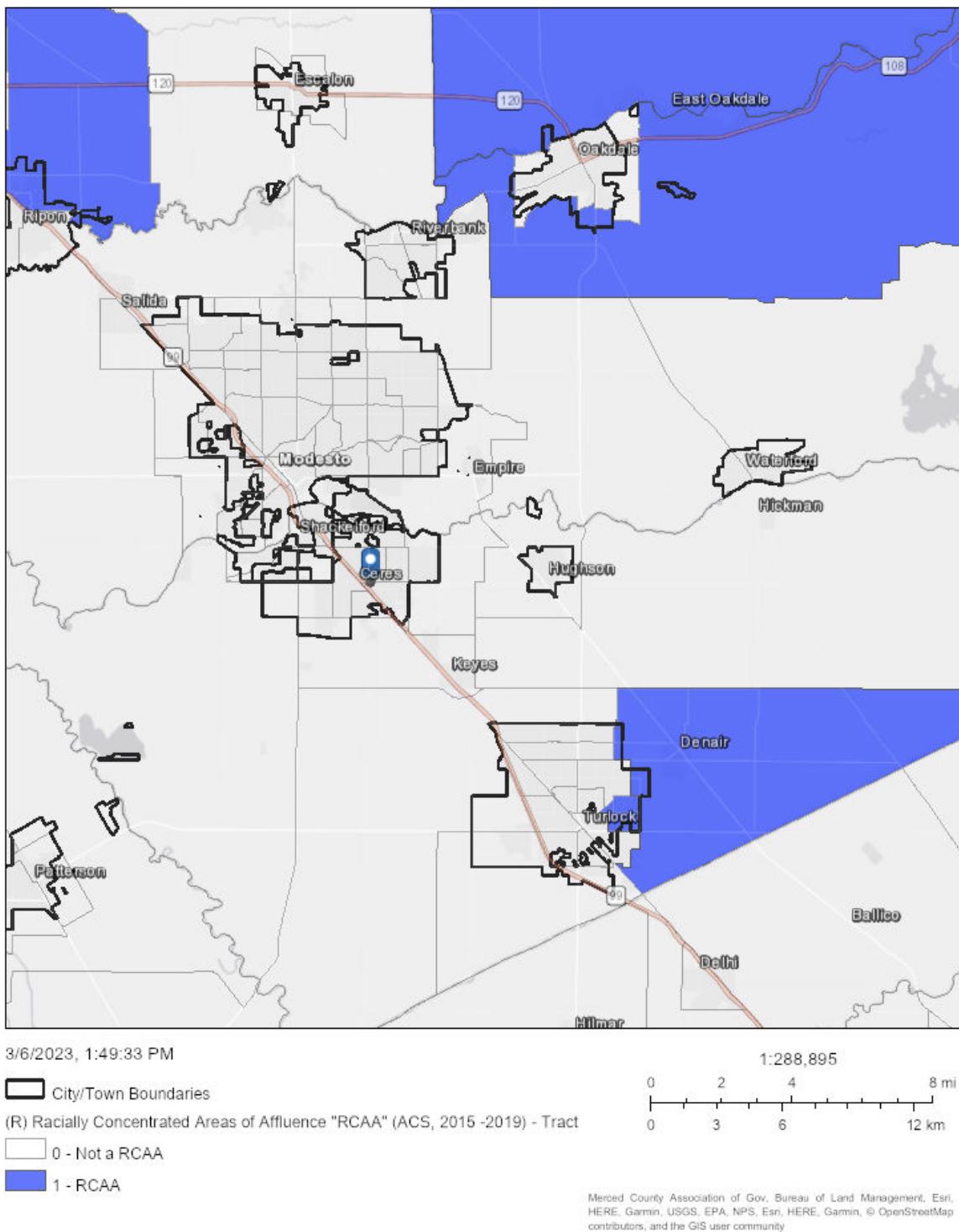
Figure A-8 R/ECAP by Census Tract, Ceres, 2023



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-9 illustrates RCAs in Ceres revealing there are no racially concentrated areas of affluence in the City. There are however some RCAs in the cities of Oakdale and Turlock.

Figure A-9 RCAAs by Census Tract, Ceres, 2015-2019



CA HCD
Merced County Association of Gov, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI.

SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Employment

Employment characteristics can significantly impact the housing needs and trends of a community from income and wage scale to job location and industry. Employment and income are determinates of a population's ability to purchase housing including the type of housing and size, both of which can induce negative effects such as overpayment and overcrowding. [Table A-4](#) summarizes projected employment growth for Ceres, the County, and neighboring cities from 2015-2045.

Table A-4 Employment Growth Forecast by Jurisdiction, 2020-2050

Jurisdictions	Population							Change 2015 - 2045
	2020	2025*	2030	2035*	2040*	2045*	2050*	
Percent								
Stanislaus County	238,362	267,154	271,450	276,735	284,324	292,786	302,628	26%
Ceres	15,384	18,325	18,804	19,336	20,067	20,876	21,847	42%
Oakdale	8,256	8,912	8,937	8,968	9,005	9,135	9,276	12%
Turlock	33,001	38,430	38,828	39,387	40,259	41,243	42,395	28%

SOURCE: Stanislaus County Demographic and Employment Forecast, 2021

NOTE: *Projected growth values

According to the Stanislaus County 2021 Demographic and Employment Forecast, Ceres is projected to experience an employment growth of 42 percent between 2020-2050. This projected employment growth is 16 percent higher than the County (26 percent) and 14 percent higher than Turlock (28 percent). This projected increase in job growth presents an opportunity for cities to construct additional housing options for the existing and future workforce.

[Table A-5](#) shows 2010 and 2019 employment data for Ceres by sector. Key findings in employment data include the following:

- In both 2010 and 2019, education services, healthcare, and social assistance industries were the largest employers in Ceres (18 percent) followed by manufacturing (16 percent and 15 percent, respectively);
- Professional, scientific management, and administrative services industries experienced the greatest increase between 2010 and 2019 (60 percent), followed by transportation and warehousing, and utilities (60 percent);
- Five sectors experienced drastic declines in employment between 2010 and 2019 including information (35 percent), finance and insurance, real estate, and rental leasing (32 percent), public administration (23 percent), wholesale trade (21 percent), and retail trade (17 percent);

- Manufacturing (1 percent) and arts, entertainment, recreation, accommodation, and food services (1 percent) industries experienced the least amount of growth; and
- Overall, there was a 1 percent increase in employment for Ceres residents between 2010 and 2019.

Table A-5 Employment by Sector, Ceres, 2010 and 2019

Industry Sector	2010		2019		Percent Change 2010-2019
	People Employed	Percent of City Employment	People Employed	Percent of City Employed	
Agriculture, forestry, fishing and hunting, and mining	721	4%	749	4%	4%
Construction	1,739	10%	1,801	10%	4%
Manufacturing	2,907	16%	2,924	15%	1%
Wholesale Trade	688	4%	543	3%	-21%
Retail Trade	3,011	16%	2,503	13%	-17%
Transportation and warehousing, and utilities	1,100	6%	1,761	9%	60%
Information	278	2%	182	1%	-35%
Finance and insurance, real estate, and rental leasing	696	4%	472	3%	-32%
Professional, scientific, management, and administrative services	973	5%	1,641	9%	69%
Education services, healthcare, and social assistance	3,232	18%	3,503	18%	8%
Arts, entertainment, recreation, accommodation, and food services	2,467	13%	2,496	13%	1%
Public Administration	570	3%	439	2%	-23%
Total Employment	18,382	100%	19,014	100%	3%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2019

Balance of Jobs to Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city but more often employ workers commuting from outside of it. Smaller cities will typically have more employed residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent, the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

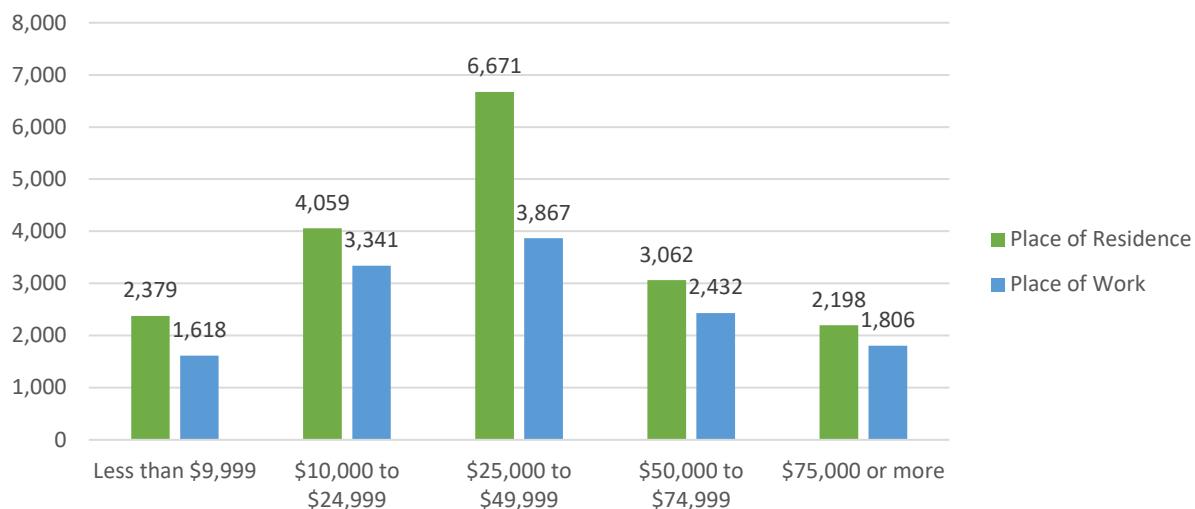
One measure of local imbalance is the relationship between workers and jobs. A city with a surplus of workers, “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them.

A community may offer employment for relatively low-income workers but have relatively few housing options for those workers. Conversely, it may house residents who are low-wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers mean the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

[Figure A-10](#) illustrates worker earnings in relation to worker place of residence and place of work in Ceres. The City has more workers than jobs at all income levels. Specifically, the City experiences the largest imbalances for low- and moderate-wage jobs to residents, respectively (where low-wage refers to jobs paying less than \$25,000 and moderate-wage refers to jobs paying less than \$49,999).

According to [Figure A-10](#), in 2019, Ceres had more workers than jobs for all income levels, meaning Ceres is a net-exporter of workers. This reflects a need for more job opportunities within the City to balance out the number of jobs to workers. However, this could be the result of a lack of affordable housing in cities within the Bay Area that have a greater supply of jobs than affordable housing options.

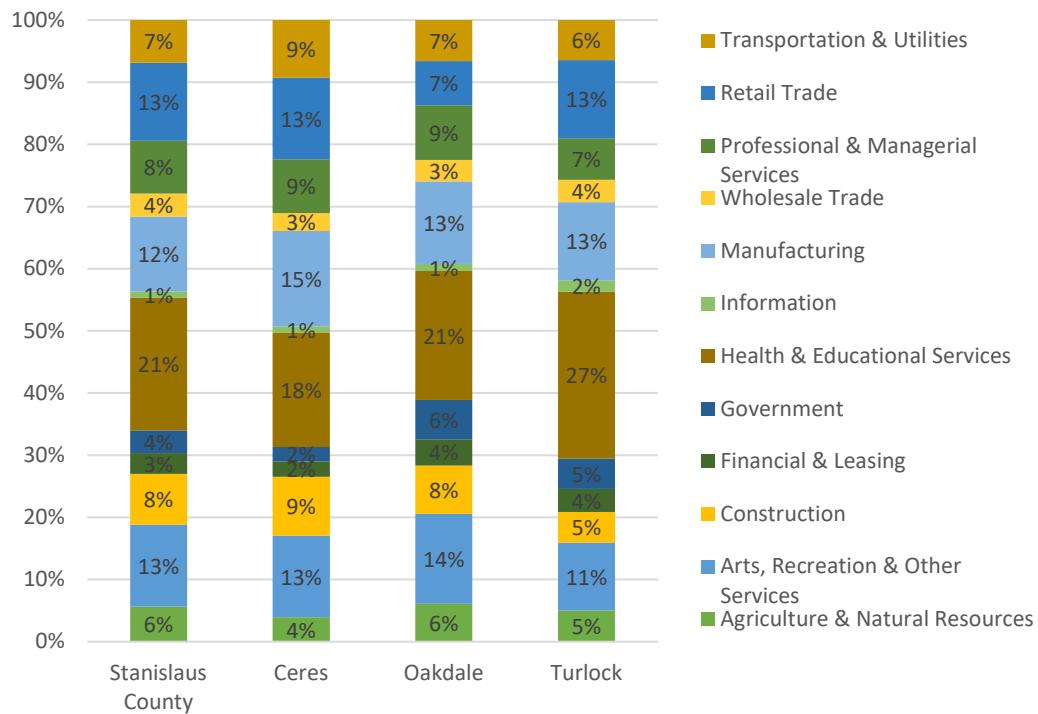
Figure A-10 Worker Earnings by Place of Residence & Place of Work, Ceres, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-11 illustrates employment data by industry in Ceres, the County, and neighboring cities. The largest industry of employment for Ceres (18 percent), the County (21 percent), and the neighboring cities of Oakdale (21 percent) and Turlock (27 percent) is Health and Educational Services.

Figure A-11 Jobs by Industry by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Unemployment rates are essential to understanding the affordability needs of a community when determining housing options. Table A-6 provides a breakdown of unemployment rates for Ceres, the County, and neighboring cities. In 2019, Ceres had a 12 percent unemployment rate, mirroring Oakdale. This indicates an approximate 3 percent higher unemployment rate than the County and 5 percent higher than the City of Turlock.

Table A-6 Unemployment Rate, Ceres, 2019

Jurisdictions	Unemployment Rate
Stanislaus County	9%
Ceres	12%
Oakdale	12%
Turlock	7%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

The Stanislaus Council of Governments (STANCOG) approved Regional Housing Needs Assessment (RHNA) Methodology is broken down into four income levels:

- Very Low Income (50 percent or less of the County's median income);
- Low Income (50-80 percent of the County's median income);
- Moderate Income (80-120 percent of the County's median income); and
- Above moderate Income (120 and above the County's median income).

The City of Ceres's RHNA allocation is presented below in [Table A-7](#).

Table A-7 Regional Housing Needs Allocation

Income Group	Percentage of AMI	Share
Extremely Low-Income ⁸	<30	353
Very Low-Income	<50	353
Low-Income	50-80	489
Moderate-Income	80-120	661
Above Moderate-Income	120+	1,505
Total		3,361

SOURCE: City of Ceres

In Stanislaus County, the median household income in 2019 was an estimated \$60,704 compared to Ceres at \$58,667. According to [Table A-8](#), the occupations that fall below 50 percent of the median income are Food Preparation and Serving-Related Occupations; Personal Care and Service Occupations; and Farming, Fishing, and Forestry Occupations. Many occupations in Stanislaus County have an average income that is low (50-80 percent AMI) or very low (<50 percent AMI). If applied to Ceres, it should be anticipated that affordable housing is needed to accommodate potential low- and very low-income households.

Household Characteristics

Characteristics of a household include household type and size, income, affordability, and special needs groups. According to HCD, a household is defined as "All persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any groups of related or unrelated persons who share living arrangements." Large families, senior households, single parent households, female-headed households, farmworkers, or extremely low- and low-income households may be classified as Special Needs groups. Special

⁸ Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document.

Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. The following section examines household characteristics trends in Ceres and the region.

Table A-8 Occupations by Mean Salary, Stanislaus County, 2019

Occupation	Salary
Management Occupations	\$104,863
Business and Financial Operations Occupations	\$68,981
Computer and Mathematical Occupations	\$72,928
Architecture and Engineering Occupations	\$82,838
Life, Physical, and Social Science Occupations	\$74,841
Community and Social Services Occupations	\$50,830
Legal Occupations	\$78,168
Education, Training, and Library Occupations	\$61,309
Arts, Design, Entertainment, Sports, and Media Occupations	\$45,946
Healthcare Practitioners and Technical Occupations	\$94,039
Healthcare Support Occupations	\$37,455
Protective Service Occupations	\$56,032
Food Preparation and Serving-Related Occupations	\$27,165
Building and Grounds Cleaning and Maintenance Occupations	\$35,060
Personal Care and Service Occupations	\$27,670
Sales and Related Occupations	\$37,342
Office and Administrative Support Occupations	\$39,537
Farming, Fishing, and Forestry Occupations	\$27,602
Construction and Extraction Occupations	\$52,955
Installation, Maintenance, and Repair Occupations	\$52,124
Production Occupations	\$41,097
Transportation and Material Moving Occupations	\$39,135

SOURCE: California Employment Development Division, Occupational Wage data, 2019

Table A-9 provides an overview of the projected housing units needed in Stanislaus County, Ceres, and neighboring cities, Oakdale and Turlock.⁹ Ceres is forecast to have a household growth of approximately 32 percent by 2050. This reflects 4 percent more growth than the County and 3 percent less than the City of Turlock.

⁹ Source: Stanislaus County Demographic and Employment Forecast, 2021

Table A-9 Housing Forecast by Jurisdiction, 2020-2050

Jurisdictions	2020	2025*	2030*	2035*	2040*	2045*	2050*	Percent Change from 2020-2050
Stanislaus County	179,276	190,782	200,258	208,137	215,916	222,845	230,072	28%
Ceres	13,318	14,278	15,063	15,718	16,366	16,946	17,552	32%
Oakdale	7,823	8,413	8,897	9,300	9,697	10,053	10,424	33%
Turlock	25,788	27,833	29,464	30,829	32,204	33,460	34,770	35%

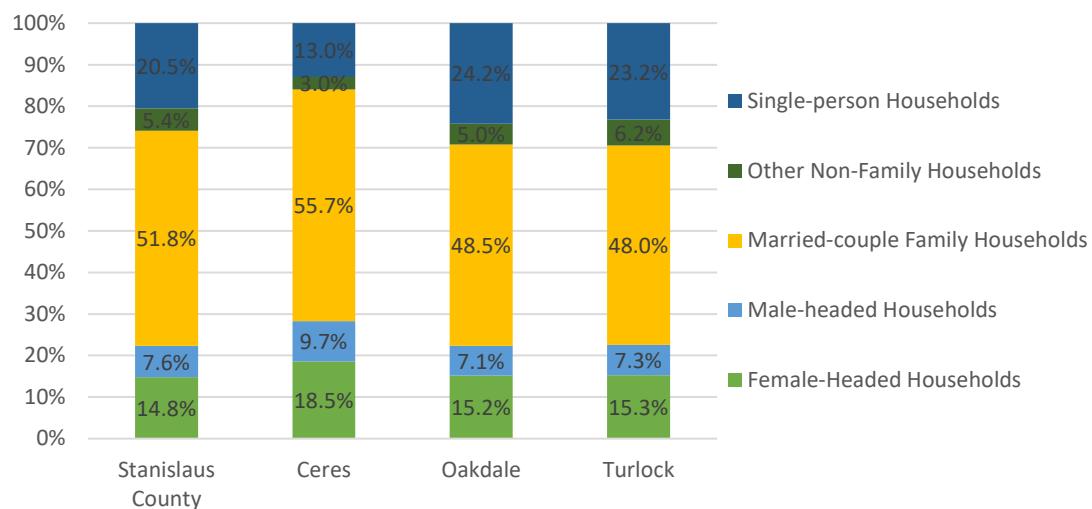
SOURCE: Stanislaus County Demographic and Employment Forecast, 2021

NOTE: *Projected growth values

Household Type and Size

Figure A-12 illustrates household characteristics by type in 2019 for Ceres, the County, and neighboring cities, Oakdale and Turlock. In Ceres, the largest household type was married-couple family households (56 percent) followed by female-headed households (19 percent). Similarly, the largest household type in the County and neighboring cities was also married-couple family households, followed by single-person households. Ceres has the highest percentage of female-headed (19 percent) and male-headed households (10 percent) compared to the County and neighboring cities. Additionally, Ceres (13 percent) has the lowest percentage of single-person households compared to the County (21 percent), Oakdale (24 percent), and Turlock (23 percent).

Figure A-12 Household by Type by Jurisdiction, 2019

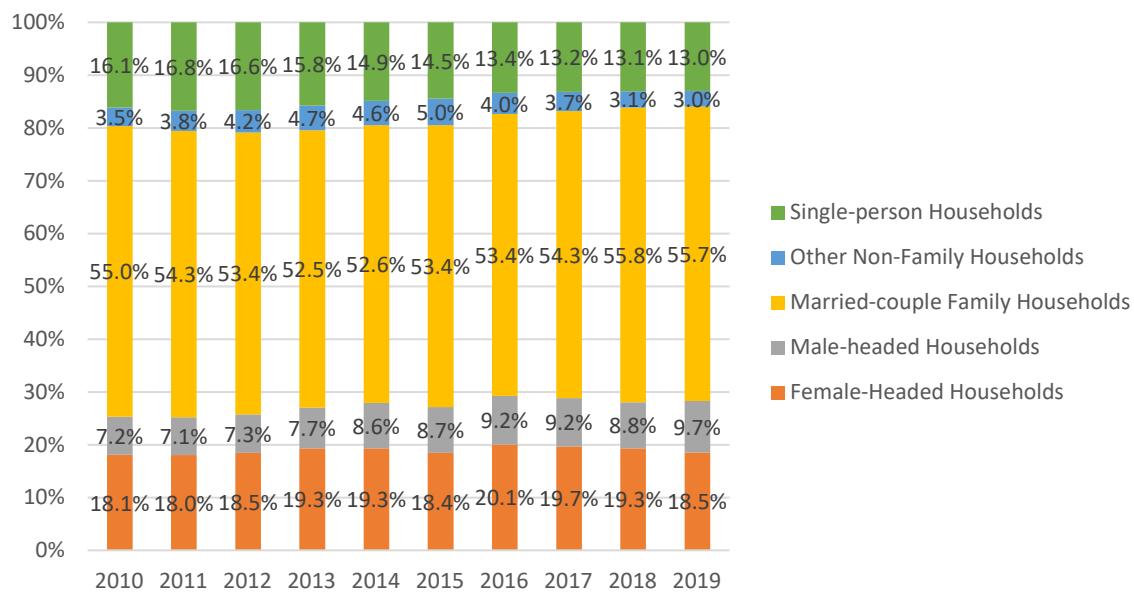


SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-13 illustrates household changes between 2010-2019 in Ceres. Over the last decade, married-couple family households have remained the largest household type in the City followed by female-headed households. During this period, single-person households experienced the greatest

decline (3 percent) and male-headed households experienced the greatest increase (3 percent). These changes and trends in household type over time indicate a need for housing options that appeal to larger sized households (keeping affordability in mind).

Figure A-13 Changes in Household Types, Ceres, 2010-2019

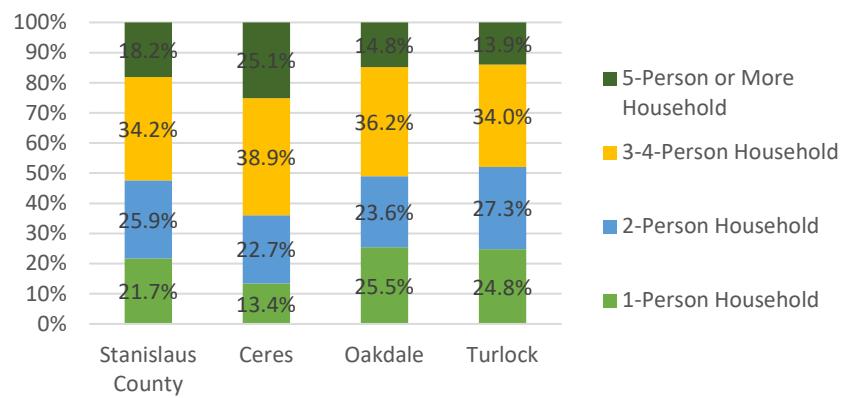


SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010-2019

NOTE: Non-family households include unrelated persons living in one housing unit.

[Figure A-15](#) illustrates households by household size for Ceres, the County, and neighboring cities. Ceres' largest household type according to size is 3-4-person households (39 percent) followed by 5 or more-person households (25 percent). This is consistent with findings in [Figure A-14](#), with married-couple family households remaining the largest household type since 2010. This reflects a demand for affordable housing units appealing to larger family households.

Figure A-14 Households by Household Size by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Household Income

Affordability is a key component in determining the housing needs of a community. Household income determines the ability of a household to purchase or rent a housing unit. However, fluctuating household incomes may result in the need to spend disproportionate amounts of income on housing costs, referred to as overpayment or cost burden. As a result, this may also lead to overcrowding and/or substandard living conditions.

Income levels are defined by guidelines adopted annually by HCD to determine housing affordability, housing need, and eligibility for housing assistance. According to HCD's 2022 State Income Limits, the area median income (AMI) for a family of four in Stanislaus County in 2022 was \$80,300.

The following are income categories based on area median income (AMI) according to HCD:

- Extremely low-income¹⁰: households earning 0-30 percent of AMI (\$0-\$27,750);
- Very low-income: households earning 30-50 percent of AMI (\$27,751-\$39,850);
- Low-income: households earning 50-80 percent of AMI (\$39,851-\$63,750);
- Moderate-income: households earning 80-100 percent of AMI (\$63,751-\$96,350); and
- Above-moderate income: households earning 100-120 percent of AMI (\$96,351 or more).

In accordance with HCD 2022 State Income Limits data, [Table A-10](#) shows the maximum annual household income level for each income group by household size for Stanislaus County.

Table A-10 Maximum Household Income by Household Size, Ceres, 2022

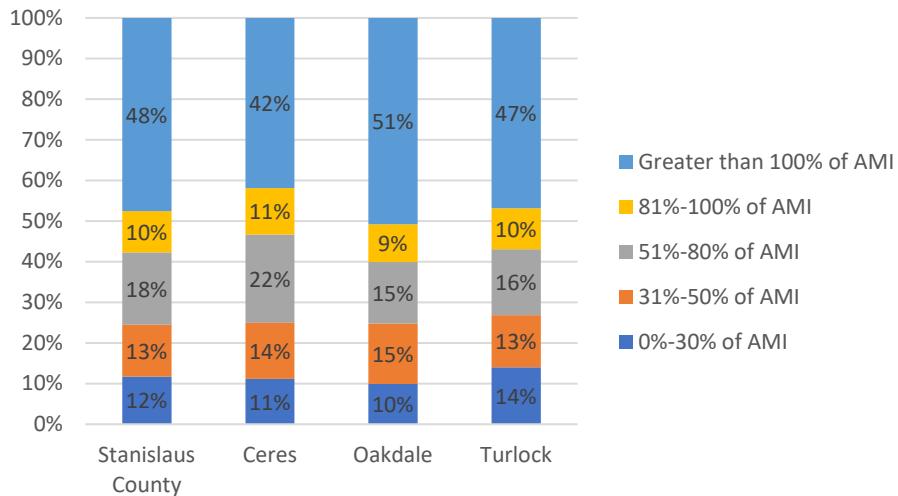
Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low-Income	\$16,750	\$19,150	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very Low-Income	\$27,900	\$31,900	\$35,900	\$39,850	\$43,050	\$46,250	\$49,450	\$52,650
Low-Income	\$44,650	\$51,000	\$57,400	\$63,750	\$68,850	\$73,950	\$79,050	\$84,150
Median Income	\$56,200	\$64,250	\$72,250	\$80,300	\$86,700	\$93,150	\$99,550	\$106,000
Moderate-Income	\$67,450	\$77,100	\$86,700	\$96,350	\$104,050	\$111,750	\$119,450	\$127,200

SOURCE: California Department of Housing and Community Development, State Income Limits 2022

¹⁰ Government Code Section 65583(a) defines extremely low-income households as earning 30 percent or below area median income, and considers them a subset of the very low-income category. The extremely low-, very low-, and low-income groups are referred to as lower-income.

Figure A-15 illustrates 2019 households by income level in Ceres, the County, and neighboring cities. In Ceres, 47 percent of households are lower-income households. This aligns with the relatively high rates of households experiencing some type of cost burden (36 percent) in Ceres. Overall, household income in Ceres is consistent with the County and neighboring cities of Oakdale and Turlock.

Figure A-15 Households by Income Level by Jurisdiction, 2015-2019



SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release.

Table A-11 summarizes households by income category in Ceres. Lower-income households makeup 47 percent of households in the City followed by above moderate-income households (42 percent). Approximately 11 percent of the households in Ceres identify as extremely low-income. Considering 47 percent of households are lower-income, it is likely that the high percentage of married-couple family households (Figure A-12, Figure A-15) is accompanied by a need for more affordable options.

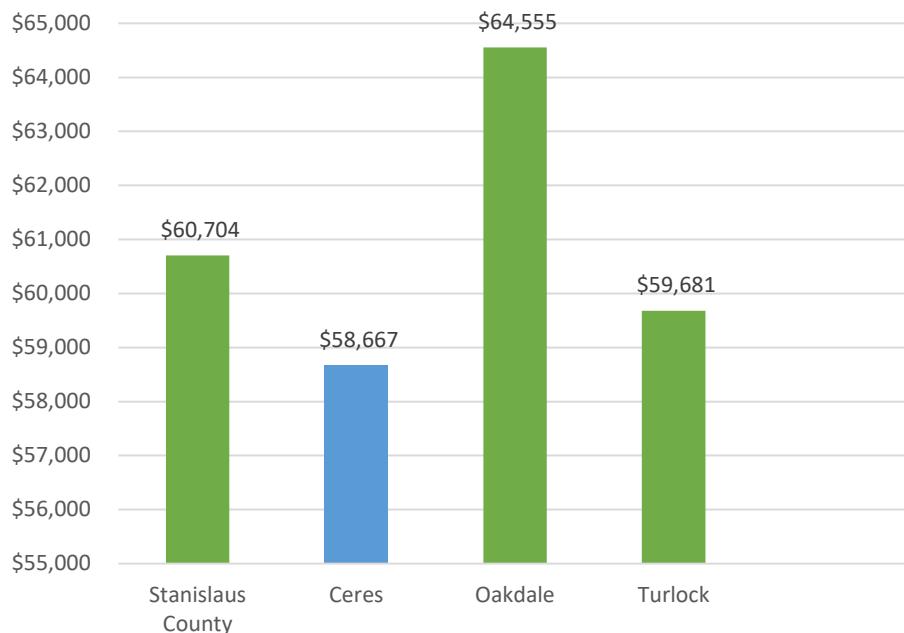
Table A-11 Households by Income Category, Ceres, 2015-2019

Income Category (% of County MFI)	Households	Percent
Extremely Low-Income (30% MFI or less)	1,455	11%
Very Low-Income (30-50% MFI)	1,780	14%
Low-Income (50-80% MFI)	2,830	22%
Moderate-Income (80-100% MFI)	1,480	11%
Above Moderate-Income (>100% MFI)	5,435	42%
Total	12,980	100%

SOURCE: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2015-2019

Figure A-16 illustrates the median household income in Ceres, the County, and neighboring cities in 2019. Ceres' median household income was \$58,667 – approximately \$2,037 lower than the County. The City of Oakdale had the highest median household income at \$64,555 followed by the County (\$60,704). Understanding Ceres' median household income clarifies what income category households identify with and what is deemed affordable.

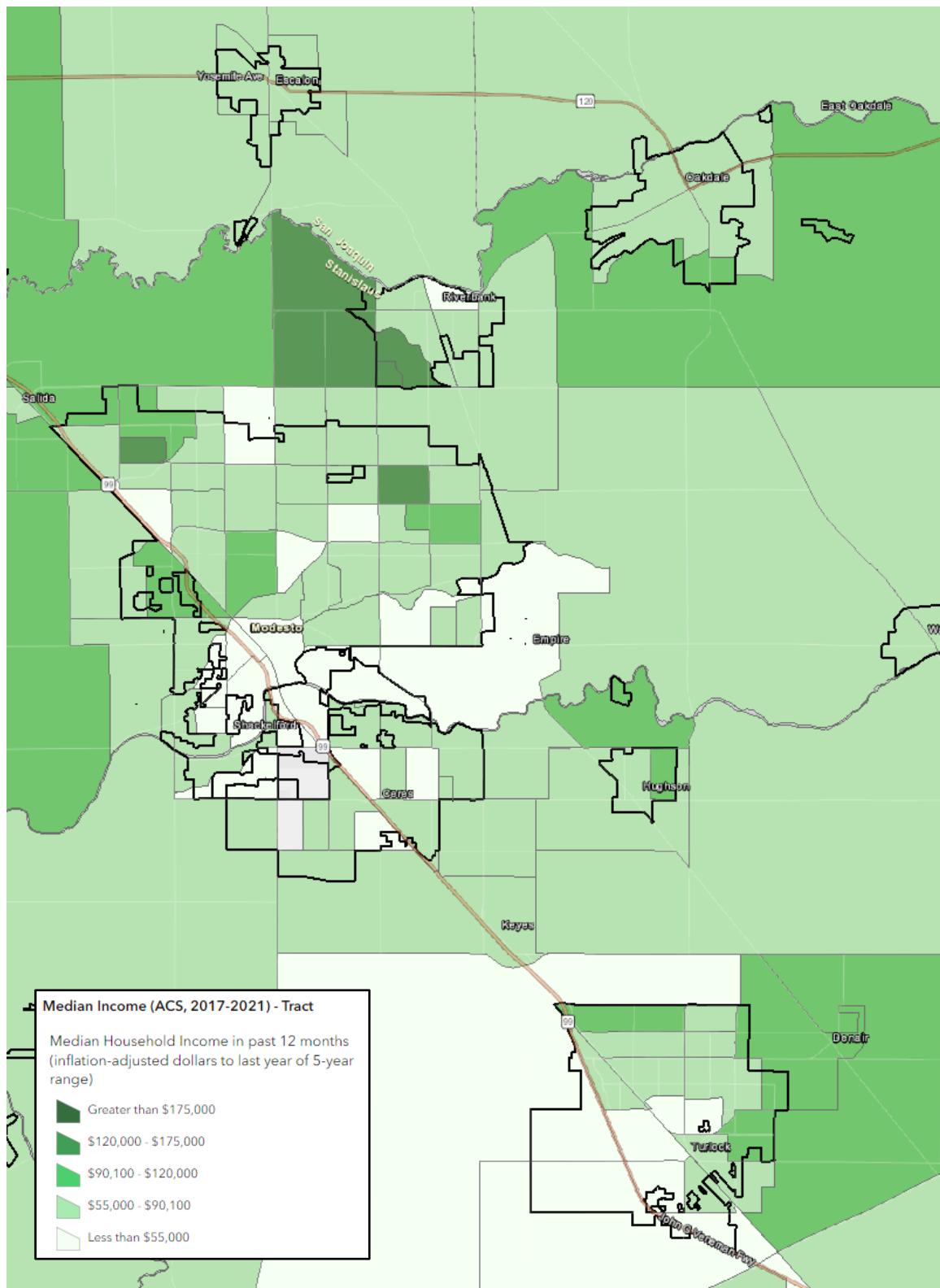
Figure A-16 Median Household Income by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-17 illustrates median household income across Ceres. According to the HCD AFFH Data Viewer, Ceres' households experience slight variation in median household income based on location. Households earning less than \$55,000 are concentrated in pockets located in the center, western, and southern portions of the City, whereas those earning less than \$90,100 make up the majority of the City and span throughout. The neighboring jurisdictions of Oakdale and Turlock households show greater concentrations of households earning higher median incomes.

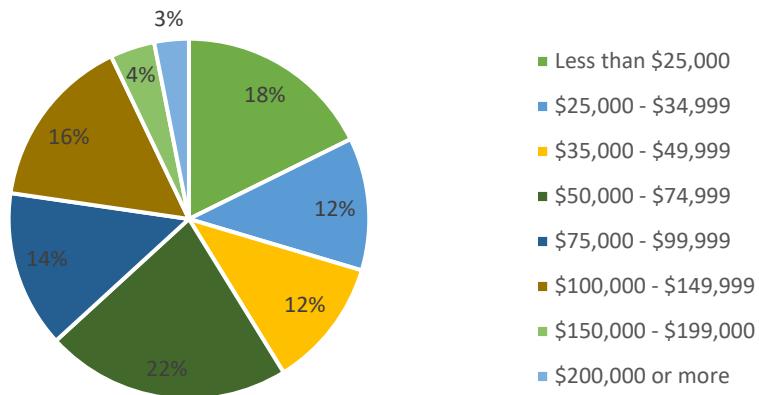
Figure A-17 Median Household Income, Ceres, 2017-2021



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-18 provides a breakdown of 2019 incomes by category in Ceres. Twenty-two (22) percent of Ceres residents earn an annual income between \$50,000-\$74,999. Conversely, an approximate 42 percent are earning less than \$50,000, less than the City's median household income. Of the 42 percent earning below the median household income, 18 percent are earning below \$25,000.

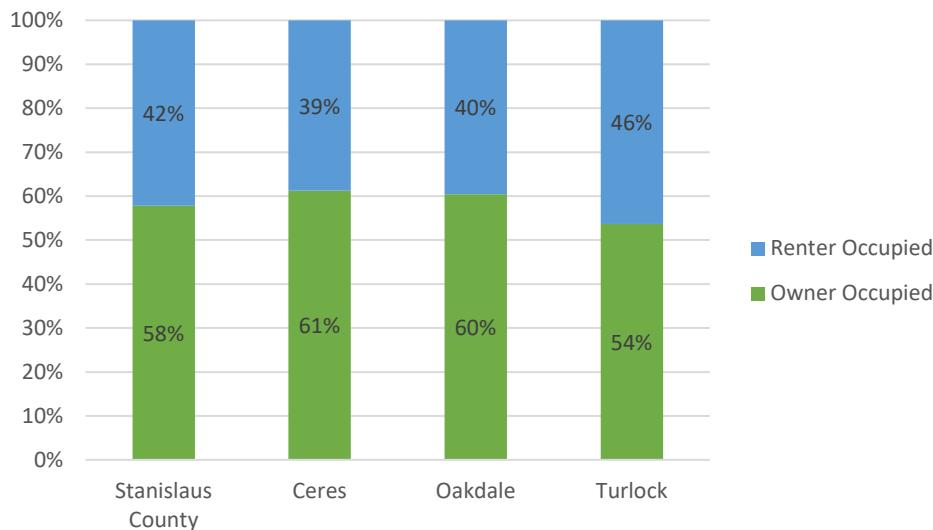
Figure A-18 Income by Category, Ceres, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-19 illustrates housing by tenure in Ceres, the County, and neighboring cities. Thirty-nine (39) percent of the households in Ceres are renters. This reflects a 3 percent lower renter population than the County (42 percent) and 7 percent lower than Turlock (46 percent).

Figure A-19 Housing Tenure by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

The household income characteristics in Ceres reveal a demand for the development of more affordable housing options that appeal to larger households. Ceres is comprised of primarily higher-income households (53 percent), most of which identify as married-couple family households (56 percent).

A.3 Disproportionate Housing Needs

Housing Problems and Severe Housing Problems

The following section details housing problems and severe housing problems in Ceres according to the Census Bureau Comprehensive Housing Affordability Strategy (CHAS).

Disproportionate Housing Needs

“Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 39.

The CHAS data set provides in-depth analysis on housing needs by income level according to types of households. According the CHAS, housing problems are defined as having one or more of the following variables:

- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than one person per room; and
- Cost burden greater than 30 percent.

Severe housing problems are defined as having one or more of the following variables:

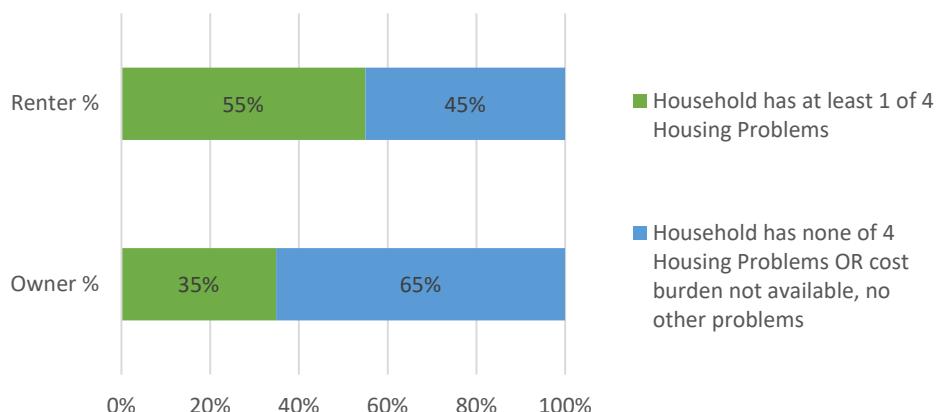
- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than 1.5 persons per room; and
- Cost burden greater than 50 percent.

Additionally, CHAS defines cost burden as the ratio of housing costs to household income. The following defines cost burden by renter and owner:

- Renter Cost Burden: gross rent (contract rent plus utilities); and
- Owner Cost Burden: select monthly owner costs including mortgage payment, utilities, association fees, insurance, and real estate taxes.

[Figure A-20](#) and [Figure A-21](#) illustrate housing problems by tenure and severe housing problems by tenure in Ceres. Approximately 55 percent of renter households have at least one of four housing problems and 37 percent have at least one of four severe housing problems. In contrast, 35 percent of owner households experience at least one housing problem and 18 percent experience at least one severe housing problem.

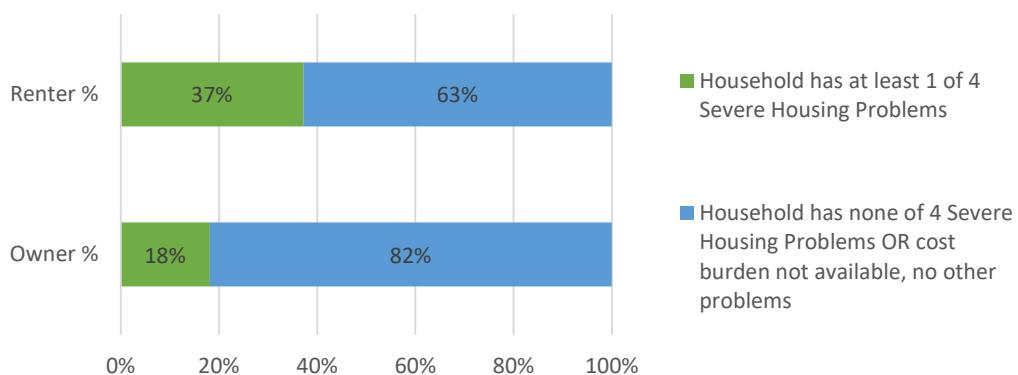
Figure A-20 Housing Problems by Tenure, Ceres, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

NOTE: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

Figure A-21 Severe Housing Problems by Tenure, Ceres, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

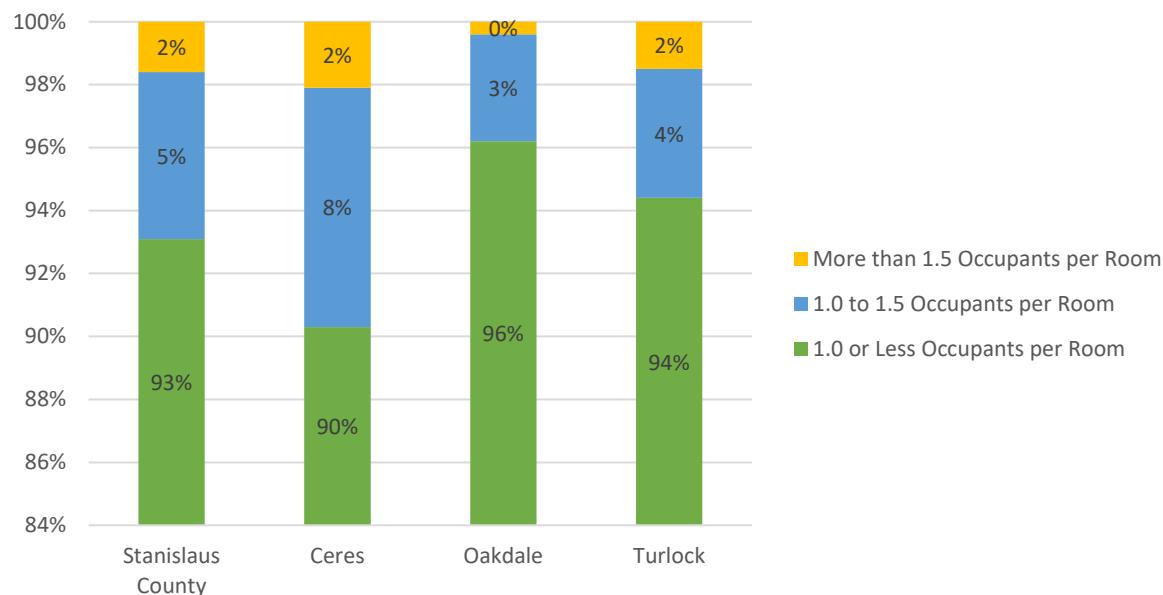
NOTE: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 person per room, and cost burden greater than 50%.

Overcrowding

Understanding the prevalence of overcrowded households within a community helps determine the need for affordable and adequately sized housing units for the community. Overcrowding is defined as a household with more than one occupant per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding may occur due to a lack of available affordable and/or adequately sized housing units. Cultural norms and customs combined with low-income or lack of adequately size housing units can result in overcrowding too. For example, in Asian culture, households are often comprised of multi-generations. If this custom is also compounded by low-income or lack of adequately sized housing units overcrowding may occur.

[Figure A-22](#) illustrates overcrowding by severity in Ceres, the County, and neighboring cities in 2019. The City of Oakdale households experience the least amount of overcrowding (3 percent percent) and no severe overcrowding, compared to Ceres households that experience 8 percent overcrowding and 2 percent severe overcrowding. Ceres households experience approximately 3 percent more overcrowding overall than the County.

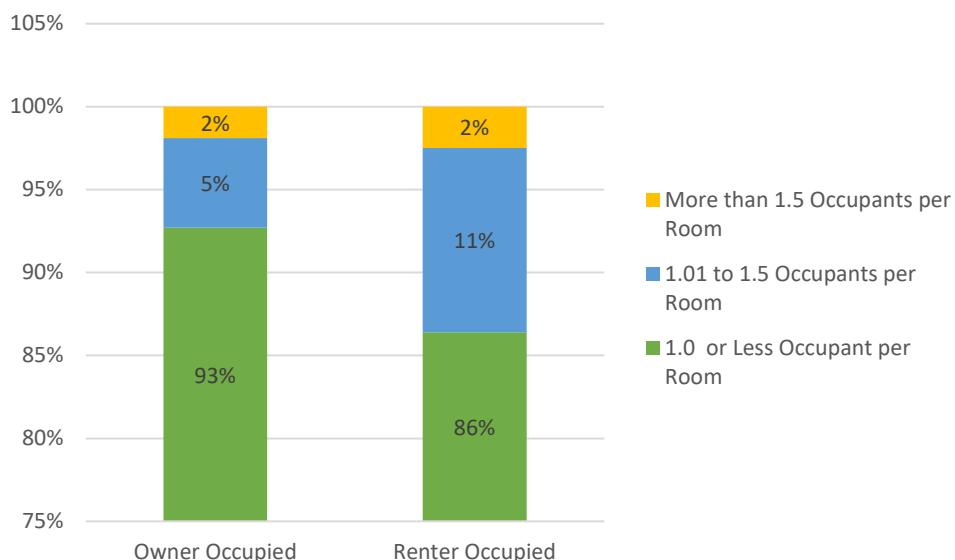
Figure A-22 Overcrowding by Severity by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, 2019

Figure A-23 illustrates overcrowding by tenure and severity in Ceres. Overcrowding by tenure is significant in Ceres, as renter-occupied households experience twice as much overcrowding as owner-occupied households. Thirteen (13) percent of renter-occupied households experience some form of overcrowding compared to 7 percent of owner-occupied households. Of the 13 percent of renter-occupied households experiencing overcrowding, 2 percent are severely overcrowded. This is indicative of a lack of affordable housing options that accommodate the needs of Ceres renter households.

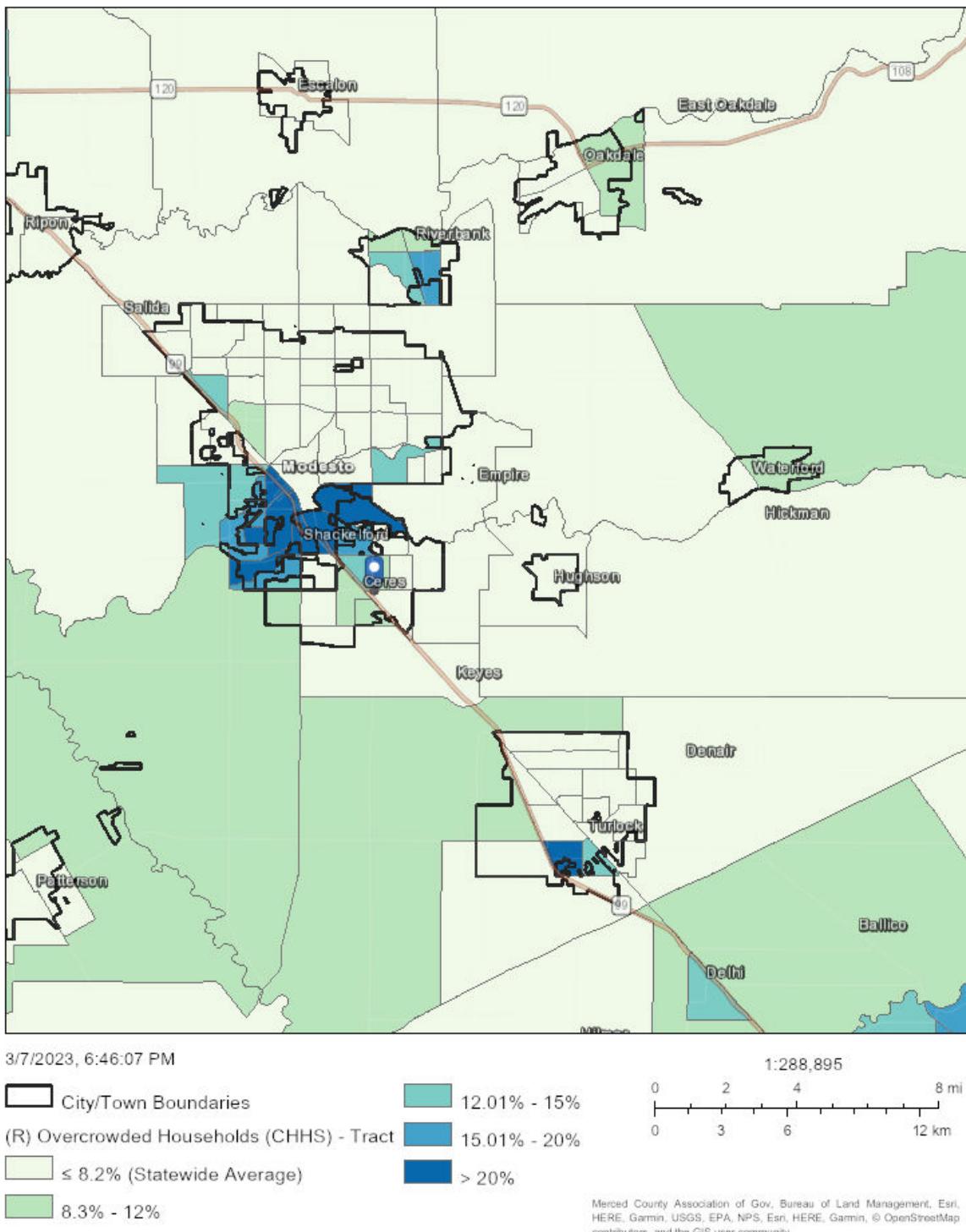
Figure A-23 Overcrowding by Tenure and Severity, Ceres, 2019



SOURCE: U.S. Census Bureau, 2019

Figure A-24 illustrates concentrations of overcrowding across Ceres. According to the HCD AFFH Data Viewer, overcrowding in Ceres is most prevalent in the center and western areas of the City. In these regions, overcrowding rates fall within a range of 8-12 percent. Similarly, Figure A-17 reveals that households earning less than \$55,000, less than the City's median household income, are concentrated in the center of the City. These concentrations indicate a need for more housing that adequately and affordably meets the needs of households in the center region of Ceres.

Figure A-24 Overcrowded Households, Ceres



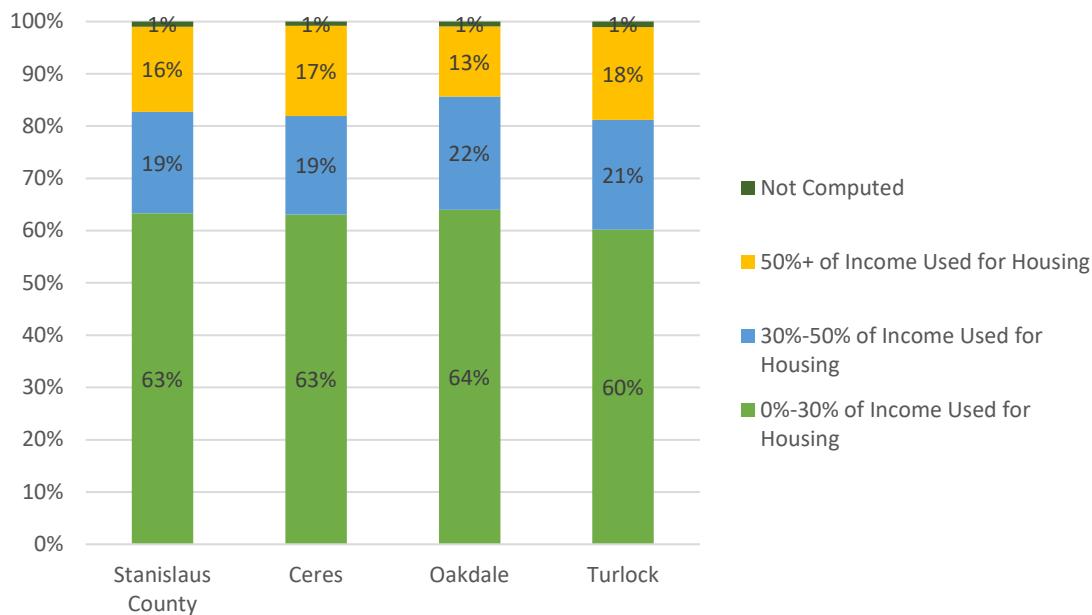
Cost Burden

According to HCD, overpayment or cost burden is measured as households spending more than 30 percent of their gross income including utilities for housing; severe overpayment or severe cost burden is measured as households spending 50 percent or more of their gross income for housing. For the duration of this report, overpayment will be referred to as cost burden.

The cost burden rates of owners and renters in a community provide insight to housing needs such as, the affordability of the local housing market and the availability of housing units that accommodate household needs like size and housing type. Additionally, federal and state agencies examine cost burden to determine a community's need for housing assistance.

Figure A-25 illustrates cost burden severity in Ceres, the County, and neighboring cities. Compared to the County and neighboring cities, Ceres households have similar rates of cost burden. In Ceres, 36 percent of households are cost burdened and 17 percent are severely cost burdened. The City of Turlock has slightly higher rate of severely cost burdened households (18 percent) compared to Ceres, and the County has a slightly lower rate (16 percent). Overall, the City of Turlock has the highest percent of households experiencing any type of cost burden (39 percent).

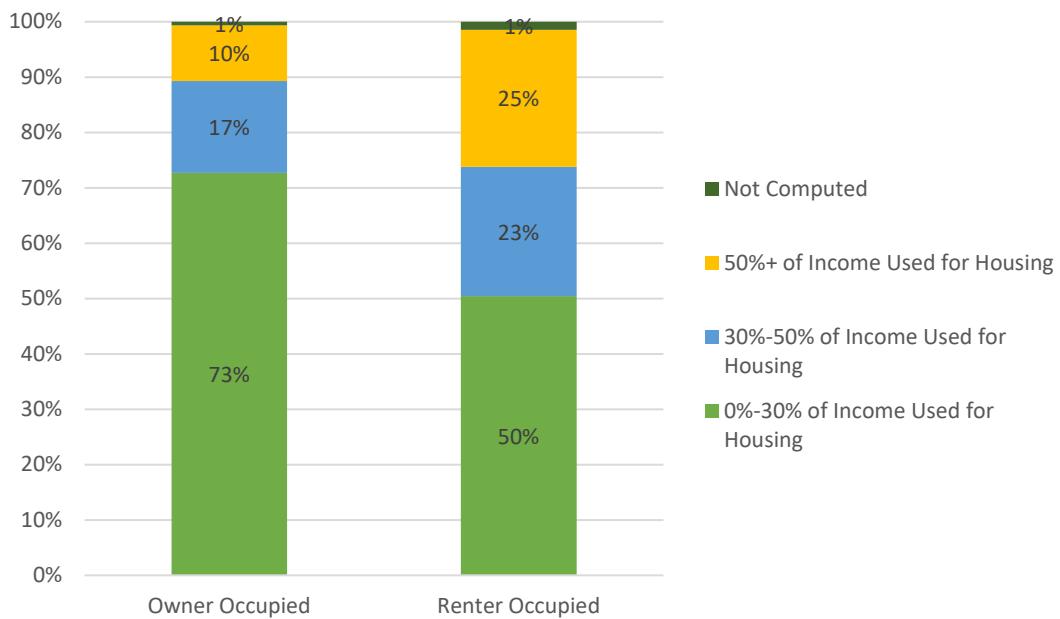
Figure A-25 Cost Burden Severity by Jurisdiction, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

Figure A-26 illustrates cost burden by tenure in Ceres. Renter households experience substantially higher rates of cost burden (23 percent) and severe cost burden (25 percent) than owner households. Seventeen (17) percent of owner-occupied households are cost burdened and 10 percent are severely cost burdened. Figure A-19 reports that 39 percent of households in Ceres are renters – this in tandem with 48 percent of renter households experiencing some type of cost burden and 13 percent experiencing some type of overcrowding reflects a demand for more affordable housing units.

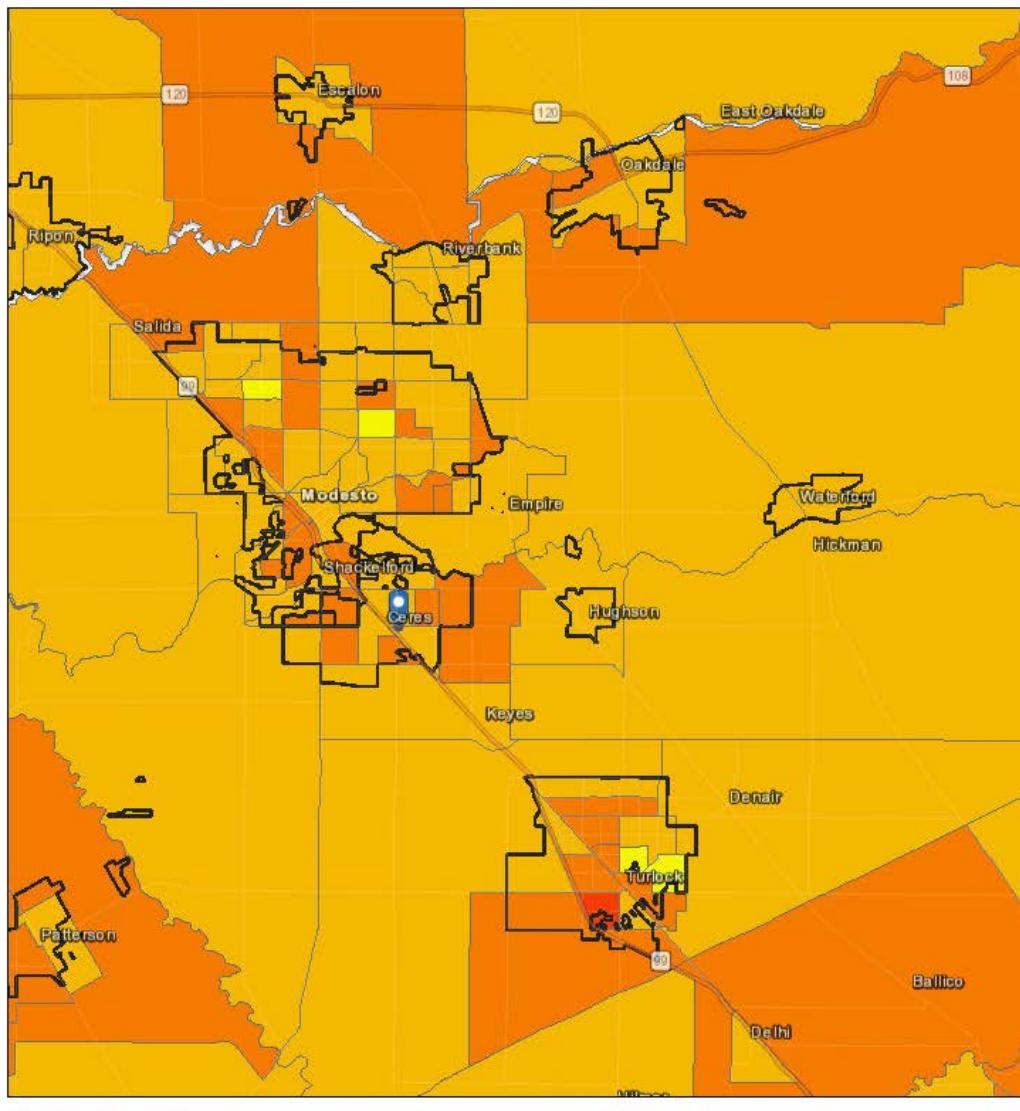
Figure A-26 Cost Burden by Tenure, Ceres, 2015-2019



SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

Figure A-27 illustrates concentrations of cost burden among home owners across Ceres. According to the HCD AFFH Data Viewer, the highest rates of cost burden among home owners in Ceres is concentrated in the eastern and western regions of the City. In these regions, 40-60 percent of owner households experience cost burden. The neighboring cities of Oakdale and Turlock show concentrations between 20-60 percent cost burdened owner households. The City of Turlock has a pocket of concentration of up to 80 percent cost burdened owner households.

Figure A-27 Cost Burden by Home Owners, Ceres, 2015-2019



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City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

0 2 4 6 8 mi
0 3 6 12 km

Merced County Association of Gov, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

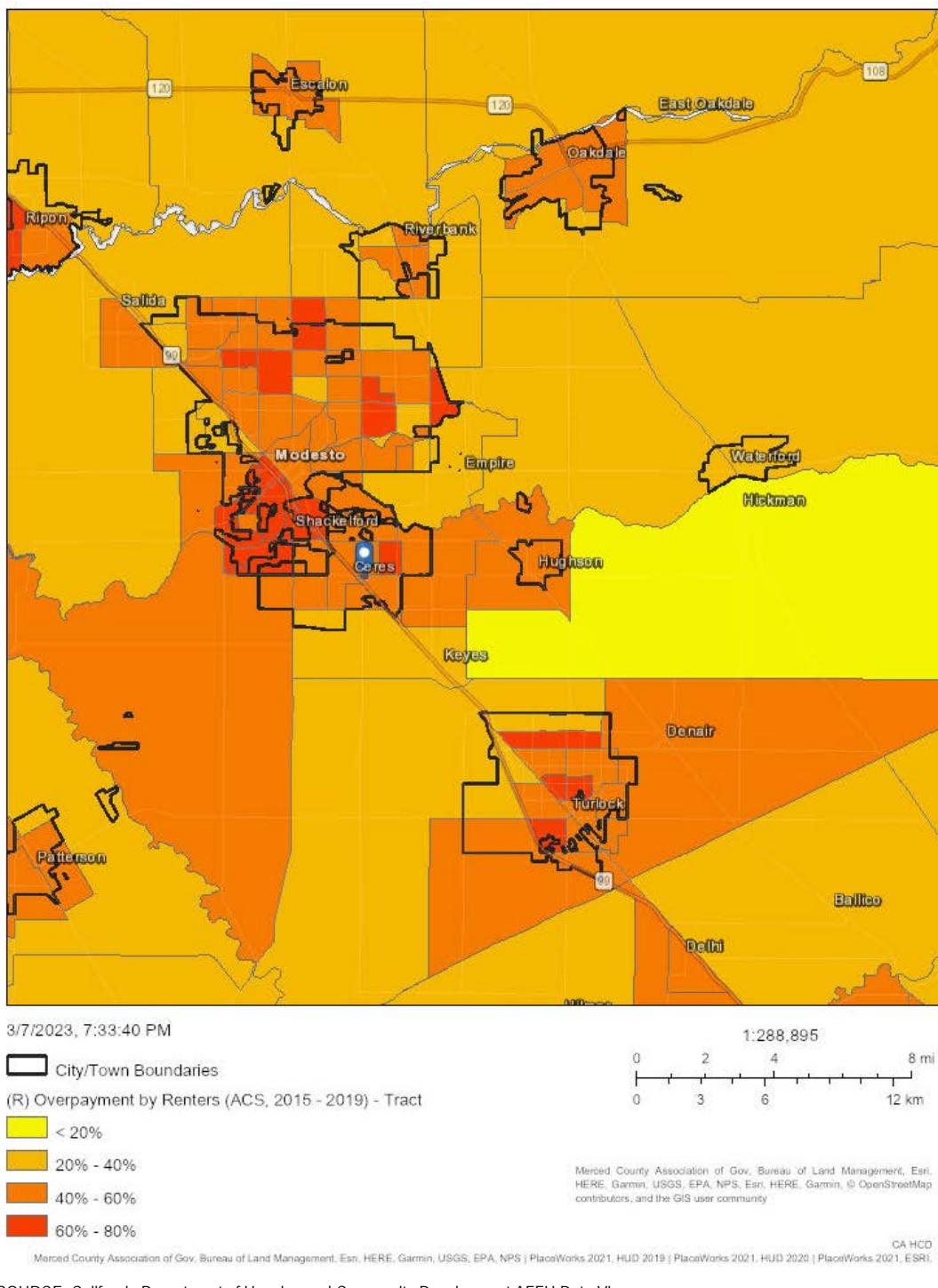
CA HCD

Merced County Association of Gov, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI

SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-28 illustrates concentrations of cost burden among renters across Ceres. When analyzing cost burden among renter-occupied households in Ceres, the majority of the City has a concentration of 40-60 percent cost burdened renter households. The highest concentration of cost burdened renter households is 60-80 percent, which are located in a small area in the eastern region. The lowest concentration is in the southernmost region of the City at <20 percent.

Figure A-28 Cost Burden by Renter Households, Ceres, 2015-2019



A.4 Special Needs Groups

Special needs groups are those that may face particular challenges in obtaining adequate housing due to inherent circumstances such as age, disabilities, household size, income level, age, and occupation.

Large families, single parent households, female-headed households, or extremely low- and low-income households, and homeless persons may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. [Table A-12](#) provides a summary of special needs groups in Ceres.

Table A-12 Overview of Special Needs Groups

Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Total population	48,214	--	100%
Total occupied units (households)	12,975	100%	--
Extremely Low-income (0-30% of HAMFI) households	1,455 households	11%	--
Total Senior Population	2,451 persons	--	5%
Senior Owner-Households	2,023 households	16%	--
<i>Senior Renter-Households</i>	428 households	3%	--
Persons with Disabilities	11,404 persons	--	24%
<i>Persons with Developmental Disabilities¹</i>	1,467 persons	--	--
Large Households	3,168 households	24%	--
Single-Parent Households	3,669 households	28%	--
<i>Single-Parent, Female Headed Households with Children (under 18) below poverty line</i>	606 households	5%	--
People Living in Poverty	7,170 persons	--	15%
Farmworkers ²	12,713 persons	--	--
<i>Migrant Farmworkers</i>	3,503 persons	--	--
<i>Seasonal Farmworkers</i>	6,429 persons	--	--
<i>Permanent Farmworkers</i>	6,284 persons	--	--
Persons Experiencing Homelessness ³	15 persons	--	--

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019; U.S. Census Bureau CHAS 2015-2019 Data; USDA Statistics Services; California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).

NOTE: 1. Data provided by California Department of Developmental Services and taken at the ZIP code level.

2. Agriculture, forestry, fishing and hunting and mining industry. Farmworker data is taken of the population 16 years and older. Data provided by USDA Statistics Services and taken at the County level for 2017; includes permanent and seasonal farmworkers.

3. Total results from 2022 Stanislaus County Homeless Point-In-Time Count.

Extremely Low-Income Households and Poverty Status

Extremely low-income (ELI) households are those that earn less than 30 percent of the median family income (MFI). Very low-income households are those that earn 50 percent or less of the MFI. Extremely low-income households typically face a combination of housing challenges related

to income status, family size/type, disability status, access to housing opportunities and other household characteristics. Additionally, ELI households are more likely to experience overcrowding, cost burden, and substandard housing conditions. Extremely low-income households are typically minimum-wage workers, disabled persons, farmworkers, and seniors on fixed incomes.

The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there are approximately 1,455 are extremely low-income households (11 percent of total households) in Ceres (Table A-13). Of the extremely low-income households in Ceres, 69 percent are renter-occupied households and 31 are owner-occupied households, or 8 percent and 4 percent of all households, respectively.

Table A-13 Extremely Low-Income Households, Ceres, 2015-2019

Households	Number	Percentage of Total Households
Total occupied units (households)	12,975	100%
Total Lower-income (0-80% of HAMFI) households	6,065	47%
Extremely Low-income (0-30% of HAMFI) households	1,455	11%
<i>Extremely Low-income renters</i>	1,000	8%
<i>Extremely Low-income owners</i>	455	4%
Lower-income households paying more than 50%	2,235	17%
Extremely Low-income paying more than 50%	1,070	8%
<i>ELI Renter HH severely cost burdened</i>	715	6%
<i>ELI Owner HH severely cost burdened</i>	355	3%
Lower-income households paying more than 30%	4,015	31%
Extremely Low-income paying more than 30%	1,220	9%
<i>ELI Renter HH moderately cost burdened</i>	830	6%
<i>ELI Owner HH moderately cost burdened</i>	390	3%
Lower-income households experiencing 1 of 4 Housing Problems	4,320	33%
Extremely Low-income households experiencing 1 of 4 Housing Problems	1,230	9%
<i>ELI Renter HH experiencing 1 of 4 Housing Problems</i>	840	6%
<i>ELI Owner HH experiencing 1 of 4 Housing Problems</i>	390	3%

SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.

NOTE: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as Census number), due to a series of adjustments that are made.

The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

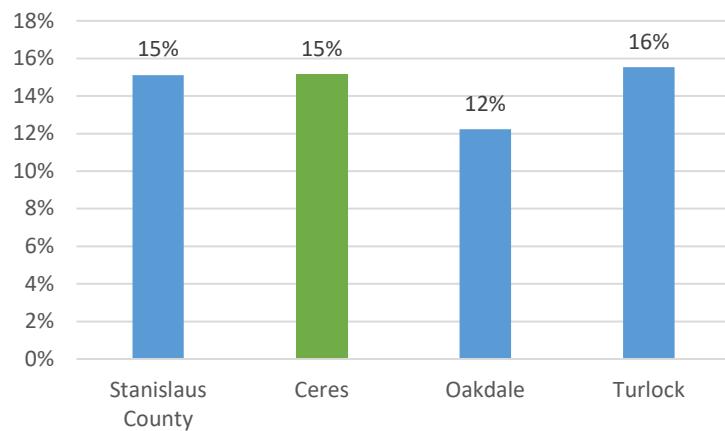
***Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

When analyzing cost burden by ELI households, approximately 1,070 ELI households experience severe cost burden (paying more than 50 percent of median gross income on housing) and 1,220 experience moderate cost burden (paying more than 30 percent of median gross income on housing). Of the ELI households experiencing some form of cost burden, the majority are renter-occupied households.

The projected RHNA for ELI households was based on the assumption that 50 percent of very low-income households qualify as extremely low-income households. The very low-income housing need is 706 housing units, of which the City estimates 353 housing units will accommodate the ELI housing need.

[Figure A-29](#) illustrates the population living below the poverty level in Ceres, the County, and neighboring jurisdictions. In Ceres, 15 percent of the population are living below the poverty level. Similarly, the percentage of individuals living the below poverty in the County is 15 percent and 16 and 12 percent in Turlock and Oakdale, respectively.

Figure A-29 Population Below Poverty Level by Jurisdiction, 2019

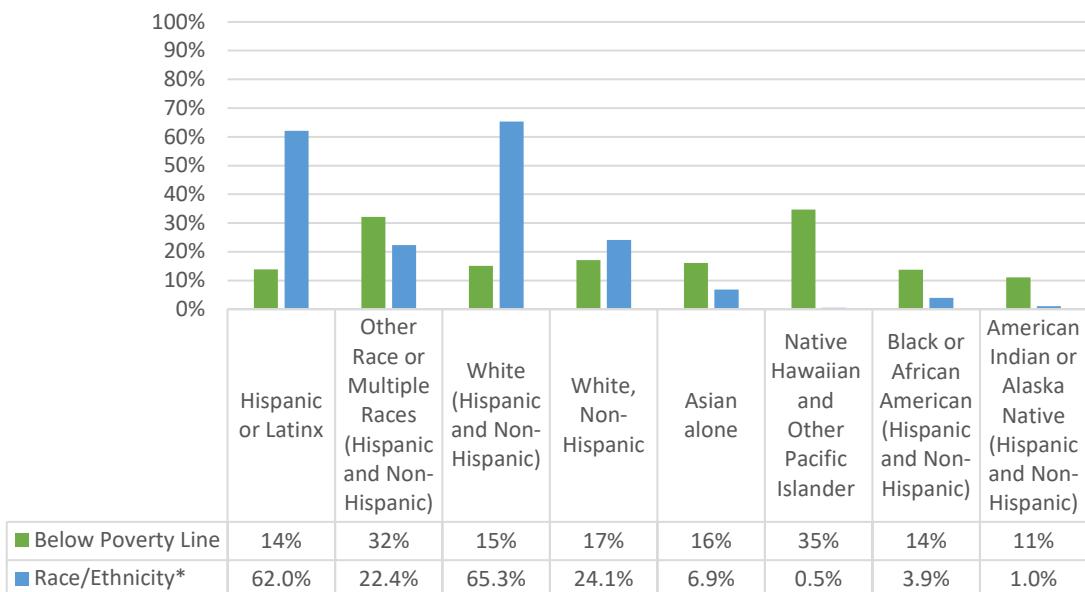


SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

In 2019, approximately 7,170 persons in Ceres were identified as living below the poverty line; 15 percent of the population.¹¹ [Figure A-30](#) illustrates the percent of the population in Ceres living below the poverty line in 2019 by race and ethnicity. The Hispanic or Latino population represents 62 percent of the total population of which 14 percent is living below the poverty line. Conversely, the non-Hispanic White population has 3 percent more households living below the poverty line than the Hispanic or Latino population despite its smaller total population. The Other Race or Multiples Races population experiences the second highest rate of poverty with 32 percent living below the poverty line.

¹¹ U.S. Census Bureau ACS 5-Year Estimate, 2019, Table S1701

Figure A-30 Percent Living Below the Poverty Line by Race and Ethnicity, Ceres, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

NOTE: Race/Ethnicity represents percentage of the total population.

To address the needs of ELI households, the City will adopt housing programs to facilitate the construction of affordable and supportive housing for extremely low-income households. Programs that will directly impact extremely low-income households include:

- Program 3.1: Housing Diversity
- Program 3.8: Affordable Housing for Extremely Low-Income Housing Residents
- Program 5.1: Fair Housing Program
- Program 5.2: Housing Choice Voucher

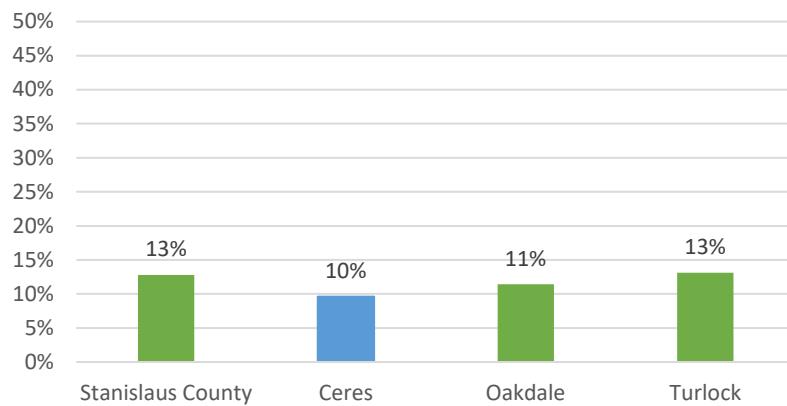
All housing policies and programs can be found in [Chapter 2](#) of the Housing Element.

Seniors

Seniors are identified as individuals 65 years and older. Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

[Figure A-31](#) illustrates the senior population in Ceres, the County, and neighboring cities. Compared to the County and neighboring cities, Ceres has the lowest senior population (10 percent), approximately 3 percent less than the County. The City of Turlock mirrors the County with a senior population of 13 percent.

Figure A-31 Senior Population by Jurisdiction, 2019

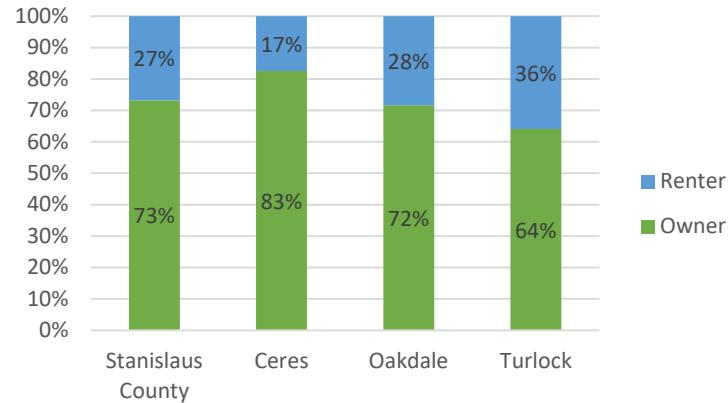


SOURCE: U.S. Census Bureau, 2019

NOTE: Senior population is identified as persons 65 years and older.

Figure A-32 illustrates senior housing by tenure in Ceres, the County, and neighboring cities during 2019. In Ceres, senior households are primarily owners (83 percent). This aligns with the County and neighboring cities, however, the percentage of senior households that own a home in Ceres is 10 percent more than the County and 19 percent more than Turlock.

Figure A-32 Senior Housing by Tenure, Ceres, 2019

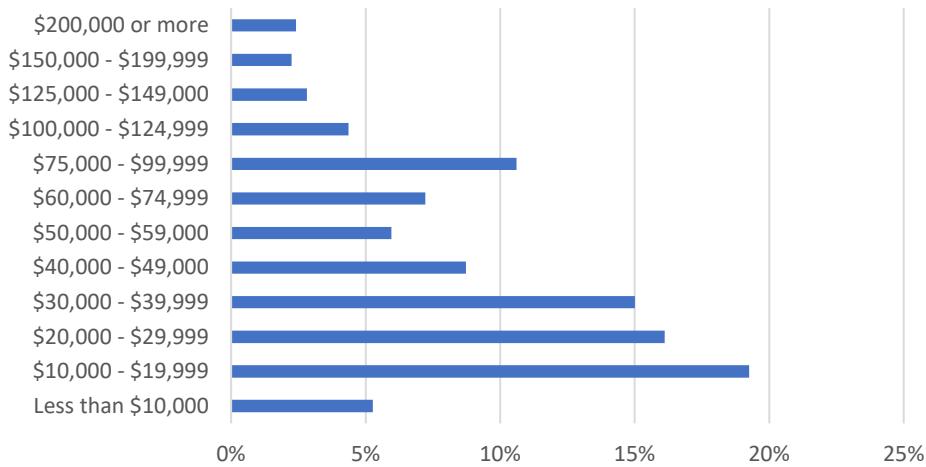


SOURCE: U.S. Census Bureau, 2019

NOTE: Senior population is identified as persons 65 years and older.

Figure A-33 illustrates senior households by their income. The majority of Ceres' senior households earn a yearly income between \$10,000-\$19,999 (19 percent). Less than 12 percent of senior households earn more than \$100,000.

Figure A-33 Senior Households by Income, Ceres, 2019



SOURCE: U.S. Census Bureau, 2019

NOTE: Senior population is identified as persons 65 years and older.

People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are

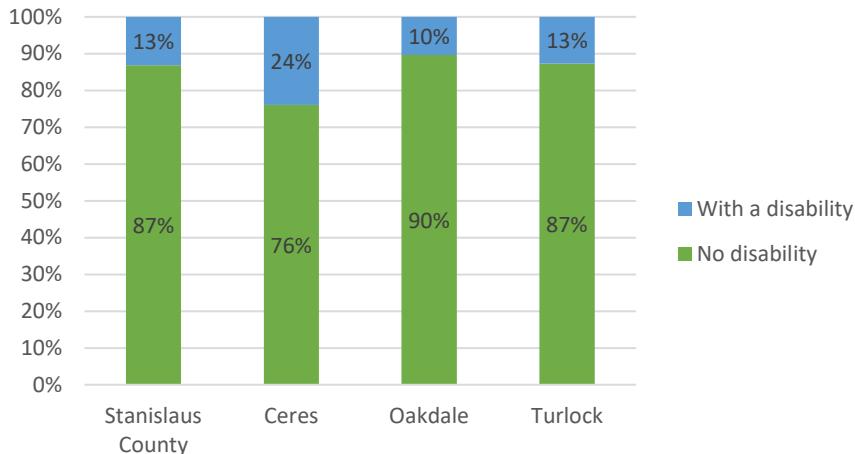
Disability

“Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.”

at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers.

Figure A-34 illustrates population by disability status in Ceres, the County, and neighboring cities in 2019. In Ceres, 24 percent of the population has some form of disability. This reflects an approximate 11 percent higher rate of persons with disability than the County (13 percent) and the City of Turlock (13 percent), and a 14 percent higher compared to the City of Oakdale (10 percent).

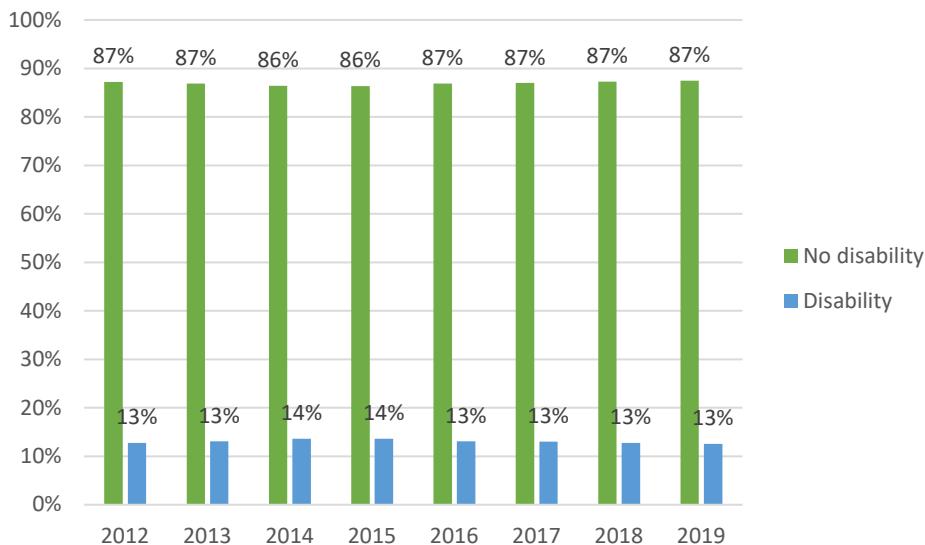
Figure A-34 Population by Disability Status by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, 2019

Over the last decade, the population of persons with disabilities has generally remained constant in Ceres. [Figure A-35](#) illustrates trends in persons with disabilities in Ceres between 2012-2019. In 2014, the population of persons with disabilities began to slightly increase from 13 percent to 14 percent. However, the trend returned to 13 percent in 2016 and remained through 2019.

Figure A-35 Trends in Persons with Disabilities, Ceres, 2012-2019



SOURCE: U.S. Census Bureau, 2012-2020

[Table A-14](#) provides an overview of disability by type and age in Ceres during 2019. Ambulatory difficulty is the most widespread disability in Ceres (28 percent) with the highest concentration among persons 65 years of age and older. This reflects 7 percent of the total population in Ceres. Self-care difficulty and vision difficulty were the least common disabilities in Ceres with 2 percent of the population experiencing these disabilities.

Table A-14 Disability Status by Age, Ceres, 2019

Disability Type	Under 18	18-64	65 and Over	Total	Percent of Population with a Disability	Percent of Total Population
Hearing Difficulty	156	479	905	1,540	14%	3%
Vision Difficulty	134	586	439	1,159	10%	2%
Cognitive Difficulty	360	1,272	617	2,249	20%	5%
Ambulatory Difficulty	128	1,417	1,595	3,140	28%	7%
Self-care Difficulty	73	367	593	1,033	9%	2%
Independent Living Difficulty	0	1,168	1,115	2,283	20%	5%
Total	851	5,289	5,264	11,404	100%	24%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental delays. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

The California Department of Developmental Services provides ZIP code level counts on populations with developmental disabilities based on age and residence type. [Table A-15](#) reports the population with developmental disabilities by age in Ceres. Approximately 1,467 persons have a developmental disability in Ceres. Of these, 913 are children (i.e., under the age of 18) and 554 are adults ([Table A-15](#)).

Table A-15 Population with Developmental Disabilities by Age, Ceres, 2021

Age Group	Number
Age Under 18	913
Age 18+	554

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2021).

NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Table A-16 shows the population with developmental disabilities by residence in Ceres. The most common living arrangement for individuals with disabilities in Ceres is the home of parent/family/guardian followed by independent/supported living arrangements.

Table A-16 Population with Developmental Disabilities by Residence, Ceres, 2021

Residence Type	Number
Home of Parent/Family/Guardian	1,318
Foster/Family Home	<31
Independent/Supported Living	95
Other	<33
Community Care Facility	<34
Intermediate Care Facility	0

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).

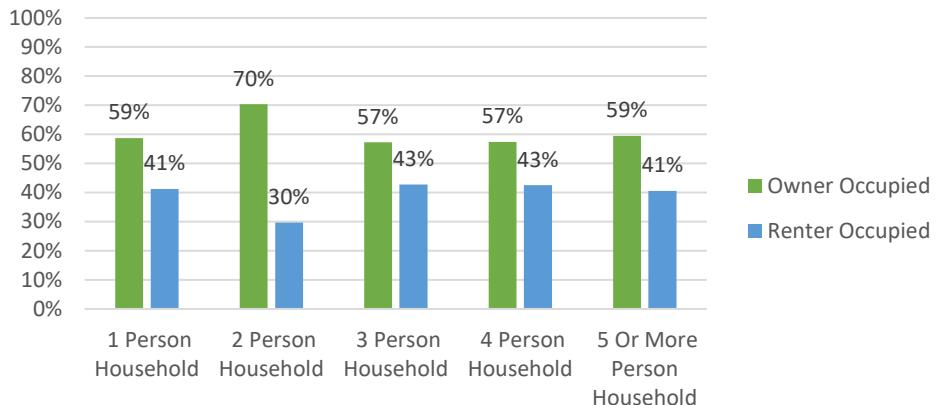
NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Large Households

Large households are defined as households of five or more individuals. Large households often have different housing needs than smaller households. Household income and local housing markets can greatly impact a household's ability to afford adequately sized housing. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. Similarly, large households may experience overpayment as a result of a high housing market and limited availability.

Figure A-36 illustrates 2019 households by size and tenure in Ceres. Ceres has 3,168 large households, of which 59 percent are owner-occupied households and 41 percent are renter-occupied households. Owner-occupied households makeup the majority of all households by approximately 61 percent. This combined with 36 percent of all households experiencing some level of cost burden (Figure A-25), suggests it is likely that large households in Ceres may experience overcrowding and/or overpayment.

Figure A-36 Household Size by Tenure, Ceres, 2019



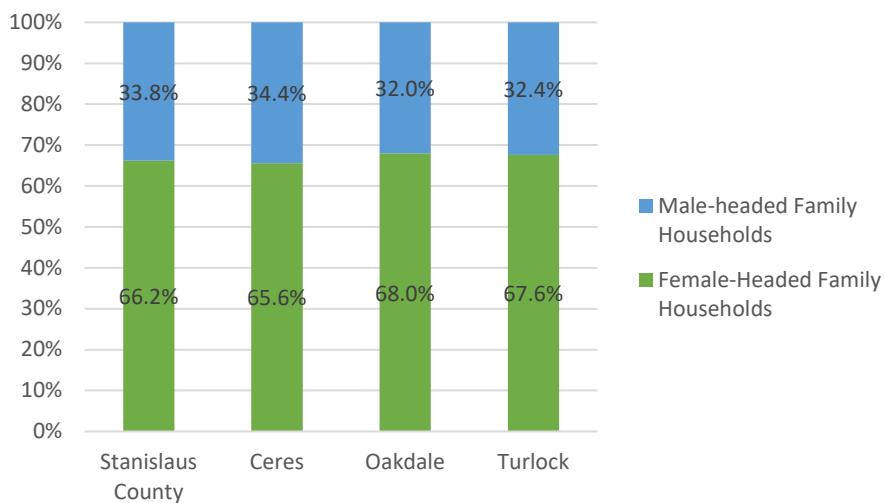
SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Single-Parent Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed family households, who may be supporting children or a family with only one income.

In Ceres, the largest proportion of households is married-couple family households at 56 percent, while female-headed households make up 19 percent and male-headed households make up 10 percent of all households (Figure A-12). Figure A-37 shows single-parent households in Ceres, the County, and neighboring cities. Compared to the County and neighboring cities, Ceres' ratio of single-parent households is on par. Although, Ceres does have a slightly higher percentage of male-headed family households.

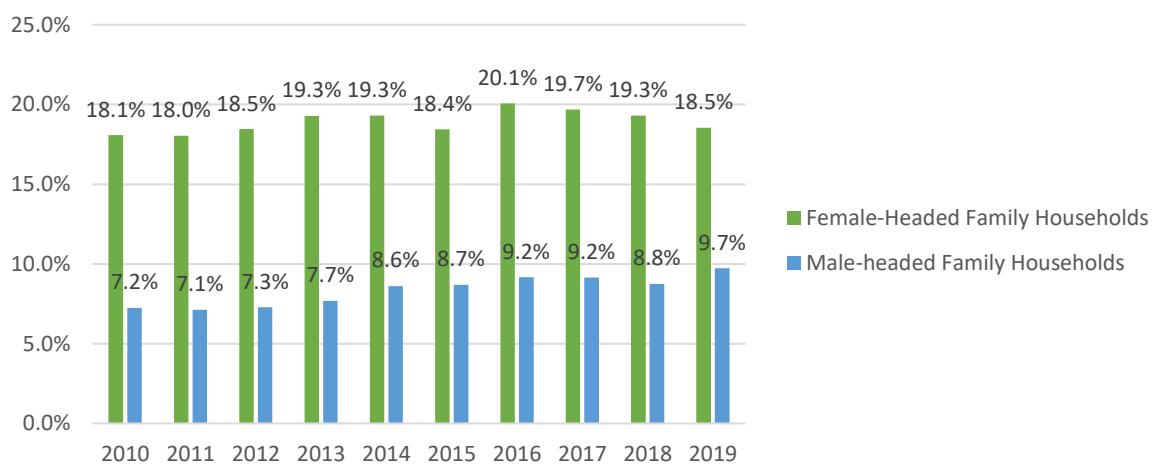
Figure A-37 Single-Parent Households by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Over the last decade, both female-headed and male-headed family households have slightly increased in Ceres. [Figure A-38](#) illustrates trends in single-parent households in Ceres between 2010-2019.¹² During this period, female-headed households climbed from 18 percent in 2010 to its highest at 20 percent in 2016. In 2017, the trend began to steadily fall reaching 18.5 percent by 2019; a 0.4 percent increase compared to 2010. Between 2010-2019, male-headed family households experienced a greater level of change than female-headed family households, increasing a total of 2.5 percent. However, female-headed family households (18.5 percent) remain more prominent than male-headed family households (9.7 percent) in Ceres.

Figure A-38 Trends in Single-Parent Households, Ceres, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

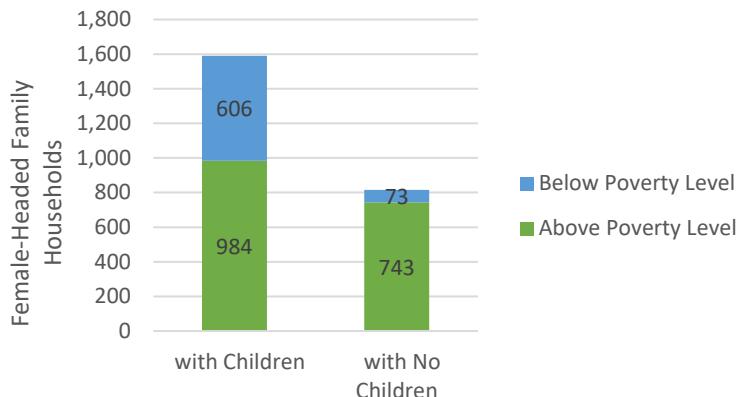
NOTE: This table reports female- and male-headed family households as a percentage of total households in Ceres.

Female-headed family households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. [Figure A-39](#) illustrates female-headed family households by poverty status.

In 2019, there were 606 female-headed family households with children that fell in the Below Poverty Level category compared to 17 male-headed family households with children that fell in the Below Poverty Level category in Ceres.

¹² The data reports female- and male-headed family household as a percentage of total households in Ceres.

Figure A-39 Female-Headed Family Households by Poverty Status, Ceres, 2019



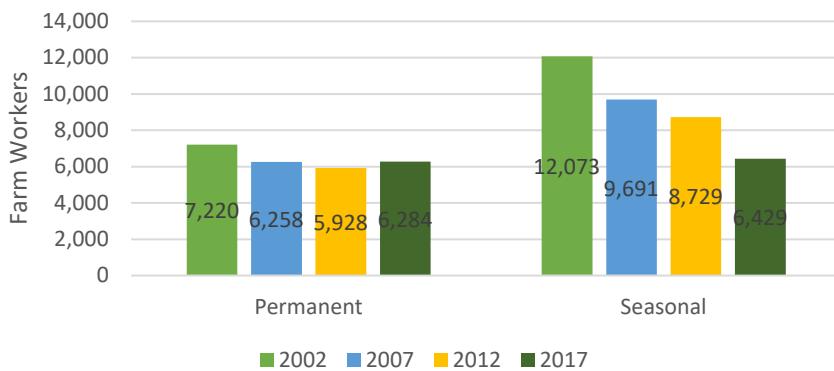
SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Farmworkers

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates.

Figure A-40 shows hired farm labor in Stanislaus County between 2002-2017. According to the U.S. Department of Agriculture Census of Agriculture, the number of permanent farmworkers (working 150 days or more per year) in Stanislaus County has decreased since 2002 (7,220), totaling 6,284 in 2017. Similarly, the number of seasonal farmworkers (working less than 150 days per year) has also decreased since 2002 (12,073), totaling 6,429 in 2017.

Figure A-40 Hired Farm Labor by County, Stanislaus County, 2002-2017



SOURCE: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.

NOTES: Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors). Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

According to the City's General Plan, there is approximately 700 acres of agricultural land within City limits. However, not all of the land is active farm land and only 4 percent of the City's employment is for Agriculture and Natural Resources. Nonetheless, Ceres shares the responsibility for farmworker housing as farmworkers may live within 75 miles of agricultural land uses (including dairy, vineyards and produce) and the City is within 75 miles of these uses.

In an effort to provide farmworker housing to address the needs in the region, the Stanislaus County Housing Authority is currently under contract with the Office of Migrant Services (OMS) to operate four (4) migrant farmworker housing centers with locations in Watsonville, Patterson, Empire, and Westley. Among the four (4) migrant farmworker housing centers, approximately 318 units are provided as affordable, seasonal rental housing for migrant farmworker families. The housing centers operate for 180 days each year, and may provide season extensions pending approval by OMS. The units range in size and price from 1-bedroom (\$11/day) to 4-bedroom units (\$12.50/day). A security deposit of \$100 is required, and all utilities are included in the rental rate.

The Stanislaus Housing Authority also administers farmworker housing in Ceres through the Ceres Farm Labor Center.

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

According to the 2022 Stanislaus County Homeless Point-In-Time Count, Ceres has seen a decrease in homeless persons since 2019 (24 persons), totaling 15 persons in 2022. Similarly, Stanislaus County has seen a decrease in homeless persons since 2019 (1,923 persons), totaling 1,857 persons in 2022.

[Table A-17](#) shows homelessness by household type and shelter status in Stanislaus County in 2022. In Stanislaus County, the most common type of household experiencing homelessness are those without children in their care. Among households experiencing homelessness that do not have children, 60 percent are unsheltered. Conversely, the majority of homeless households with children are in emergency shelters (64 percent).

Table A-17 Homelessness by Household Type and Shelter Status, Stanislaus County, 2022

Type of Shelter	People in Households Composed Solely of Children Under 18		People in Households with Adults and Children		People in Households without Children Under 18		Total
	Count	Percent	Count	Percent	Count	Percent	
Sheltered – Emergency Shelter	0	0%	63	64%	494	33%	557
Sheltered – Transitional Housing	0	0%	33	34%	106	7%	139
Unsheltered	1	100%	2	2%	908	60%	911
Total	1	100%	98	100%	1,508	100%	1,607

SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

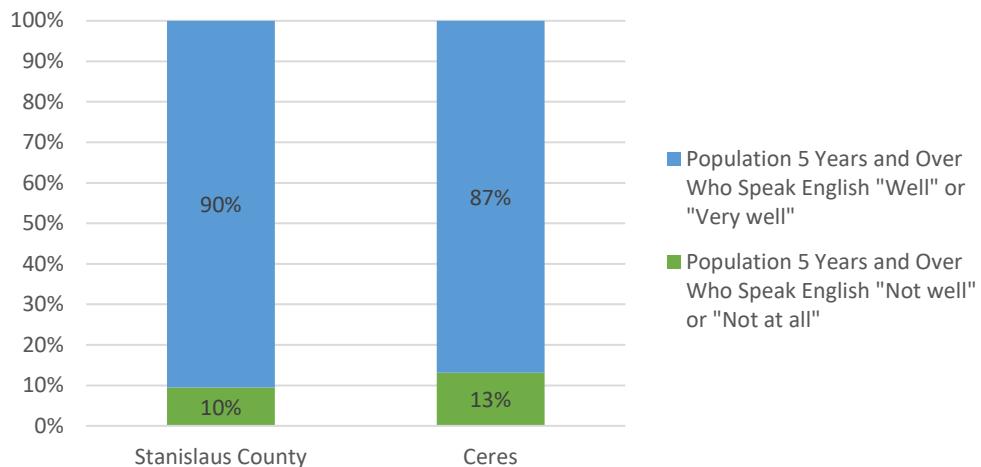
NOTES: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area County is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Limited English Proficiency

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area and beyond. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns.

Figure A-41 illustrates the population with limited English proficiency in Ceres compared to the County. In Ceres, 13 percent of residents five (5) years and older identify as speaking English not well or not at all, which is 3 percent higher than the proportion for Stanislaus County (10 percent). This in tandem with a 61 percent Hispanic or Latino population, indicates a need for the prioritization of language translation services for all outreach including fair housing resources and education.

Figure A-41 Population with Limited English Proficiency, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

NOTE: Universe: Population 5 years and over.

In an effort to affirmatively further fair housing, the City has developed Program 5.1 which states all fair housing resources, including the fair housing complaint referral process be provided in both English and Spanish. Full program details can be found in [Chapter 2](#).

A.5 Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment. The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

Access to Opportunity

“Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 34.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

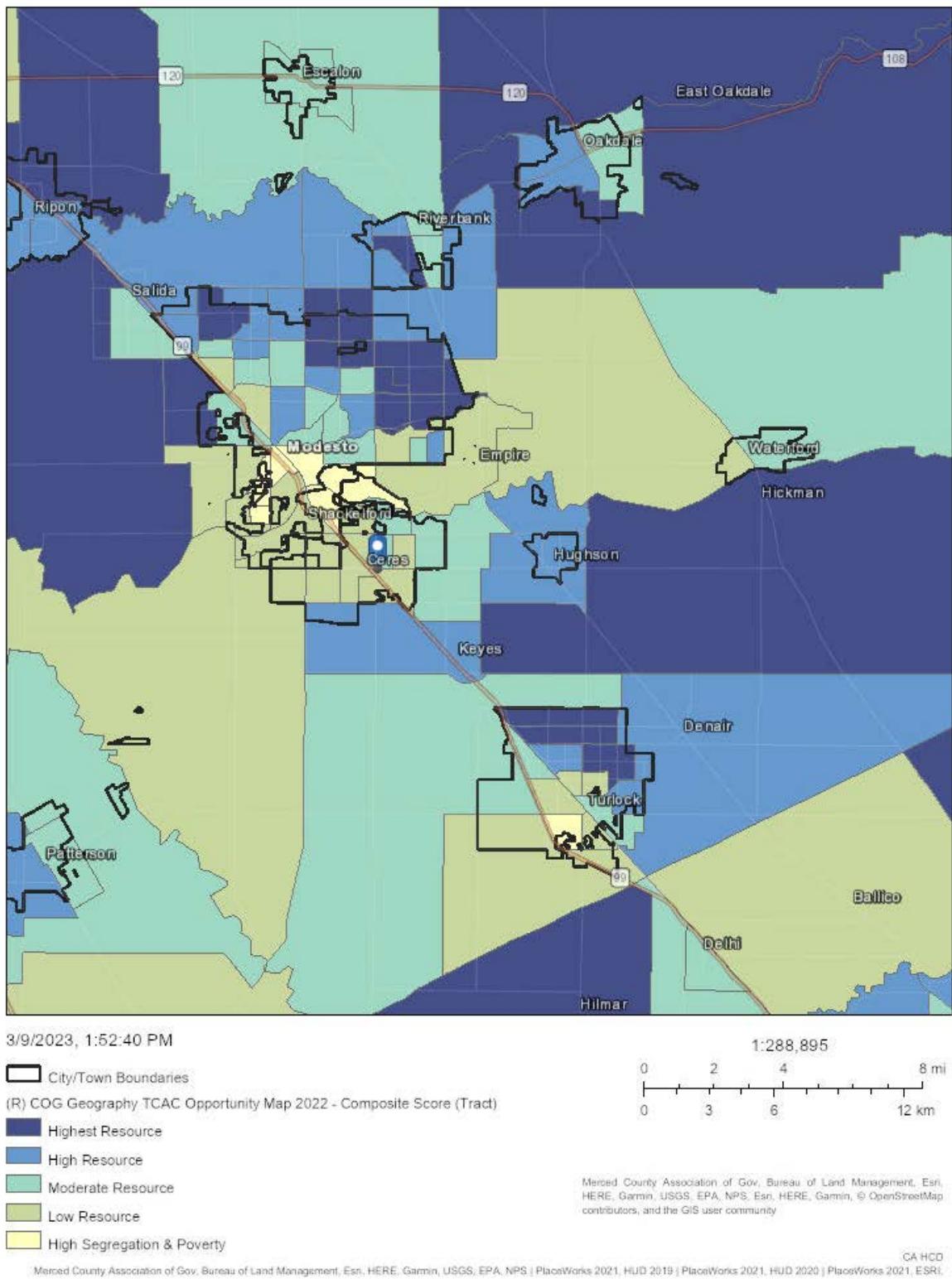
Disparities in Access to Opportunity

[Figure A-42](#) illustrates TCAC Opportunity areas across Ceres. The majority of Ceres is considered a low resource area as is much of central Stanislaus County. One area in the eastern region of the City is categorized as a moderate resource area, and one area in the southwestern region of the City is categorized as a high resource area. It is worth noting that the area categorized as high resource also shows concentrations of households earning less than the City's median household income (\$58,667) and the area categorized as moderate resource shows concentrations of households earning more than the City's median household income ([Figure A-17](#)).

Economic

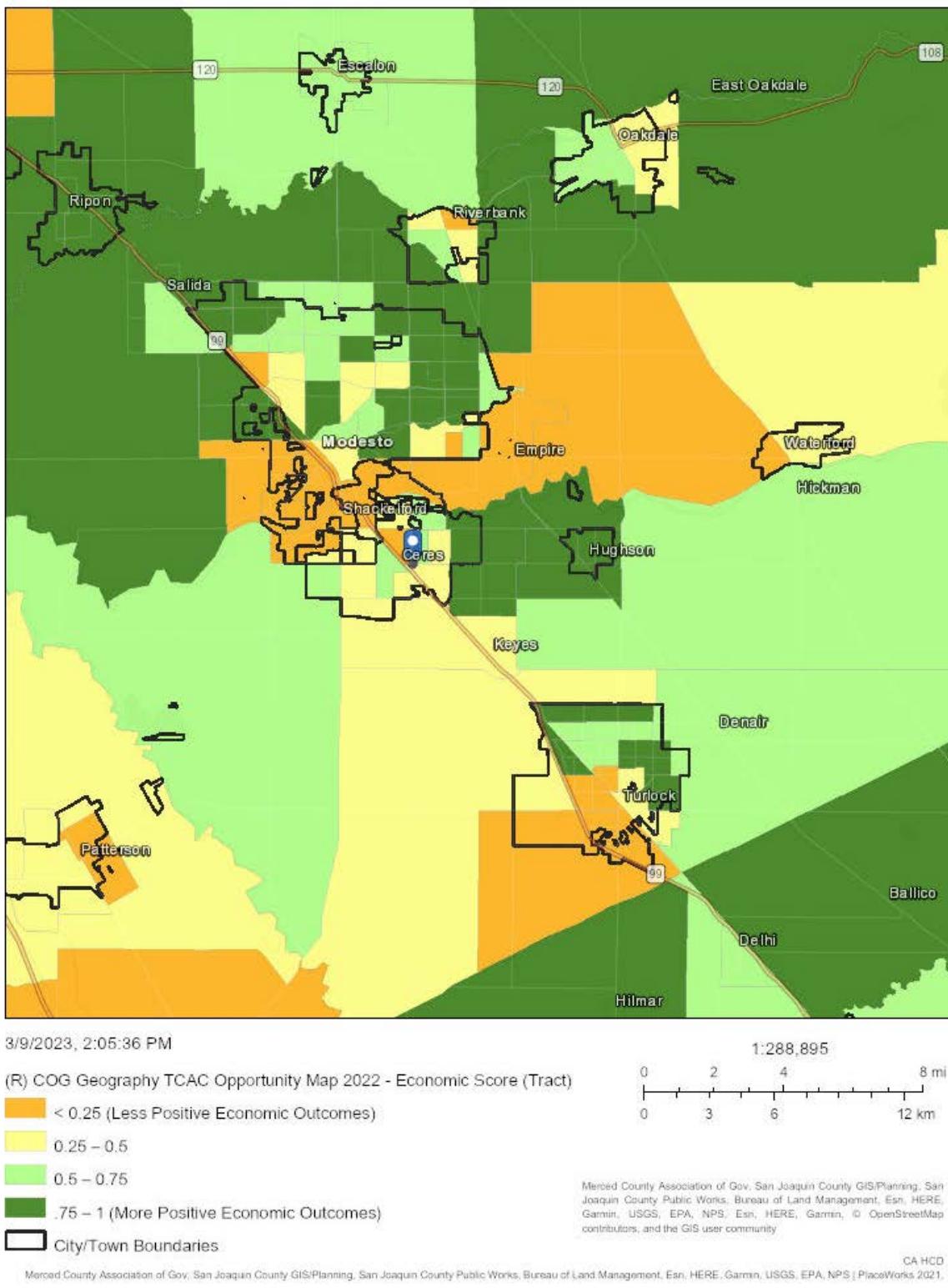
TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. [Figure A-43](#) illustrates economic opportunity in Ceres based on the TCAC Economic Opportunity Map. According the California Department of Housing and Community Development AFFH Data Viewer, all areas of Ceres have a low to moderate economic opportunity score of 0.25-0.75. This reflects a low to moderate level of opportunity for economic advancement for residents in Ceres. In the eastern region of the City, there is one area that has a score of 0.75-1.0, reflecting more positive economic outcomes. This area also shows concentrations of households earning more than the City's median household income.

Figure A-42 TCAC Opportunity Composite Score, Ceres, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-43 TCAC Opportunity Economic Score, Ceres, 2022



Education

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes. [Figure A-44](#) illustrates educational opportunity based on the TCAC Educational Opportunity Map. According to TCAC's Educational Opportunity Map, the majority of Ceres scores less than 0.25 indicating a low level of positive educational outcomes. However, a few areas in the eastern region of the City show slightly higher concentrations of positive educational outcomes ranging between 0.25-0.5, and one area in the southwestern region scores between 0.75-1.0 indicating a high positive educational outcome. This aligns with [Figure A-43](#) showing concentrations of higher and lower TCAC composite scores for these divergent areas.

The City of Ceres is served by the Ceres Unified School District (CUSD), along with a variety of elementary, middle, and high schools within the City of Ceres. As of 2022, CUSD highlights a 91.8 percent graduation rate among all students in the district, which is higher than the statewide average (87.4 percent).¹³

When broken down by race/ethnicity, African-American and Asian students graduated at a slightly higher rate (100 percent and 94.2 percent, respectively) than other students, although graduation rates are very high across races and ethnicities: Hispanic and White students' graduation rates were 92.3 percent and 85.3 percent, respectively. There is no data available for the graduation rates of American Indian, Filipino, and Pacific Islander students, as less than 10 students from each respective group within the CUSD graduated. The lowest graduation rate was among students with a disability at 72.2 percent.

Environmental Justice and Disadvantaged Communities

The California Health and Safety Code Section 39711 defines a disadvantaged community as:

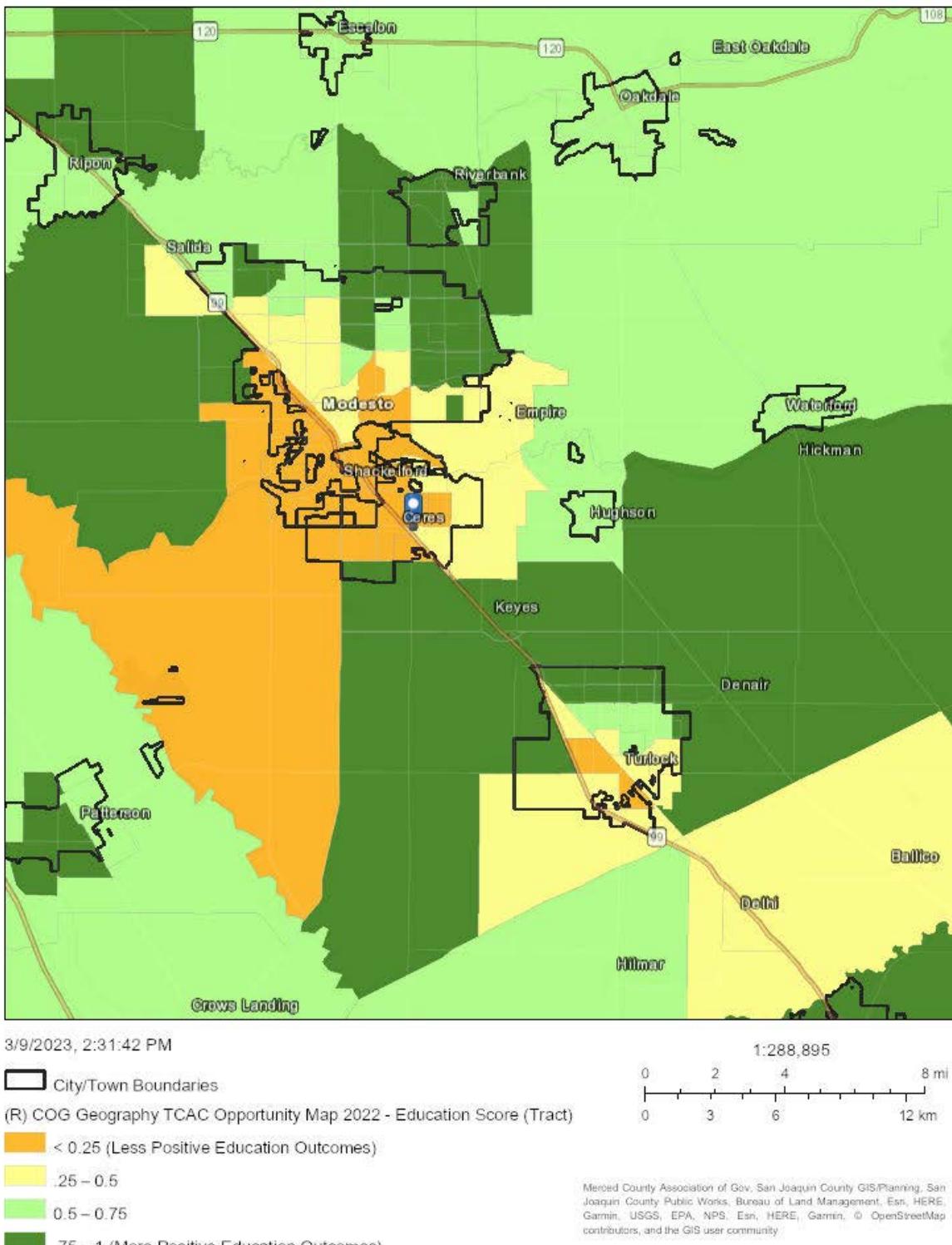
1. Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation; or
2. Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment.

The California Environmental Protection Agency (CalEPA) identified 10 census tracts in Ceres as disadvantaged communities. The primary factors affecting these disadvantaged communities are high levels of fine particulate matter, ozone pollution, and contaminated drinking water.¹⁴

¹³ <https://www.caschooldashboard.org/reports/50710430000000/2022/academic-engagement#graduation-rate>

¹⁴ Ceres General Plan 2035

Figure A-44 TCAC Opportunity Education Score, Ceres, 2022



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

The TCAC Opportunity Areas Environmental scores are based on the CalEnviroScreen 4.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

[Figure A-45](#) illustrates environmental pollution estimates based on the TCAC Environmental Opportunity Map. Ceres scores moderate to high in terms of pollution burden with varying concentrations across the City. The City has areas scoring in a range of less than 0.25 (less positive outcomes) to 0.75 (more positive outcomes). The majority of the City falls within the 0.25-0.5 range, indicating high levels of environmental pollution burden. One area in Ceres has a concentration of lower levels of environmental pollution burden in the 0.5-0.75 range, located in a northeastern pocket of the City.

The City has identified a number of policies and programs in the *Ceres General Plan 2035* to address environmental justice within the disadvantaged communities. To further emphasize and ensure that action is taken to correct environmental inequities in Ceres, the City has developed a program that supports and aligns with the General Plan policies and programs related to environmental justice and disadvantaged communities. For more in-depth information regarding disadvantaged communities in Ceres, refer to the *Ceres General Plan 2035*.

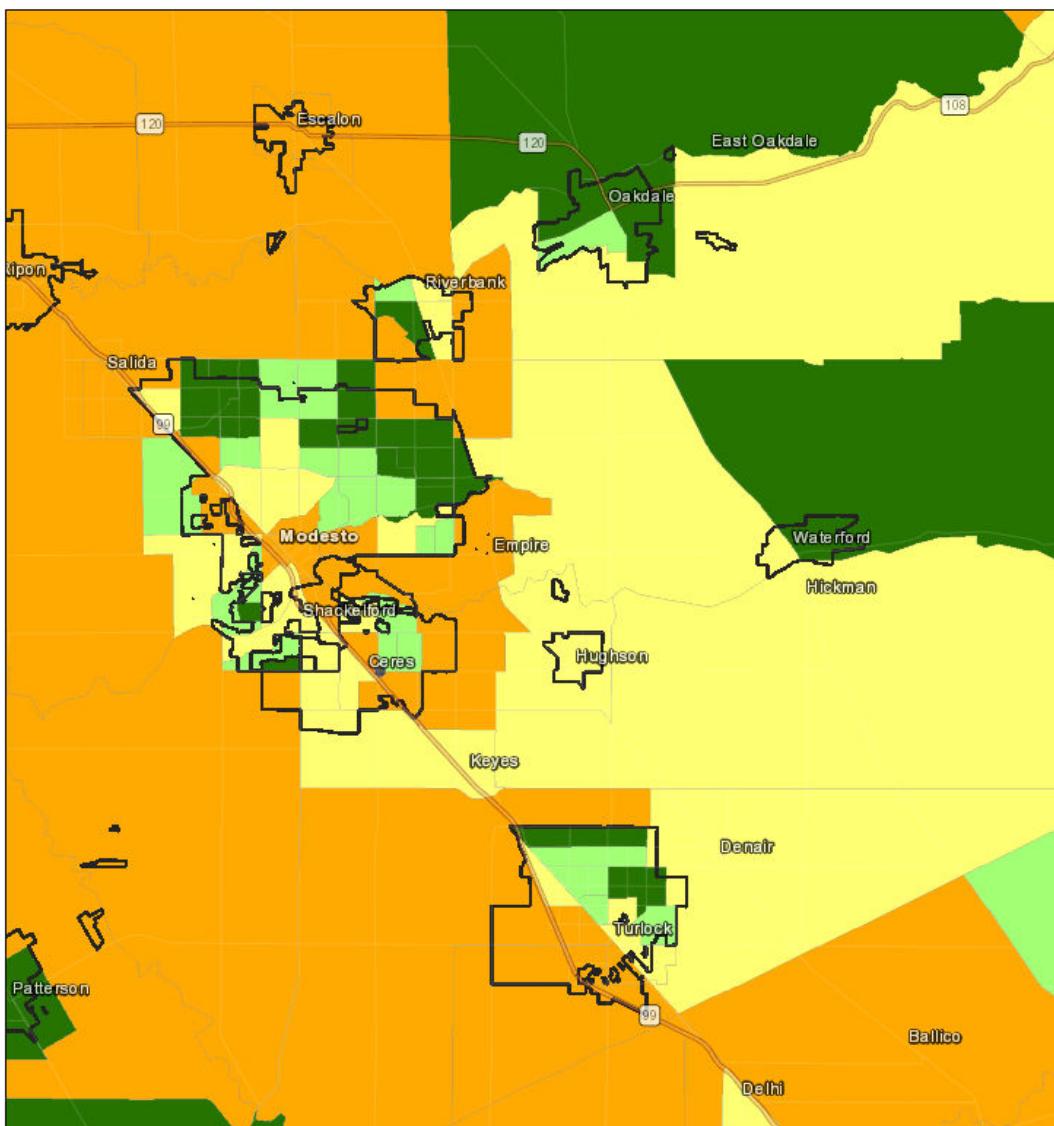
Vulnerability

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. [Figure A-46](#) illustrates social vulnerability in Ceres based on the SVI. Ceres scores high on the SVI (between 0.25-0.7501) indicating that the City is highly vulnerable to disasters, and ill equipped to respond to them. Concentrations of highest vulnerability are primarily located along the western perimeter and southern regions of the City.

Disparities Specific to the Population Living with a Disability

In Ceres, 24 percent of the population is living with at least one disability, compared to 13 percent in the County. The most common disabilities in the City are ambulatory difficulty (7 percent), cognitive difficulty (5 percent), and independent living difficulty (5 percent).

Figure A-45 TCAC Opportunity Environmental Score, Ceres, 2022



3/17/2023, 8:02:40 PM

1:288,895

0 2 4 8 mi
0 3 6 12 km

City/Town Boundaries

(R) COG Geography TCAC Opportunity Map 2022 - Environmental Score (Tract)

Orange < .25 (Less Positive Environmental Outcomes)

Yellow 0.25 – 0.5

Light Green 0.5 – 0.75

Dark Green .75 – 1 (More Positive Environmental Outcomes)

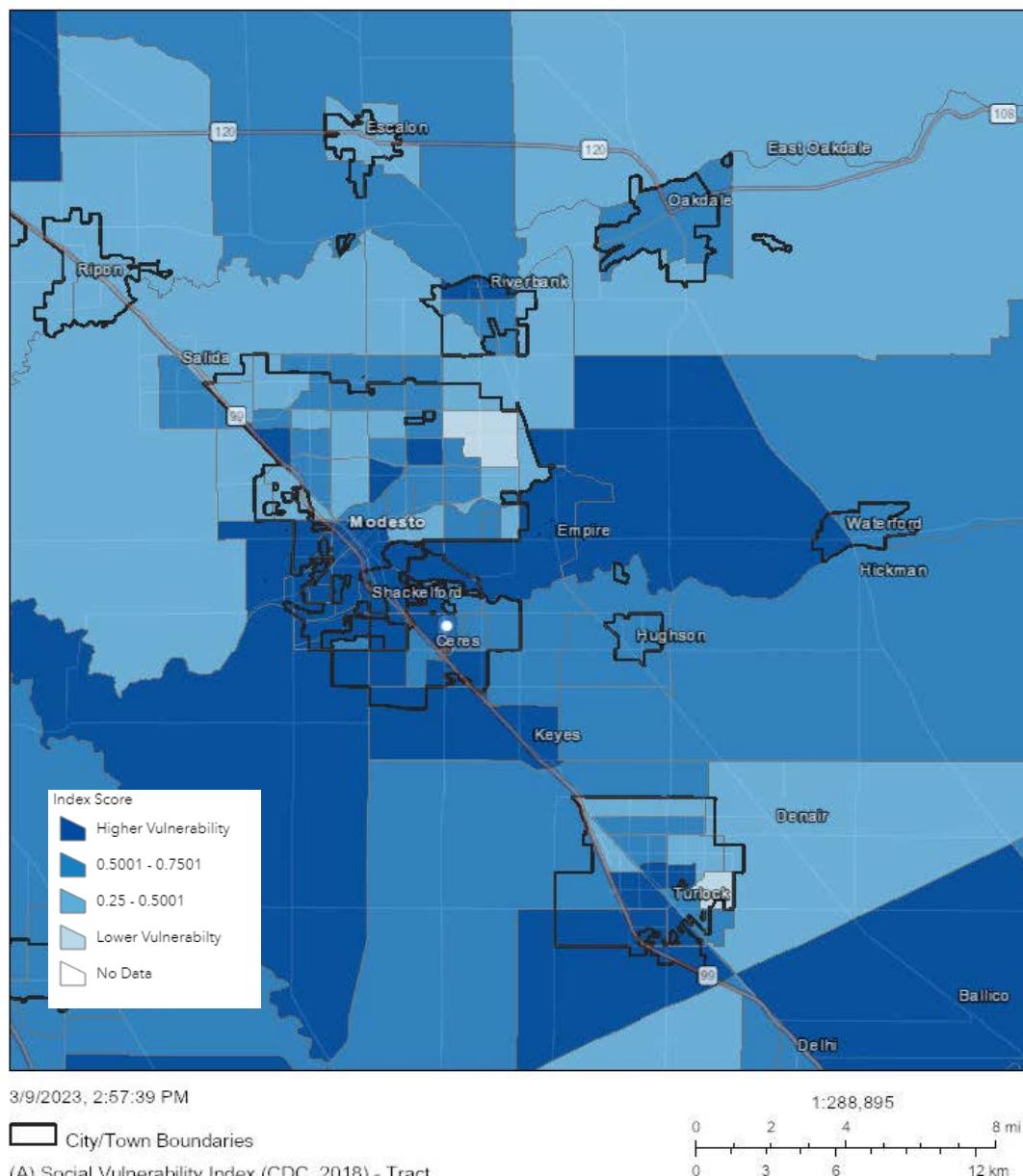
Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | ESRI, TCAC 2022, HCD

SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-46 Social Vulnerability Index, Ceres, 2018



SOURCE: California Department of Housing and Community Development Guidance, 2021, page 36.

A.6 Housing Stock Characteristics

Ceres' housing stock is defined as all housing units within its jurisdiction. Characteristics of housing stock include housing type, age, condition, tenure, vacancy rates, costs, affordability, and growth.

The following section provides an in-depth analysis of the housing stock in Ceres to determine how/if the current the housing stock meets the needs of existing and future residents.

Housing Growth

Table A-18 provides an overview of housing growth trends between 2010-2019 in Ceres, the County, and neighboring cities. Between 2010-2019, Ceres housing unit estimates declined approximately 4 percent, whereas the County and surrounding cities experienced growth in housing units. These estimates show the majority of housing decline in Ceres occurred between 2015-2019 (-3 percent).

Table A-18 Housing Unit Growth Trends by Jurisdiction, 2010-2019

Jurisdiction	2010	2015	2019	Percent Change 2010-2015	Percent Change 2015-2019
Stanislaus County	177,591	180,169	181,748	1%	1%
Ceres	13,871	13,741	13,393	-1%	-3%
Oakdale	7,441	7,681	8,314	3%	8%
Turlock	24,699	25,350	26,099	3%	3%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Housing Type

Table A-19 provides a comparison of housing unit types in Ceres, the County, and neighboring cities. In Ceres, single-family detached homes are the most common housing type (79 percent) followed by multifamily units (13 percent). Similarly, the County's most common housing type is single-family detached units (76 percent) followed by multifamily (16 percent). Overall, Ceres has the highest percentage of single-family detached units compared to the County and neighboring cities.

Table A-19 Housing Units by Type by Jurisdiction, 2019

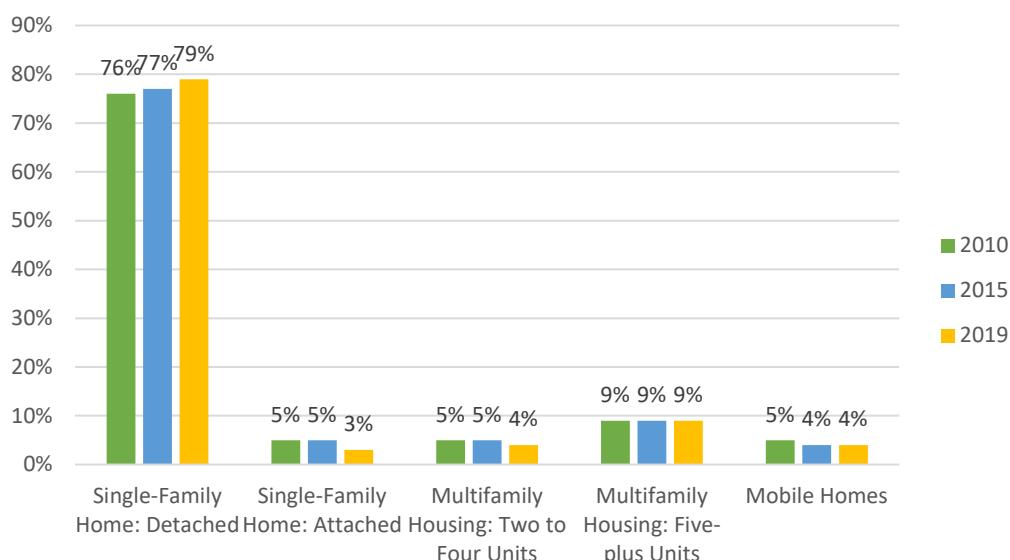
Jurisdiction	Single-Family Detached		Single- Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Stanislaus County	137,469	76%	6,443	4%	29,661	16%	7,858	4%	181,431
Ceres	10,639	79%	428	3%	1,779	13%	467	4%	13,313
Oakdale	6,362	77%	344	4%	1,275	9%	333	4%	8,314
Turlock	17,589	67%	1,015	4%	6,732	26%	731	3%	26,067

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

NOTE: Table indicates total housing units.

Figure A-47 illustrates a comparison of housing type trends in Ceres for 2010, 2015, and 2019. In all three years, single-family detached homes have remained the primary housing type at an average of 77 percent. Multifamily housing (5+ units) has been the second most popular housing type (9 percent). Mobile homes and single-family attached homes have remained the least common housing types in Ceres.

Figure A-47 Housing by Type, Ceres, 2010, 2015, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Housing Availability and Tenure

Housing tenure refers to individuals who own or rent a housing unit. The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase. Additionally, housing tenure may be an indicator of housing affordability (i.e., if the local housing market has high barriers to entry, there may be more renter households than owner households).

In Ceres, the housing stock includes 7,945 owner-occupied housing units and 5,030 renter-occupied housing units (Table A-20). When analyzing housing unit type in tandem with tenure, the majority of all housing units are single-family detached units (79 percent), of which 27 percent are renter-occupied and 71 percent are owner-occupied (Table A-20).

Table A-20 Housing Units by Type and Tenure, Ceres, 2019

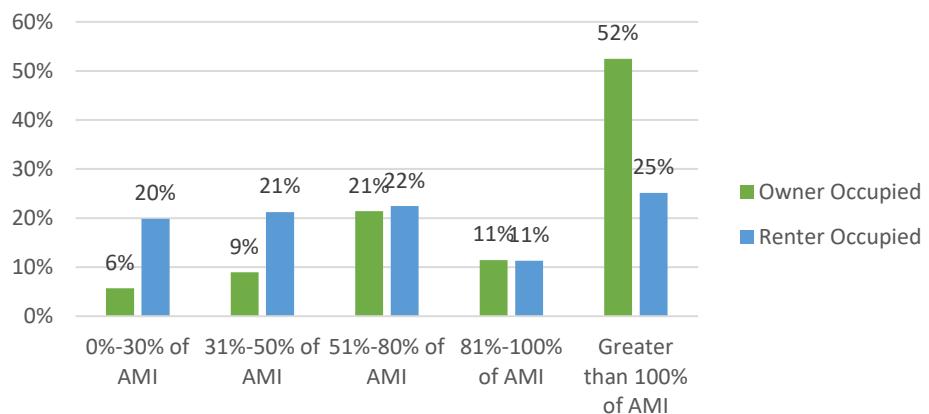
Tenure	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Renter-Occupied	2,892	58%	372	7%	1,626	32%	140	3%	5,030
Owner-Occupied	7,516	95%	56	1%	13	0.2%	360	5%	7,945

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

NOTE: Table indicates total occupied housing units.

Figure A-48 illustrates household tenure by income level in Ceres. The largest proportion of both renters (25 percent) and homeowners (52 percent) fall in the Greater than 100 percent of AMI group. However, lower-income renters as a whole (0-80 percent of AMI), makeup 63 percent of renter households.

Figure A-48 Household Tenure by Income Level, Ceres, 2015-2019



SOURCE: U.S. Census Bureau, CHAS, 2015-2019

Table A-21 provides an overview of household size by tenure for Ceres, the County, and neighboring cities. In Ceres, the average household size is 3.7, of which renter-households account for the largest households (3.74 persons/unit). An average household size of 3.74 suggests a need for more large housing units. This aligns with 56 percent of Ceres' households being comprised of married-couple family households (Figure A-14). Compared to the County and neighboring cities, Ceres has the highest average household size (3.7 persons/unit). The County also has a high average household size of 3.1 suggesting a need for large housing units and even a need for smaller independent units such as ADUs/JADUs for extended family, etc.

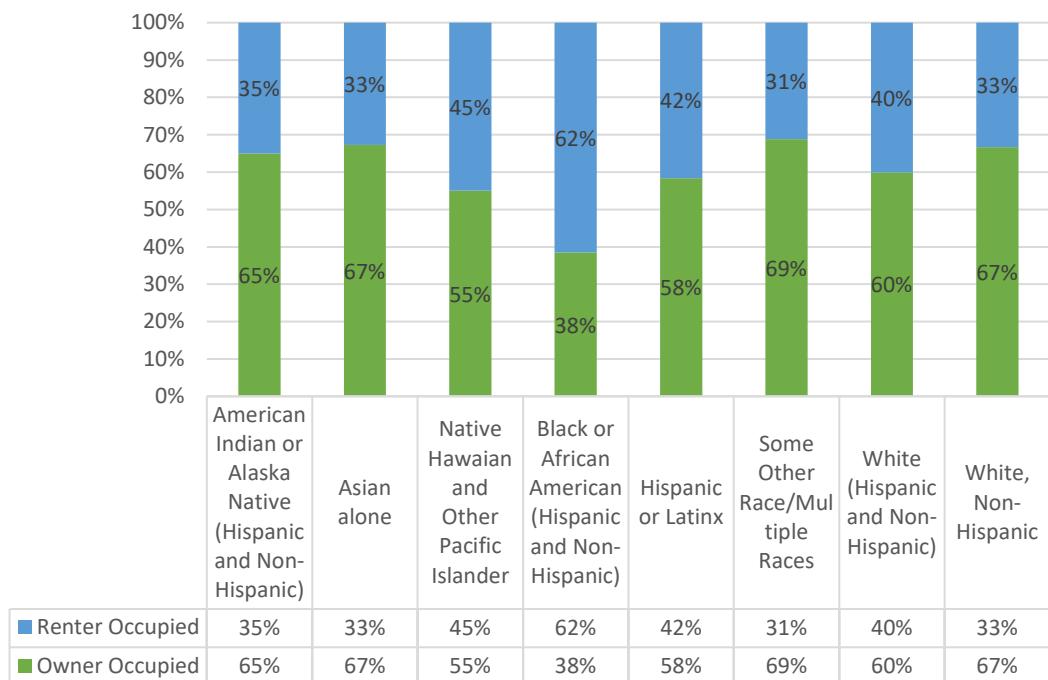
Table A-21 Household Size by Tenure by Jurisdiction, 2019

Jurisdiction	Owner-Occupied	Renter-Occupied	Average Household Size
Stanislaus County	3.07	3.12	3.1
Ceres	3.61	3.74	3.7
Oakdale	2.95	2.85	3.0
Turlock	2.97	2.76	2.9

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-49 illustrates 2019 household tenure by race in Ceres. Tenure by race varies substantially in Ceres. The majority of all households are owner-occupied, of which Black or African American households have the lowest rate of ownership (38 percent) and highest rate of renting (62 percent). Hispanic and Latinx households makeup the majority of Ceres households (61 percent), yet the homeownership rate is 58 percent compared to non-Hispanic White households at 67 percent homeownership comprising 24 percent of the population.

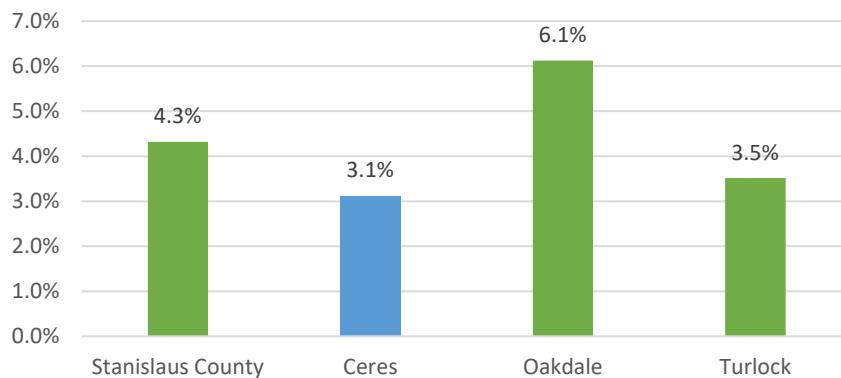
Figure A-49 Household Tenure by Race, Ceres, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-50 illustrates 2019 vacancy rates in Ceres, the County and neighboring cities. Ceres has the lowest vacancy rate of the neighboring cities at 3 percent, one point below the County (4 percent). At 6 percent, the City of Oakdale has the highest vacancy rate, three points above Ceres.

Figure A-50 Vacancy Rates by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Table A-22 shows vacant housing units by type. Compared to the County and neighboring cities, Ceres has the lowest vacancy rate at 3 percent. Of the vacant units in Ceres, 27 percent are solid but not occupied, and 26 percent are available for rent. The availability of housing compounded with a need in the region, suggests a mismatch of housing need in some proportion (i.e., affordability, size, etc.).

Table A-22 Vacant Housing Units by Type, Ceres, 2019

Housing Unit Type	Estimate	Percentage
For rent	109	26%
Rented, not occupied	29	7%
For sale only	40	10%
Sold, not occupied	113	27%
For season, recreations, or occasional use	6	1%
For migrant workers	0	0%
Other vacant	121	29%
Total	418	100%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Table A-23 shows housing permits issued between 2015-2021 by the City of Ceres according to income group. Ceres' 5th Cycle RHNA was 2,571 housing units. Between 2015 and 2021, permits were issued for 79 housing units in Ceres, 3% of the RHNA. Of those, 71 were for above moderate-income housing, 7 were for moderate-income housing, and one (1) was for low-income housing.

Table A-23 Housing Permits by Income Group, Ceres, 2015-2021

Income Group	Number	Percent of 5 th Cycle RHNA Met (2,571)
Very Low-Income Permits	0	0%
Low-Income Permits	1	.03%
Moderate-Income Permits	7	0.27%
Above Moderate-Income Permits	71	2.7%
Total	79	3%

SOURCE: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2022).

NOTE: Universe: Housing permits issued between 2015 and 2021. Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50 percent of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50 percent and 80 percent of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80 percent and 120 percent of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120 percent of the Area Median Income for the county in which the jurisdiction is located.

Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

Table A-24 summarizes assisted units at-risk in Ceres. The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.¹⁵ According to the California Housing Partnership, there are 352 assisted multifamily rental units in Ceres. Of the 352 units, 67 are at moderate risk of converting to market-rate by the year 2029.

¹⁵ This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table A-24 Assisted Units At-Risk of Conversion

Development	Affordable Units	Estimated Affordability End Year	Risk Level
Almond Terrace Apartments	45	2057	Low
Ceres Christian Terrace	67	2029	Moderate
Casa Grande Apartments	99	2068	Low
Whitmore Oaks Apartments	52	2057	Low
River Crest	35	2059	Low
Ceres Farm Labor Center FLC	54	2053	Low
Total	352		

SOURCE: California Housing Partnership, Preservation Database (2020).

NOTE: Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included. While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Displacement

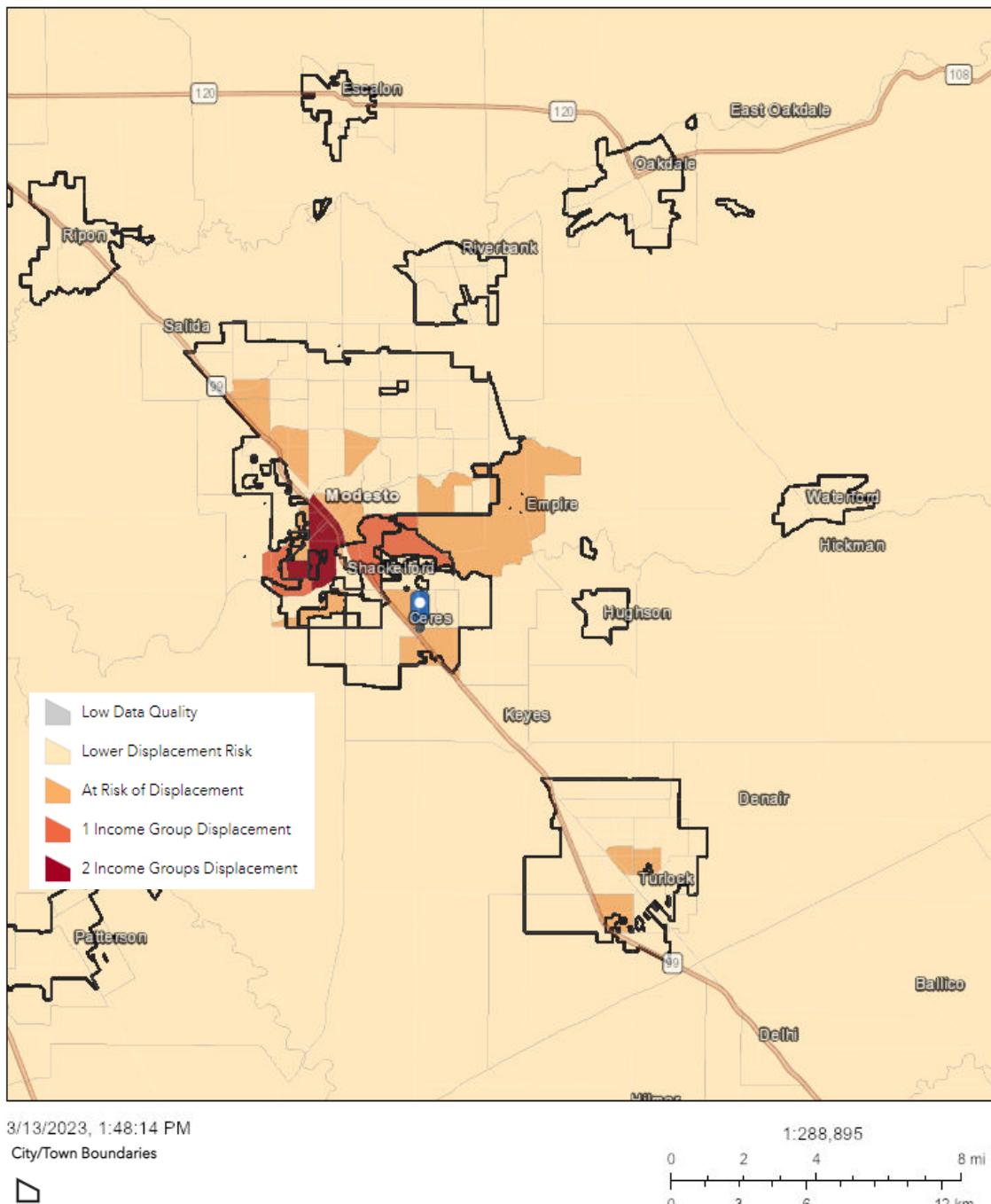
Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

[Figure A-51](#) illustrates displacement risk in Ceres. According to the California Department of Housing and Community Development (HCD) AFFH Data Viewer and the Urban Displacement Project 2022 estimates, Ceres' renter-occupied households earning between 0-80 percent AMI are at highest risk of displacement risk in the central region of the City. This region has also shown concentrations of low resources ([Figure A-42](#)) and high social vulnerability ([Figure A-46](#)).

Housing Age and Condition

Housing age and condition are factors considered in overall housing quality as they may affect the structural integrity and ability to adequately function for a household. Thus, the age and condition of a house may indicate the need for major repairs to the foundation, plumbing, or roof.

Figure A-51 Displacement Risk, Ceres, 2022



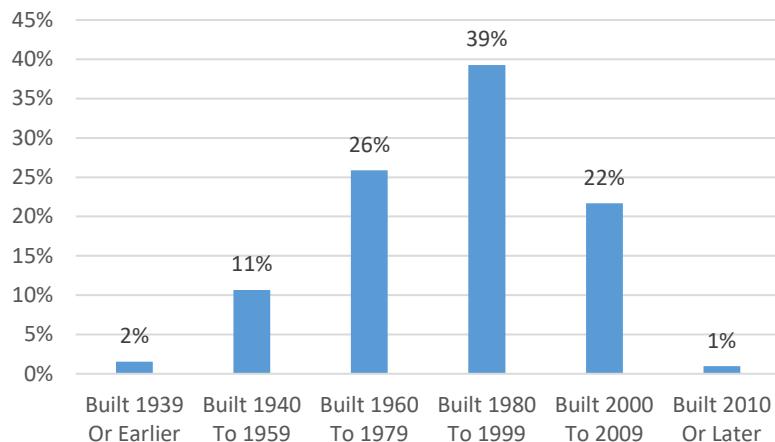
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CA HCD
 Merced County Association of Gov, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI,

SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-52 shows housing stock age in Ceres. Seventy-eight (78) percent of the housing stock was built prior to 1999 and is over 20 years old. Twenty-two (22) percent of the housing stock was built between 2000-2009 and 1 percent was built in 2010 or later.

Figure A-52 Housing Stock Age, Ceres, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

According to Ceres' Code Enforcement Office, the City has tagged a number of residential structures due to substandard conditions. This 6th Cycle Housing Element proposes policies and programs to address and facilitate the rehabilitation and preservation of existing and new housing. Program 2.1 and Program 2.3 specifically address the rehabilitation of existing residential units (see [Chapter 2](#)).

Housing Costs and Affordability

Identifying the cost of owning or renting a home in a city helps determine the affordability of housing at different income levels. Understanding housing affordability also informs what types and sizes of housing are needed by the community's households. Housing affordability is considered affordable if the monthly housing cost does not exceed 30 percent of a household's gross income. In Ceres, a lack of affordable housing for locals has been a major issue surrounding housing as the City has become an affordable housing destination for the Bay Area workforce. Thus, implementing policies and programs to protect housing for the local population is critical to ensuring the housing needs of the community are met and the local economy is supported.

Home Prices and Rental Costs

Table A-25 shows changes in median home values between 2019-2022 in Ceres, the County and neighboring cities. According to Zillow Home Value Index data, the median home value in Ceres was estimated at \$325,586 in December 2019. By 2022, the median home value in Ceres increased approximately 32 percent due to market demand. By comparison, the median home value in the County was valued at \$336,390 in December 2019 and experienced the same rate of increase by 2022.

Table A-25 Median Home Value by Jurisdiction, 2019-2022

Jurisdiction	Median Home Value				Percent Change 2019-2022
	2019	2020	2021	2022	
Stanislaus County	\$336,390	\$367,444	\$419,312	\$442,795	32%
Ceres	\$325,586	\$353,265	\$397,776	\$429,471	32%
Oakdale	\$393,631	\$432,870	\$494,504	\$524,117	33%
Turlock	\$359,730	\$391,029	\$438,601	\$461,146	28%

SOURCE: Zillow Home Value Index, 2019-2022

NOTE: Housing value estimates were taken from December for years 2019-2022.

Rental Affordability

Similar to home value prices, rental prices have also increased over the last decade. This significantly affects lower-income households as they are typically majority renters. High rental prices can exacerbate housing challenges such as overcrowding and cost burden if adequate rental stock is not available to suit household needs.

[Table A-26](#) shows average rent estimates by unit size in Ceres based on 2023 Zillow rental market data in Modesto due to a lack of available rental data for Ceres. Included in the table is Housing and Urban Development's (HUD) Fair Market Rents (FMR) for 2023, which establishes rental subsidy limits for Section 8 housing voucher recipients.

Table A-26 Average Rent by Number of Bedrooms, Ceres, 2023

Unit Type	Average Rents	Fair Market Rents (HUD)
Studio	\$1,950	\$1,039
One bedroom	\$1,500	\$1,072
Two bedrooms	\$1,800	\$1,365
Three bedrooms	\$2,345	\$1,929
Four+ bedrooms	\$3,499	\$2,258

SOURCE: Zillow, 2023; HUD, Fair Market Rent Documentation System, 2023;

NOTE: Zillow rental value estimates were taken from March 2023 and based on Modesto median rental price.

Fair Market Rent values are based on Modesto, CA MSA.

Increasing rents across the region places pressure on lower- and moderate-income households in need of affordable housing. [Table A-27](#) reports the maximum monthly housing costs affordable to households according to income group in Stanislaus County. Income groups are based on the HCD 2022 State Income Limits report, which considers housing affordable assuming a household can pay up to 30 percent of its monthly income toward housing.

In Table A-27, maximum affordable sales prices are based on the following assumptions: 6.42 percent interest rate,¹⁶ 30-year fixed loan, and a 10 percent down payment.

Table A-27 Housing Affordability, Ceres, 2022

Income Group	HCD Income Limits	Maximum Affordable Price	
		Monthly Rental	Ownership
Extremely Low (0-30% AMI)			
One Person	\$16,750	\$419	\$74,229
Two Person	\$19,150	\$479	\$84,865
Three Person	\$23,030	\$576	\$102,059
Four Person	\$27,750	\$694	\$122,976
Very Low (30-50% AMI)			
One Person	\$27,900	\$698	\$123,641
Two Person	\$31,900	\$798	\$141,367
Three Person	\$35,900	\$898	\$159,093
Four Person	\$39,850	\$996	\$176,598
Low (50-80% AMI)			
One Person	\$44,650	\$1,116	\$197,870
Two Person	\$51,000	\$1,275	\$226,010
Three Person	\$57,400	\$1,435	\$254,372
Four Person	\$63,750	\$1,594	\$282,512
Moderate (100-120% AMI)			
One Person	\$67,450	\$1,686	\$298,909
Two Person	\$77,100	\$1,928	\$341,674
Three Person	\$86,700	\$2,168	\$384,217
Four Person	\$96,350	\$2,409	\$426,982

SOURCE: California Department of Housing and Community Development, State Income Limits, 2022, Stanislaus County

NOTES: State Income Limits use 2022 AMI (Stanislaus County \$80,300)

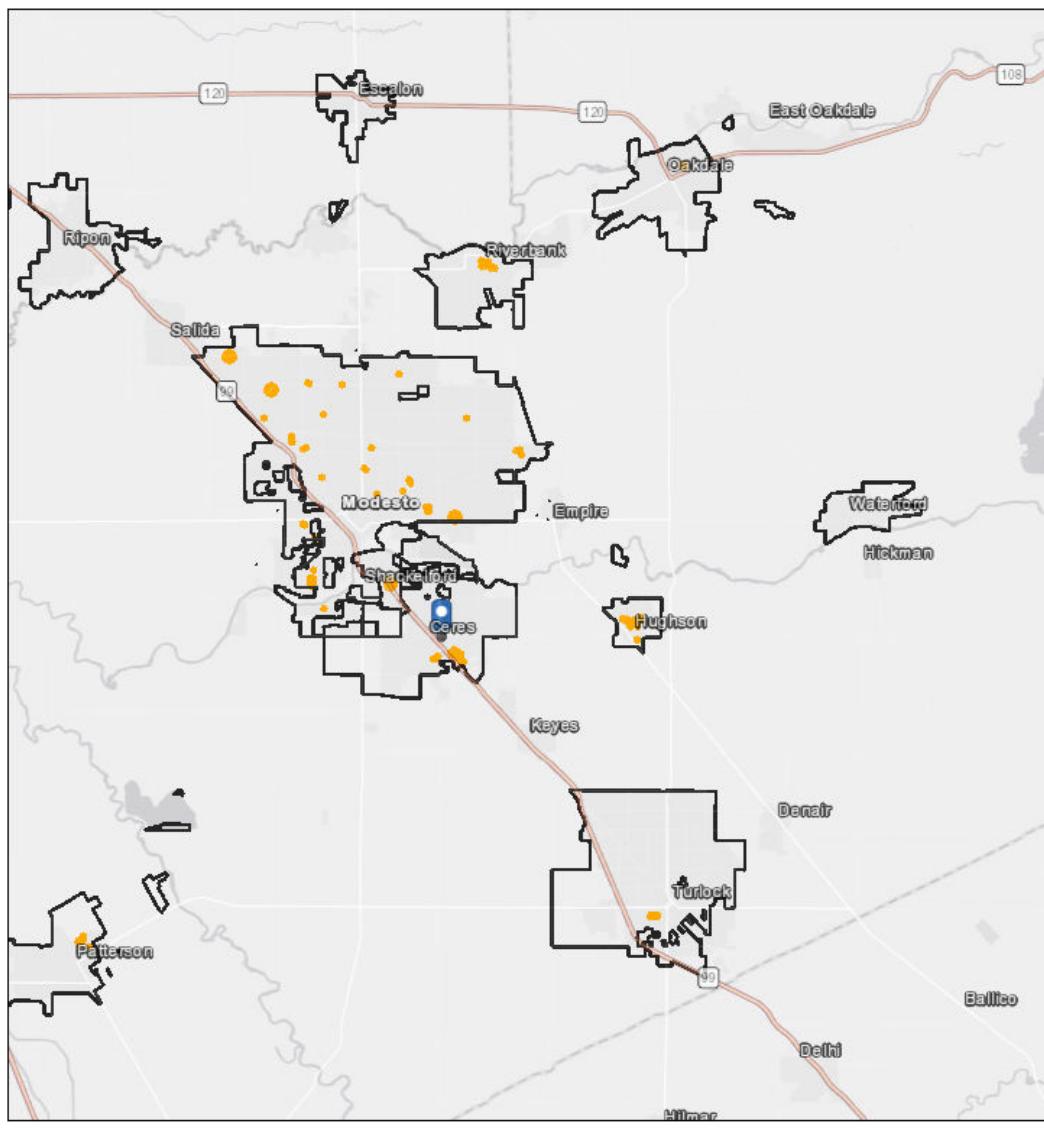
As mentioned in Table A-25, the median home price in Ceres in December 2022 was \$429,471, which is only affordable to above moderate-income households earning approximately \$97,000 annually or more (42 percent of Ceres households are categorized as above moderate-income).

Figure A-53 illustrates public housing units across Ceres. According to the California Department of Housing and Community Development AFFH Data Viewer, Ceres has concentrations between 7-35 public housing units in the central region of the City. Additionally, the City's census tracts show

¹⁶ Interest rate based on December 29, 2022 interest rate according to Freddie Mac Primary Mortgage Market Survey

moderate concentrations of 5-15 percent Housing Choice Voucher usage among renters in the central region of City, and concentrations of 0-5 percent in the western and eastern perimeters of the City. [Figure A-54](#) illustrates housing choice voucher usage across Ceres.

Figure A-53 Public Housing Buildings by Census Tract, Ceres



3/13/2023, 8:23:47 PM

1:288,895
0 2 4 6 8 mi
0 3 6 12 km

City/Town Boundaries

(R) Public Housing Buildings

- ≤ 7 Units
- 8 - 35 Units

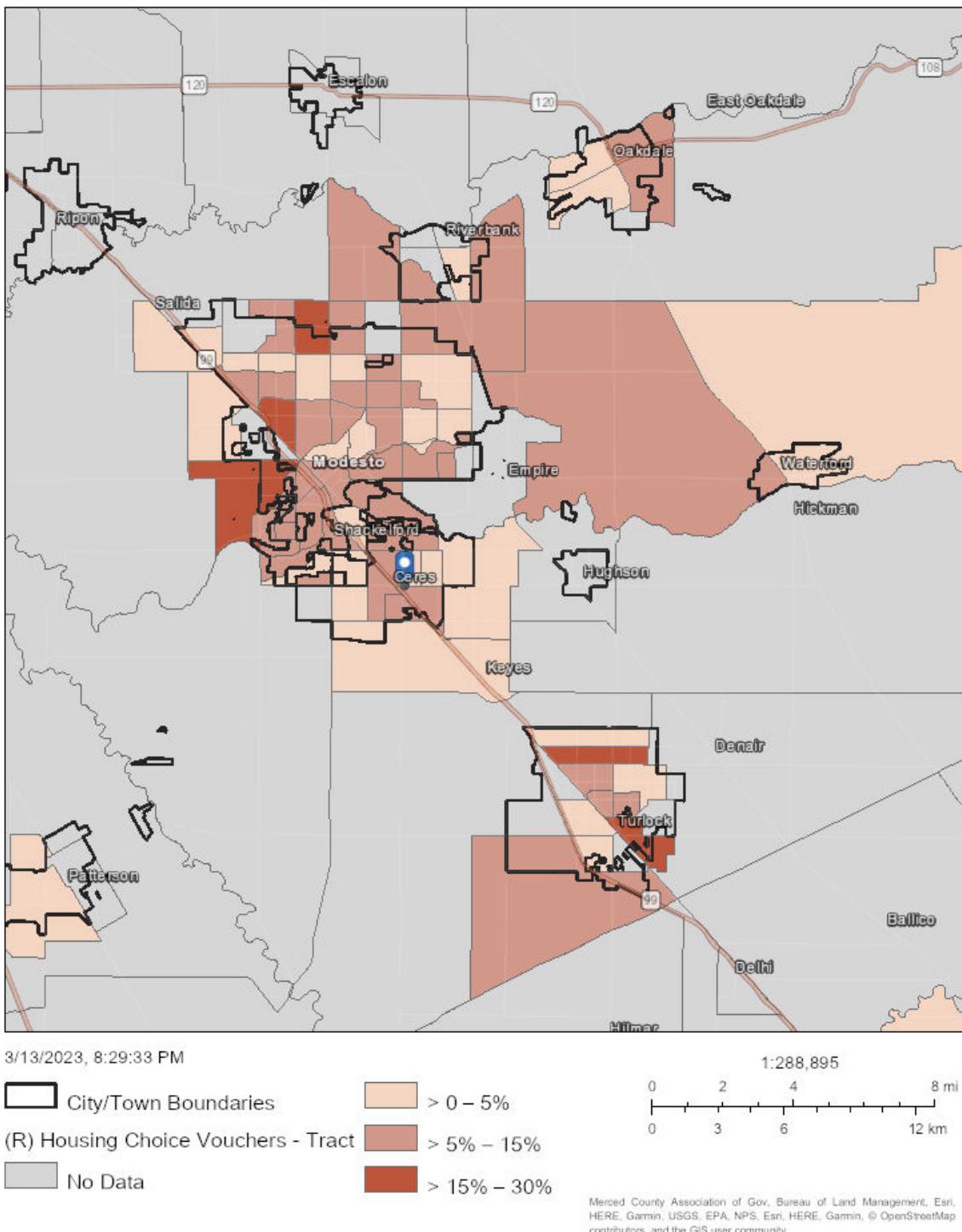
Merced County Association of Gov, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Merced County Association of Gov, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI

SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-54 Housing Choice Vouchers by Census Tract, Ceres



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

A.7 Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair Housing Legal Cases and Inquiries

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH's mission is, "to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act".¹⁷

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.¹⁸ Fair housing complaints can also be submitted to HUD for investigation.

Additionally, Stanislaus County has a number of local resource and enforcement organizations:

- Stanislaus Regional Housing Authority: a nonprofit, public corporation, is committed to addressing the unmet housing needs of residents and communities in Stanislaus County.
- Fair Housing Council of Central California: a professional, non-profit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. The Center accomplishes its goal through the advocacy of equal housing opportunities, assisting victims of housing discrimination and enforcing compliance with fair housing laws, including the Community Reinvestment Act and the Equal Credit Opportunity Act.
- South County Housing: A non-profit community development corporation. The organization's mission is to promote viable neighborhoods that enhance healthy, sustainable communities by collaboratively providing affordable housing and promoting neighborhood services.

¹⁷ <https://www.dfeh.ca.gov/aboutdfeh/>

¹⁸ <https://www.dfeh.ca.gov/complaintprocess/>

- Public Interest Law Project: a nonprofit support center for California legal services and other public interest law programs. The California Affordable Housing Law Project (CAHLP) is a project of the Public Interest Law Project. CAHLP concentrates primarily on the enforcement of California's housing element and redevelopment statutes and of state and federal relocation assistance and fair housing laws.
- Coalition of Homeless Service Providers: Advocate on the subject of homelessness with policy makers, public funders, and those with lived experience.
- California Rural Legal Assistance (CRLA): a nonprofit legal service program created to help California's low-income individuals and communities. CRLA provides low-income rural Californians with free legal assistance and a variety of community education and outreach programs. Half of its resources are committed to multi-client cases that grapple with the root causes of poverty, with the goal of improving conditions for farmworkers, single parents, school children, the elderly, people with disabilities, and entire communities.

Between 2016 and 2020, 55 fair housing complaints in Stanislaus County were filed with the California Department of Fair Employment and Housing (DFEH). Among the complaints countywide, most were related to physical disabilities (39 cases) and familial/marital status (20 cases). Discrimination based on race was not common (5 cases). A complaint may involve multiple acts of discrimination. A total of 55 acts of discrimination were recorded in Stanislaus County.

The National Fair Housing Alliance (NFHA) identifies three significant trends in 2020 that are relevant for this AFFH Report:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership;
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019; and
- Finally, NFHA found that 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.¹⁹

¹⁹ <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>

Outreach and Capacity

Currently, the City of Ceres website does not contain outright information about local fair housing ordinances. The website should also more transparently describe the steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints (e.g., link to Housing and Urban Development (HUD) and State of California fair housing pages). The site should also reference the organizations that provide fair housing services and assistance to City residents. Program 5.1 has been developed to ensure fair housing resources are provided to community members in Ceres via the City website.

The following organizations offer fair housing services and assistance to the residents of Ceres:

- Stanislaus Housing Authority; and
- Project Sentinel: Modesto Office.

The City of Ceres is compliant with the following state laws that promote fair and affordable housing. The city has not been alleged or found in violation of the following:

- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;
- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations;
- Least Cost Zoning Law (Gov. Code. Section 65913.1);
- Excessive Subdivision Standards Law (Gov. Code. Section 65913.2); and
- Limits on Growth Controls Law (Gov. Code. Section 65302.8).

Housing Specific Policies Enacted Locally

The City of Ceres identified the following local policies that contribute to the regulatory environment for affordable housing development in the City.

Policy 1.1: 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 2023 and 2031;

Policy 1.6: Zoning for Transitional and Permanent Supportive Housing;

Policy 1.7: Amend the Zoning Ordinance to align with Density Bonus State Law;

Policy 2.4: Conserve At-Risk Units; and

Policy 5.1: Fair Housing Program.

A.8 Fair Housing Recommendations

Contributing Factors and Fair Housing Action Plan

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, barriers to open housing choice, and until recently, very limited resources to respond to needs.

Ceres differs from the County and StanCOG region overall based on its relatively high proportion of residents identifying as Hispanic or Latino (61 percent in Ceres compared to 46 percent in Stanislaus County) and small non-Hispanic White population (24 percent in Ceres and 42 percent in the County). Additionally, Ceres' proportion of Black/African American and Asian residents is greater than the County. Overall, Ceres has a much more diverse resident population than the County and neighboring jurisdictions, however, socioeconomic and housing choice disparities pose negative effects for the community.

As a result of the housing needs and fair housing analysis, the identified fair housing issues and contributing factors have been prioritized and assigned programmatic action as indicated on the following page in [Table A-28, Fair Housing Issues & Contributing Factors](#).

Local Knowledge of Contributing Factors to Fair Housing

In order to better inform this Housing Element to meet the needs of residents of Ceres, the City prompts the input of the public. All responses will be taken into consideration for incorporation into the Housing Element to guide policies and programs that address the housing needs of existing and future residents.

In your experience in Ceres, what has contributed to the fair housing issues? What solutions do you envision to address these issues?

A.9 Conclusion

To address the fair housing issues identified in the analysis above, the programs referenced above are included in this Housing Element, and further detailed in Chapter 2 of the Housing Element.

Table A-28 Fair Housing Issues & Contributing Factors

Fair Housing Issue	Contributing Factor(s)	Programmatic Action	Priority
Disproportionate Housing Needs Ceres' households are comprised of 61 percent owner-occupied households and 39 percent renter-occupied households, of which 42 percent are experiencing at least one of four housing problems. Additionally, renter-households are disproportionately impacted by cost burden and overcrowding.	<ul style="list-style-type: none"> ▪ Limited economic opportunity; ▪ Jobs to housing imbalance; ▪ Lack of adequate housing stock that meets the needs of residents; and ▪ Lack of affordable housing. 	Program 5.1: Fair Housing Program Program 5.2: Housing Choice Voucher Program	High
Special Needs Groups In Ceres, special needs groups comprise large shares of the population. Of the total households in Ceres, Large Households makeup 24 percent, Single-Parent households makeup 28 percent, and Extremely Low-Income households makeup 11 percent. Additionally, persons with disabilities makeup 24 percent of the total population. These special needs groups experience disproportionate impacts of poverty, overcrowding, and cost burden increasing the challenge of obtaining adequate housing in the City.	<ul style="list-style-type: none"> ▪ Lack of effective programmatic action and City resources; ▪ Limited economic opportunity; ▪ Jobs to housing imbalance; ▪ Lack of fair housing resources; ▪ Lack of diverse housing stock; and ▪ Lack of affordable housing. 	Program 3.1: Housing Diversity Program 3.3: Housing Assistance for Elderly Residents Program 3.4: Temporary/Seasonal Farmworker Housing Program 3.5: Affordable Housing for Persons with Developmental Disabilities Program 3.7: Low Barrier Navigation Centers Program 3.8: Affordable Housing for Extremely Low-Income Housing Residents Program 3.9: Accessible/Adaptable Units for People with Disabilities Program 3.10: Emergency Shelters	High
Housing Stock Ceres' decline in housing unit production since 2010, the lack of affordable housing production and diverse housing types, along with increasing housing costs create barriers to enter the local housing market.	<ul style="list-style-type: none"> ▪ Lack of housing construction; only 84 units have been constructed in the City since 2015 (3 percent of the 5th Cycle RHNA); and ▪ Since 2015, there have been 71 housing permits in the City for above moderate-income households and only one (1) for low-income households. 	Program 1.1: Regional Housing Needs Allocation Program 3.1: Housing Diversity	High

Fair Housing Issue	Contributing Factor(s)	Programmatic Action	Priority
Access to Opportunity Ceres offers a low performing and inequitable educational environment with varied graduation rates across races and ethnicities. Access to employment opportunities are limited to the majority of students due to the spatial mismatching of jobs and housing.	<ul style="list-style-type: none"> ▪ Jobs to housing imbalance; ▪ Limited educational and economic opportunity; ▪ Lack of diverse housing stock; and ▪ Lack of affordable housing. 	Program 3.1: Housing Diversity	Medium
Fair Housing Enforcement No residents filed fair housing complaints in Ceres, indicating a potential lack of awareness about fair housing rights.	<ul style="list-style-type: none"> ▪ Lack of access to information about fair housing rights; and ▪ Limited knowledge of fair housing by residents. 	Program 5.1: Fair Housing Program Program 5.2: Housing Choice Voucher Program	Medium

SOURCE: City of Ceres; EMC Planning Group

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Housing Constraints

B
APPENDIX

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Appendix B

Housing Constraints

B.1 Introduction

State law requires that Housing Elements include an analysis of governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels. Governmental constraints include land use controls, building codes and their enforcement, fees and exactions, and permitting procedures. Nongovernmental constraints are primarily market-driven and include land costs, construction costs and the availability of financing.

B.2 Governmental Constraints

Governmental regulations, while intentionally regulating the quality of development in the community, can also unintentionally increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements like road improvements, traffic signals on adjacent streets or sewer improvements may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development.

This section analyzes key land use controls that have an impact on housing development in Ceres. This includes a discussion of the General Plan Land Use Element, the zoning code, fees and exactions, permit processing, building codes, improvement standards, and parking regulations. The section ends with a discussion of special housing topics that have been the subject of state legislation in recent years. Where land use controls have been determined to pose an undue constraint on the development of housing or where the jurisdiction has yet to take action to comply with new state mandates, this section calls out the need for corrective action.

Land Use Controls

The City's General Plan Land Use Element and Zoning Ordinance are the primary tools used to manage the land use and development in Ceres. Ceres recently updated its General Plan in 2018, and the updated plan includes a fuller range of residential densities than the previous 1997 plan, plus five new mixed-use designations that allow housing in combination with commercial and office uses.

As required by state law, the General Plan includes a land use map indicating the allowable uses and densities at various locations in the City. The Land Use section identifies seven (7) residential land use designations and five (5) mixed-use designations that allow housing. These designations and their relevant characteristics are summarized below in [Table B-1, General Plan Designations that Allow Housing](#).

Table B-1 General Plan Designations that Allow Housing

Designation	Allowed Use	Density
Residential Agricultural	Single-family dwellings, mobile homes, manufactured homes	0.2 to 0.5 units/acre
Very Low-Density Residential	Single-family dwellings	Up to 4.5 units/acre
Low-Density Residential	Single-family dwellings	Up to 7 units/acre
Medium Density Residential	Attached and detached single family units and all multi-family units	7 to 12 units/acre
Medium High Density Residential	Attached single family and multi-family units	12 to 20 units/acre
Downtown Residential	Townhouses; and multiple-family residential uses, including condominiums, duplexes, triplexes, and apartments	10 to 30 units/acre
High Density	Multiple-family residential uses, including condominiums, duplexes, triplexes, and apartments	20 to 30 units/acre
Neighborhood Commercial	Second floor or back of store units	12 to 25 units/acre
Downtown Office	Single family and multi-family units	5 to 25 units/acre
Office	Single family and multi-family units	5 to 25 units/acre
Downtown Mixed Use	Multi-family units	10 to 40 units/acre
Regional Commercial (RC)	Second floor units only	FAR 3.0

SOURCE: City of Ceres General Plan, 2018

The updated Ceres General Plan contains an appropriate array of land use designations that accommodate a range of housing types and affordability levels. The land use designations that most readily accommodates lower-income housing include, Downtown Residential (10 to 30 du/ac), High Density (20 to 30 du/ac), and all of the mixed-use designations (Neighborhood Commercial, Downtown Office, Office, and Downtown Mixed-Use, and Regional Commercial. These density ranges and new opportunities for mixed-use are sufficient to provide low- and very low-income housing. Taken together, these basic land use controls pose no undue constraint on the development of housing in Ceres.

Density Bonuses/Incentives for Affordable Housing Developments

In 1993, the City adopted a Density Bonus Program as part of their Zoning Ordinance, which was recently updated in 2020. Chapter 18.39 of the City's Zoning Ordinance provides a detailed description of the program. The City's Density Bonus Program was adopted to contribute significantly to the economic feasibility of affordable housing in proposed developments by offering

incentives to developers consisting of density bonuses or other concessions of equal financial value, in compliance with Government Code sections 65915 and 65917.

Density bonuses serve as incentives to provide very low- and low-income housing. According to State law, a density bonus of at least 50-percent over the maximum authorized will be allotted for any housing development consisting of 24-percent low-income units or 15-percent very low-income units.

According to Chapter 18.39 of the City of Ceres Zoning Ordinance (updated in 2020), housing developments must have a minimum of five (5) units, excluding any bonus units, to qualify for the density bonus program, and meet one or more of the following criteria:

- 10 percent of the total units are designated for lower-income households, as defined in section 50079.5 of the Health and Safety Code;
- 5 percent of the total units are designated for very low-income households, as defined in section 50105 of the Health and Safety Code;
- 10 percent of the total dwelling units in a common interest development, as defined in section 4100 of the Civil Code, for persons and families of moderate income, as defined in section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase;
- 50 percent of the total units are designated for senior citizens, as defined in sections 51.3 and 51.12 of the Civil Code; and
- 10 percent of the total units of a housing development for transitional foster youth, as defined in section 66025.9 of the Education Code, disabled veterans, as defined in section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. sec. 11301 et seq.).

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.

The City's Density Bonus Ordinance is currently in compliance with Section 65915 et. al. of the State Government Code. Section 65915 et. al. provides provisions in which a density bonus of up to 35 percent can be granted for projects that provide affordable housing units.

Local Ordinances

Although local ordinances and policies are enacted to protect the health and safety of citizens and further the general welfare, it is useful to periodically reexamine local ordinances and policies to determine whether, under current conditions, they are accomplishing their intended purpose or

constituting a barrier to the maintenance, improvement, or development of housing for all income levels. The City of Ceres does not have any local ordinances that would affect or hinder the development of housing in the City.

Growth Management Measures

Growth management measures include ordinances, policies, procedures, or measures imposed by the local government that specifically limit the amount or timing of residential development and can produce constraints to the development of housing. The City of Ceres does not have any growth management measures that would affect or hinder the development of housing.

Ceres Zoning Ordinance and Development Review Process

This section discusses government constraints related to the Ceres Zoning Ordinance and development review process.

Ceres Zoning Ordinance

The City of Ceres Zoning Ordinance established the development standards and densities for new housing in the City. These plans and standards have a direct impact on the amount of housing that can be developed, the location and types of such housing, and ultimately on the affordability of housing in the community. Zoning ordinance regulations include minimum lot sizes, maximum number of dwelling units per acre, setbacks, lot coverage, maximum building height, and minimum parking requirements.

The authority for the establishment of a zoning map and accompanying regulations grows directly out of the General Plan, which was recently updated by the City of Ceres in 2018. Due to the pandemic, the City of Ceres has yet to update its Zoning Code to bring it into consistency with *Ceres General Plan 2035*. Once this task is accomplished, the City will have a robust set of plans and regulatory tools established that will provide ample opportunities for a full range of housing types and affordability levels. The General Plan, itself, contains an implementation program that sets as one of the City's top priorities the update of its Zoning Ordinance (see Implementation Action 2.1, on Page A-7 of the 2018 General Plan).

This 6th Cycle Housing Element likewise contains Program 1.9 (see [Chapter 2](#)), which commits the City to updating its Zoning Code to become fully consistent with the newly adopted General Plan. This must include, but is not limited to, Zoning Code changes that implement new and revised residential and mixed-use general plan designations and Zoning Map changes that ensure that allowable locations of residential and mixed-use zoning districts are fully consistent with the General Plan Land Use Diagram.

Allowed uses and key development standards currently contained in the Ceres Zoning Code (Municipal Code Title 18) are summarized in [Table B-2, Residential Development Standards](#). As stated above, these standards are not fully consistent with the recently adopted *Ceres General Plan 2025*.

Table B-2 Residential Development Standards

Zoning	Minimum Lot Area (sq ft)	Density (du/ac)	Setbacks (ft)			Maximum Height (ft)	Allowed Uses	Maximum Lot Coverage
			Front	Side	Rear			
R-A	43,560	1 du/ac	25	12	25	25 (2 stories)	SFD; Residential care facilities; Transitional housing; Supportive housing	15% of site area ⁴
R-1	Interior lot – 6,200 Corner lot – 7,500	7 du/ac	20	Interior – 12 Exterior - 15	15% yard depth 25 ft max	25 (2 stories)	SFD; Duplex (Corner Lot); MH; Residential care facilities; Transitional housing; Supportive housing	40% of site area ⁵
R-2	SFD Interior lot – 6,200 SFD Corner lot – 7,500 All other principal uses – 9,000	7 du/ac (LDR) 10 du/ac (MDR)	20	Interior – 12 Exterior -- 10	20% yard depth 25 ft max	25 (2 stories)	SFD; Duplex; Cluster Dwellings; Condos; MH; Residential care facilities; Transitional housing; Supportive housing	SFD – 40% ⁵ Interior lots – 50% Corner lots – 45%
R-3	6,000	12 du/ac	20	Interior – 12 Exterior – 20	20% yard depth 25 ft max	40 (3 stories)	SFD; Duplex; Cluster Dwellings; Condos; MFD; MH; Residential care facilities; Transitional housing; Supportive housing	SFD – (?) Interior lots – 50% Corner lots – 45%
R-4	5,300	20 du/ac	20	Interior – 12 Exterior – 20	20% yard depth 25 ft max	35 (3 stories)	SFD; Duplex ; Cluster Dwellings; Condos; MFD; MH; Residential care facilities; Transitional housing; Supportive housing; Employee housing	SFD & Duplex – 40% ⁵ Interior lots – 60% Corner lots – 54%
R-5	5,300	30 du/ac	20	Interior – 12 Exterior – 20	20% yard depth 25 ft max	40 (3 stories)	SFD; Duplex; Cluster Dwellings; Condos; MFD; MH; Residential care facilities; Transitional housing; Supportive housing; Employee housing	SFD & Duplex – 40% ⁶ Interior lots – 60% Corner lots – 54%

Zoning	Minimum Lot Area (sq ft)	Density (du/ac)	Setbacks (ft)			Maximum Height (ft)	Allowed Uses	Maximum Lot Coverage
			Front	Side	Rear			
P-C ^{1,2,3}	-	-	-	-	-	-	SFD; Duplex; MFD Medium; MFD High; ADU; MH	SFD – 40% Duplex interior lots – 50% Duplex corner lots – 45% MFD medium interior lots – 50% MFD medium corner lots – 45% MFD high interior lots – 60% MFD high corner lots – 54%
AP	8,000	25 du/ac	-	-	-	-	Residential (CUP); MFD (CUP)	-
C-1	See note. ⁸	-	10 min.	Interior – 5 min. Exterior – 10 min.	10 min.	25 (two stories)	Residential (accessory)	50%
C-2	-	-	10 min.	Interior – 5 min. Exterior – 10 min.	10 min.	25 (two stories)	Residential (accessory)	50%
M-1 ⁷	10,000	-	-	-	-	-	Emergency Shelter (permitted); Employee Housing (accessory use)	60% of site area
M-2 ⁷	-	-	-	-	-	-	Employee Housing (accessory use)	60% of site area

SOURCE: City of Ceres, Municipal Code Title 18 Zoning, 2023

NOTES:

1 No requirements for individual dwelling units, however, total lot area of the P-C district shall not be less than one acre.

2 Setback requirements shall be approved by Planning Commission.

3 Building height requirements shall be approved by Planning Commission.

4 Additional 10% allowable lot coverage is provided for accessory structures proposed on single-family lots when dwelling footprint has reached 15% maximum.

5 Additional 10% allowable lot coverage is provided for accessory structures proposed on single-family lots when dwelling footprint has reached 40% maximum.

6 Additional allowable lot coverage is provided for accessory structures proposed on single-family lots when dwelling footprint has reached 40% maximum.

7 Subject to Planning Commission approval for Accessory Use.

8 For all principal uses, the minimum lot area shall be 10,000 square feet. For uses requiring a use permit, the minimum lot area shall be as specified by the Planning Commission.

Yard Requirements

A yard is defined as any open space other than a court on the same lot with a building or a dwelling group, which space is generally open from the ground to the sky, except for the projections and/or accessory buildings permitted in this title (Ceres Municipal Code 18.02.010). For all residential uses, front yard and exterior side yard areas of single-family homes shall be landscaped and maintained.

Lot Coverage

Lot coverage is defined as the portion of a lot or building site which is occupied by any building, accessory structure or covered patio used for human occupancy (Ceres Municipal Code 18.02.010). Lot coverage is regulated to manage densities in specific zoning districts.

Maximum Building Heights

Building height is defined as the vertical distance measured from sole plate to the highest portion of the roof of the building, exclusive of chimneys, ventilators and other exceptions to building height permitted in the zones in which it is located (Ceres Municipal Code 18.02.010). The City's maximum density of 40 dwelling units per acre is achievable in three to four stories. Currently, the City Zoning Code allows up to three stories, and this height limit should be reevaluated during the course of revising the Zoning Code to implement the newly updated Ceres general plan.

Minimum and Maximum Densities

The Ceres Zoning Code currently allows a full range of maximum housing densities from 1 to 30 dwelling units per acre (RA to R-5 Zoning Districts, respectively), but the Zoning Code assigns no minimum densities in any residential zoning district. The absence of minimum densities poses a significant constraint on the development of affordable housing in that it creates uncertainty in the housing site inventory available for affordable housing development.

With the adoption of *Ceres General Plan 2035*, the City has established the foundation for significant changes to the Ceres Zoning Code, and one of these changes should be the establishment of minimum development densities for zoning districts that provide opportunities for multi-family housing (see Program 1.9, mentioned above, which commits the City to updating its Zoning Code to implement *Ceres General Plan 2035*).

Parking Standards

Excessive parking standards that are not reflective of actual parking demand can pose a significant constraint to housing development by increasing development costs and reducing the potential land available for project amenities or additional units. Parking requirements according to zoning designation are summarized in [Table B-3, Parking Requirements](#).

Table B-3 Parking Requirements

Zoning Designation	Parking Requirement
R-A	SFD: 2 per unit Residential care facilities: 1 space for every 3 licensed beds
R-1	SFD: 2 fully enclosed and covered off-street parking spaces per unit Residential care facilities: 1 space for every 3 licensed beds
R-2 ¹	SFD: 2 fully enclosed and covered off-street parking spaces per unit Duplex: 1.5 spaces per unit, one of which shall be covered Residential care facilities: 1 space for every 3 licensed beds
R-3 ²	SFD: 2 fully enclosed and covered off-street parking spaces per unit All other residential uses: 1.5 spaces/1-bedroom; 2 spaces/2-bedroom; 2.5 spaces/3+-bedroom one of which shall be covered Residential care facilities: 1 space for every 3 licensed beds
R-4 ²	SFD: 2 fully enclosed and covered off-street parking spaces per unit All other residential uses: 1.5 spaces/1-bedroom; 2 spaces/2-bedroom; 2.5 spaces/3+-bedroom one of which shall be covered Residential care facilities: 1 space for every 3 licensed beds
R-5 ²	SFD: 2 fully enclosed and covered off-street parking spaces per unit All other residential uses: 1.5 spaces/1-bedroom; 2 spaces/2-bedroom; 2.5 spaces/3+-bedroom one of which shall be covered Residential care facilities: 1 space for every 3 licensed beds
P-C ³	See note
A-P	R-1, R-2, R-3, R-4: 2 fully enclosed and covered off-street parking spaces per unit Residential care facilities: 1 space for every 3 licensed beds
C-2	For all mixed-uses, parking requirements of the most intense use shall apply
M-1	1 space per employee on the maximum shift

SOURCE: City of Ceres, Municipal Code Title 18 Zoning

NOTES:

1. Other principal uses parking requirements (Municipal Code 18.09.060)
2. For multiple-family residential projects devoted entirely to persons 55 years of age and older, off-street parking requirements shall be as approved by the Planning Commission through the site plan approval process, but in no case shall have less than one space per dwelling unit (Municipal Code 18.10.060)
3. Off-street parking for all uses shall be the same as the requirements specified for the same or similar uses in other sections of this title, as determined by the Director of Community Development, and comply with the standards established in chapter 18.25. The parking or storage of any vehicles within the front yard exterior side yard landscape areas of a single-family residence is prohibited.

These parking standards are typical for Central Valley cities and do not pose an undue constraint on the development of affordable housing. The City has added Program 2.6 (see [Chapter 2](#)), to consider creating a parking standard for single room occupancies (SROs) that requires no more than one (1) parking space per unit.

Overall Constraints Posed by Residential Development Standards

While the Ceres Zoning Code allows for a range of housing types and affordability levels, there are some notable features that limit opportunities for affordable housing that are typically found in other communities. The following include changes to the Zoning Code in order to facilitate the development of an affordable and diverse housing stock in Ceres:

- 1) The most obvious example of this is the limit on residential uses in commercial zoning districts. The code allows residential uses in the Administrative Professional (AP) District that “do not preempt office uses,” the Neighborhood Commercial (C-1) District that are “clearly secondary and incidental,” and the Community Commercial (C-2) District limits residential uses to those that are “clearly secondary and incidental” to the primary use. Otherwise, residential uses are prohibited in all other commercial zoning districts.

The limitations on residential development in commercial zoning districts pose an undue constraint on the development of affordable housing by discouraging mixed-use (commercial + residential) projects in the City’s central business area. The City has included new program language in Program 1.9 (see [Chapter 2](#)) to allow upper-story residential uses as a permitted use in all commercial zoning districts with a maximum density of 35 du/ac.

- 2) Another feature of the Ceres Zoning Code that limits opportunities for affordable housing is the allowance of single-family residential uses in zones designed for higher-density housing (i.e., R-3, R-4, and R-5 Districts). This allowance, plus the lack of any minimum density to be achieved, means, in effect, that sites identified for housing that is suitable to lower-income households may be diverted to market-rate housing at the will of the owner. The City has included new program language in Program 1.9 (see [Chapter 2](#)) to prohibit single-family residential uses in the R-3, R-4, and R-5 Districts and to establish a minimum density for the R-4 and R-5 districts of 20 dwelling units per acre.
- 3) Finally, the maximum density established by the Ceres Zoning Code for the R-4 District—20 du/ac—is too low to insure housing affordability. It is necessary to achieve a minimum density of 20 du/ac to accommodate affordable housing. In an effort to ensure new affordable housing, the City has included new program language in Program 1.9 (see [Chapter 2](#)) to increase the maximum density in the R-4 District to 25 dwelling units per acre.

The three changes to the Ceres Zoning Code discussed above may be combined into one or more housing programs to be contained in this 6th Cycle Housing Element. Once implemented, these programs should ensure that the Ceres Zoning Code does not constitute an undue constraint on the development of affordable housing in the community.

Specific/Master Plans

The purpose of a Specific Plan is to implement the goals and policies of the General Plan in a detailed manner that is both area and project specific. A Specific Plan contains detailed development standards and implementation measures to which projects within a specified geographic area must adhere. Specific Plans are often used to achieve goals that are not ordinarily attainable through zoning alone. The following are brief descriptions of the City's adopted Specific Plans that influence the development of housing.

Mitchell Road Corridor Specific Plan

The Mitchell Road Corridor Specific Plan was adopted by the Ceres City Council in September 1995. The purpose of the Mitchell Road Corridor Specific Plan is to establish comprehensive guidance and regulations for the development of approximately 450 acres. The Specific Plan establishes development regulations, policies, and programs for the implementation of the approved land use. The Specific Plan allows for the following residential land uses: Low Density Residential (5-7 du/ac), Medium Density Residential (7-15 du/ac), High Density Residential (15-25 du/ac), Mobile Homes, and Condo-Group Dwellings. Densities permitted within the Specific Plan range between 5 to 25 dwelling units per acre.

Eastgate Master Plan

The Eastgate Master Plan was adopted by the Ceres City Council in February 2004. The purpose of the Eastgate Master Plan is to create a unique and innovative community design with respect to the development of the project area. The Master Plan allows the following residential land use and zoning classifications: Very-Low Density Residential (4.5 du/ac); Low Density Residential (7 du/ac); Single-Family Medium Density Residential (12 du/ac); Multifamily Medium Density Residential (12 du/ac). Densities permitted within the Master Plan range between 4.5 to 12 dwelling units per acre.

Downtown Specific Plan

The Ceres Downtown Specific Plan was adopted by the Ceres City Council in January 2011. The purpose of the Downtown Specific Plan is to implement a vision for Downtown Ceres which supports the resurgence of the downtown area as a key destination point. The Downtown Specific Plan aligns with the General Plan to promote a mixed-use, pedestrian oriented urban center. The Specific Plan allows the following land use and zoning classifications for each of the four districts: Downtown Mixed-Use (Community Commercial (C-2)), Civic Center/Office (Administrative Professional (A-P)), SR 99 Gateway Commercial (Highway Commercial (H-1)), and Eastern Residential (Medium High Density Multifamily Residential (R-4)). Of the four districts, all allow residential except SR 99 Gateway Commercial. Densities permitted within the Specific Plan range between 25 to 40 dwelling units per acre.

West Landing Specific Plan

The West Landing Specific Plan was adopted by the Ceres City Council in April 2011. The purpose of the West Landing Specific Plan (WLSP) is to implement a comprehensively planned community that provides an appropriate balance of land uses and systematically constructed infrastructure and services to adequately and responsibly support development across 960 acres of developed, underdeveloped and agricultural land. The Downtown Specific Plan aligns with the General Plan to promote a balance of uses including, creating a livable, walkable environment, designating sufficient commercial and employment-oriented land uses, and providing a diversity of housing choices while also protecting adjacent farmland. The Specific Plan allows for the following residential land uses: Very Low Density Residential (4.5 du/ac), Low Density Residential (7 du/ac), Medium Density Residential (12 du/ac), High Density Residential I (18 du/ac), High Density Residential II (25 du/ac), Neighborhood Commercial (18-25 du/ac), and Office (18-25 du/ac). Densities permitted within the Specific Plan range between 4.5 to 25 dwelling units per acre.

Whitmore Ranch Specific Plan

The purpose of the Whitmore Ranch Specific Plan is to implement a comprehensively planned residential community that promotes diverse housing options, facilitates pedestrian connectivity, and ensures adequate access to existing developed areas and community services. The Specific Plan allows for the following residential land uses¹: Low Density Residential (7 du/ac), Medium Density Residential (13 du/ac), and High Density Residential (25 du/ac). Densities permitted within the Specific Plan range between 7 to 25 dwelling units per acre.

Zoning for a Variety of Housing Types

California Housing Element Law require the housing element to provide for a variety of housing types including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing (Government Code Section 65583 and 65583.2). Providing development opportunities for a variety of housing types promotes diversity in housing price, style, and size, and contributes to neighborhood stability by offering more affordable housing and accommodating a diverse income mix. [Table B-4](#) shows the housing types permitted in Ceres.

¹ Densities are assumed average densities (units/acres); City of Ceres, Whitmore Ranch Specific Plan, 2018.

Table B-4 Ceres Permitted Housing Types

Housing Types	R-A	R-1	R-2	R-3	R-4	R-5	C-F	PC	M-1	M-2	A-P	C-1	C-2	C-3	H-1	A-O
Single-Unit Dwellings	P	P	P	P	P	P	-	P ¹⁵	-	-	CUP	A ¹⁷	A ¹⁸	-	-	-
Medium Density Multi-Unit Dwellings	-	-	-	P ⁶	P ¹⁰	P ¹³	-	P ¹⁵	-	-	CUP	A ¹⁷	A ¹⁸	-	-	-
Medium-High Density Multi-Unit Dwellings	-	-	-	-	P ¹¹	P ¹³	-	P ¹⁵	-	-	CUP	A ¹⁷	A ¹⁸	-	-	-
Duplex	-	P ¹	P ⁴	P ⁴	P ⁹	P ¹³	-	P ¹⁵	-	-	CUP	A ¹⁷	A ¹⁸	-	-	-
Accessory Dwelling Units ²	A	A	A	A	A	A	-	P	-	-	-	-	-	-	-	-
Group and Cluster Dwellings, Condominiums	-	-	P ⁴	P ⁸	P ⁹	P ¹³	-	P ¹⁵	-	-	CUP	A ¹⁷	A ¹⁸	-	-	-
Mobile Homes/Manufactured Homes	-	P	P	P	P	P	-	P ¹⁴	-	-	-	-	-	-	-	-
Rooming/Boarding (SRO)	A ¹⁹	-	A ⁵	A ⁷	A ¹²	-	-	-	-	-	CUP	A ¹⁷	A ¹⁸	-	-	-
Residential Care Facility ³	P	P	P	P	P	P	-	P	-	-	CUP	A ¹⁷	A ¹⁸	-	-	-

Housing Types	R-A	R-1	R-2	R-3	R-4	R-5	C-F	PC	M-1	M-2	A-P	C-1	C-2	C-3	H-1	A-O
Transitional Housing ³	P	P	P	P	P	P	-	P	-	-	CUP	P ¹⁷	P ¹⁸	-	-	-
Supportive Housing ³	P	P	P	P	P	P	-	P	-	-	CUP	P ¹⁷	P ¹⁸	-	-	-
Employee Housing	-	-	-	-	P ¹⁶	P ¹⁶	-	-	A	A	CUP	A	A	-	-	-
Emergency Housing	-	-	-	-	-	-	-	-	P ²⁰	-	-	-	-	-	-	-
Low Barrier Navigation Centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

SOURCE: City of Ceres Municipal Code, 2023

KEY: P: Permitted; CUP: conditional use permit required; A: accessory use; -: not permitted.

NOTES:

1 Subject to the provisions of Section 18.08.020.

2 Subject to the provisions of Section 18.28.060.

3 Subject to the provisions of Section 18.02.010.

4 Subject to site plan approval under subsection 18.09.060.I.

5 Subject to the provisions of Section 18.09.030.

6 Subject to site plan approval under subsection 18.10.060.I.

7 Subject to the provisions of Section 18.10.030.

8 Subject to site plan approval under subsection 18.10.060.I.

9 Subject to site plan approval under subsection 18.11.060.I.

10 Subject to site plan approval under subsection 18.11.060.I.

12 Subject to the provisions of Section 18.11.030.

13 Subject to site plan approval under subsection 18.12.060.I.

14 Subject to the development standards of Section 18.28.070.

15 Subject to the development standards of Section 18.13.050.

16 No more than 6 workers

17 Residential uses permitted as accessory use that are clearly secondary and incidental to the principal use 18.15.030.

18 Residential uses permitted as accessory use that are clearly secondary and incidental to the principal use 18.16.030.

19 Rooming and boarding of not more than three persons per single-family dwelling unit.

20 Subject to the provisions of Section 18.28.100.

Single-Family Dwelling Units

A single-family dwelling is defined as a detached building designed or used exclusively for the occupancy of one family and having a kitchen facility for only one family. Single-family dwelling units are permitted in all residential zones, as well as the Planned Community (P-C) zone and as accessory uses in the Neighborhood Commercial (C-1) and Community Commercial (C-2) zones.

Multiple-Family Dwelling Units

A multiple-family or multifamily dwelling is defined as a detached building designed and used for occupancy by three or more families, all living independently of each other and having separate kitchen and sanitary facilities for each family. Multifamily dwelling units are permitted according to density.

Medium density multifamily dwelling units are permitted in residential zones R-3—R-5 and the Planned Community (P-C) zone. Additionally, they are permitted as an accessory use in the Neighborhood Commercial (C-1) and Community Commercial (C-2) zones, and with a conditional use permit in the Administrative Professional (A-P) zone.

Medium-high density multifamily dwelling units are permitted in residential zones R-4—R-5 and the Planned Community (P-C) zone. Additionally, they are permitted as an accessory use in the Neighborhood Commercial (C-1) and Community Commercial (C-2) zones, and with a conditional use permit in the Administrative Professional (A-P) zone.

Accessory Dwelling Units

Accessory Dwelling Units (ADU) often provide housing for seniors, students, family members, and single-parent households. As a result, it is regarded that ADUs provide naturally occurring affordable housing.

On March 23, 2020, the City of Ceres City Council adopted Ordinance No. 2020-1059, allowing ADUs in all residential zones (R-A, R-1, R-2, R-3, R-4, R-5) as well as the Planned Community (P-C) District. According to Planning and Building Division Staff, the City has issued six ADU permits between 2019-2022.

Mobile Home/Manufactured Home

State law requires manufactured homes be permitted equally anywhere that single-family homes are permitted. Mobile homes are an affordable homeownership for farmworkers and other very low-, low, and moderate-income households. Mobile homes are permitted in all residential zones (R-1-R-5), except the Residential Agriculture (R-A) zone.

Single Room Occupancy/Rooming and Boarding

A single-room occupancy (SRO) unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for people who previously experienced homelessness. SRO units can be hotel, boarding houses, or just rooms rented out on a monthly basis in a private residence.

The Ceres Zoning Ordinance does not have a specified definition of a “Single Room Occupancy Unit,” but instead defines a boarding house or rooming house as, “a building containing a single dwelling unit, where lodging is provided with or without meals for compensation to not more than three (3) non-transients.” This definition is applicable to single or multifamily dwelling units, rather than hotels. While the City does not have a specified definition of a “Single Room Occupancy Unit” in the Zoning Ordinance, the ordinance does provide for a wide variety of housing types that serve these needs including, but not limited to, single and multifamily residential, boarding or rooming houses, and hotels.

Rooming and boarding is permitted as an accessory use in residential zones R-A, R-2, R-3, and R-4, as well as Neighborhood Commercial (C-1) and Community Commercial (C-2) zones. Additionally, rooming and boarding is permitted with a conditional use permit in the Administrative Professional (AP) zone.

A program has been added to include SROs as a permitted use in all mixed-use districts (program 1.9).

Residential Care Facility

A residential care facility is defined as a state-licensed structure operating as a lodging house in which nursing, dietary, and other personal services are rendered to convalescents, invalids, or aged persons in return for compensation, but in which no surgical or other primary treatments, such as customarily provided in hospitals or sanitariums are performed, and in which no persons are kept or served who normally would be admissible to a mental hospital. Residential care facilities include convalescent homes, rest homes, nursing homes, and other residential care facilities as deemed similar by the Director of Community Development.

In November 2015, the City of Ceres City Council adopted Ordinance No. 2015-1032 amending the Zoning Ordinance to allow Residential Care Facilities as a principal use in all residential zones. Additionally, Residential Care Facilities are permitted in the Administrative Professional (A-P) zone with a conditional use permit and in the Neighborhood Commercial (C-1) and Community Commercial (C-2) zones as accessory uses “clearly secondary and incidental to the principal use.”

Transitional and Supportive Housing

Transitional Housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live

in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.²

In December 2015, the City Council adopted Ordinance No. 2015-1034 amending the Zoning Code to permit Transitional and Supportive Housing in all residential zones (R-A—R-5) and zones that permit residential uses as a by-right use requiring no discretionary review.

Homeless Shelter/Emergency Shelter

Per Government Code, § 65583(a)(4), all jurisdictions must identify a zone(s) where emergency shelters are allowed by-right as a permitted use without a conditional use or other discretionary permit. Local jurisdictions are allowed to set standards for the development of emergency shelters but are limited to objective standards that address a specific and limited set of criteria. As the approval of emergency shelters is a non-discretionary action, it qualifies as exempt under the California Environmental Quality Act (CEQA). Housing Element updates must include an analysis of any development standards for emergency shelters to confirm that they comply with the state mandate.

In March 2020, the City of Ceres City Council adopted Ordinance No. 2020-1059, permitting emergency shelters in the Light Industrial (M-1) zoning district, as well as providing development standards.³ Ceres Zoning Code defines Emergency Shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household shall be denied emergency shelter because of an inability to pay.

The City has approximately 6.38 acres of vacant or underutilized land within its M-1 zone district. This amount of vacant land should be sufficient enough to accommodate the existing and anticipated homeless population in the City of Ceres. The majority of parcels located within the M-1 Zone District are typically one (1) acre or less, and are suitable for the development of an emergency shelter based on size needed for structures, parking, etc. In addition, the City's M-1 zone district is located in close proximity to government services, commercial land uses, transportation corridors, and has the capacity in land to accommodate the City's need for an emergency shelter.

Low Barrier Navigation Center

Assembly Bill 101, adopted in 2019, requires a Low Barrier Navigation Center be a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses if it meets specified requirements as defined by Government Code, §65583.2(i).

² Government Code §65582 defines Transitional and Supportive Housing in full.

³ [City of Ceres Municipal Code Ordinance No. 2015-1026](#)

A Low Barrier Navigation Center is defined as a Housing First, low-barrier, temporary service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry such as, allowing partners, pets, storage of personal items, and privacy (Gov. Code, §65660). If the City receives applications for these uses, it will process them as required by State law. Program 3.7 has been set forth (see [Chapter 2](#)) to develop by-right procedures for processing Low Barrier Navigation Centers.

Employee and Farmworker Housing

Section 17021.5 of the Health and Safety Code generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone.

Ceres Zoning Code defines employee housing as housing for six or fewer workers deemed a single-family structure with a residential land use, and shall be treated the same as a single-family structure with a residential land use, and treated as a single-family dwelling of the same type in the same zone; includes but is not limited to farmworker housing. Employee housing is permitted in residential zones R-4 and R-5, and permitted as an accessory use in the Light Industrial (M-1), General Industrial (M-2), Neighborhood Commercial (C-1), and Community Commercial (C-2) zones. Additionally, employee housing is permitted with a conditional use permit in the Administrative Professional (AP) zone. Within the City's R-4 district, the Stanislaus Housing Authority administers the Ceres Farm Labor Project, which provides farmworker housing.

Program 3.11 has been included in Chapter 2 of this 6th Cycle Housing Element to amend the Ceres Zoning Code to permit employee housing for six or fewer persons under the same regulations that would apply to a single-family residential use in the same district.

Housing for Persons with Disabilities

The Federal Fair Housing Act (FHA) and California Fair Employment and Housing Act (FEHA) prohibit discrimination in housing on the basis of disability status (among other conditions) and require governments to execute reasonable accommodations, modifications or exceptions, to land use regulations, zoning ordinances, permit and processing procedures, and policies and programs to allow a qualified person with a disability to obtain adequate housing.

Government Code §65583(c)(3) requires the housing element provide a program to “address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities.

Reasonable Accommodation

In March 2020, the City of Ceres City Council adopted Ordinance No. 2020-1059, revising the Reasonable Accommodations policy and procedures. Chapter 18.41 of the City's Zoning Code provides policies and procedures for reasonable accommodation in order to promote equal access to housing opportunities.

According to Ceres' Zoning Code 18.41.010(c), a request for reasonable accommodation may include modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Reasonable accommodations typically include deviations from development standards and/or building regulations, and expedited processing of applications that consist of housing for persons with disabilities.

Additionally, the City follows California's handicap and accessibility laws, which require the following for multifamily residential developments:

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

Definition of Family

A City's zoning ordinance may impede the ability of persons with disabilities to obtain adequate and affordable housing based on the definition of "family" or "household." Specifically, in the case of group homes or care facilities, when the number of family members is limited or requires family or household members be related.

The Ceres Zoning Ordinance defines family as two (2) or more persons related by birth, marriage, or adoption; or an individual or group of persons living together in a dwelling unit. This definition is consistent with state law and does not pose a constraint on the development or attainment of housing for persons with disabilities.

Fees and Exactions

The development of new housing units imposes certain costs upon local government, such as the cost of providing planning services and inspections. In addition, there are long-term costs such as the continued maintenance of a community's infrastructure and public facilities. In order to pay for such services, local governments charge fees for proposed development applications. These fees and

exactions can impact the cost and feasibility of developing the housing as well as its affordability. They can also involve issues of private property rights. High planning and site development fees can impact property owners' ability to make improvements or repairs, especially for lower-income households.

Development projects are subject to fees and exactions from a growing number of public entities, ranging from special districts to regional agencies. In order to create a viable development proposal, it is important to estimate the cumulative amount of fees to which the housing development will be subject.

Development Fees

The City of Ceres assesses a number of different types of fees and other public costs on new development. [Table B-5](#) provides a current list of applicable planning fees.

Table B-5 City of Ceres Planning Fees

Application/Permit Type	Fee
<i>Site Plan Approval</i>	
Site Plan Approval – Custom Residential	\$100
Site Plan Approval – Commercial/Industrial (Hearing)	\$1,230
Site Plan Approval Amendment – Commercial/Industrial (Hearing)	\$1,060
Site Plan Approval Amendment – Commercial/Industrial Staff Level	\$670
Site Plan Approval – Residential (Hearing)	\$920
Site Plan Approval Amendment – Residential (Hearing)	\$920
Site Plan Approval Amendment – Residential (Staff Level)	\$650
<i>Variance</i>	
Variance	\$1,170
<i>Conditional Use Permit</i>	
Hearing, Major	\$1,400
Hearing, Minor	\$1,220
Staff Level-Request for Minor Amendment	\$920
<i>Planned Community Development Plan</i>	
Planned Community Development Plan	\$1,500
Planned Community Development Plan Amendment	\$1,250

Application/Permit Type	Fee
<i>Rezone/Prezone/Planning Community Master Plan</i>	\$1,440
<i>Tentative Parcel/Tract Maps</i>	
Tentative Parcel Map 4 or less	\$1,940
Tentative Parcel Map 5 or more	\$2,040
Tentative Tract/Parcel Map Amendment	\$1,250
Tentative Tract/Parcel Map Time Extension	\$390
Lot Line Adjustments	\$910
<i>Time Extension</i>	\$650
<i>Sign Permit</i>	\$140
<i>Development Agreements/Plans</i>	
Development Agreement ^(a)	\$2,000 (deposit/hourly rates)
Development Agreement Amendment ^(a)	\$2,000 (deposit/hourly rates)
Development Plan – Specific/Master Plan ^{(c)(d)}	\$2,500 (deposit/hourly rates)
Development Plan – Specific/Master Plan Amendment ^(a)	\$1,000 (deposit/hourly rates)
<i>General Plan Amendment^(a)</i>	\$2,000 (deposit/hourly rates)
<i>Annexation^{(a)(b)}</i>	\$2,000 (deposit/hourly rates)
<i>Zoning Ordinance Text Amendment</i>	\$1,000 (deposit/hourly rates)
<i>Out of Boundary Service Agreement</i>	\$1,000 (LAFCO hearing)/\$500 (Staff level)
<i>Appeal</i>	
Appeal of Planning Commission Decision	\$630
Appeal of Planning Manager Determination	\$315
<i>Planning Commission Interpretation</i>	\$500
<i>Environmental Review Fees</i>	
Initial Study/Mitigated Negative Declaration ^(f)	\$880
Environmental Impact Report ^{(c)(d)}	\$2,500 (deposit/hourly rates)
<i>Dept. of Fish and Wildlife Fees</i>	
Review of Negative Declaration/Mitigated Neg. Dec. ^(e)	\$2,764
Review of EIR ^(e)	\$3,839.25

Application/Permit Type	Fee
Notice of Exemption ^(e)	\$57
Notice of Determination ^(e)	\$57
Maintenance Fees	
Copies of Maps (black and white)	\$10
CD Copies of Documents/Minutes/Plans	\$10
File Archive-Microfilming	\$97

SOURCE: City of Ceres Planning Fee Schedule, 2023

NOTES: (a) Deposit required-Burdened hourly rate charged against deposit.

(b) Deposit required-Burdened hour rate plus full cost of map service charged against deposit.

(c) Deposit required-Burdened hourly rate plus consultant and/or attorney costs charged against deposit.

(d) Requires submission of Processing Agreement Form.

(e) Fee set by State of California/Stanislaus County and may be adjusted each year.

(f) May require special studies (noise, traffic, air, etc...) – full cost of studies is responsibility of applicant. \$10,000 deposit is required so that staff may begin RFP process towards selection of a consultant to complete necessary study. If study is less than deposit, unused balance will be returned. If amount is more than deposit, the applicant will be required to submit the difference prior to commencement of contract.

The building fee structure is currently based on the valuation or cost of the project. This is a widely accepted and used system to establish both building permit fees as well as the cost to complete a plan review. Fees are generally collected at the time of permit issuance.

In addition to the application fees for administrative procedures described above, the City also requires fees for new residential development. [Table B-6, City of Ceres Residential Development Impact Fees](#), 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.

New developments within the City of Ceres are also required to pay a fee for the development of new school facilities. The maximum fee is set by the State for residential, commercial and industrial 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.

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.

Table B-6 City of Ceres Residential Development Impact Fees

Development Fees	Single-family	Multi-family
Police	\$428.23	\$307.18
Fire	\$904.26	\$781.67
Municipal Facilities	\$1,221.80	\$1,056.17
Wastewater	\$6,079.20	\$5,288.90
Parks and Recreation	\$5,164.91	\$4,464.75
Community Facilities	\$1,758.34	\$1,519.98
Transportation	\$3,095.70	\$1,919.05
Water	\$6,830.94	\$3,647.52
Information and Technology	\$193.77	\$167.50
Subtotal	\$25,677.15	\$19,152.72
Ceres Unified School District ^{1,2}	\$6,015.00	\$3,809.50
County Public Facilities	\$7,310.00	\$4,825.00
Total	\$38,027.15	\$27,787.22

SOURCE: City of Ceres, Capital Facilities Cost Fee Schedule Resolution No. 2013-73; Stanislaus County Public Facilities Fee, 2021

NOTES: 1. Assumes a 1,500 sq. ft. single family unit.
2. Assumes a 950 sq. ft. multi-family unit

Table B-7 provides an example estimate of total residential development fees for single-family and multi-family developments including planning department fees, building department fees, impact fees, and regional fees.

Residential Permit Processing

Processing and permit procedures can pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer.

Permitting Procedures

Ceres' residential development permit process is officially initiated with the submission of an application, fees, and necessary plans and drawings for proper review. Administrative planning approvals such as minor design review, minor uniform sign programs, parking reduction permits, reasonable accommodation permits, and temporary use permits are conducted by the Community Development Director, and typically take a maximum of 30 days to process.

Table B-7 Estimate of Total Residential Development Fees Imposed

Development Fees	Single-family*	Multi-family**
Planning Department Fees		
Site Plan Approval	\$920	\$920
Building Department Fees		
Plan Check ¹	\$3,000	\$2,000
Impact Fees		
Police	\$428.23	\$307.18
Fire	\$904.26	\$781.67
Municipal Facilities	\$1,221.80	\$1,056.17
Wastewater	\$6,079.20	\$5,288.90
Parks and Recreation	\$5,164.91	\$4,464.75
Community Facilities	\$1,758.34	\$1,519.98
Transportation	\$3,095.70	\$1,919.05
Water	\$6,830.94	\$3,647.52
Information and Technology	\$193.77	\$167.50
Subtotal	\$29,597.15	\$22,072.72
Regional Fees		
Ceres Unified School District	\$6,015.00	\$3,809.50
County Public Facilities	\$7,310.00	\$4,825.00
Total	\$42,922.15	\$30,707.22 per unit

SOURCE: City of Ceres, Capital Facilities Cost Fee Schedule Resolution No. 2013-73; Stanislaus County Public Facilities Fee, 2021

NOTES: 1. Plan check fee is 1 percent of valuation of construction.

* Assumes a 1,500 sq. ft. single-family unit and \$300K valuation.

** Assumes a 950 sq. ft. multi-family unit and \$200K valuation.

Planning Commission approvals such as conditional use permits, variances, major design review (i.e.: site plan approval or specific plan site plan entitlements), extensions to nonconforming use status, tentative subdivision maps, and tentative parcel maps typically take between two to three months once the application is complete. City Council approvals such as a request for a planned unit development, Zoning Ordinance amendments, General Plan amendments, community plans, specific/master plans, special planning areas, pre-zoning, and development agreements take longer to review due to required hearings.

A Predevelopment Review application is recommended for larger projects to identify important issues early in the review process to allow time for adjustments prior to submitting either a formal application or building plans. City staff reviews the Predevelopment Review application in an attempt to address all known issues and provide preliminary comments and guidance as early as possible in the process.

The City has no design or historical review Boards. Analysis associated with the California Environmental Quality Act (CEQA) can prolong project review, but many projects are eligible for urban infill exemption.

Residential building plan review is contracted out to Stanislaus County, limited to a maximum of 15 working days, and in the event that plans are resubmitted for plan check, the subsequent plan check must be completed within seven working days. This review time is much quicker than neighboring cities in the County, which typically take between four to six weeks of review time. Commercial building permits and various building-support applications (energy, electrical, plumbing, mechanical, fire) are reviewed by the Ceres Engineering and Planning Departments, as well as Stanislaus County and Modesto Fire.

Entitlement and Permit Processing Times

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

The majority of residential permits in Ceres are for medium density residential projects. These large-scale projects often vary in the amount of time to reach the point of building permit issuance after planning approvals. [Table B-8](#) shows the average time between entitlement approvals and building permit application submittals for residential development projects during the 2015-2023 planning period.

Summary of Permit Processing

The processing of planning permits in the City of Ceres is restricted to the number of planners employed by the City. The City of Ceres currently employs a Community Development Director and one Senior Planner to handle planning applications. Given the hundreds to thousands of development applications that are expected in the coming eight-year housing element planning cycle, it is highly recommended the City supplement its planning staff to handle the work. Building permit processing times are considerably faster than neighboring cities in the County, due to the City's contracted partnership with the County in reviewing building permits.

Table B-8 Entitlement and Building Permit Process Times, 2015-2023

Development Type	Entitlement Approved	Building Permit Application Submitted
Multi-Family Development Projects		
Dhillon Villas	3/27/23	No application submitted.
Magnolia Square Apartments	8/15/22	Not yet issued. Application submitted 3/29/23 and first plan check letter sent 4/26/23.
Service Rd and Morgan HDR Development	5/02/22	Not yet issued. Application submitted 3/01/23.
Moffett Apartments	12/13/21	Summer 2023 (forecasted)
Single-Family Development Projects		
Olive Villas	7/13/20	1/05/23
Cambridge Estates Phase 2	5/09/20	8/18/22, more ongoing
Cherry Hollow	9/12/16	No application submitted.
Tuscany Village	2004	8/31/21, more ongoing

SOURCE: City of Ceres, 2023

Building Codes

The City of Ceres adopted the 2022 California Building Code. The building code is regularly updated in accordance with Title 24 changes. The City's building code has been adopted in order to prevent unsafe or hazardous building conditions. As such, the City's code is a reasonable and normal enforcement of City regulations and does not act as a constraint to the construction or rehabilitation of housing. The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits for all new structures. It is the duty of the building inspector and the City Manager to enforce the City's building code and zoning codes. The City contracts with Stanislaus County for all inspections and plan checks. However, all plan check submittals are submitted to and permits are issued from Ceres.

On- and Off-Site Improvement Standards

On- and off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements can represent a significant share of the cost of producing new housing.

On- and off-site improvement standards imposed by the City of Ceres include:

- Dedication of land for park use or pay a park fee in-lieu of land dedication;

- Construction of a wall or vegetative barrier (if a multi-family project abuts a single-family neighborhood);
- Provision of landscaping;
- Provision of off-site improvements that are determined to have a nexus with project environmental impacts; and
- Provision of off-site improvements as part of a subdivision improvement plan, which could include street, drainage, and sanitary sewer improvements.

Such fees as described above are typical for Central Valley cities and are not judged to pose an undue constraint on the development of affordable housing.

Special Housing Topics

This subsection discusses special housing topics that have been the subject of state legislation in recent years and provides an analysis of how the City of Ceres has responded.

SB 35 Streamlining

Government Code §65913.4, effective as of January 1, 2018, allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have not made sufficient progress toward meeting their RHNA for above moderate- and lower-income levels as mandated by the State.

Jurisdictions that have made insufficient progress toward their RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2021) are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining). All projects that propose at least 10 percent affordable units within Ceres are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary.⁴

SB 9 California Housing Opportunity and More Efficiency (HOME) Act

SB 9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to allow one additional residential unit onto parcels zoned for single-dwelling units.

Since the adoption of this section of the Government Code, the City has adopted regulations to permit duplexes in qualifying single-family zoning districts and is actively working to further update its Zoning Code to facilitate subdivision under SB9. A Program is included in the Housing Element.

⁴ [SB 35 Statewide Determination Summary, June 2022](#)

Summary of Governmental Constraints

In general, the policies and regulations governing residential development in the City of Ceres are typical for a Central Valley city and do not pose any undue constraint on the development of affordable housing.

Currently, the biggest obstacle facing the City involves the update of its Zoning Code to achieve consistency with the newly adopted *Ceres General Plan 2035*. The new general plan provides a full range of housing densities—from 1 to 40 dwelling units an acre—and includes five mixed-use designations that should promote some level of redevelopment in Downtown Ceres that includes multi-family development. The update of the Zoning Code to implement the new general plan is a critical part of ensuring that local government development regulations do not pose an undue constraint on the development of affordable housing.

In addition to the comprehensive update of its Zoning Code to achieve consistency with *Ceres General Plan 2035*, there are six other changes that are addressed by new programs in this 6th Cycle Housing Element. These include:

- Adding single room occupancy as a permitted use in mixed use districts and limit required parking to one (1) space per unit (programs 1.9 and 2.6);
- Permitting by right the development of upper-story multi-family development in mixed-use districts up to 35 dwelling units per acre (program 1.9);
- Prohibiting single-family development in all multi-family zoning districts (i.e., R-3, R-4, and R-5 Districts) and establishing minimum a density of 20 dwelling units per acre in the R-4 and R-5 Districts (program 1.9);
- Permitting low-barrier navigation centers by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses (program 3.7); and
- Permitting employee housing with six (6) or fewer persons under the same regulations that apply to a single-family use in the same district (program 3.11).

With the changes described above, the City of Ceres would have a body of local development regulations that support the development of affordable housing and that do not pose any undue constraint on the development housing for all income groups.

B.3 Non-Governmental Constraints

In addition to governmental constraints, non-governmental factors may constrain the production of new housing. These could include economic and market related conditions such as land and construction costs, as well as environmental hazards such as fires, earthquakes, and flooding.

Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components — including the cost of land, construction costs, and the availability of financing — assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions.

Land Availability and Cost

According to Zillow, since June 2020, 21 vacant lots have been sold within Ceres ranging in price from \$85,000 to \$2.6M. Lot sizes sold over the same period of time range from 4,748 sq. ft. to 7.26 acres. For lots less than 1 acre, the average cost was \$251,266, with an average lot size of 16,268 square-feet, accounting for an average cost of \$15.45 per square-foot. In comparison, the average cost for lots greater than 1 acre was \$1.1, with an average lot size of 4.29 acres, accounting for an average cost of \$5.88 per square-foot. Additionally, property values may vary significantly based on location and ability to facilitate development.

Construction Costs

While construction costs vary according to the type of development, unit size and number, and quality, Building Valuation Data administered by the International Code Council (ICC)⁵ provides an indicator of construction costs. The ICC has developed the national model of construction codes known as the International Codes or I-Codes, which are updated in six-month intervals and provide estimates for the cost of labor and materials according to development type.

In February 2023, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$155.95 for multifamily housing, \$177.67 for single-family homes, and \$195.82 for residential care/assisted living facilities.⁶ Additionally, construction costs are dependent upon materials used and the City's adopted Building Code. While construction costs are typically higher in California than elsewhere in the country, they are consistent throughout the region, thus they are not considered a major constraint to development in Ceres.

Availability of Financing

The cost of financing has a substantial effect on the affordability and availability of housing. Interest rates have a significant role in determining the feasibility of development projects, especially residential real estate. Interest rates have been at historic lows in recent years, but depending on Federal Reserve Bank actions, may rise in the coming years. Developers typically pass the cost of financing development projects on to buyers or tenants, thus affecting the affordability and

⁵ <https://www.iccsafe.org/>

⁶ Estimates for construction costs are based on VA wood-frame housing. ICC Building Valuation Data February, 2023

availability of housing types for residents. The availability of financing for residents to purchase, refinance and improve homes is an important analysis of the private market to determine the feasibility of homeownership access.

Since 2019, interest rates for homebuyers steadily increased from a low of 2.75 percent in 2020 to a peak of 7.08 percent in November of 2022 for a fixed rate, 30-year mortgage.⁷ The current economic climate is uncertain and still affected by the COVID-19 pandemic, increasing inflation, and the supply chain disruptions.

In an effort to assist potential lower-income home buyers with their home purchase, the City has a First Time Home Buyer Downpayment Assistance Program.⁸ The City of Ceres first time home buyer program is designed for qualified very low and low-income first time homebuyers requiring assistance to purchase market rate homes. The program would assist the homebuyer by providing a larger downpayment, thereby lowering the first mortgage and the associated monthly mortgage payment. The maximum loan would be 20 percent of purchase price up to the maximum loan limit, which is currently set at \$80,000 and may be modified in the future. Loans offered through the DAP will accrue at a 3 percent simple interest rate and have a 30-year term.

Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. In order to incentivize development which better implements densities planned in the Housing Element sites inventory, the Housing Element sets forth Program 1.1 (see [Chapter 2](#)) to ensure that there are adequate sites available throughout the planning period to accommodate the City's RHNA. The City has not received requests to develop at densities below those permitted.

Infrastructure Capacity

A significant factor that can add to the cost of residential development is the availability and adequacy of infrastructure.

Water

Water service within the City is provided by the City's Utilities Department with the exception of North Ceres and Walnut Manor (approximately 1,200 people), which are served by the City of Modesto. The City's Water Division maintains 13 active wells located throughout the City.

Groundwater is the primary source of water supply for the City, of which supply has successfully met the City's demand to date and is expected to meet future demand.⁹ According to the City's 2020

⁷ Source: [30 Year Mortgage Rate \(ycharts.com\)](#)

⁸ Source: [Manual_FTHB_012009 \(ceres.ca.us\)](#)

⁹ City of Ceres Urban Water Management Plan, 2020

Urban Water Management Plan, the City anticipates having a sufficient water supply to meet the projected annual water demands in both a single-dry year and a five-consecutive-year drought scenario through the year 2040.

Currently, no recycled water is being used in the City's service area, however, wastewater discharged from the service area to Modesto and Turlock is part of a recycled water program. The primary reason for not implementing improvements to allow for recycled water use in Ceres is the high cost associated with providing recycled water. Current and past studies indicate that diverting additional flow to the Modesto and Turlock for discharge is the most economically feasible long-range plan for recycled water use.

Wastewater

Wastewater service within the City of Ceres is provided by the City's Wastewater System Division, which is responsible for operating and maintaining the City's Wastewater Treatment Plant (WWTP) and the Wastewater Collection System. The Wastewater Treatment Plant has a design capacity of 2.7 million gallons of wastewater per day (mgd) and in 2007 treated an average flow of 1.5 mgd.¹⁰ Staff maintains the plant operational systems, over 190 acres of percolation-evaporation basins and grounds, 14 lift stations and 133 miles of pipeline within the collection system.

Approximately three quarters of the wastewater generated in the existing City of Ceres Sewer Service Area is conveyed to the City of Ceres WWTP. In the northwest portion of the City, the City manages the collection system, but conveys wastewater to the City of Modesto Water Quality Control Facility for treatment and disposal. Additionally, the City exports a large portion of wastewater treated at the City's WWTP to the Turlock Regional Water Quality Control Facility. The City of Ceres 2013 Sewer System Master Plan outlines a Capital Improvement Plan for the pipeline system and improvements to the pump stations.

Environmental Constraints

Environmental factors such as agricultural land, seismicity, flood zones, and fire hazards can impact the development of housing. Costs associated with mitigation can increase housing prices, and environmental issues may prevent development in some areas. A detailed analysis of all these issues is contained in the City of Ceres 2035 General Plan and associated Environmental Impact Report (EIR). The following discussion focuses on the most pertinent environmental constraints as they relate to housing. In addition, the following discussions include a summary of environmental constraints within the West Landing Specific Plan, which is being considered as part of the City's inventory of housing.

¹⁰ City of Ceres Sewer System Master Plan, 2013; City of Ceres Urban Water Management Plan, 2020

Agricultural Resources

The majority of land within the City's existing City Limits has been developed into urban uses, or is designated for urban development by the City's General Plan and Zoning Ordinance. Therefore, agricultural resources typically have a less than significant effect on residential development within the City Limits.

Future development within the West Landing Specific Plan will result in the conversion of approximately 660 acres of farmland, and 187 acres of which, containing a Williamson Act Contract. The West Landing Specific Plan EIR determined this impact to be significant and unavoidable, and did not identify any mitigation measures that could potentially pose as a constraint to future residential development within the Plan Area. Therefore, it is not anticipated that the conversion of Farmland within the West Landing Specific Plan will have a constraint to residential development.

Seismic and Geological Hazards

City of Ceres is located in the San Joaquin Valley, which is part of the Central Valley Geomorphic Province, a basin filled with deep layers of sediment, where surface soils consist mainly of alluvial sediments from the Sierra Nevada and Coast Ranges. The topography of the city and its surroundings is nearly flat, with elevations of about 80 to 100 feet above sea level.

Seismic hazards related to earthquakes include ground shaking, surface rupture, and ground failure. There are no active faults in the Planning Area, therefore, seismic activity for the area is considered minimal. While the City may be subject to some ground-shaking resulting from earthquakes, buildings in the City have been built in conformance with the Uniform Building Code (UBC) prior to the adoption of the California Building Code (CBC). The UBC and CBC are designed to ensure the structural integrity of buildings and minimize damage resulting from seismic activity. The City's Planning and Building Division conduct inspections on homes to ensure compliance with City code, the CBC. Seismic hazards are not considered a constraint to development in the City of Ceres.

Hydrologic Constraints

The Federal Emergency Management Agency (FEMA) flood map identifies flooding hazards of various intensities, including 100-year and 500-year flood zones. The 500-year flood zone indicates those areas that have a 0.2 percent chance and the 100-year flood zone indicates those areas having a 1.0 percent chance of flooding in a given year. In the Planning Area, both types of flood zones line the Tuolumne River along the northern border of Ceres. Within the City of Ceres, small areas of residential development along River Road are in the 500-year flood zone, and larger areas in Modesto where SR 99 crosses the river are in the 100- year and 500-year flood zone.

New development, including residential, is required to comply with Policy 4.B.7, as well as policies 5.H.1 through 5.H.8 of the City's 2035 General Plan. These Policies were adopted to protect the lives and property of the citizens of Ceres from hazards associated with development in floodplains. Flooding is not considered to be a constraint to housing.

Fire Hazards

The main fire threat in Ceres and its Planning Area is urban fire affecting structures and vegetation in areas already developed for urban and agricultural uses. Fire risk in the city is mitigated in a number of ways, including through the enforcement of updated fire codes and involvement of the Fire Department in the development review process.

Ceres and the surrounding Planning Area are at very low risk for wildland fires, due to the lack of forest, brush, or grasslands in the vicinity. The Planning Area has minimal surface fuels due to the developed nature of the city and irrigated croplands, and therefore has a low fire hazard. The California Department of Forestry and Fire Protection (CAL FIRE) maps areas of significant fire hazards throughout the state. Figure 5-10: Fire Hazard shows areas of fire hazard as mapped by CAL FIRE; as shown, there is only one small area mapped as Moderate Fire Hazard near Morgan Road, and the rest of the Planning Area is classified as Unzoned. Fire hazard areas are identified based on weather, terrain, fuels (e.g., type of ground vegetation), and other factors. The Planning Area is classified as a Local Responsibility Area (LRA), meaning that the City and other local fire districts are responsible for fire protection services. The Health and Safety Element of the City's 2035 General Plan, and specifically, Policies 5.K.1 through 5.K.6, are designed to reduce fire hazards and protect structures and residents from fire hazards. Based on the Policies provided in the 2035 General Plan, fire hazards are not considered to be a constraint to housing.

Summary of Non-Governmental Constraints

The non-governmental constraints affecting housing development in the City of Ceres are typical for Central Valley cities. In general, the relatively low cost of land and its availability for housing development make housing development more affordable in Ceres than in many other parts of California, especially coastal California. The cost of building materials continues to fluctuate and affects the price of housing, but there is no easy solution available at the local jurisdiction level to bring the cost of building materials down. As for environmental constraints, the City is located in a relatively flat area that is not prone to flooding and does not contain large forested areas or active earth quake faults.

In conclusion, there exists no non-governmental constraints that pose an undue constraint on the development of affordable housing in the City of Ceres.

Vacant and Available Sites

C
APPENDIX

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Appendix C

Vacant and Available Sites

C.1 Introduction

The *Final Regional Housing Needs Allocation (RHNA) Plan: Stanislaus County Region, Cycle 6th (2023 – 2031)*¹ has identified the region's housing need as 34,344 units. The total number of housing units assigned is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Stanislaus County Region must plan compared to previous cycles.

C.2 Regional Housing Needs Allocation

In August 2022, StanCOG adopted its final regional housing needs allocation plan. For Ceres, the RHNA required to be planned for this cycle is 3,361 units, a slated increase from the last cycle.

Pro-Housing Community Designation

Last year as part of the 2019-20 Budget Act, AB 101 enacted the Pro-Housing Designation Program. This program enables the California Department of Housing and Community Development (HCD) to designate jurisdictions throughout the state as pro-housing when they demonstrate policies and planning that accelerate the production of housing. The benefit to jurisdictions receiving the Pro-Housing designation includes being given preference and, in some cases, additional points, when participating in various state funded programs including the Affordable Housing and Sustainable Communities (AHSC), and Infill Infrastructure Grant (IIG) programs. Ceres is positioning itself to apply for HCD's Pro-Housing designation concurrent with the preparation and certification of its 6th Cycle Housing Element.

¹ Source: Stanislaus County Council of Governments, August 17, 2022

RHNA Summary

Ceres's share of the regional housing need for the seven-year period from 2023 to 2031 is 3,361 units, which is a 31 percent increase over the 2,571 units required by the 2014 to 2023 RHNA. The housing need is divided into the five income categories of housing affordability. [Table C-1, Ceres's Regional Housing Needs Allocation – 2023–2031](#) shows Ceres's RHNA for the planning period 2023 through 2031 in comparison to the RHNA distributions for the Stanislaus County Region.

Table C-1 Ceres's Regional Housing Needs Allocation – 2023–2031

Income Group	Ceres Units	Percent	Stanislaus County Units	Percent
Very Low Income (<50% of AMI)	706	21.01%	8,410	24.49%
Low Income (50%-80% of AMI)	489	14.55%	5,821	16.95%
Moderate Income (80%-120% of AMI)	661	19.67%	6,132	17.85%
Above Mod. Income (>120% of AMI)	1,505	44.78%	13,981	40.71%
Total	3,361	100.00%	34,344	100.00%

SOURCE: StanCOG 2022

Progress to Date

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2023 through December 15, 2031. The statutory adoption date for the 6th Cycle Housing Element is January 1, 2024—a full six months after the beginning of the planning period. To account for this discrepancy, the City of Ceres must account for the number of housing units permitted prior to adoption of the 6th Cycle Housing Element and apply these to the 2023-2031 RHNA.

Accordingly, the units permitted in this period count towards the 2023-2031 planning period RHNA and are subtracted from the 6th Cycle RHNA. [Table C-2, Ceres's Adjusted RHNA](#), shows the City of Ceres's adjusted RHNA, which accounts for progress made prior to the adoption of the updated Housing Element document.

Table C-2 Ceres's Adjusted RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023-2031 RHNA	706	489	661	1,505	3,361
Units permitted between June 30, 2023 and January 1, 2024	(To be completed prior to HCD draft submittal)				
Remaining RHNA					

SOURCE: City of Ceres 2022

C.3 Site Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development from 2023-2031 in order to accommodate Ceres's adjusted RNHA of ____ housing units (see [Table C-2](#), above). The City doesn't build the housing but creates the programs and policies to plan for where it should go and how many units could be on potential sites.

Overview of Selected Sites

This section provides information on the current list of potential sites under consideration for determining how the City will accommodate the State's required minimum of 3,361 housing units. Please note that the site numbers listed here are added only as an additional way to reference the site and easily label it on a map. The site number is not any indication of preference or priority. [Figure C-1](#) shows an overview of the housing sites inventory map developed for Ceres's 6th Cycle Housing Element Update.

Figure C-1 Ceres Housing Sites Inventory Overview

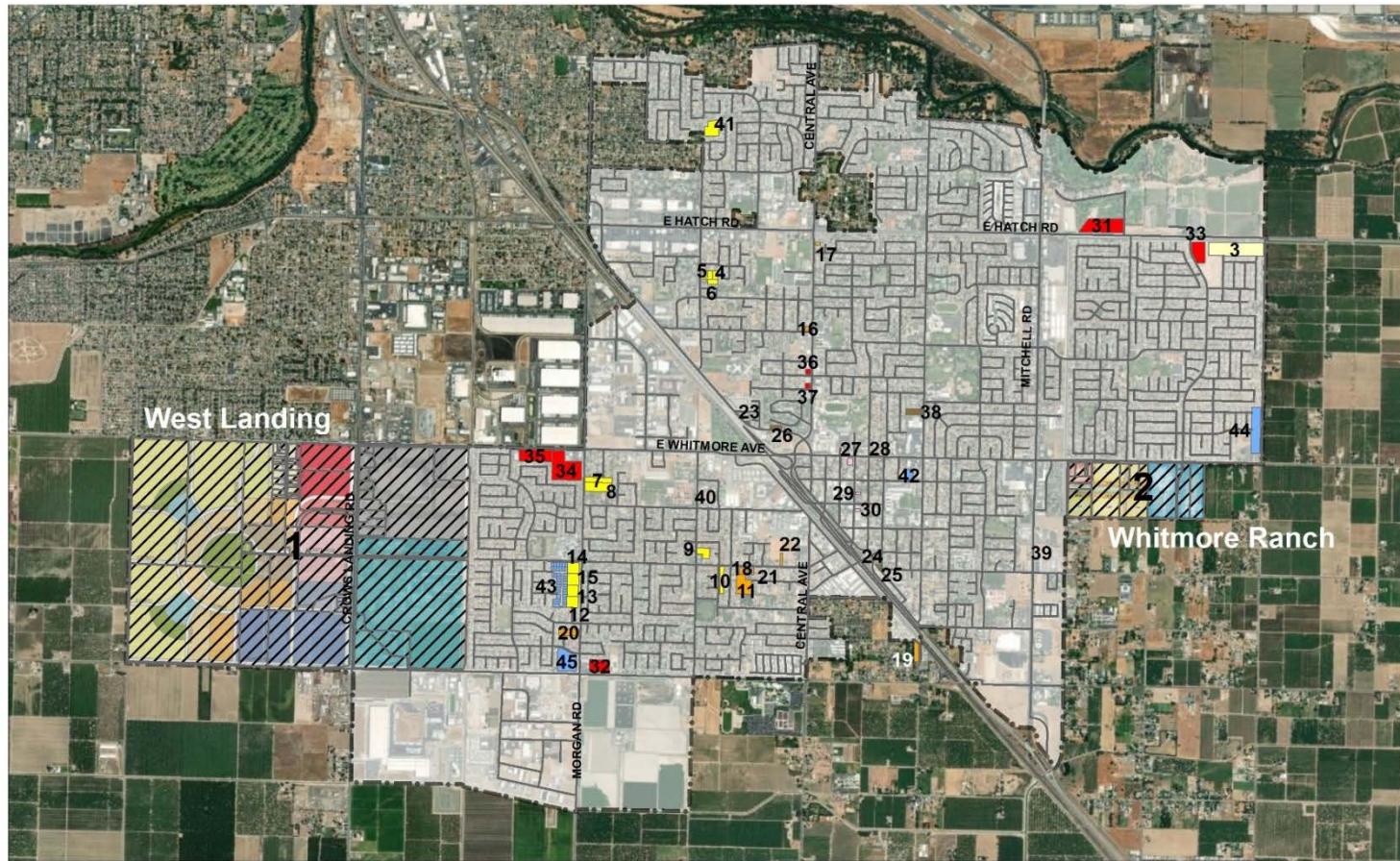
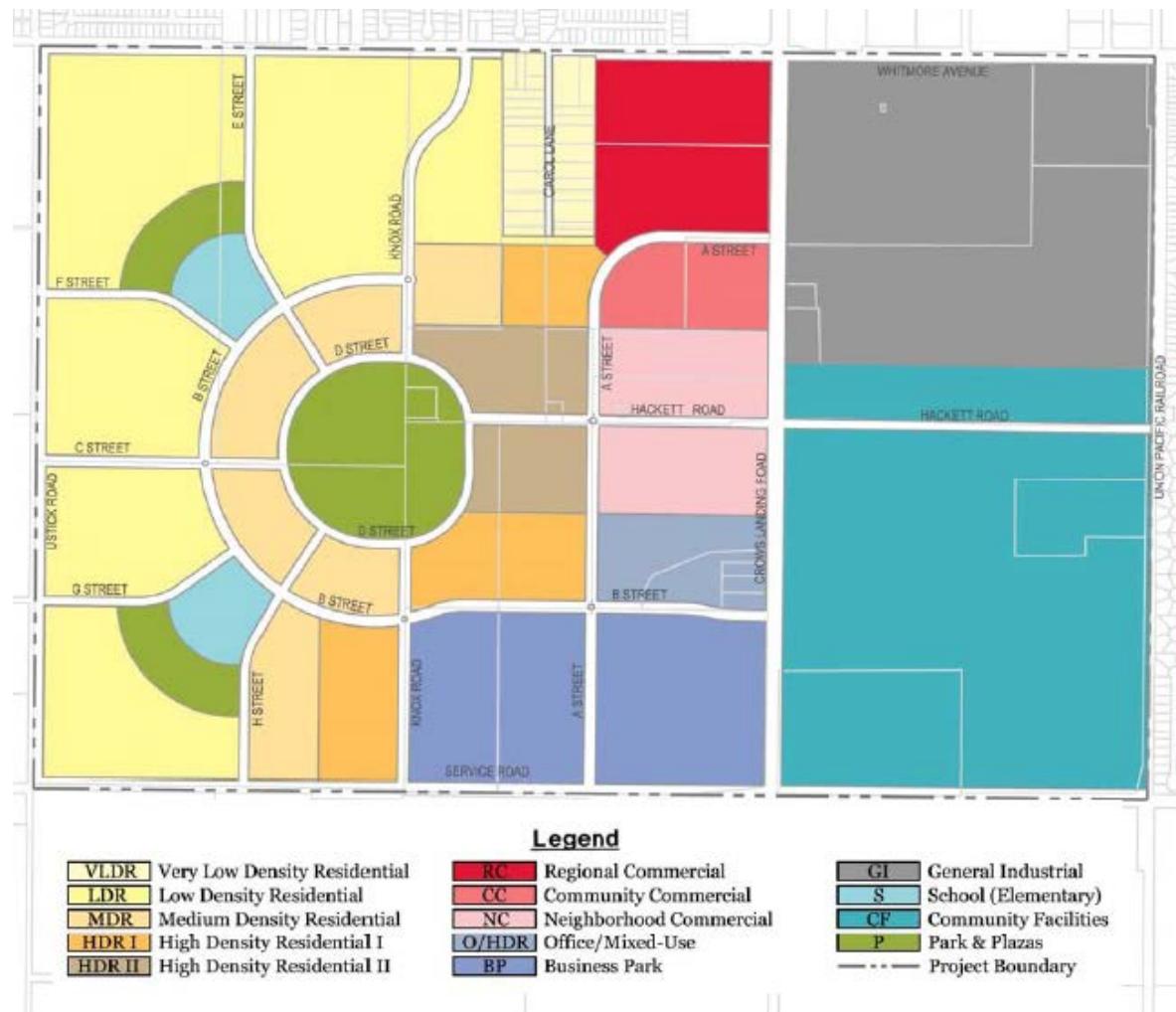


Figure C-1
Sites Inventory
Ceres 6th Cycle Housing Element Update

West Landing Specific Plan (Site #1)

The West Landing Specific Plan Land Use Plan was adopted in April 2011 and promotes a mixed-use, compact development pattern linked to regional transportation systems and includes a full range of residential land uses and mixed commercial/residential uses. Of the total 960 acres of the Specific Plan area, approximately 370 acres are designated for residential uses. Figure C-2 presents the West Landing Specific Plan's land use diagram.

Figure C-2 West Landing Specific Plan Land Use Diagram



SOURCE: City of Ceres West Landing Specific Plan, 2011

West Landing Residential Potential

The West Landing Specific Plan enables the development of up to 1,992 single-family homes and 1,667 multi-family homes (for a total of 3,659 dwelling units). Residential densities range from 4.5 dwelling units per acre (Very Low Density Residential) to 25 dwelling units per acre (High-Density Residential II, Neighborhood Commercial, and Office). Table C-3 summarizes all residential opportunities provided in the West Landing Specific Plan.

Table C-3 Residential Land Uses, West Landing Specific Plan

Zoning	Land Use	Density Du/Ac.	Area	Units	Percent Total Units	Pop.
VLDR	Very Low Density Residential	4.5 max.	18.1	81	2.2%	259
LDR	Low Density Residential	4.5 – 7	178.9	1,252	34.2%	4,006
MDR	Medium Density Residential	7 – 12	54.9	659	18%	1,812
HDR I*	High Density Residential I	12 - 25	39.7	715	19.5%	1,788
HDR II**	High Density Residential II	20 - 30	26.5	662	18.1%	1,655
NC	Neighborhood Commercial	18 - 25	34.3	200	5.5%	500
O	Office	18 - 25	17.7	90	2.5%	225
Total			370.1	3,659	100%	10,245

SOURCE: City of Ceres West Landing Specific Plan, 2011

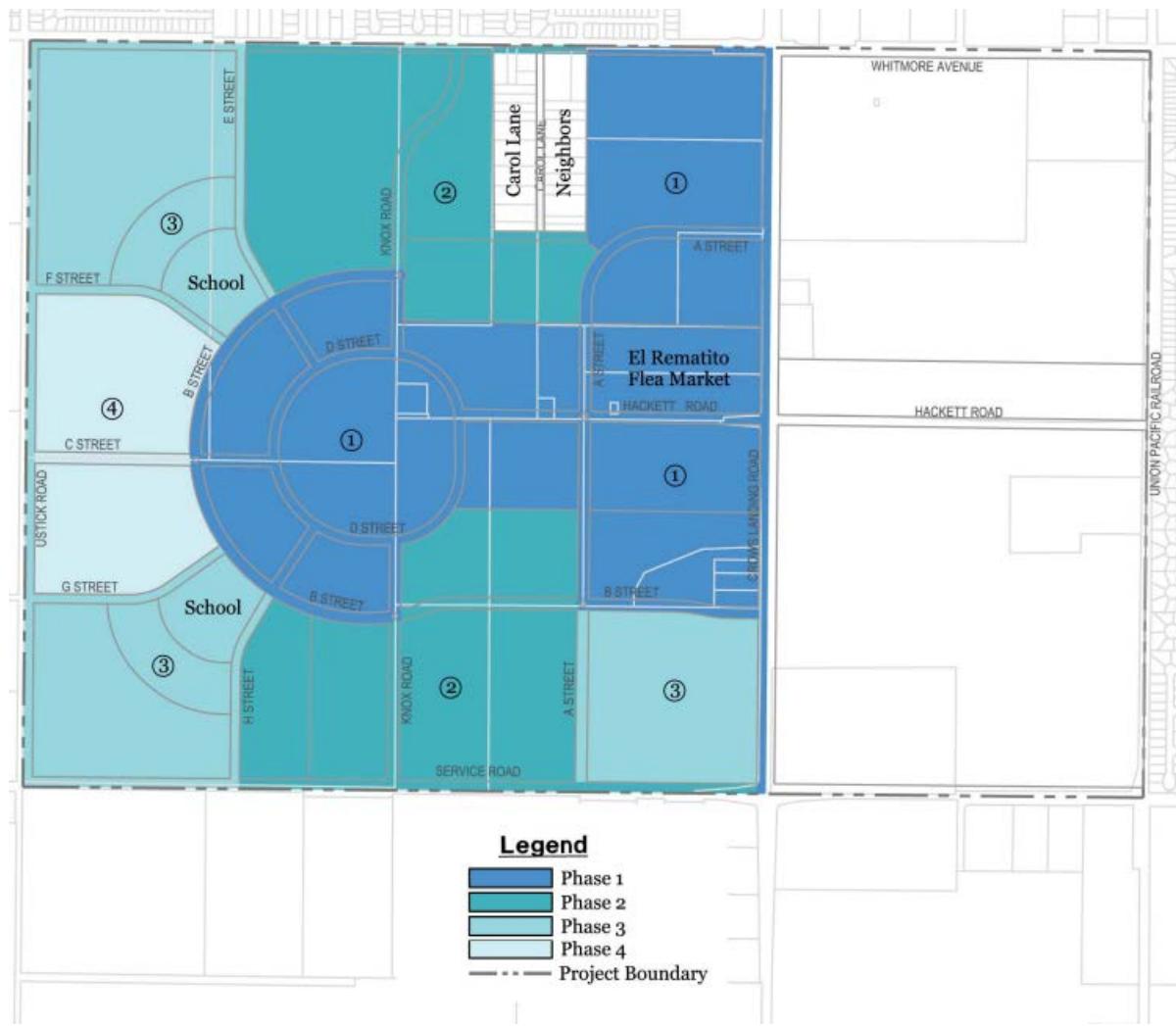
NOTE: *Densities for these designations have been increased to a maximum of 25 and 30, respectively (in keeping with new housing program (see Chapter 2 of this Housing Element)

West Landing Phasing

While the West Landing Specific Plan does not have an expiration date, it assumes that the area would be fully built out over four phases in a 12 to 15-year timeframe. Given that the plan was adopted in 2011, that would put the anticipated end date at 2026. It is likely that poor housing market conditions in the early 2010s and the pandemic conditions in the early 2020s have delayed full implementation of the West Landing Specific Plan. Nonetheless, it is not unreasonable to expect that buildup of all phases should occur within the eight-year housing element planning cycle (2023 through 2031).

A diagram showing the phasing plan is presented in Figure C-3: West Landing Phasing Plan, below. Note that Phase 1 of the plan includes all of the highest density residential development, plus mixed-use areas that would also contain higher density housing.

Figure C-3 West Landing Phasing Plan



Source: City of Ceres West Landing Specific Plan, Chapter 10, 2011

Prior Use in 5th Cycle

The West Landing Specific Plan was included in the 5th Cycle Housing Element and many of the properties in the area have existing uses, including multiple residences, business, and other interests. For properties that have existing uses and were used in the prior housing element cycle (5th cycle), the jurisdiction must now accommodate development “by right” for projects that include at least 20 percent affordable housing. This means, in effect, that no further discretionary review can be imposed on residential development. The West Landing Specific Plan originally required all residential projects to undergo design review, and the specific plan includes an entire chapter devoted to design guidelines (see Chapter 9 of the specific plan). For qualifying properties, this design review—as originally conceived—is no longer applicable for projects that include at least 20 percent affordable units. The jurisdiction has the option, however, to re-tool

its design guidelines as objective design and development standards (ODDS) which would allow the jurisdiction to continue to exercise design control over the project. Table C-6:

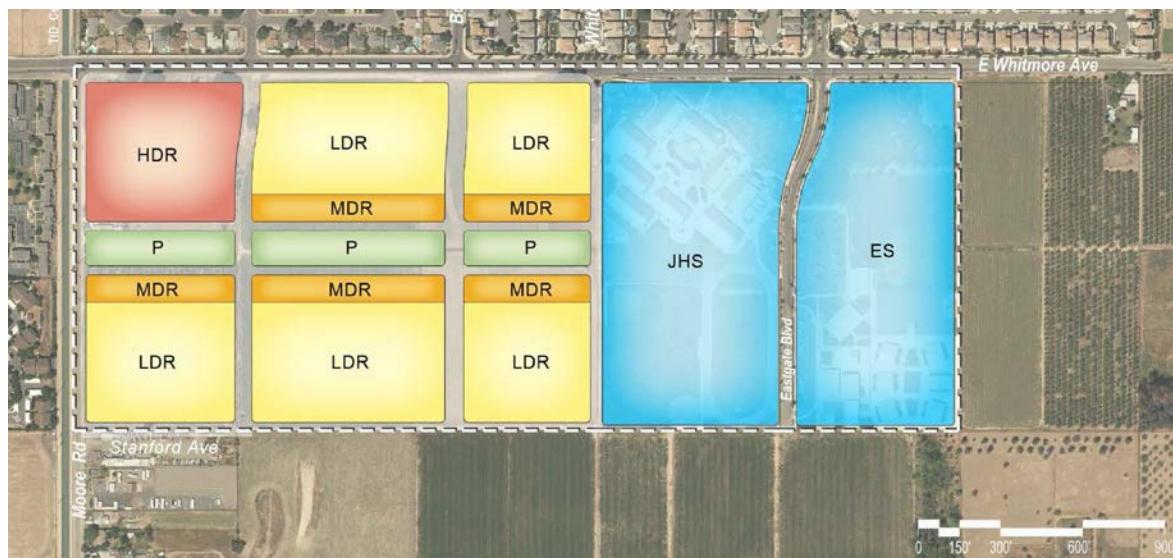
Vacant/Partially Vacant and Available Sites, which is presented at the end of this appendix, indicates which West Landing properties would be limited to ODDS review, should the City opt to put such standards in place.

Whitmore Ranch Specific Plan (Site #2)

The Whitmore Ranch Specific Plan Land Use Plan was adopted in June 2018 and promotes a diverse mix of housing styles, types, and densities. Medium- and high-density residential lines the central park blocks, and all homes are connected to the surrounding neighborhood and adjacent schools by a roadway grid and interconnected network of sidewalks, paths, and bike trails. Of the total 94 acres of the Specific Plan area, approximately 41 acres are designated for residential uses. Figure C-4 presents the Whitmore Ranch Specific Plan's land use diagram.

The Land Use Plan identifies five different land use designations within the Specific Plan Area: Low-Density Residential (LDR), Medium-Density Residential (MDR), High-Density Residential (HDR), Parks (P), and Schools (S). The development assumptions for each of these land use designations, including average lot size, average density, and number of dwelling units, is provided in Table 4.1, Whitmore Ranch Residential Land Uses.

Figure C-4 Whitmore Ranch Specific Plan Land Use Diagram



SOURCE: City of Ceres Whitmore Ranch Specific Plan, 2018

Whitmore Ranch Residential Potential

The Whitmore Ranch Land Use Plan identifies five different land use designations within the Specific Plan Area: Low-Density Residential (LDR), Medium-Density Residential (MDR), High-Density Residential (HDR), Parks (P), and Schools (S). The plan enables the development of up to 281 single-family homes and 160 multi-family homes (for a total of 441 dwelling units). Residential densities range from 7.0 dwelling units per acre (Low Density Residential) to 25 dwelling units per acre (High-Density Residential). Table C-4 summarizes all residential opportunities provided in the Whitmore Ranch Specific Plan.

Table C-4 Whitmore Ranch Residential Land Uses

Land Use Designation	Area	Average Lot Size	Average Density (units/acre)	Dwelling Units	Percent of Area
Low-Density Residential (LDR)	28.0	5,000 sf	7	196	30%
Medium-Density Residential (MDR)	6.6	3,000 sf	13	85	7%
High-Density Residential (HDR)	6.4	n/a	25	160	7%
Total	41.0			441	44%

SOURCE: City of Ceres Whitmore Ranch Specific Plan, 2018

Whitmore Ranch Phasing

The Whitmore Ranch Specific Plan has neither an expiration date nor an estimate of the development timeframe. Section 8.2 (Timing of Development and Public Services) reports that Whitmore Ranch is anticipated to be built out over a number of years and may evolve in a variety of ways, depending on shifts in market demand for certain housing types, changes in the development goals or financial capabilities of property owners, and other factors. The proposed sequence of development is to invest and construct the initial backbone infrastructure with Phase 1 land use development. Thereafter, additional infrastructure and public service facilities would be extended to other developments in the Specific Plan area when individual developments are approved and ready to proceed to construction. It is not unreasonable to expect that buildout of initial and remaining phases should occur within the eight-year housing element planning cycle (2023 through 2031).

A table showing the phasing plan is presented in Table C-5: Summary of Preliminary Land Uses by Phase, below. Note that the initial phase of the plan includes only single-family residential uses, with all multi-family uses assigned to the remaining phases.

Table C-5 Summary of Preliminary Land Uses by Phase

Land Use	Average Density	Initial Phase		Remaining Phases		Buildout	
		Acres	Units	Acres	Units	Acres	Units
Single-Family Residential							
Low Density	7	11.6	81	16.4	115	28.0	196
Medium Density	12.9	2.8	36	3.8	49	6.6	85
Multi-Family Residential							
High Density	24.9			6.4	160	6.4	160
Total		14.4	117	26.6	324	41	441

SOURCE: City of Ceres Whitmore Ranch Specific Plan, 2018

Steps for Entitlements

Development of the Specific Plan is subject to approval of subsequent entitlements, which include a Planned Community Development Plan, Tentative Maps, other permits; Development Agreements, if appropriate; and Specific Plan Amendments, as applicable. Future development projects in the Whitmore Ranch Specific Plan Area would be reviewed for consistency with the Specific Plan and other regulatory documents.

For all residential uses, before any permitted use is erected on any lot, a site plan, floor plans of all buildings, elevations of all buildings, and a landscape plan would be submitted to and approved by the Planning Commission.

Prior Use in 5th Cycle

The Whitmore Ranch Specific Plan was not included in the 5th Cycle Housing Element and is not constrained by the factors that affect sites re-used from the 5th Cycle.

Very Low-Density Residential (Site #3)

APN: 069-015-013 (Site #3)

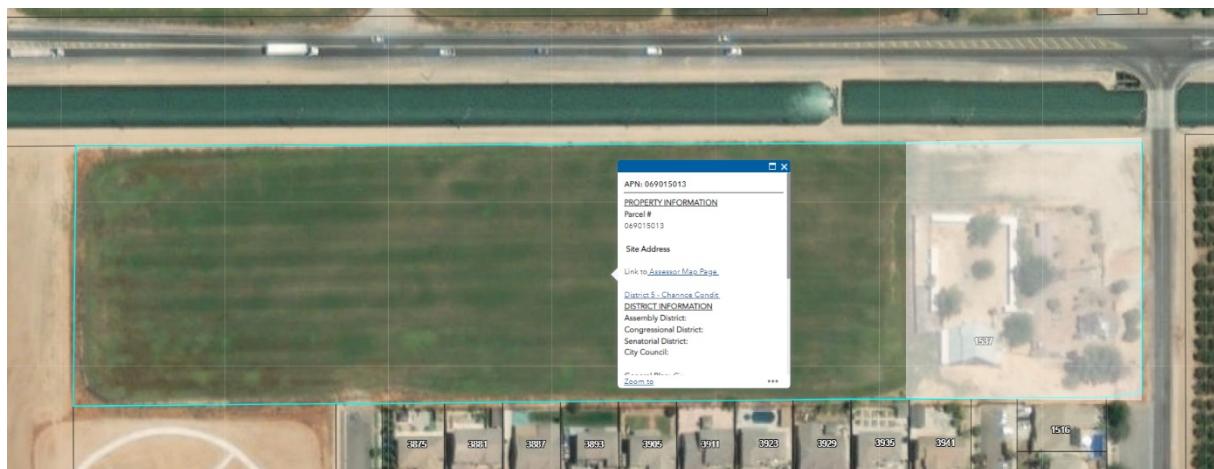
Assumed Number of Housing Units: 33

“By Right” with 20% Affordable: Yes; used in 5th cycle and not vacant

Description: Site #3 is located south of East Hatch Road at the far eastern city limit. Current use on the site includes a residential use, but most of the site is vacant. This site would remain zoned as PC-52, which would allow a total of 41 very low-density residential units developed at 4.5 dwelling units per acre. The existing unit would remain (see white shaded area), and the area for development has been reduced accordingly. For projects with at least 20 percent affordable, site plan and design review are now limited to any objective standards that the City adopts in the near future.

Constraints: None

Figure C-5 Site #3



Low-Density Residential (Sites #4 through #15)

APN: 040-086-013 (Site #4)

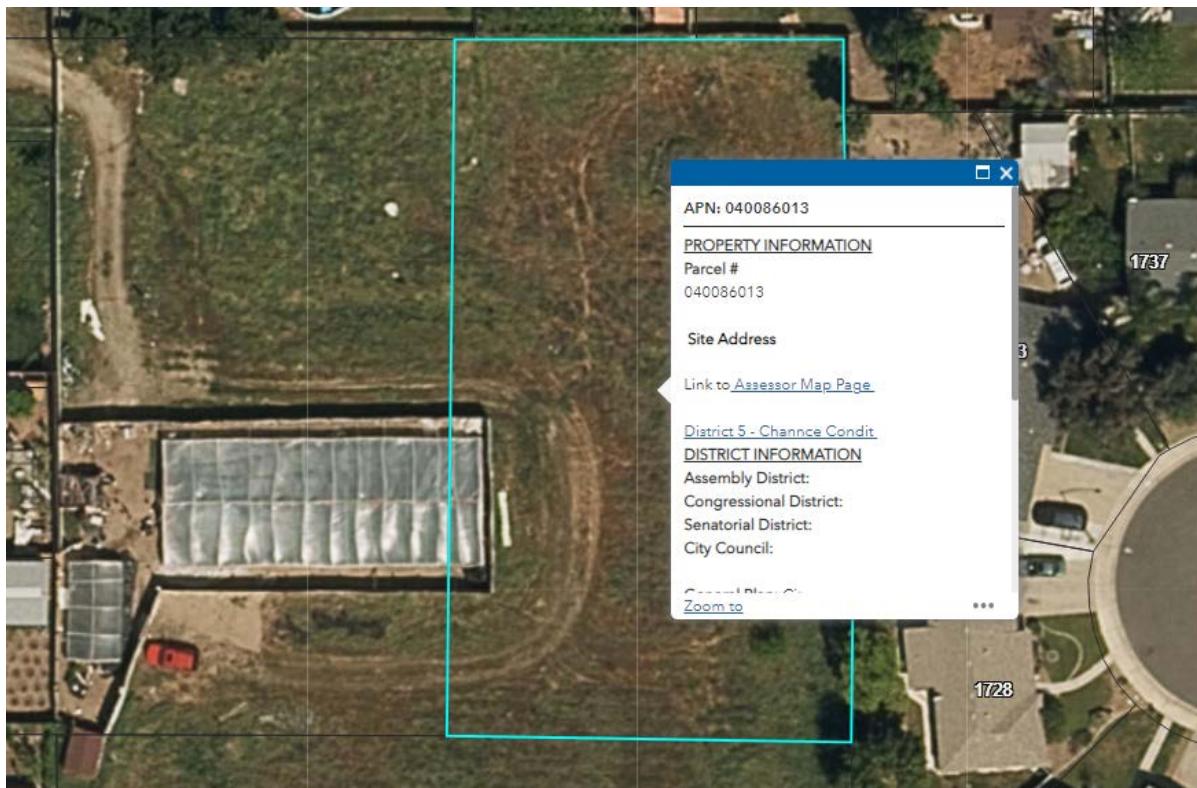
Assumed Number of Housing Units: 3

“By Right” with 20% Affordable: The site was used in 5th cycle and is not vacant; However, the project would require subdivision action and is therefore subject to discretionary review, as well as CEQA.

Description: Site #4 is located south of East Hatch Road between Morgan and Central. Current use on the site includes a greenhouse structure, but most of the site is vacant. This site would remain zoned as R-1, which would allow a total of three (3) low-density residential units developed at 5.0 dwelling units per acre.

Constraints: Subdivision process necessary

Figure C-6 Site #4



APN: 040-086-012 (Site #5)

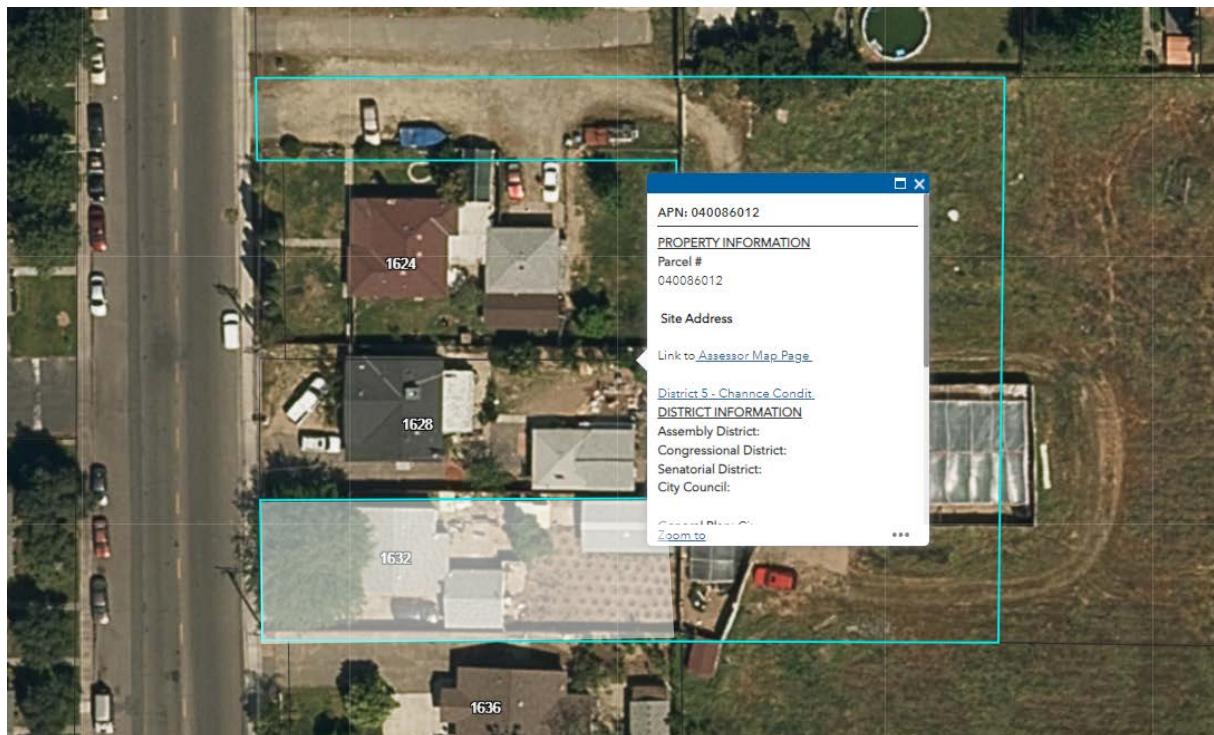
Assumed Number of Housing Units: 3

“By Right” with 20% Affordable: The site was used in 5th cycle and is not vacant; However, the project would require subdivision action and is therefore subject to discretionary review, as well as CEQA.

Description: Site #5 is located south of East Hatch Road between Morgan and Central. Current use on the site includes a greenhouse structure and single-family residence, with ample vacant land. This site would remain zoned as R-1, which would allow a total of three (3) low-density residential units developed at 5.0 dwelling units per acre. The existing unit would remain (see white shaded area), and the area for development has been reduced accordingly.

Constraints: Subdivision process necessary

Figure C-7 Site #5



APN: 040-086-011 (Site #6)

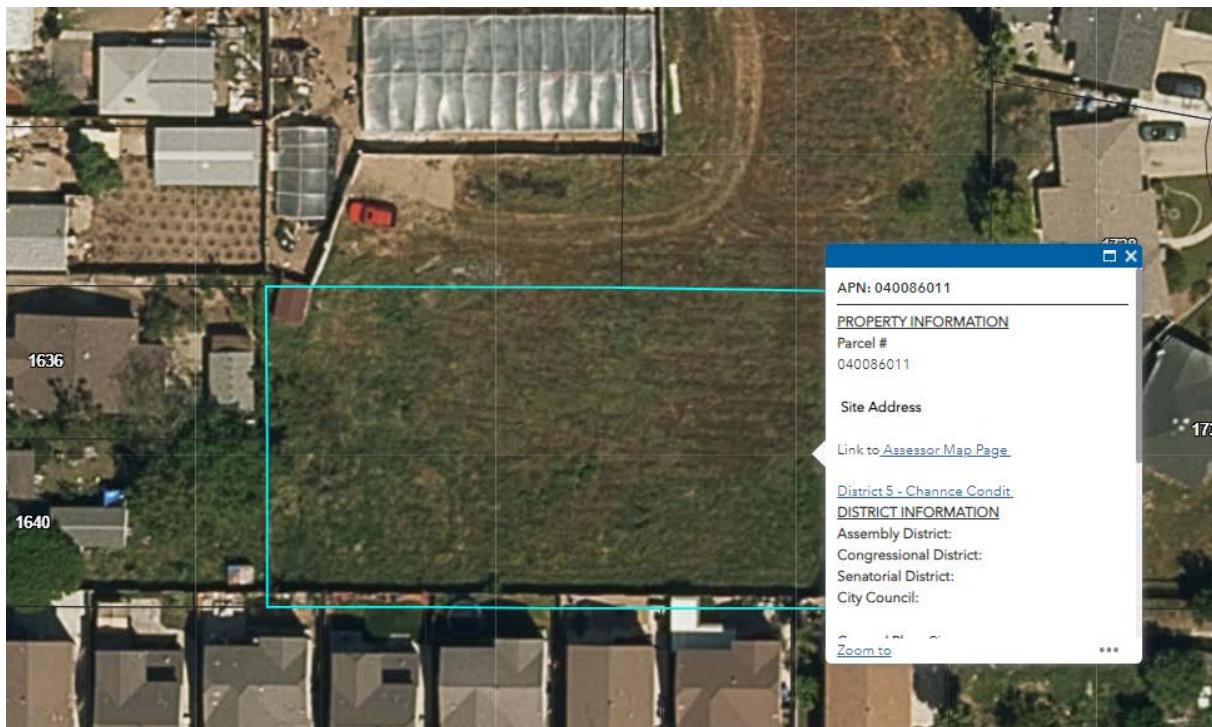
Assumed Number of Housing Units: 3

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #6 is located south of East Hatch Road between Morgan and Central. Current use on the site includes vacant land only. This site would remain zoned as R-1, which would allow a total of three (3) low-density residential units developed at 5.0 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-8 Site #6



APN: 053-017-001 (Site #7)

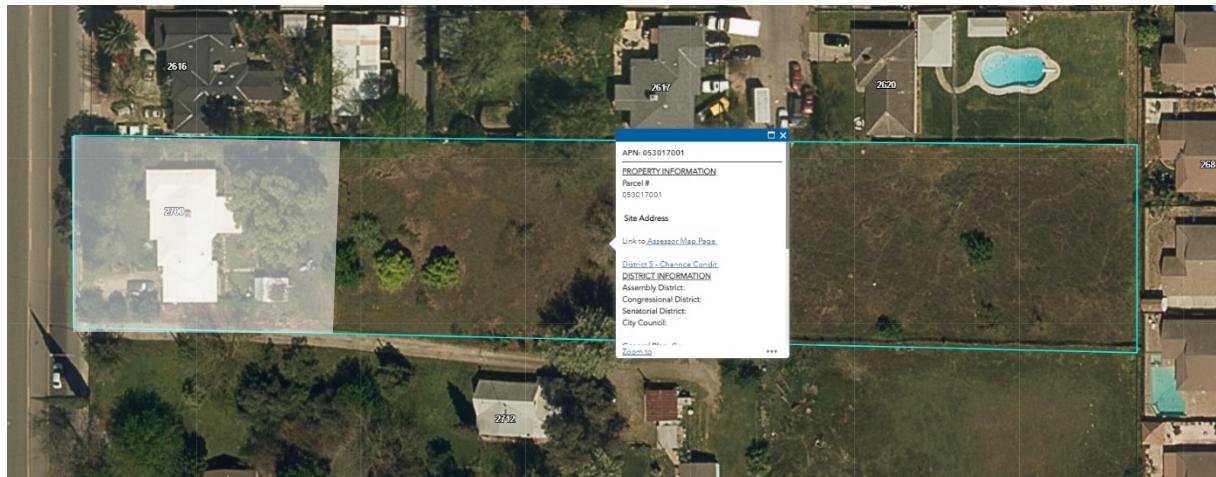
Assumed Number of Housing Units: 7

“By Right” with 20% Affordable: The site was used in 5th cycle and is not vacant; However, the project would require subdivision action and is therefore subject to discretionary review, as well as CEQA.

Description: Site #7 is located east of Morgan Road, south of East Whitmore Avenue. Current use on the site includes a single-family residence. This site would remain zoned as R-1, which would allow a total of seven (7) low-density residential units developed at 5.0 dwelling units per acre. The existing unit would remain (see white shaded area), and the area for development has been reduced accordingly.

Constraints: None

Figure C-9 Site #7



APN: 053-017-002 (Site #8)

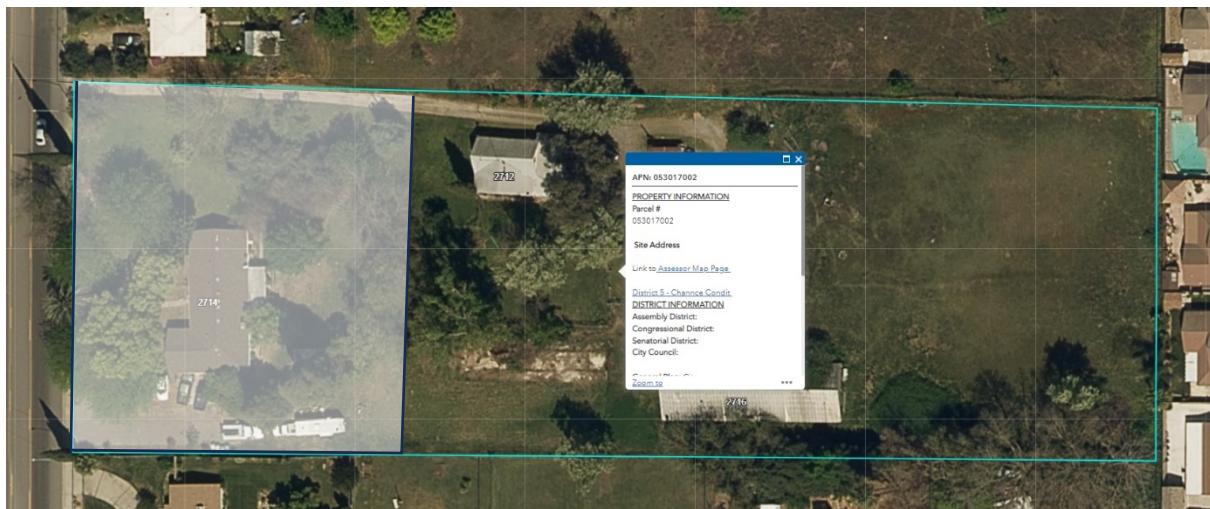
Assumed Number of Housing Units: 13

“By Right” with 20% Affordable: The site was used in 5th cycle and is not vacant; However, the project would require subdivision action and is therefore subject to discretionary review, as well as CEQA.

Description: Site #8 is located east of Morgan Road, south of East Whitmore Avenue. Current use on the site includes a single-family residence and outbuildings. This site would remain zoned as R-1, which would allow a total of 13 low-density residential units developed at 5.0 dwelling units per acre. The existing unit would remain (see white shaded area), and the area for development has been reduced accordingly.

Constraints: None

Figure C-10 Site #8



APN: 053-022-081 (Site #9)

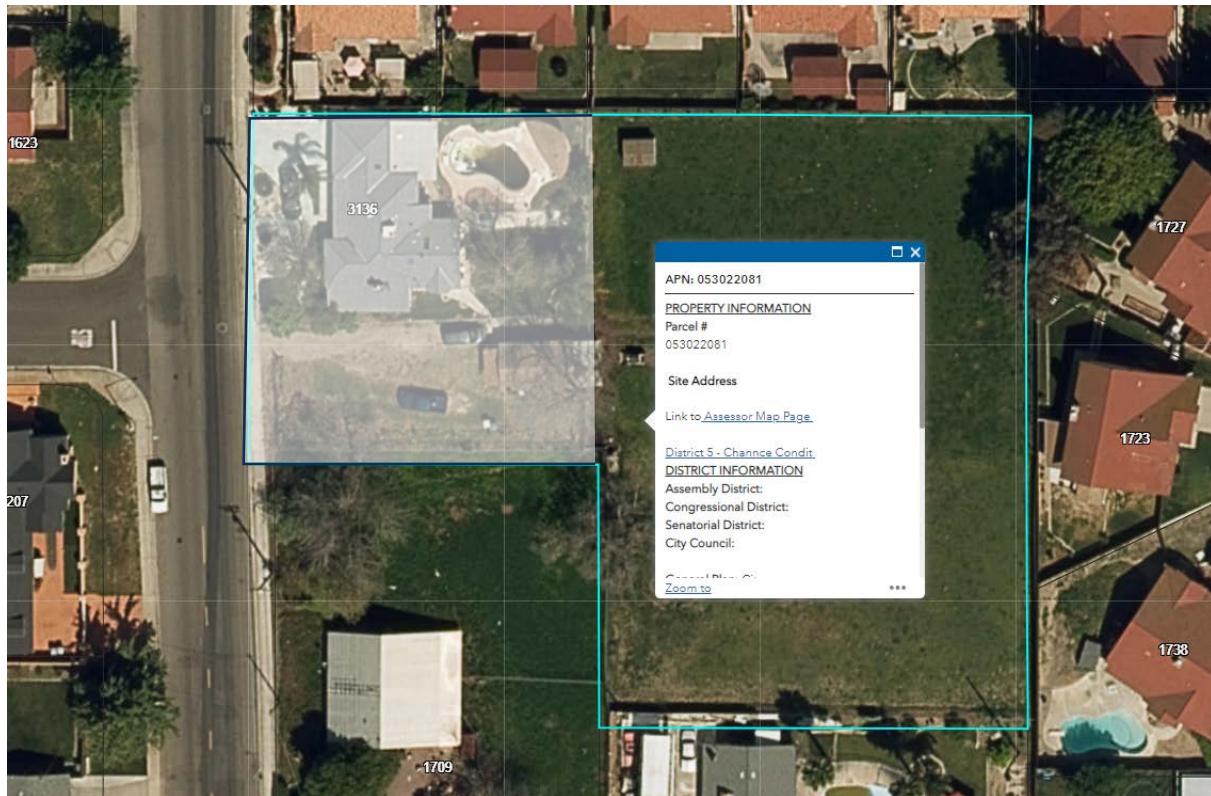
Assumed Number of Housing Units: 5

“By Right” with 20% Affordable: The site was used in 5th cycle and is not vacant; However, the project would require subdivision action and is therefore subject to discretionary review, as well as CEQA.

Description: Site #9 is located east of Blaker Road, southeast of Downtown Ceres. Current use on the site includes a single-family residence. This site would remain zoned as R-1, which would allow a total of five (5) low-density residential units developed at 5.0 dwelling units per acre. The existing unit would remain (see white shaded area), and the area for development has been reduced accordingly.

Constraints: None

Figure C-11 Site #9



APN: 053-024-004 (Site #10)

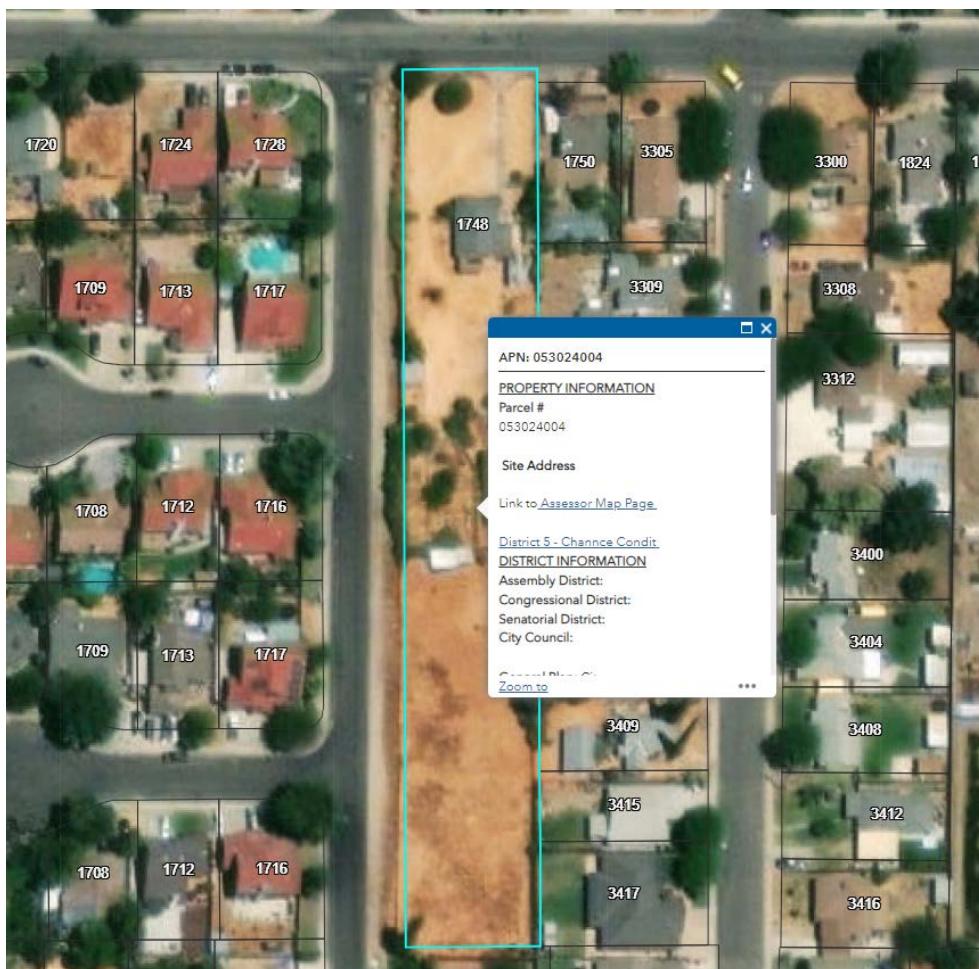
Assumed Number of Housing Units: 7

“By Right” with 20% Affordable: The site was used in 5th cycle and is not vacant; However, the project would require subdivision action and is therefore subject to discretionary review, as well as CEQA.

Description: Site #10 is located east of Blaker Road, southeast of Downtown Ceres. Current use on the site includes a single-family residence. This site would remain zoned as R-1, which would allow a total of seven (7) low-density residential units developed at 5.0 dwelling units per acre. The existing unit would be demolished.

Constraints: None

Figure C-12 Site #10



APN: 053-024-025 (Site #11)

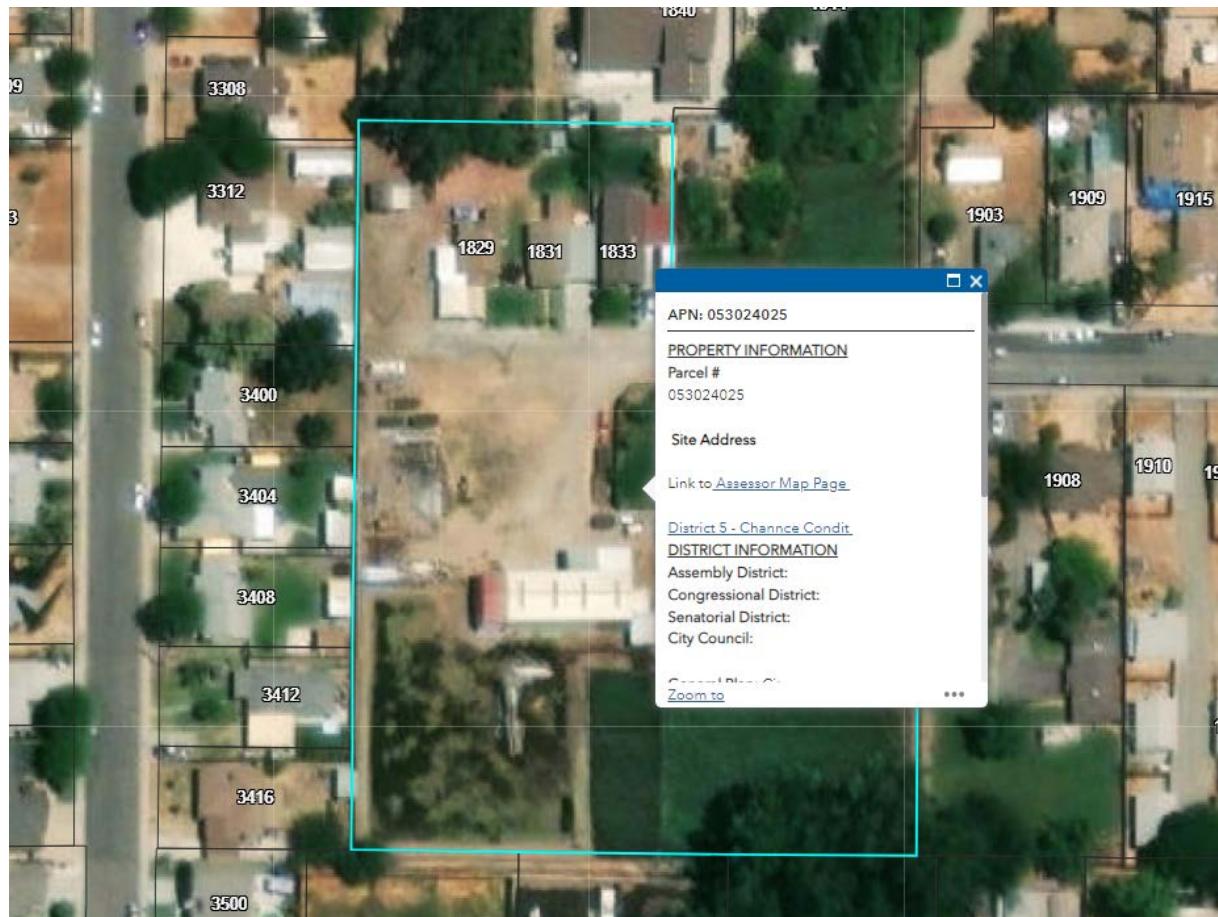
Assumed Number of Housing Units: 18

“By Right” with 20% Affordable: The site was used in 5th cycle and is not vacant; However, the project would require subdivision action and is therefore subject to discretionary review, as well as CEQA.

Description: Site #11 is located on Pleasant Avenue, west of Central Avenue. Current uses on the site include various single-family residences and out buildings. This site would remain zoned as R-1, which would allow a total of 18 low-density residential units developed at 5.0 dwelling units per acre. The existing unit would be demolished.

Constraints: None

Figure C-13 Site #11



APN: 086-037-008 (Site #12)

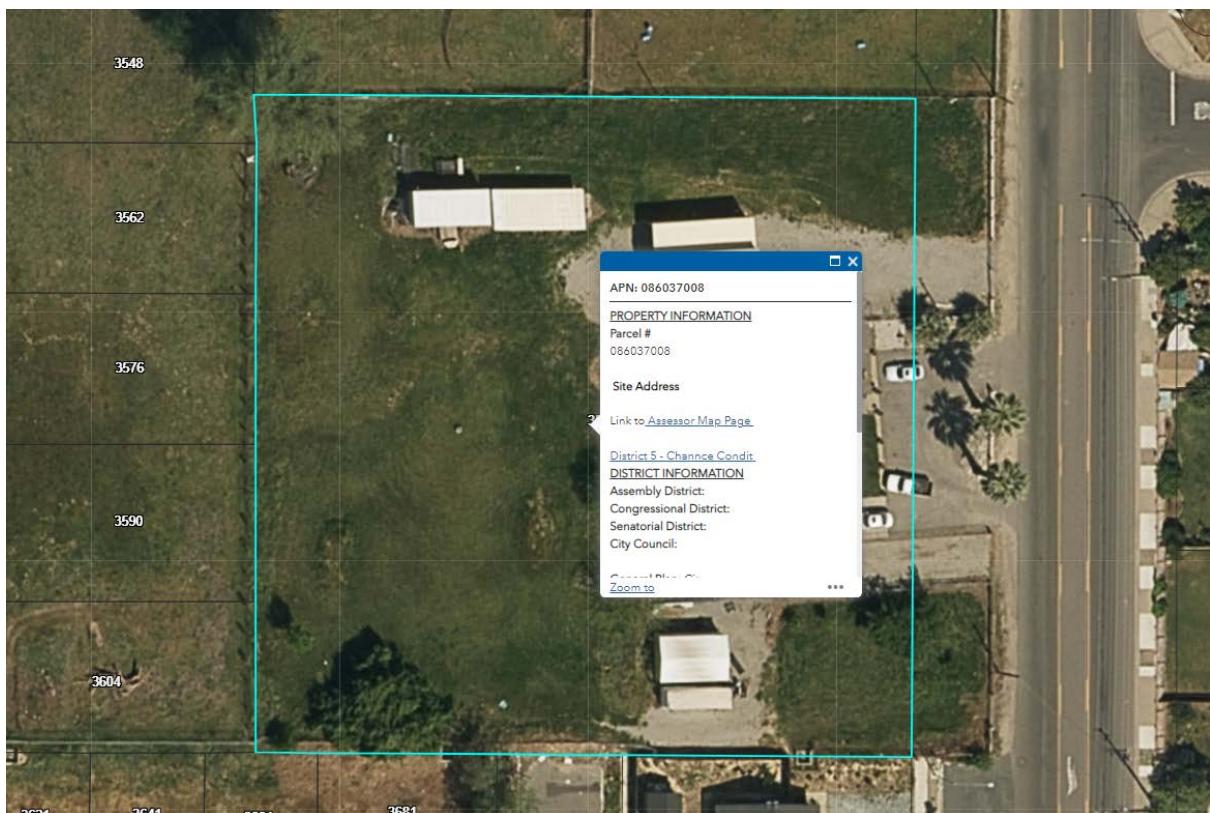
Assumed Number of Housing Units: 8

“By Right” with 20% Affordable: Yes; used in 5th cycle and not vacant

Description: Site #12 is located west of Morgan Road, toward the western city limits. Current use on the site includes a single-family residence. This site would remain zoned as PC-49, which would allow a total of eight (8) low-density residential units developed at 5.0 dwelling units per acre. The existing unit would be demolished. For projects with at least 20 percent affordable, site plan and design review are now limited to any objective standards that the City adopts in the near future.

Constraints: None

Figure C-14 Site #12



APN: 086-037-007 (Site #13)

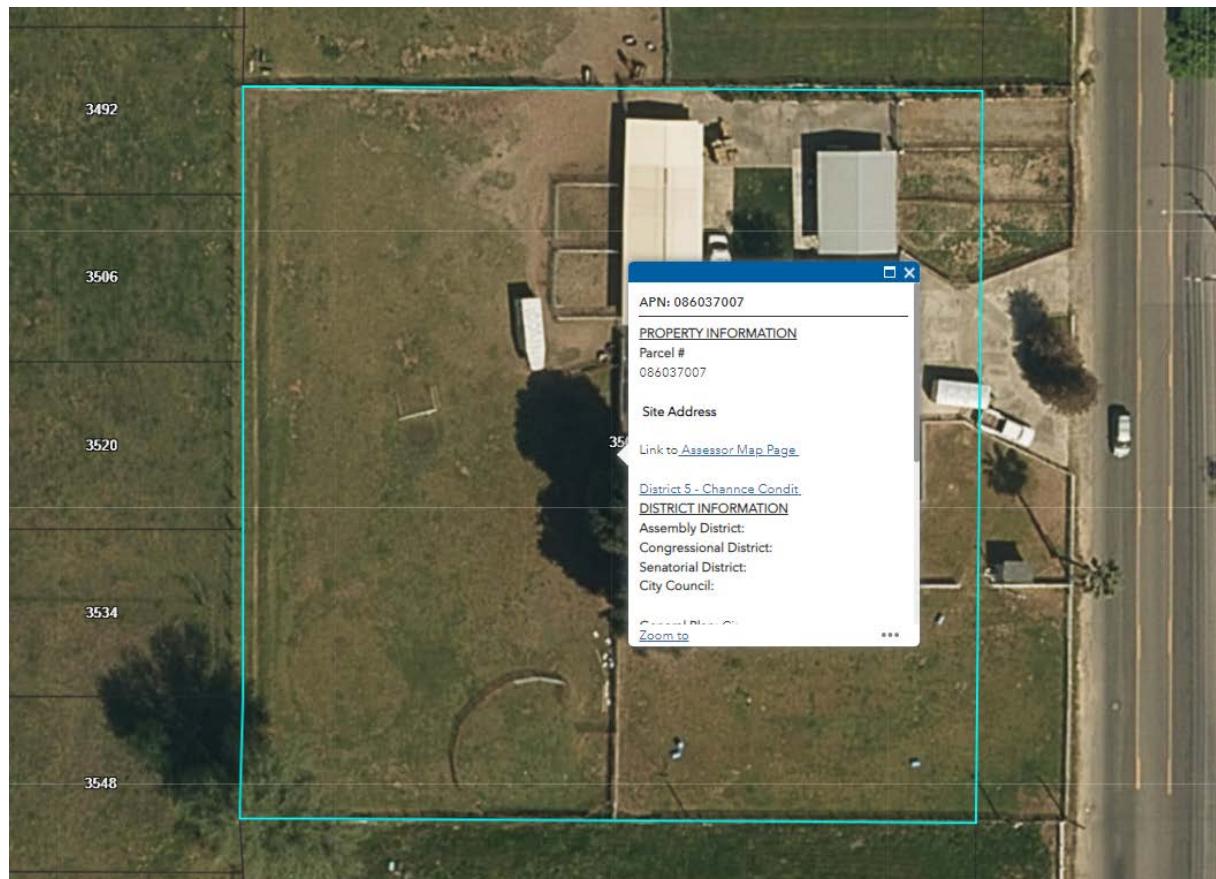
Assumed Number of Housing Units: 8

“By Right” with 20% Affordable: Yes; used in 5th cycle and not vacant

Description: Site #13 is located west of Morgan Road, toward the western city limits. Current use on the site includes a single-family residence. This site would remain zoned as PC-49, which would allow a total of eight (8) low-density residential units developed at 5.0 dwelling units per acre. The existing unit would be demolished. For projects with at least 20 percent affordable, site plan and design review are now limited to any objective standards that the City adopts in the near future.

Constraints: None

Figure C-15 Site #13



APN: 086-037-005 (Site #14)

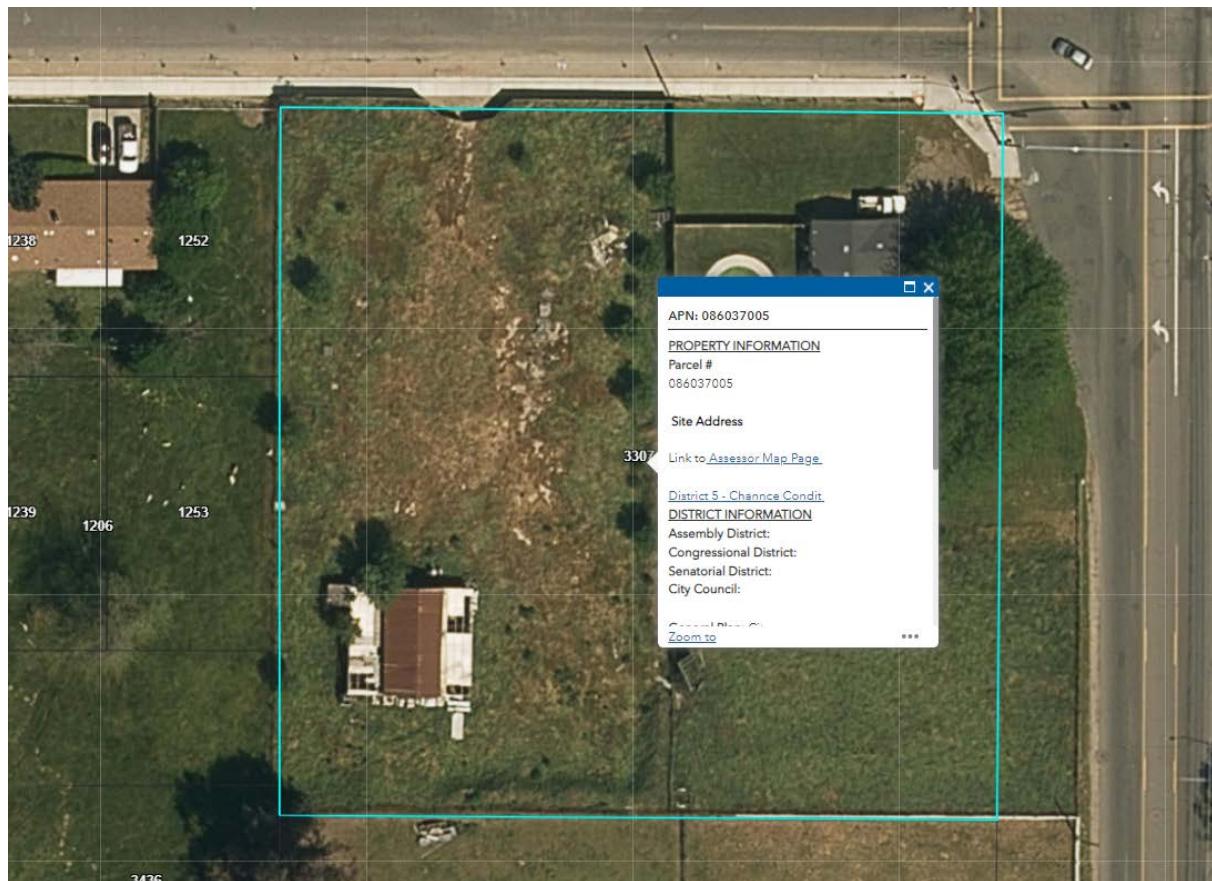
Assumed Number of Housing Units: 8

“By Right” with 20% Affordable: Yes; used in 5th cycle and not vacant

Description: Site #14 is located west of Morgan Road, toward the western city limits. Current use on the site includes a single-family residence. This site would remain zoned as PC-49, which would allow a total of eight (8) low-density residential units developed at 5.0 dwelling units per acre. The existing unit would be demolished. For projects with at least 20 percent affordable, site plan and design review are now limited to any objective standards that the City adopts in the near future.

Constraints: None

Figure C-16 Site #14



APN: 086-037-006 (Site #15)

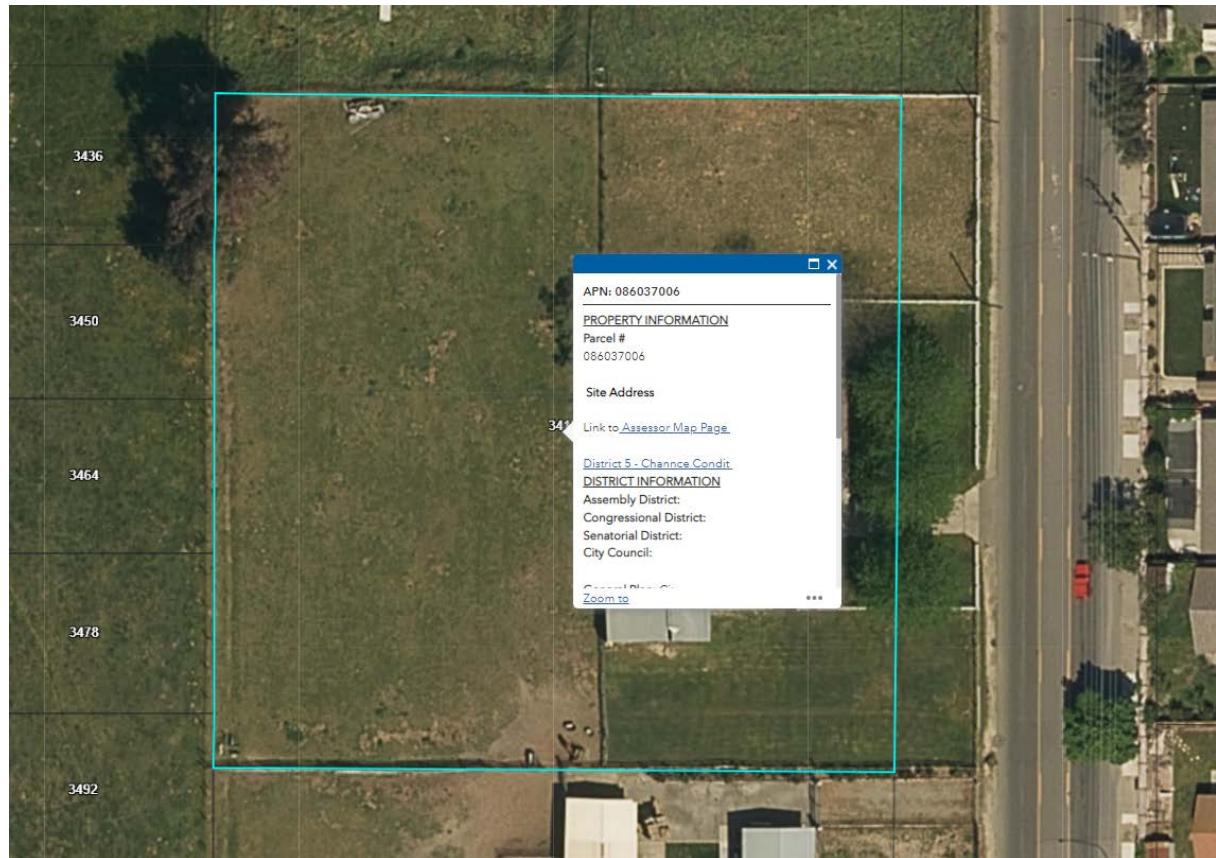
Assumed Number of Housing Units: 8

“By Right” with 20% Affordable: Yes; used in 5th cycle and not vacant

Description: Site #15 is located west of Morgan Road, toward the western city limits. Current use on the site includes a single-family residence. This site would remain zoned as PC-49, which would allow a total of eight (8) low-density residential units developed at 5.0 dwelling units per acre. The existing unit would be demolished. For projects with at least 20 percent affordable, site plan and design review are now limited to any objective standards that the City adopts in the near future.

Constraints: None

Figure C-17 Site #15



Medium-Density Residential (Sites #16 through #22)

APN: 040-014-090 (Site #16)

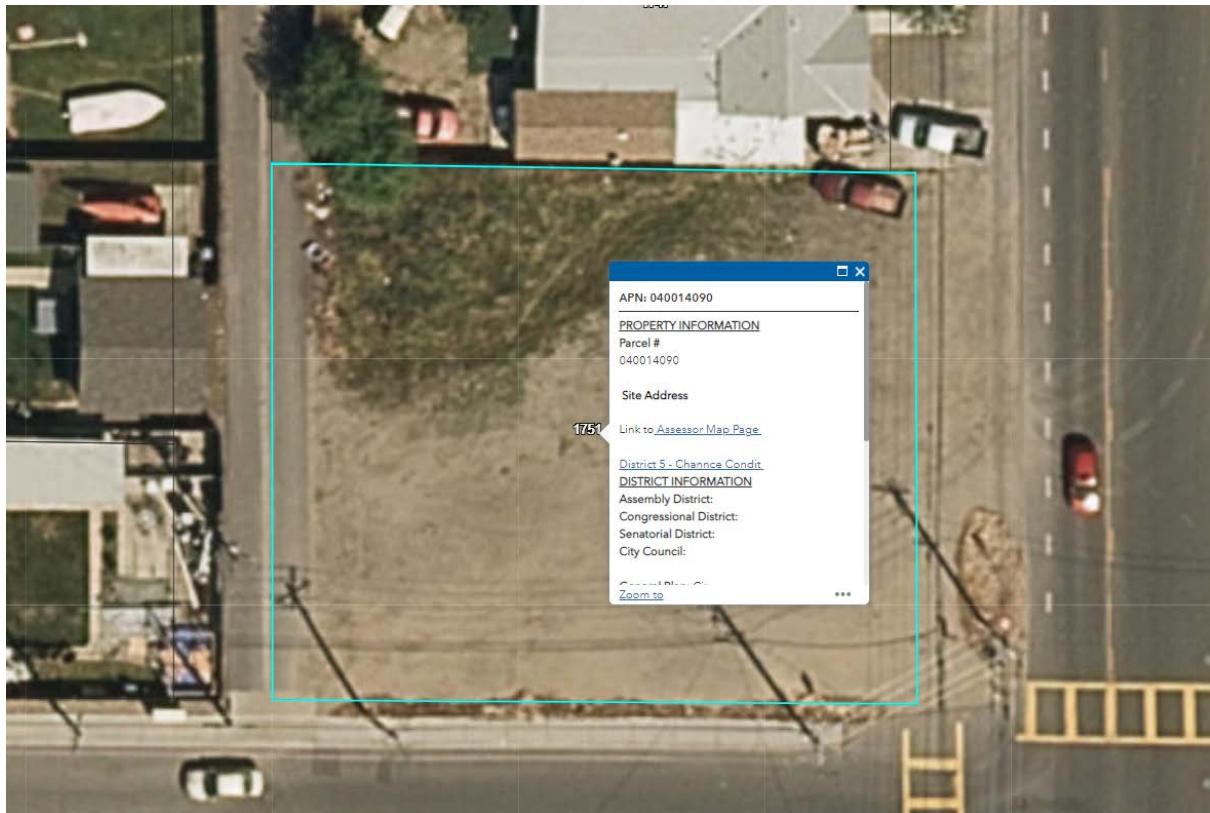
Assumed Number of Housing Units: 3

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #16 is located on Central Avenue, midway between Hatch Road and Whitmore Avenue. This site is vacant. This site would remain zoned as R-3, which would allow a total of three (3) medium-density residential units developed at 10 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-18 Site #16



APN: 040-067-047 (Site #17)

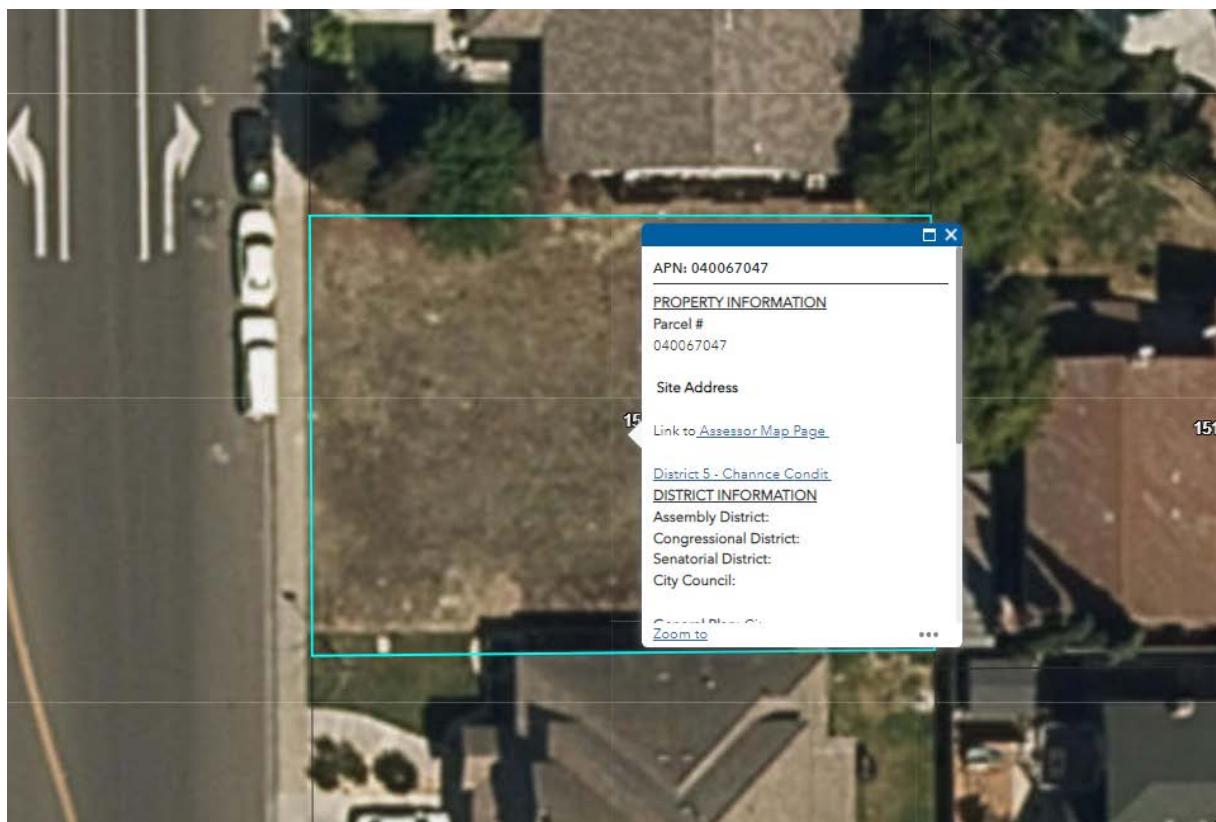
Assumed Number of Housing Units: 2

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #17 is located on Central Avenue, south of Hatch Road. This site is vacant and would remain zoned as R-2, which would allow a total of two (2) medium-density residential units developed at 10 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-19 Site #17



APN: 053-024-023 (Site #18)

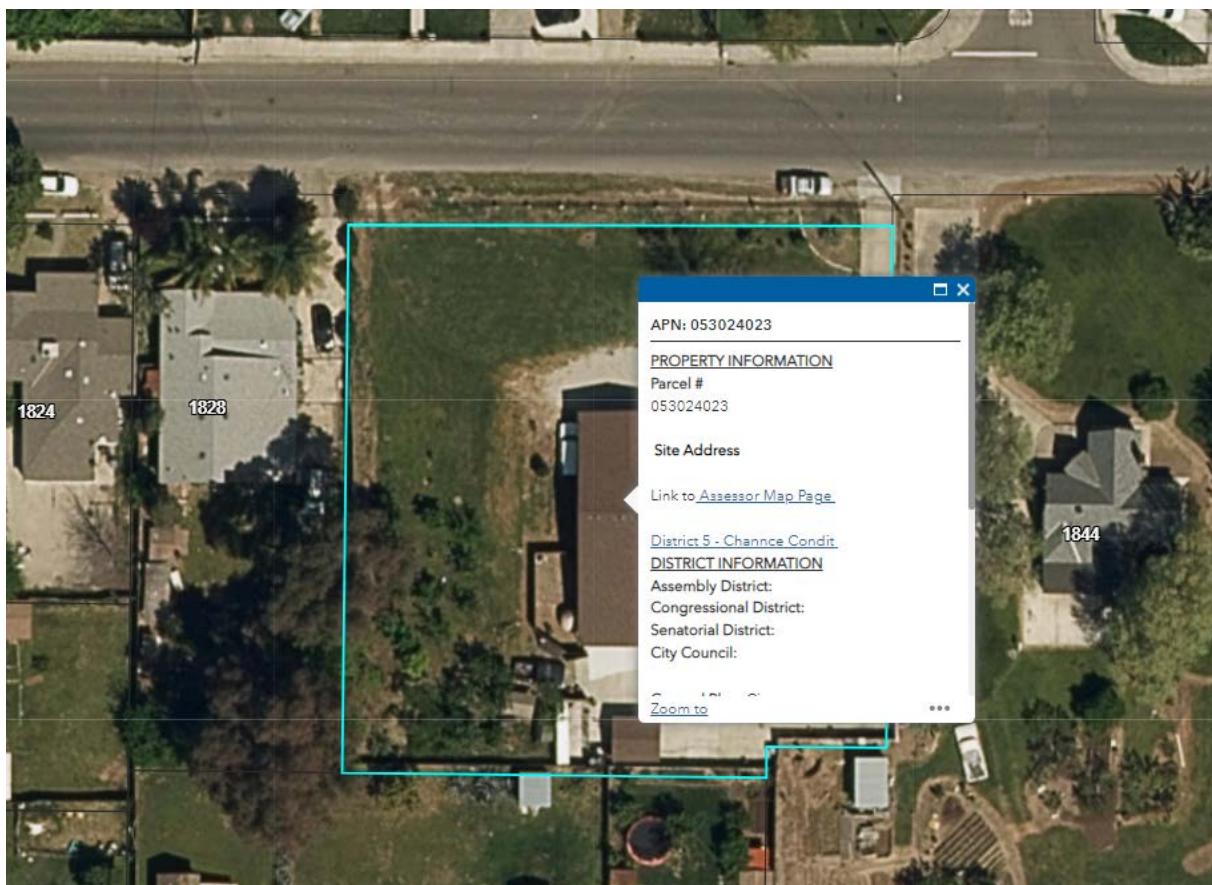
Assumed Number of Housing Units: 10

“By Right” with 20% Affordable: Yes; used in 5th cycle and not vacant

Description: Site #18 is located on Pleasant Avenue, west of Central Avenue. Current use on the site includes a single-family residence. This site would remain zoned as R-3, which would allow a total of 10 medium-density residential units developed at 10 dwelling units per acre. The existing unit would be demolished. For projects with at least 20 percent affordable, site plan and design review are now limited to any objective standards that the City adopts in the near future.

Constraints: None

Figure C-20 Site #18



APN: 053-037-001 (Site #19)

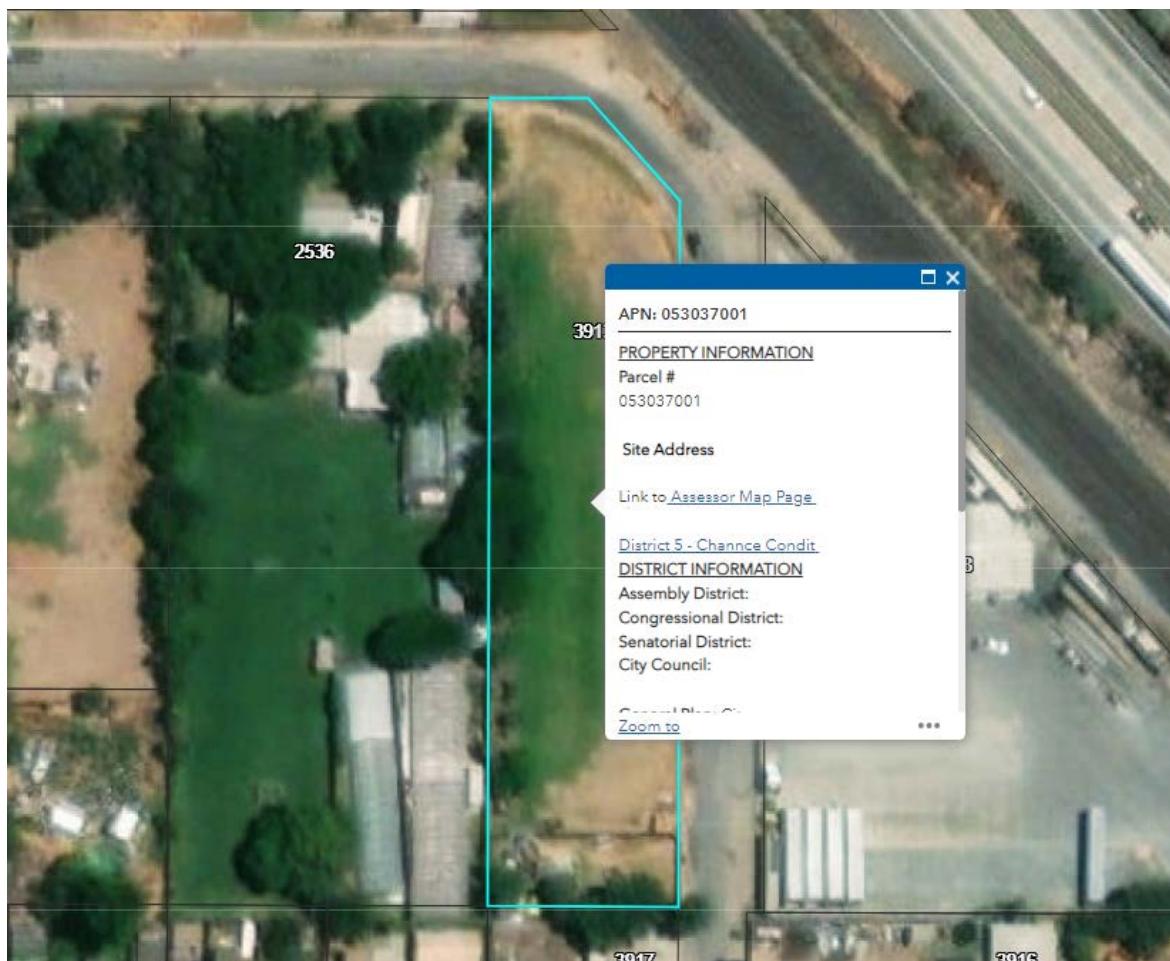
Assumed Number of Housing Units: 12

“By Right” with 20% Affordable: Yes; used in 5th cycle and not vacant

Description: Site #19 is located on Moffett, immediately west of State Route 99. Current use on the site includes a fenced storage yard, but most of the site is vacant land. This site would remain zoned as R-4, which would allow a total of 12 medium-density residential units developed at 10 dwelling units per acre. For projects with at least 20 percent affordable, site plan and design review are now limited to any objective standards that the City adopts in the near future.

Constraints: None

Figure C-21 Site #19



APN: 086-034-008 (Site #20)

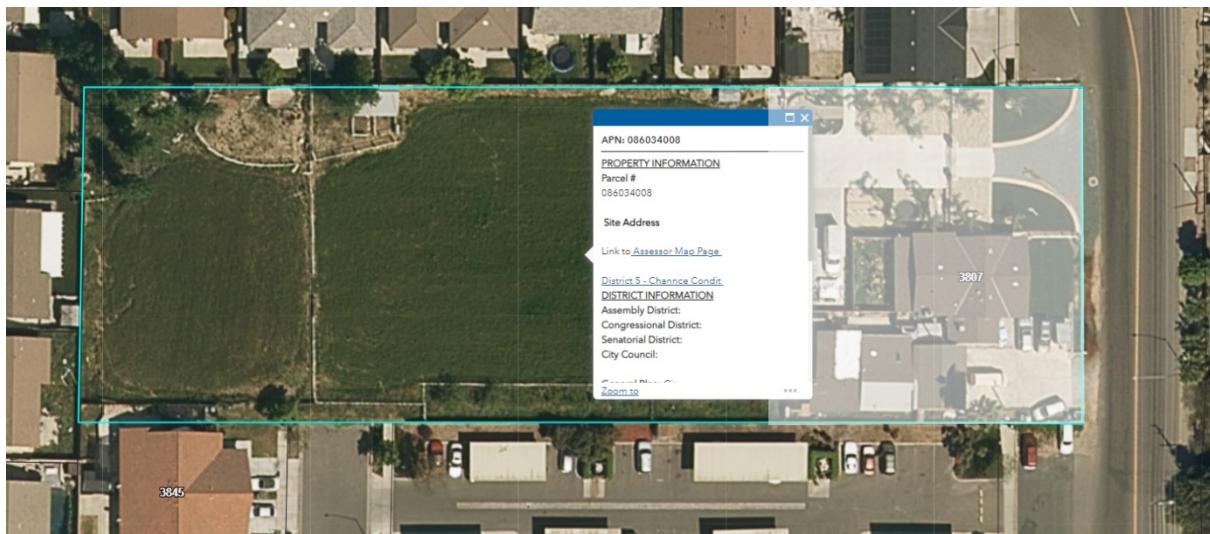
Assumed Number of Housing Units: 12

“By Right” with 20% Affordable: Yes; used in 5th cycle and not vacant

Description: Site #20 is located on Morgan Road, north of Service Road. Current use on the site includes a single-family residence and vacant land. This site would remain zoned as PC-49, which would allow a total of 12 medium-density residential units developed at 10 dwelling units per acre. The existing unit would remain (see white shaded area), and the area for development has been reduced accordingly. For projects with at least 20 percent affordable, site plan and design review are now limited to any objective standards that the City adopts in the near future.

Constraints: None

Figure C-22 Site #20



APN: 127-029-001 (Site #21)

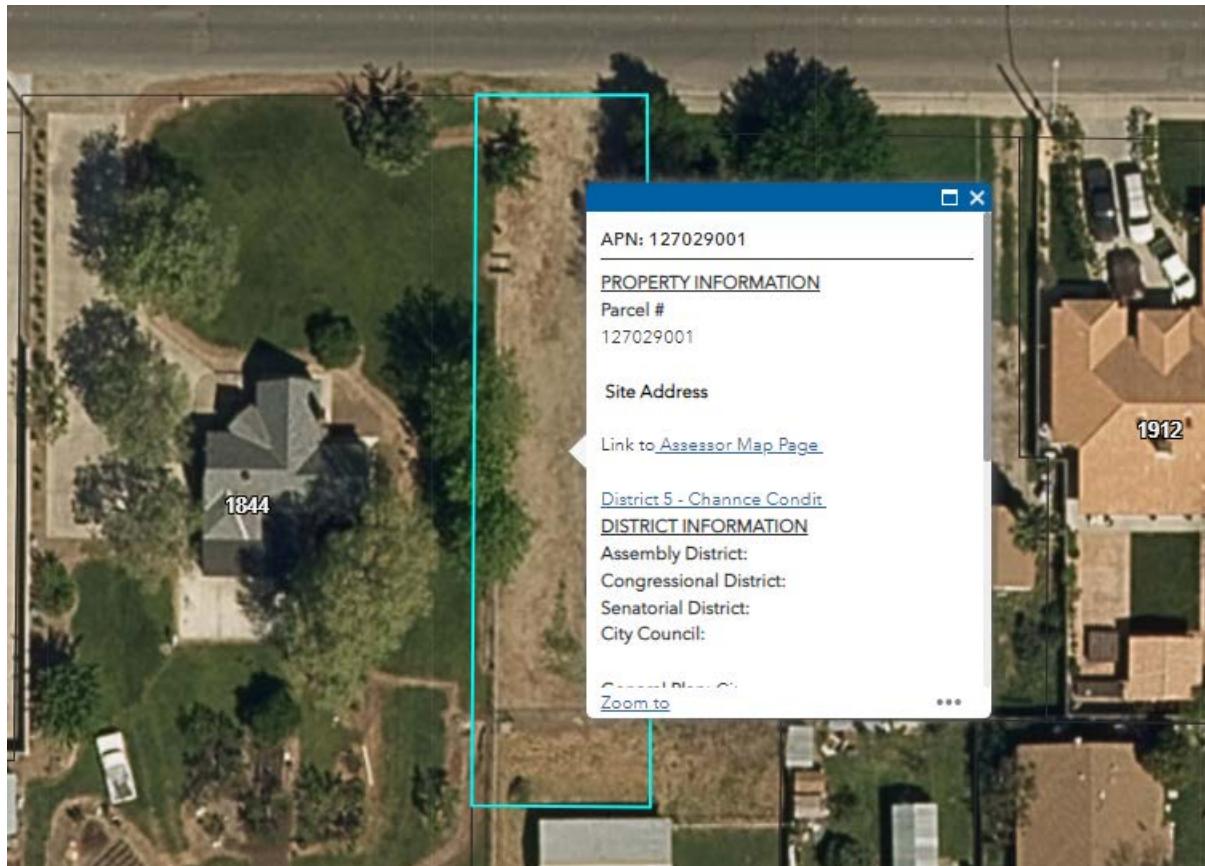
Assumed Number of Housing Units: 2

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #21 is located on Pleasant Avenue, west of Central Avenue. Current use on the site includes vacant land. This site would remain zoned as R-3, which would allow a total of two (2) medium-density residential units developed at 10 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-23 Site #21



APN: 127-030-010 (Site #22)

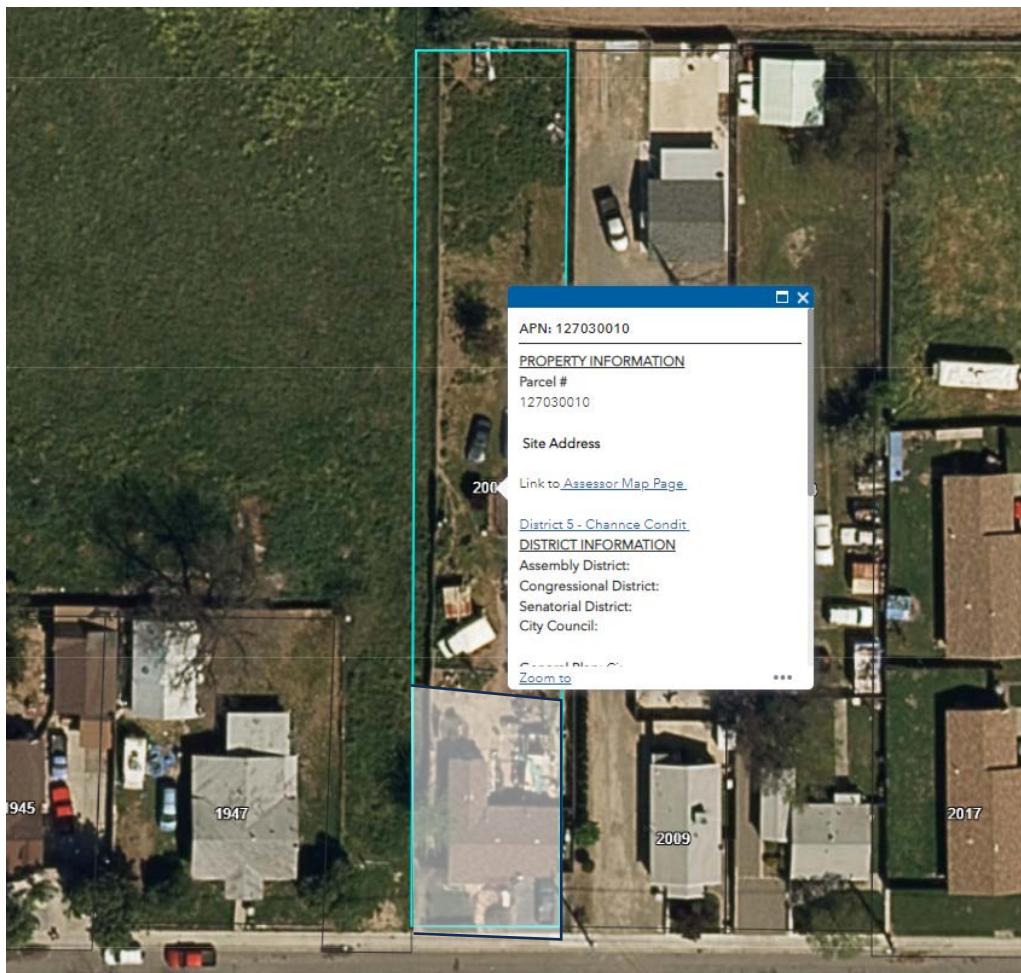
Assumed Number of Housing Units: 3

“By Right” with 20% Affordable: Yes; used in 5th cycle and not vacant

Description: Site #22 is located north of Pleasant Avenue, west of Central Avenue. Current use on the site includes a single-family residence and vacant land. This site would remain zoned as PC-49, which would allow a total of three (3) medium-density residential units developed at 10 dwelling units per acre. The existing unit would remain (see white shaded area), and the area for development has been reduced accordingly. Site plan and design review are required, but are now limited to any objective standards that the City adopts in the near future.

Constraints: None

Figure C-24 Site #22



High-Density Residential (Sites #23 through #26)

APN: 040-008-011 (Site #23)

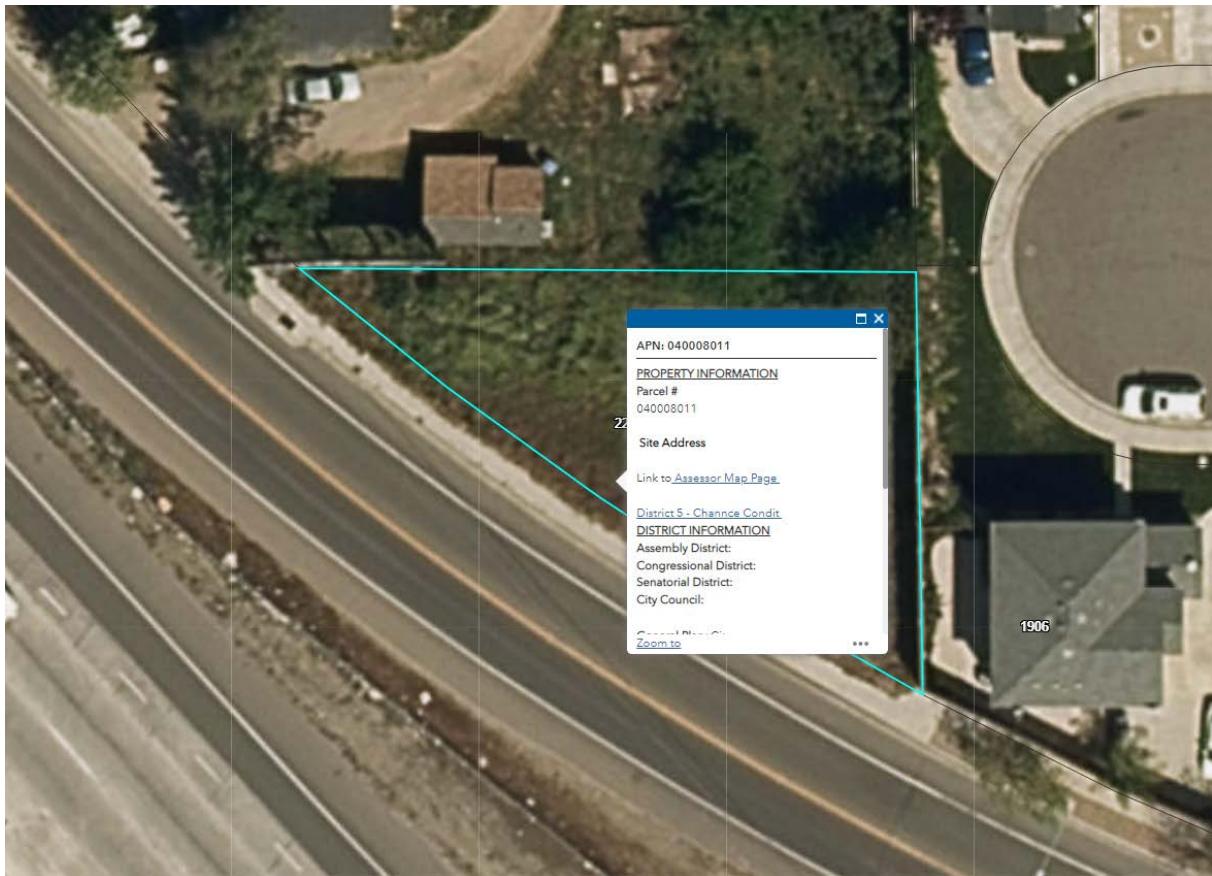
Assumed Number of Housing Units: 3

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #23 is located on Herndon Avenue, east of State Route 99. Current use on the site includes vacant land. This site would remain zoned as PC-10, which would allow a total of three (3) high-density residential units developed at 25 dwelling units per acre. Site plan and design review are required.

Constraints: =

Figure C-25 Site #23



APN: 127-020-002 (Site #24)

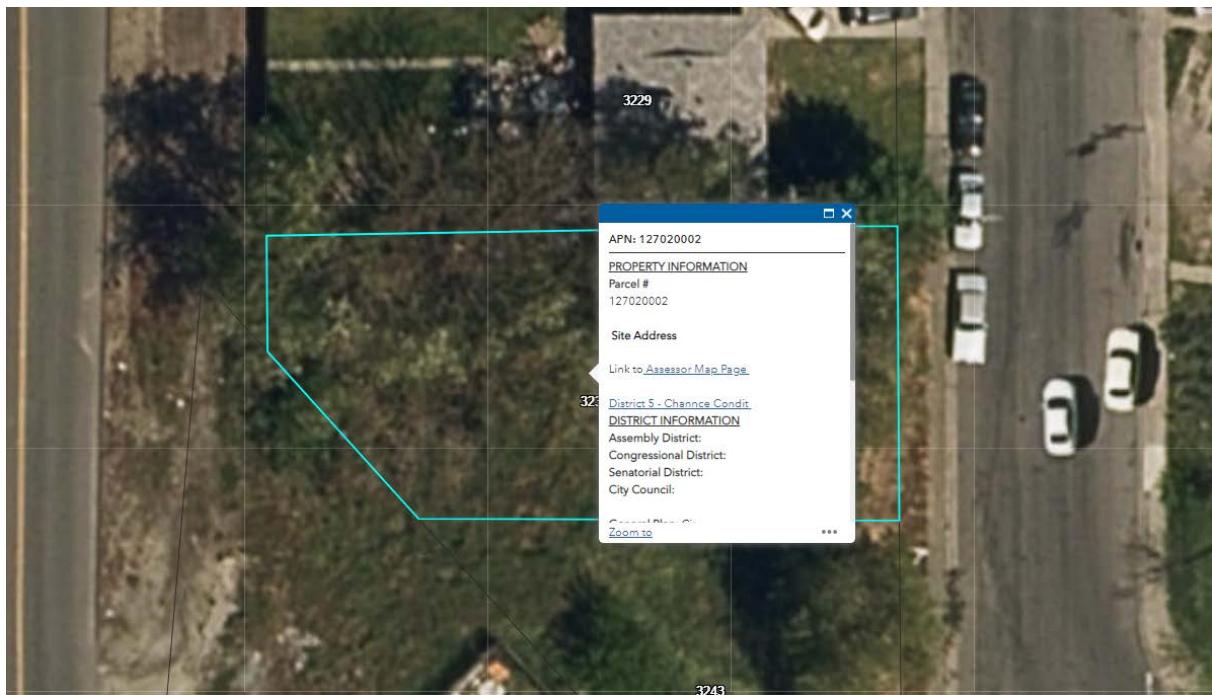
Assumed Number of Housing Units: 3

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #24 is located on 6th Street, west of State Route 99. Current use on the site includes vacant land. This site would remain zoned as R-4, which would allow a total of three (3) high-density residential units developed at 18 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-26 Site #24



APN: 127-020-001 (Site #25)

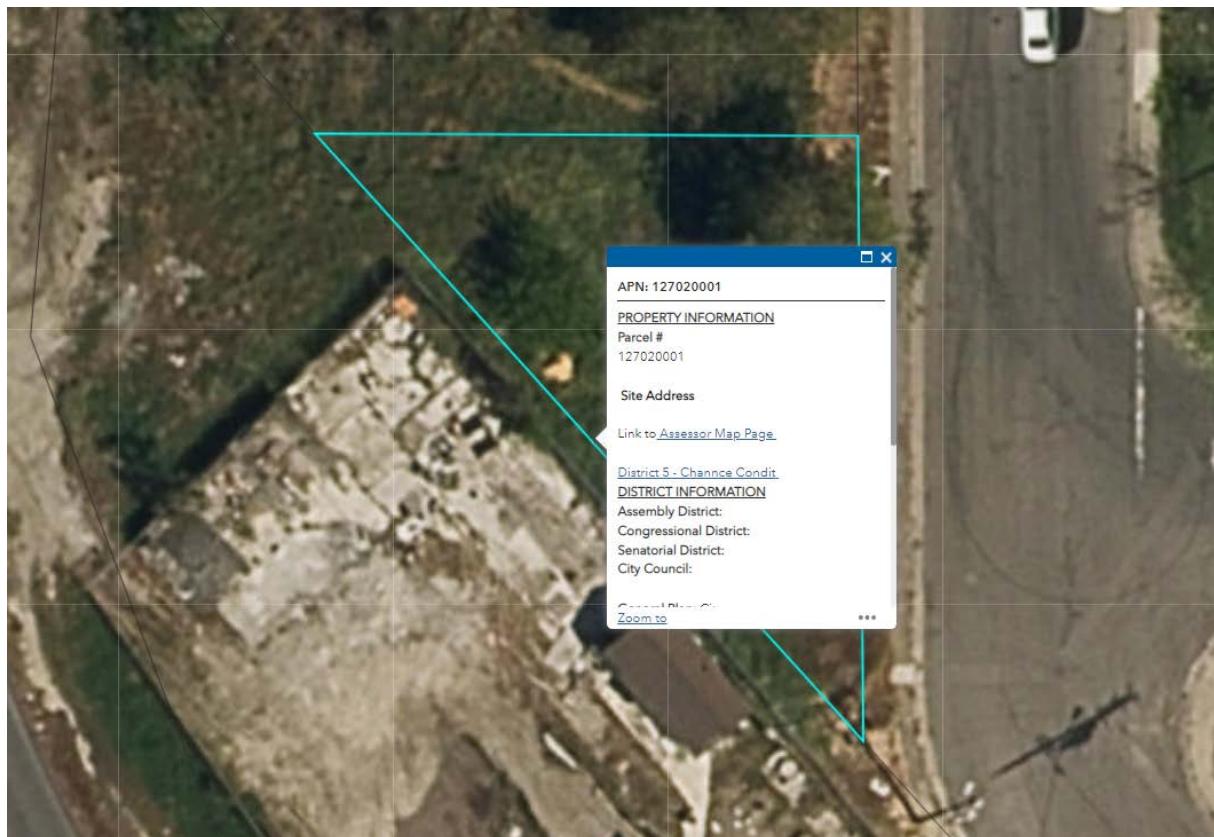
Assumed Number of Housing Units: 2

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #25 is located on 6th Street, west of State Route 99. Current use on the site includes vacant land. This site would remain zoned as R-4, which would allow a total of two (2) high-density residential units developed at 18 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-27 Site #25



APN: 127-048-006 (Site #26)

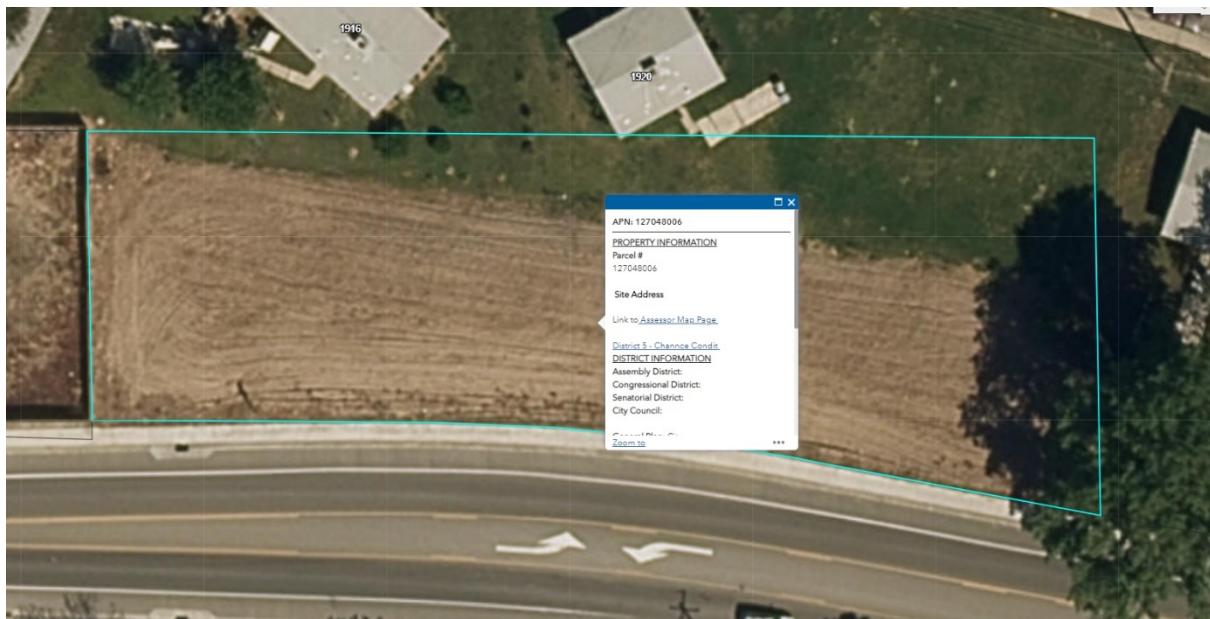
Assumed Number of Housing Units: 15

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #26 is located on Herndon Avenue, east of State Route 99. Current use on the site includes vacant land. This site would remain zoned as PC-47, which would allow a total of 15 high-density residential units developed at 25 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-28 Site #26



Downtown Specific Plan (Sites #27 through #30)

APN: 127-013-044 (Site #27)

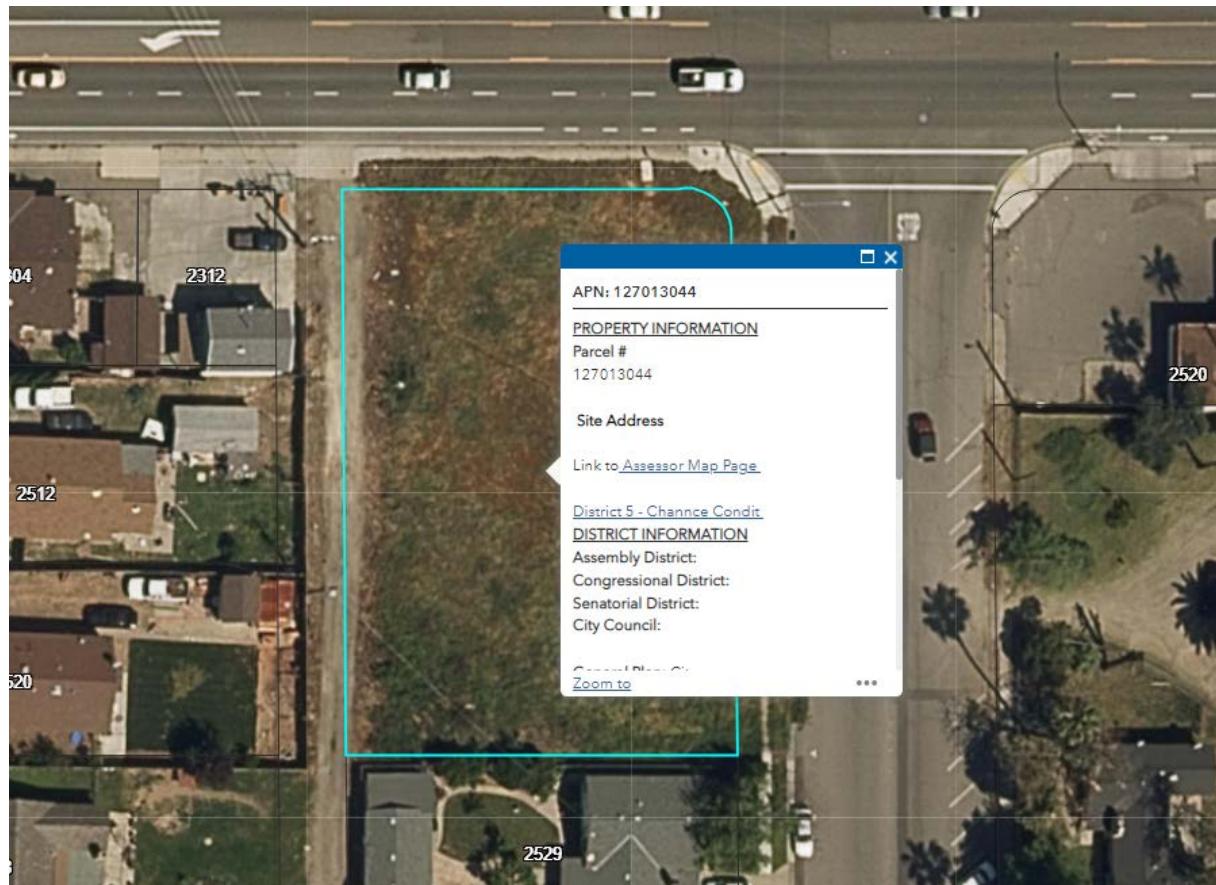
Assumed Number of Housing Units: 14

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #27 is located on East Whitmore Avenue, east of State Route 99. Current use on the site includes vacant land. This site would remain zoned DMU (Downtown Mixed-Use) within the Downtown Specific Plan, which would allow a total of 14 high-density residential units developed at 30 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-29 Site #27



APN: 127-015-001 (Site #28)

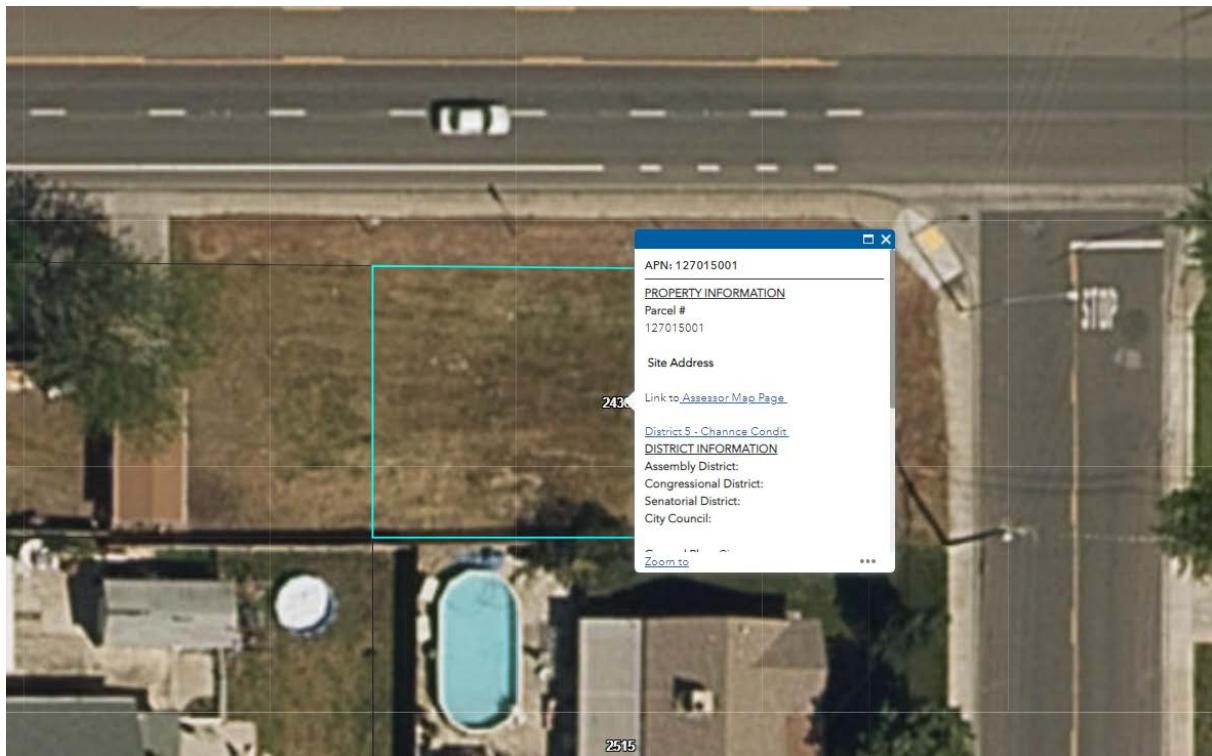
Assumed Number of Housing Units: 3

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #28 is located on East Whitmore Avenue, east of State Route 99. Current use on the site includes vacant land. This site would remain zoned as DR (Downtown Residential), within the Downtown Specific Plan, which would allow a total of three (3) high-density residential units developed at 25 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-30 Site #28



APN: 127-016-027 (Site #29)

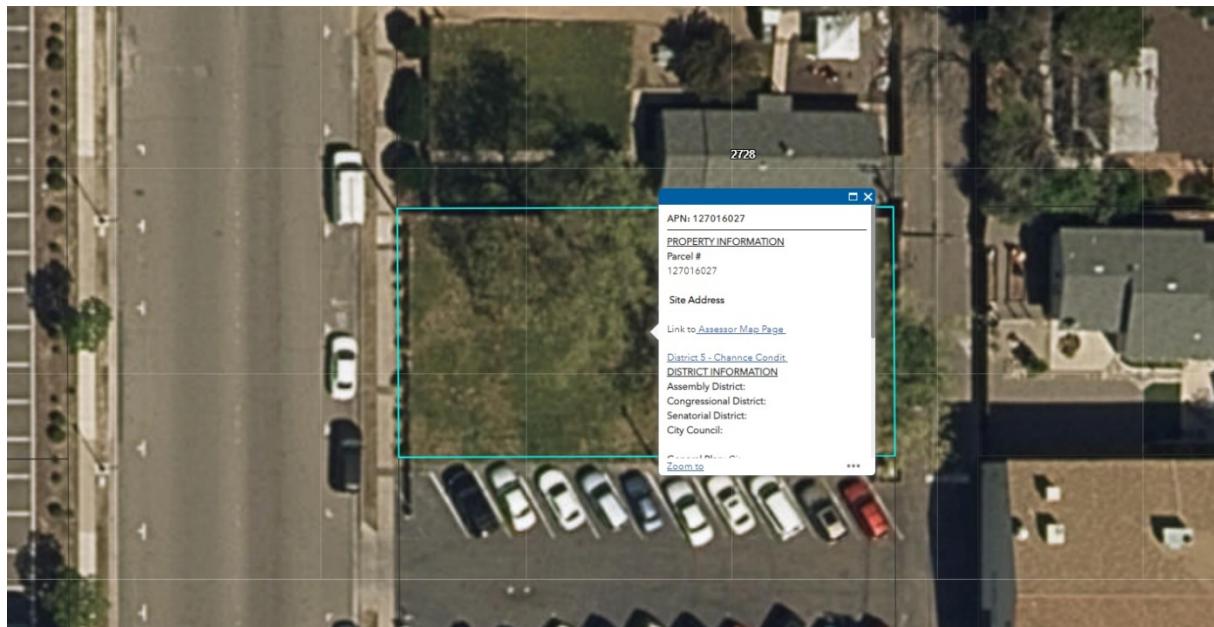
Assumed Number of Housing Units: 5

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #29 is located on 4th Street, south of East Whitmore Avenue. Current use on the site includes vacant land. This site would remain zoned as DMU (Downtown Mixed-Use) within the Downtown Specific Plan, which would allow a total of five (5) high-density residential units developed at 30 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-31 Site #29



APN: 127-017-016 (Site #30)

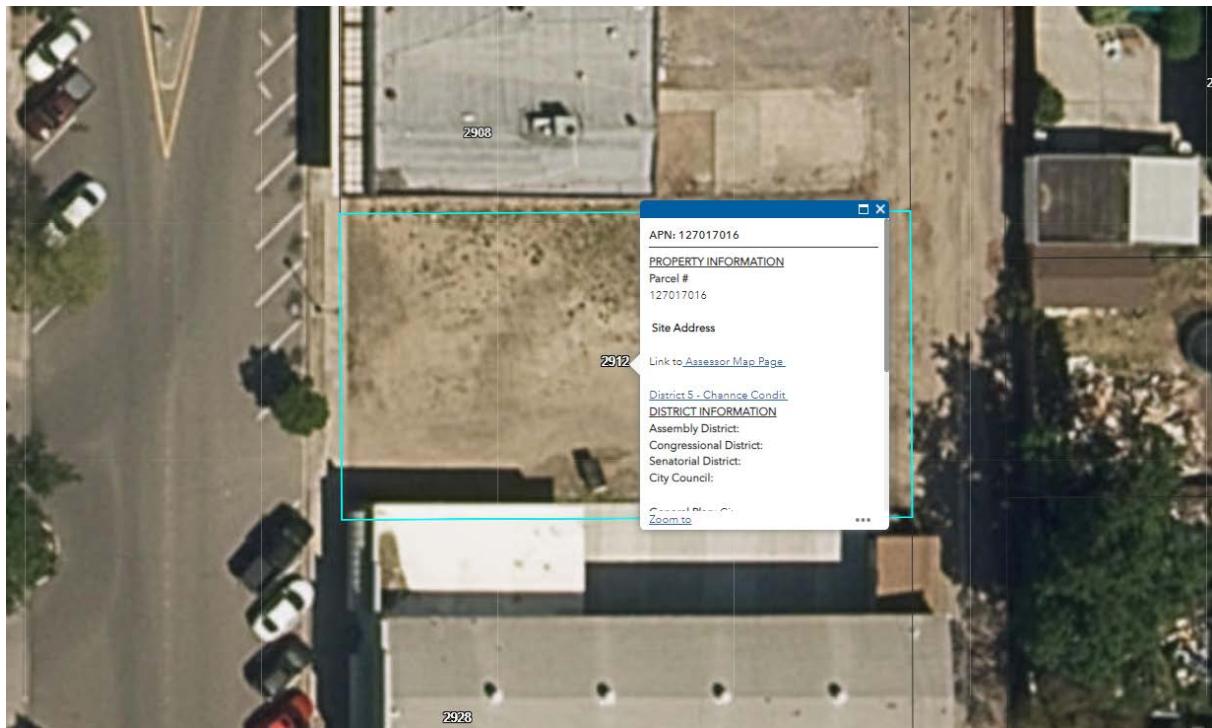
Assumed Number of Housing Units: 5

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #30 is located on 4th Street, south of East Whitmore Avenue. Current use on the site includes vacant land. This site would remain zoned as DMU (Downtown Mixed-Use) within the Downtown Specific Plan, which would allow a total of five (5) high-density residential units developed at 30 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-32 Site #30



Non-Residential Sites (Sites #31 through #37)

APN: 039-047-011 (Site #31)

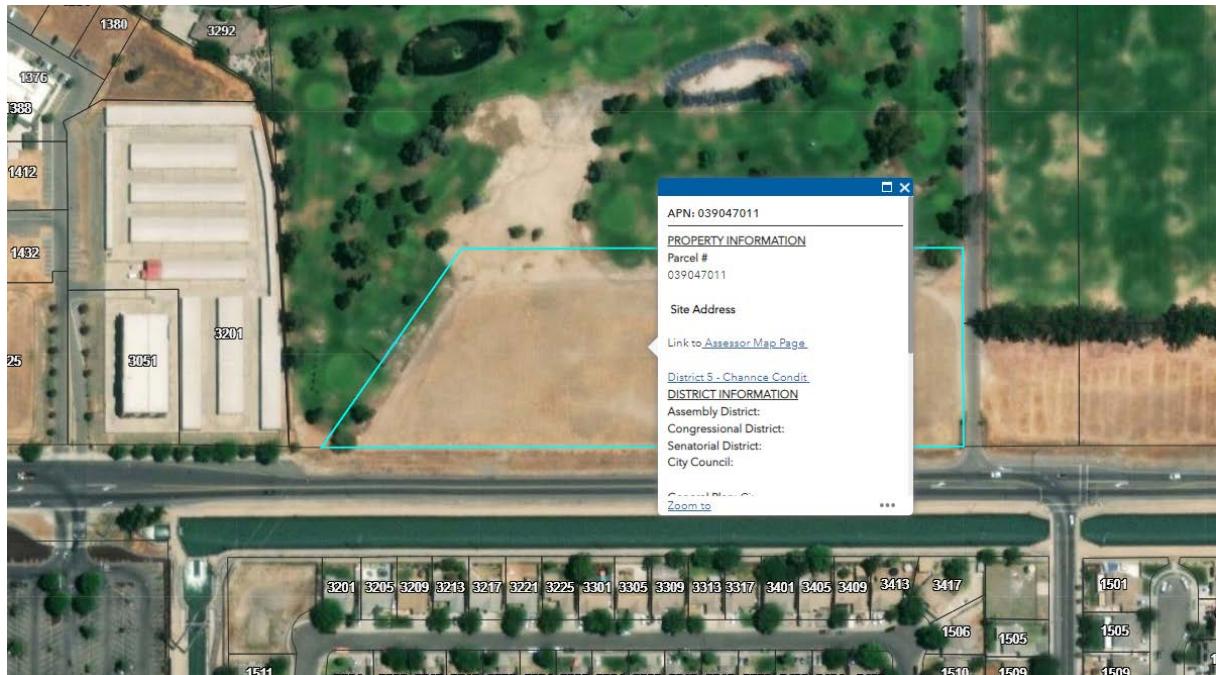
Assumed Number of Housing Units: 56

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #31 is located on East Hatch Road, east of Mitchell Road. The site is vacant. This site would remain zoned as MX-2 (Mixed Use 2), which would allow a total of 56 high-density residential units developed at 20 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-33 Site #31



APN: 053-052-032 (Site #32)

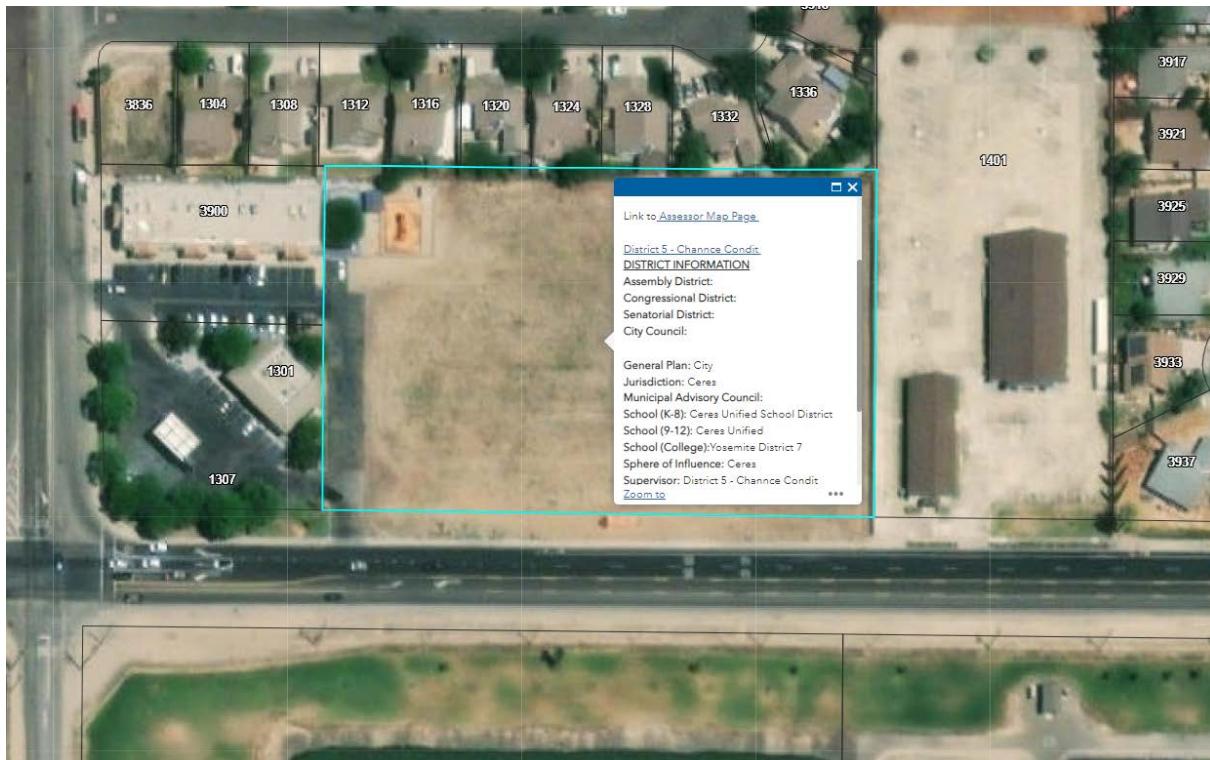
Assumed Number of Housing Units: 65

“By Right” with 20% Affordable: Yes; used in 5th cycle and not vacant

Description: Site #32 is located on Service Road, east of Morgan Road. Current use on the site includes and playground and vacant land. This site would remain zoned PC-43, which would allow a total of 65 high-density residential units developed at 20 dwelling units per acre. For projects with at least 20 percent affordable, site plan and design review are now limited to any objective standards that the City adopts in the near future.

Constraints: None

Figure C-34 Site #32



APN: 069-049-002 (Site #33)

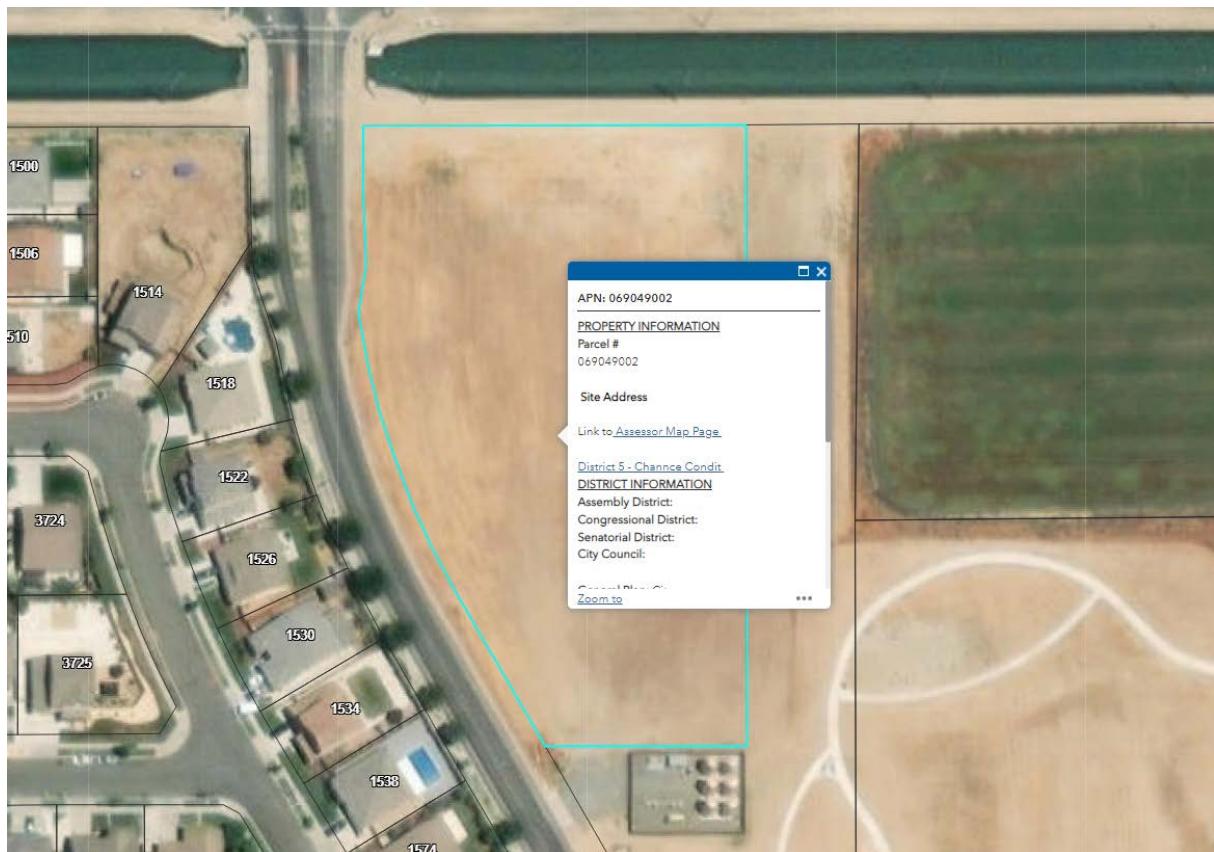
Assumed Number of Housing Units: 60

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #33 is located on Eastgate Boulevard, south of East Hatch Road. This site is vacant. This site would remain zoned NC (Neighborhood Commercial), within the Eastgate Planned Community which would allow a total of 60 high-density residential units developed at 20 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-35 Site #33



APN: 086-016-077 (Site #34)

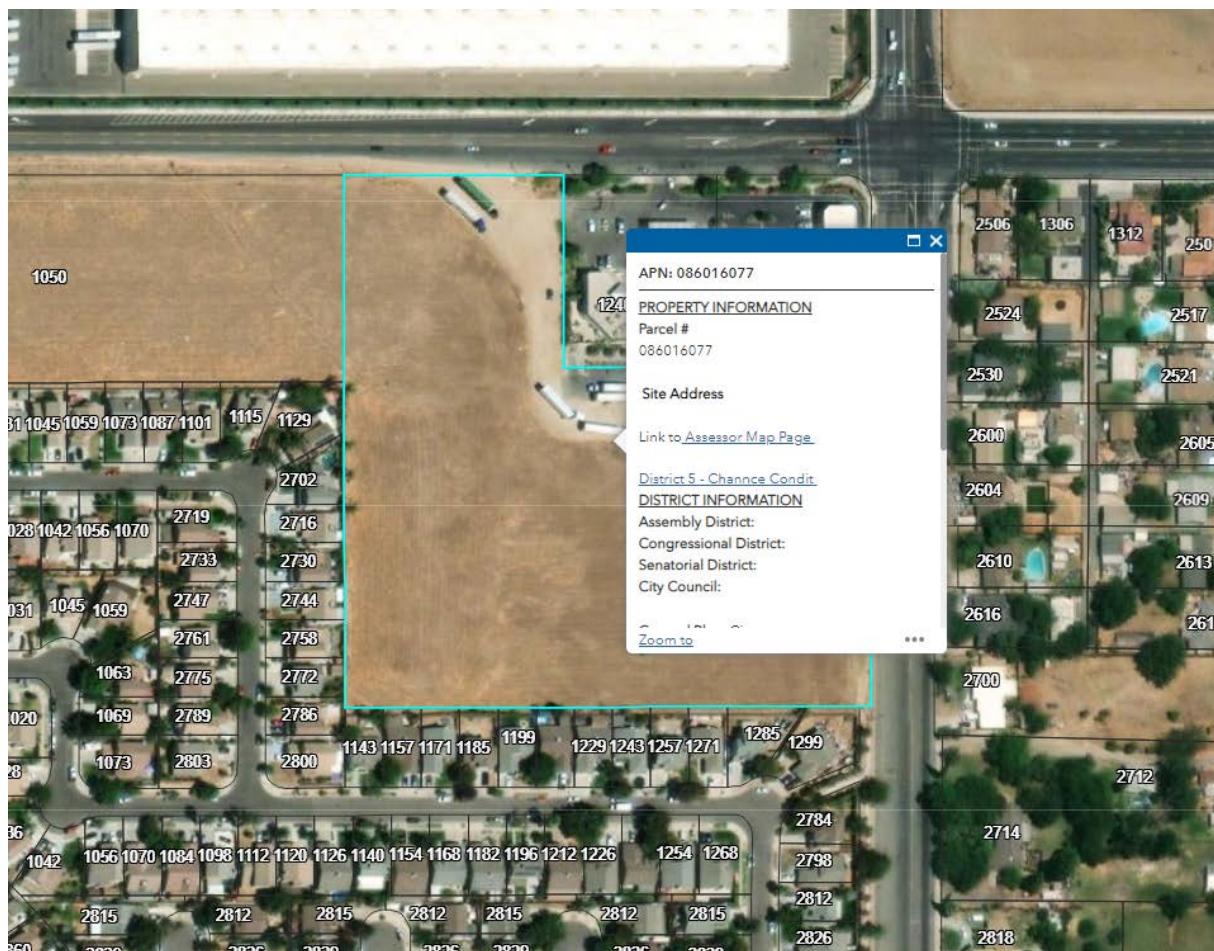
Assumed Number of Housing Units: 76

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #34 is located on East Whitmore Avenue, west of Morgan Road. This site is vacant. This site would remain zoned PC-48, which would allow a total of 76 high-density residential units developed at 20 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-36 Site #34



APN: 086-016-079 (Site #35)

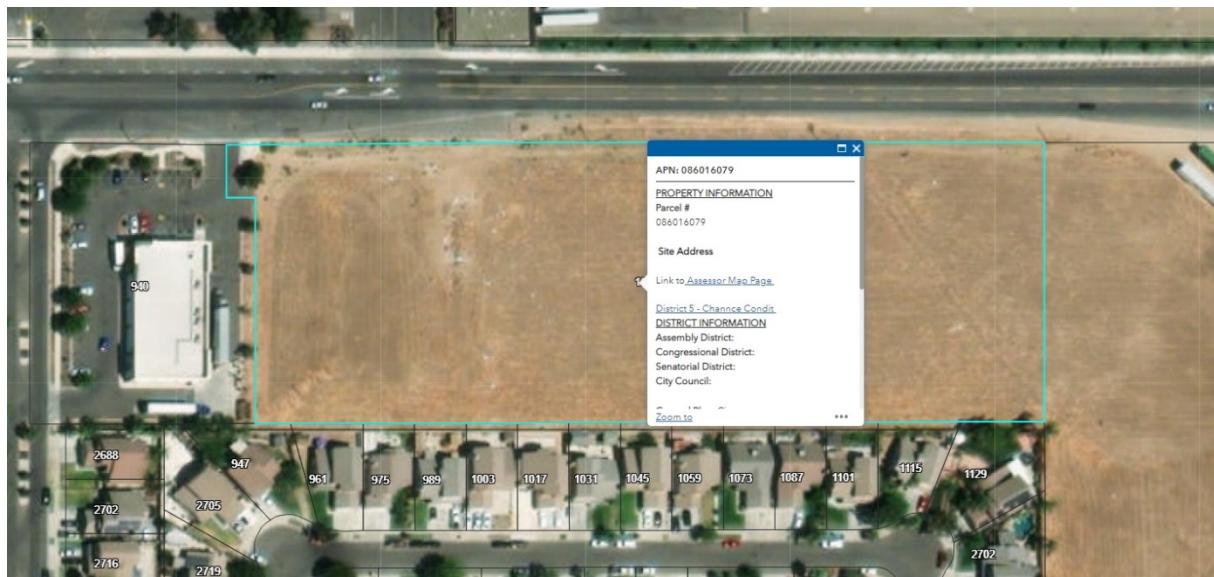
Assumed Number of Housing Units: 96

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #35 is located on East Whitmore Avenue, west of Morgan Road. This site is vacant. This site would remain zoned PC-48, which would allow a total of 96 high-density residential units developed at 20 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-37 Site #35



APN: 127-001-055 (Site #36)

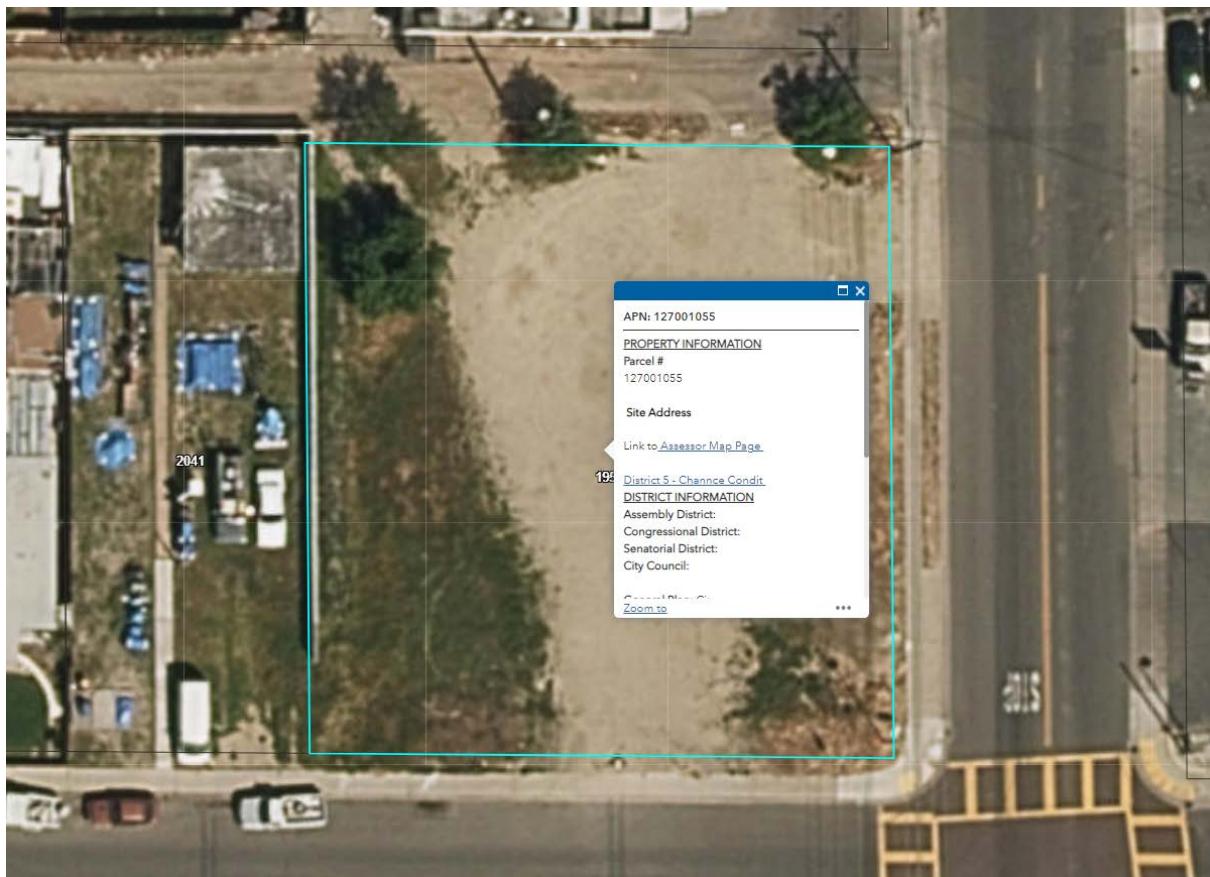
Assumed Number of Housing Units: 7

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #36 is located on Central Avenue, north of East Whitmore Avenue. Current use on the site includes vacant land. This site would remain zoned C-1, which would allow a total of seven (7) high-density residential units developed at 20 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-38 Site #36



APN: 127-002-022 (Site #37)

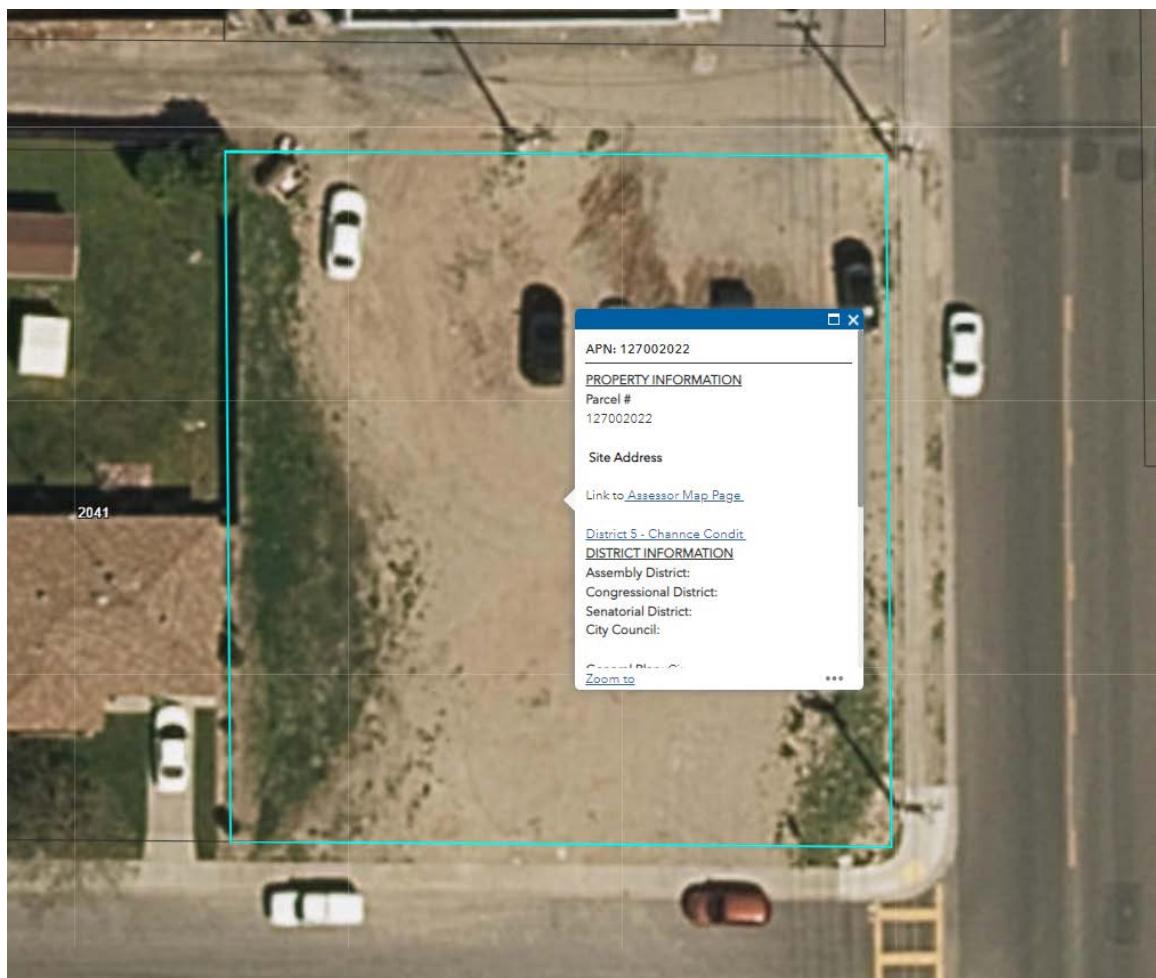
Assumed Number of Housing Units: 7

“By Right” with 20% Affordable: No; used in 5th cycle but vacant

Description: Site #37 is located on Central Avenue, north of East Whitmore Avenue. Current use on the site includes vacant land. This site would remain zoned C-1 (Neighborhood Commercial), which would allow a total of seven (7) high-density residential units developed at 20 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-39 Site #37



Miscellaneous Opportunity Sites (Sites #38 through #41)

APN: 127-023-024 (Site #38)

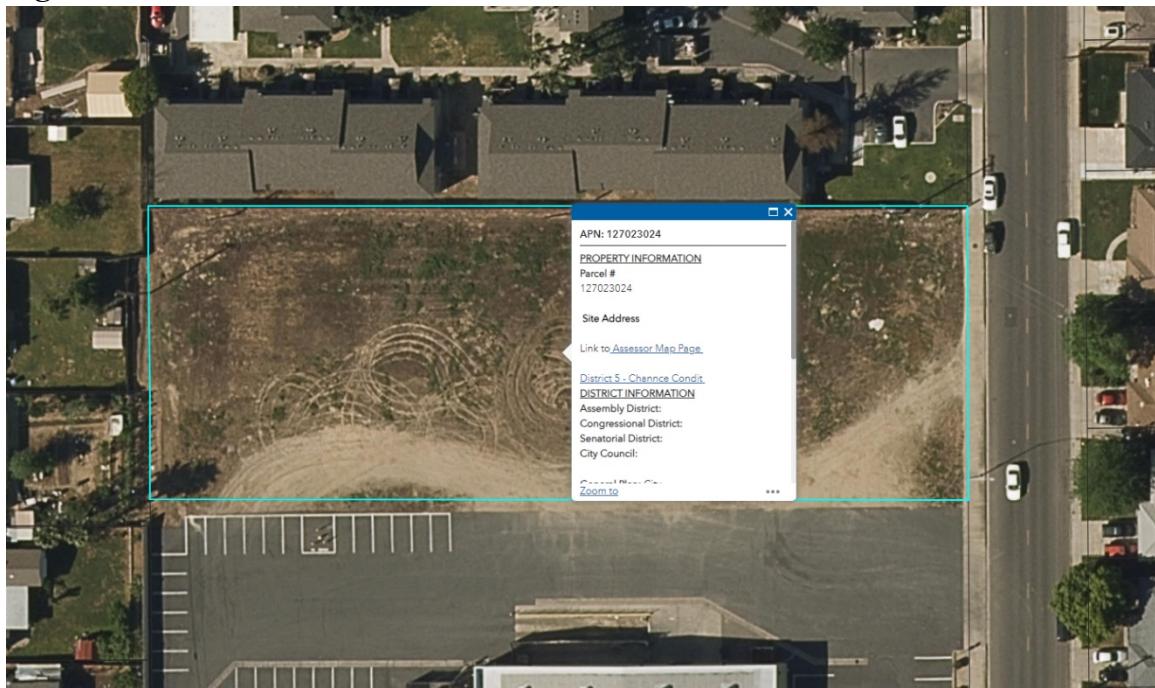
Assumed Number of Housing Units: 24

“By Right” with 20% Affordable: No; not used in previous cycle

Description: Site #38 is located on Moffett Road, north of East Whitmore Avenue. Current use on the site includes vacant land. This site would remain zoned R-3, which would allow a total of 24 high-density residential units developed at 20 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-40 Site #38



APN: 069-019-038 (Site #39)

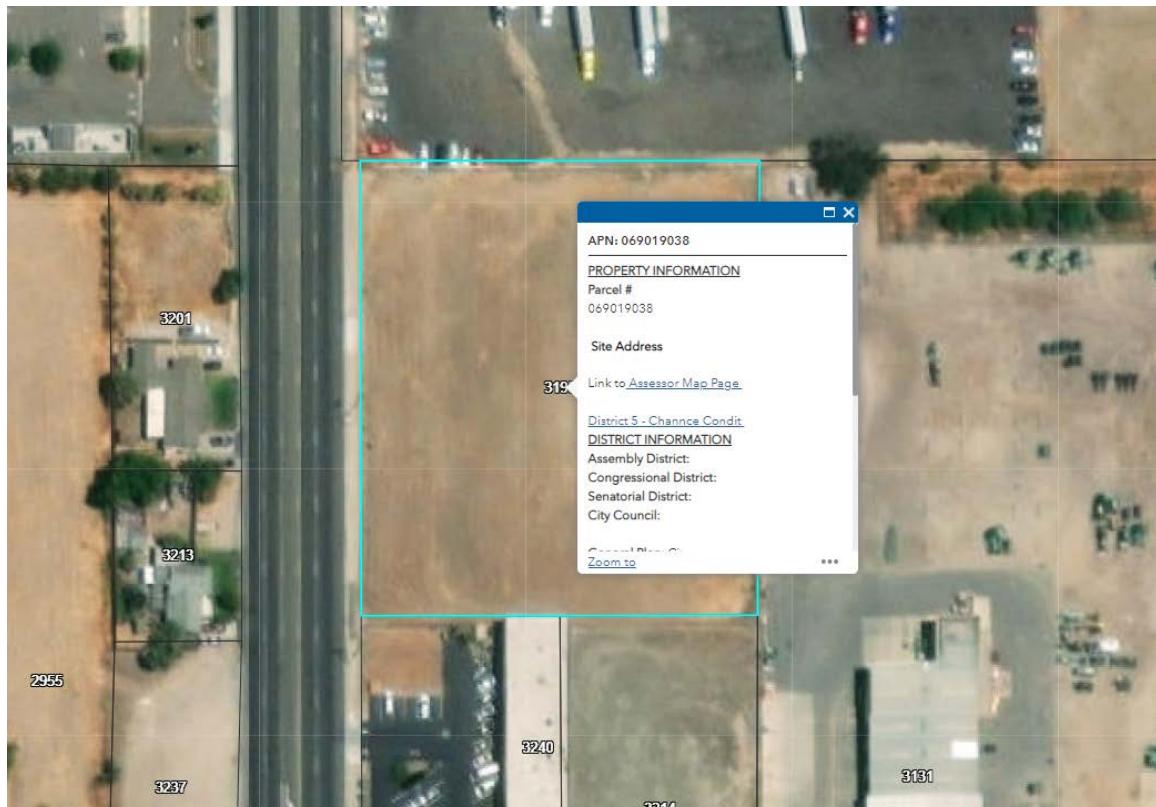
Assumed Number of Housing Units: 145

“By Right” with 20% Affordable: No; Not used in previous cycle

Description: Site #39 is located on Mitchell Road, north of Roeding Road. Current use on the site includes vacant land. This site would remain zoned MX-1 (Mixed Use-1), which would allow a total of 145 high-density residential units developed at 23 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-41 Site #39



APN: 053-058-056 (Site #40)

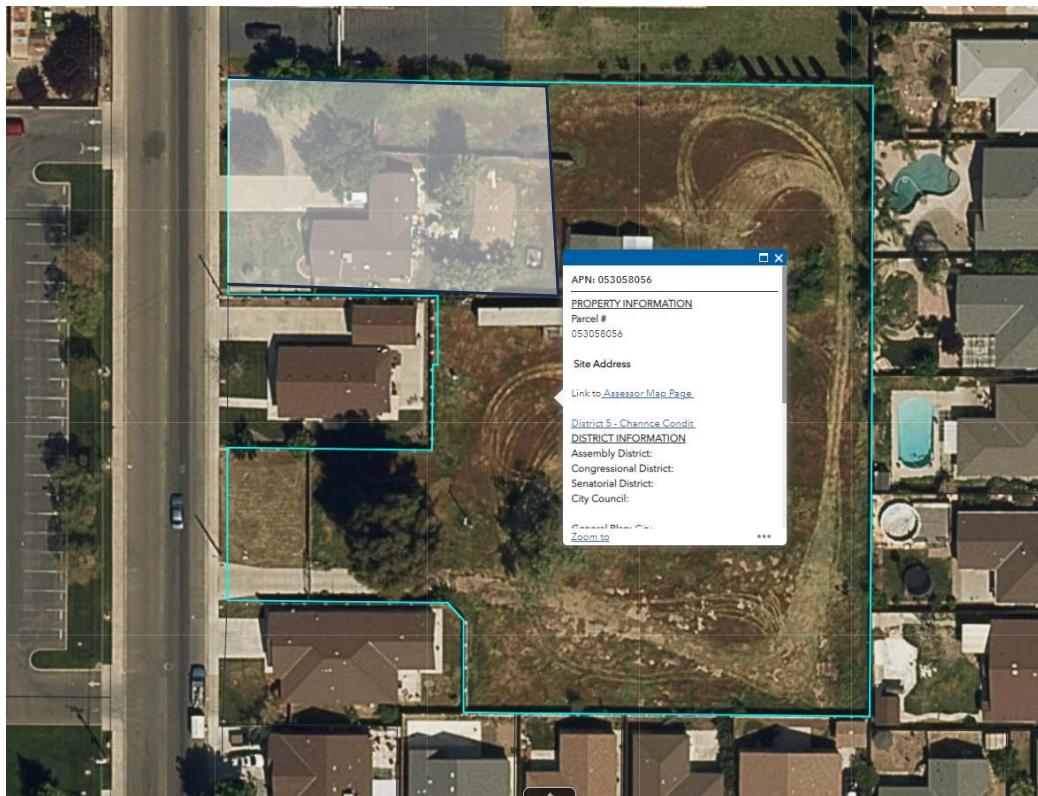
Assumed Number of Housing Units: 20

“By Right” with 20% Affordable: No; Not used in previous cycle

Description: Site #40 is located on Blaker Road, north of Kinser Road. Current use on the site includes a single-family residence, out buildings, and vacant land. This site would remain zoned PC-62, which would allow a total of 20 medium-density residential units developed at 15 dwelling units per acre. The existing unit would remain (see white shaded area), and the area for development has been reduced accordingly. Site plan and design review are required.

Constraints: None

Figure C-42 Site #40



APN: 039-053-002 (Site #41)

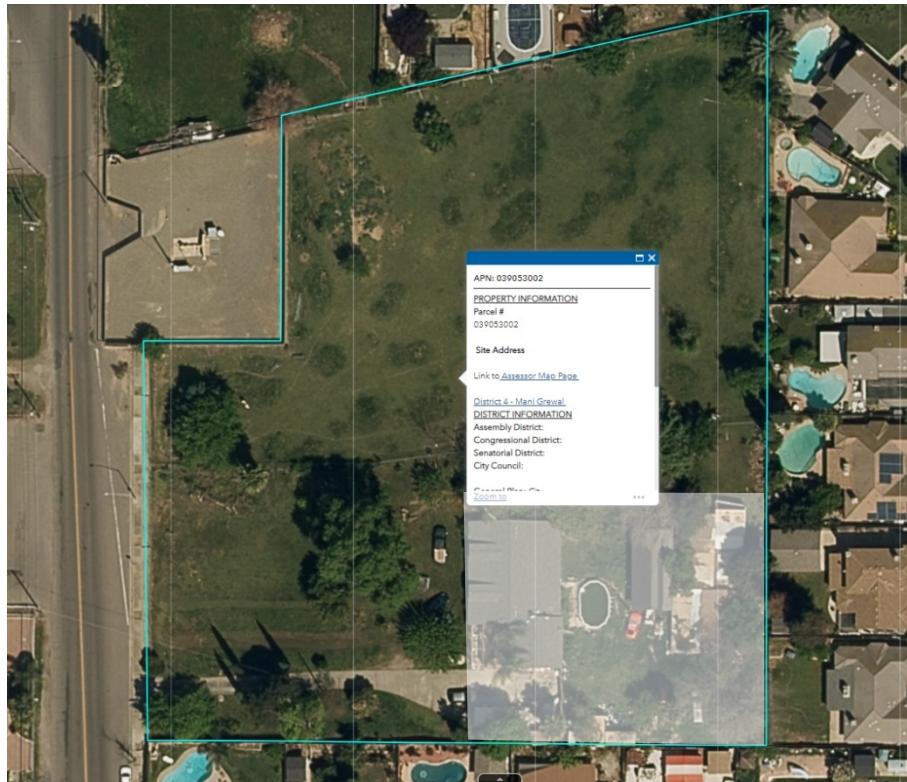
Assumed Number of Housing Units: 14

“By Right” with 20% Affordable: No; Not used in previous cycle

Description: Site #41 is located on Richland Avenue, north of East Hatch Road. Current use on the site includes a single-family residence and vacant land. This site would remain zoned R-1, which would allow a total of 14 low-density residential units developed at 7 dwelling units per acre. The existing unit would remain (see white shaded area), and the area for development has been reduced accordingly. Site plan and design review are required.

Constraints: None

Figure C-43 Site #41



Pipeline Projects (Sites #42 through #45)

APN: 127-014-034 (Site #42)

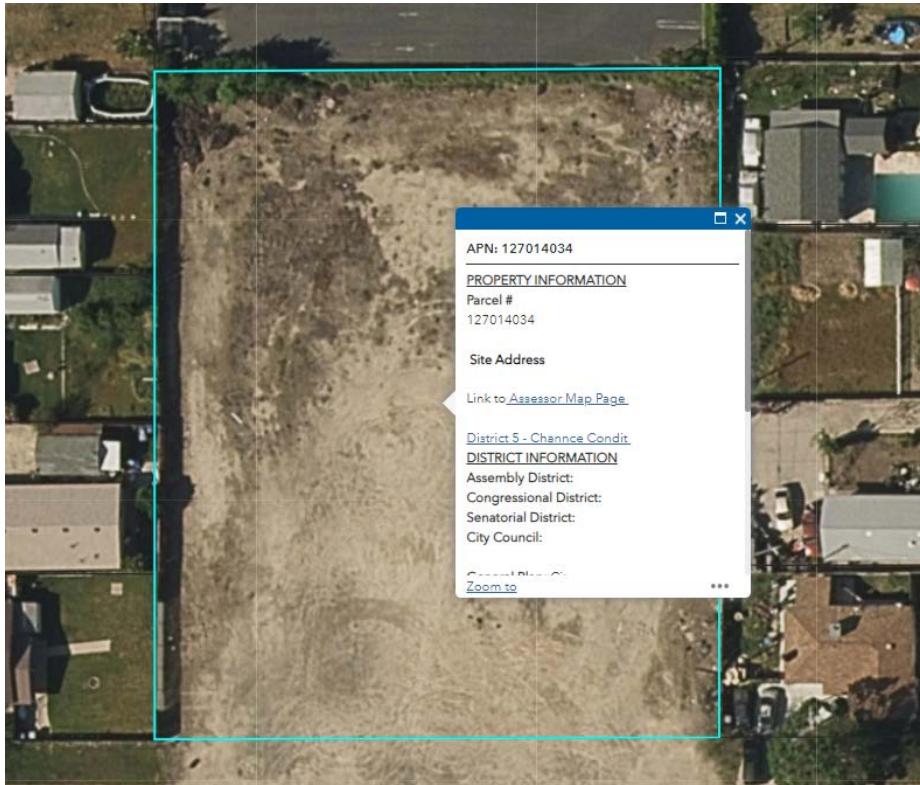
Assumed Number of Housing Units: 15

“By Right” with 20% Affordable: Not applicable (Pipeline)

Description: Site #42 is located on Magnolia Street, west of 9th Street. Current use on the site includes vacant land. This site would remain zoned R-1, which would allow a total of 15 medium-density residential units developed at 15 dwelling units per acre. Site plan and design review are required.

Constraints: None

Figure C-44 Site #42



APN: 086-039-007 et seq (Site #43)

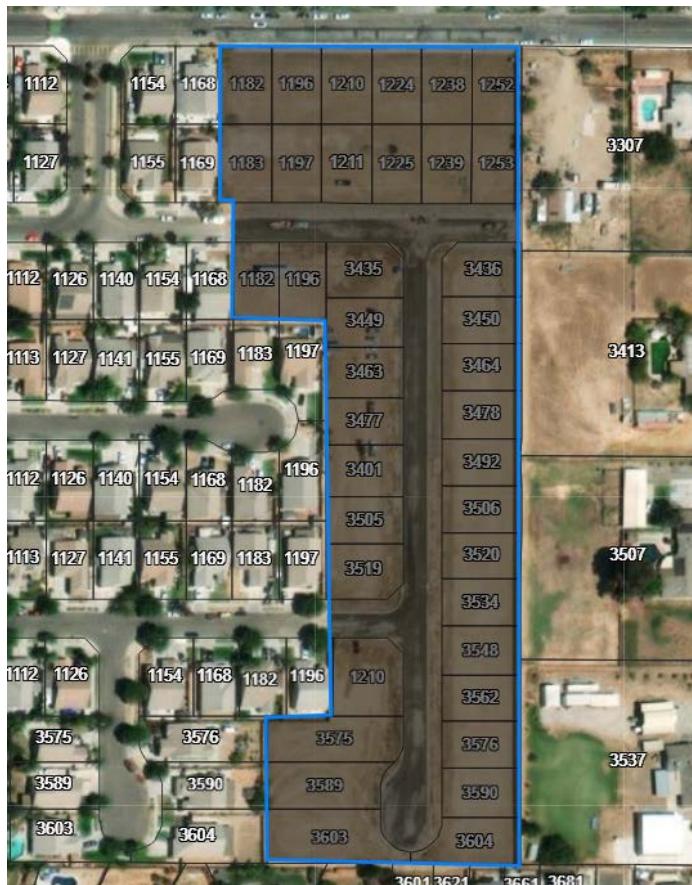
Assumed Number of Housing Units: 35

“By Right” with 20% Affordable: Not applicable (Pipeline)

Description: Site #43 is located on Hackett Road, west of Morgan Road. This site is a pipeline project that is currently under development. The site is zoned PC-49, and a total of 35 low-density residential units are being developed at 6 dwelling units per acre.

Constraints: None

Figure C-45 Site #43



APN: 069-015-011 (Site #44)

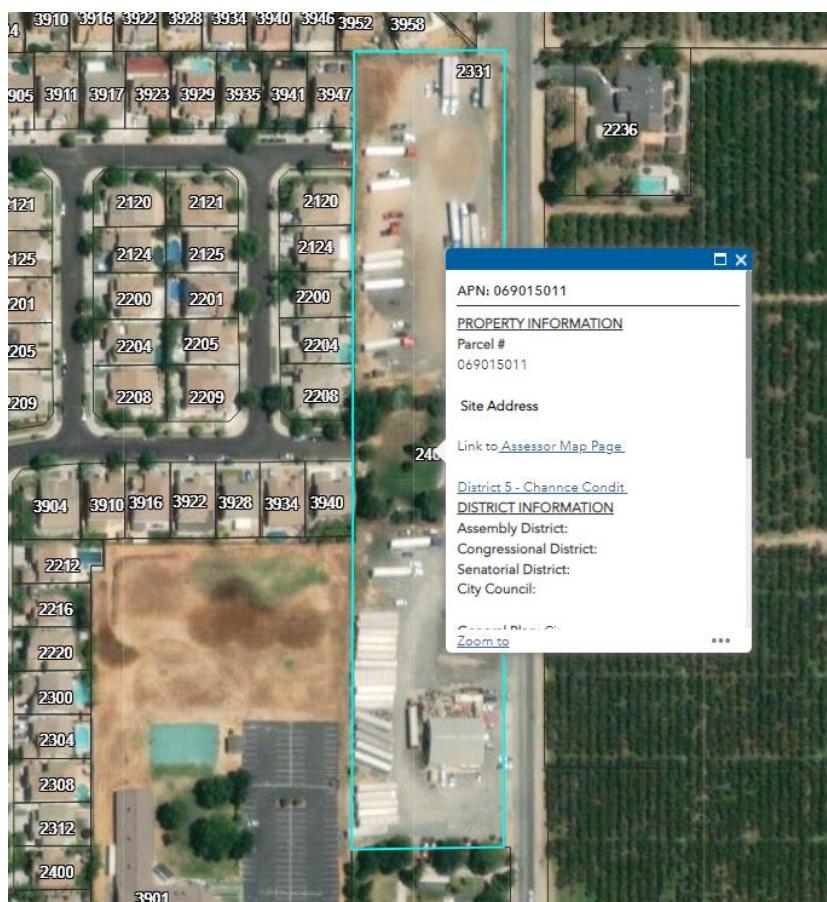
Assumed Number of Housing Units: 17

“By Right” with 20% Affordable: Not applicable (Pipeline)

Description: Site #44 is located on Faith Home Road, north of East Whitmore Avenue. This site is a pipeline project that is currently under development. This site is zoned PC-52, which allows a total of 17 very low-density residential units developed at 3.4 dwelling units per acre.

Constraints: None

Figure C-46 Site #44



APN: 086-034-004 (Site #45)

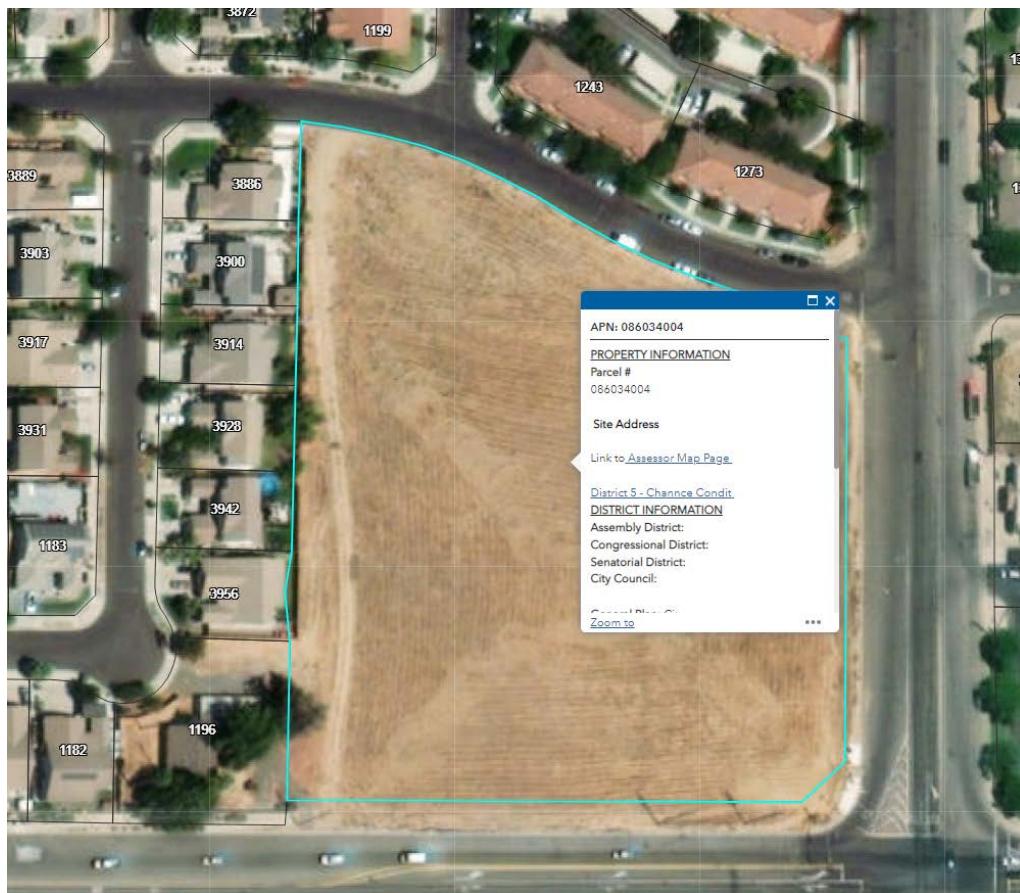
Assumed Number of Housing Units: 58

“By Right” with 20% Affordable: Not applicable (Pipeline)

Description: Site #45 is located on Service Road, west of Morgan Road. This site is a pipeline project that is currently under development. This site is zoned PC-49, which allows a total of 58 medium-density residential units developed at 12 dwelling units per acre.

Constraints: None

Figure C-47 Site #45



Accessory Dwelling Units (ADUs and Junior ADUs)

The number of accessory dwelling units constructed in Ceres 2019-2022 averages three (3) per eight-year period. This number of units has been increased by 200 percent to a total of six (6) units to account for the effects of new state law regulating the development of ADUs.

Address: Various Locations

Assumed Number of Housing Units: 6

Table Summary of Housing Inventory

This section provides the formal inventory of sites that the City of Ceres will rely on in the 6th housing element planning cycle. Per state law and housing Program 1.1 (see [Chapter 2](#)), the City is required to maintain “no net loss” of the housing capacity represented by this list of parcels and the sites they comprise. To facilitate this, the inventory presented below has been designed with excess capacity.² This allows some degree of flexibility in decision making for individual development projects as they come forward for approval by City Council.

In short, with some limited flexibility, the City is committed to permitting housing on each of the parcels listed in the table below, and in so doing ensuring that the number of units listed for each parcel in the table—“planned capacity”—is achieved. Should the City approve development that is inconsistent with the parcel’s planned capacity, it is then required as part of that approval to:

1. Find, based on quantitative evidence, that the remaining inventory of housing sites is still sufficient to meet the City’s 6th-Cycle RHNA; or
2. Identify one or more available sites with the realistic development capacity to replace the housing that would have otherwise been developed had consistency with planned capacity been achieved.

[Table C-6](#) provides details and capacity estimates for each of the parcels that comprise the 45 housing sites identified in the section above.

² Excess capacity is primarily comprised of the development potential created by SB9, which allows owners of a single-family property to divide their property into two parcels. Each of these parcels would then have the capacity for three units each—the main residence, plus an ADU and a Junior ADU.

Table C-6 Vacant/Partially Vacant and Available Sites

Site #	APN	Zoning	General Plan	Area	Density	Realistic Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Previously Used	Vacant
West Landing												
1	056-055-006	HDR II	HDR	3.725	25	93	65	28			5 th	No
	056-055-008	HDR I	HDR	9.888	25	198			198		5 th	No
		HDR II	HDR	9.888	25	247	173	74			5 th	
	056-055-009	O/HDR	O/HDR	5.855	25	146	102	44			5 th	No
	056-055-010	O/HDR	O/HDR	2.423	25	61	42	18			5 th	No
	056-055-011	O/HDR	O/HDR	0.359	25	9	6	3			5 th	No
	056-055-012	O/HDR	O/HDR	0.451	25	11	8	3			5 th	No
	056-055-013	O/HDR	O/HDR	0.471	25	12	8	4			5 th	No
	056-055-019	LDR	LDR	20.797	7	146				146	5 th	No
		MDR	MDR	9.599	12	115				115	5 th	
	056-055-021	HDR I	HDR	8.189	20	164			164		5 th	Yes
		HDR II	HDR	2.809	25	70	70				5 th	
	056-055-025	HDR I	HDR	4.226	20	85			85		5 th	Yes
		HDR II	HDR	11.800	25	295	207	89			5 th	
	056-055-032	HDR I	HDR	5.101	20	102			102		5 th	No
	056-055-033	NC	NC	8.998	25	225		67	157		5 th	No
	056-056-002	VLDR	VLDR	1.585	4.5	7				7	5 th	No
	056-056-004	VLDR	VLDR	0.445	4.5	2				2	5 th	No
	056-056-005	VLDR	VLDR	0.896	4.5	4				4	5 th	No
	056-056-006	VLDR	VLDR	0.889	4.5	4				4	5 th	No
	056-056-007	VLDR	VLDR	0.787	4.5	4				4	5 th	No
	056-056-008	VLDR	VLDR	0.556	4.5	3				3	5 th	No
	056-056-009	VLDR	VLDR	0.448	4.5	2				2	5 th	No

Site #	APN	Zoning	General Plan	Area	Density	Realistic Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Previously Used	Vacant
	056-056-010	VLDR	VLDR	1.047	4.5	5				5	5 th	No
	056-056-011	VLDR	VLDR	0.374	4.5	2				2	5 th	No
	056-056-012	VLDR	VLDR	0.389	4.5	2				2	5 th	No
	056-056-013	VLDR	VLDR	0.476	4.5	2				2	5 th	No
	056-056-014	VLDR	VLDR	0.855	4.5	4				4	5 th	No
	056-056-015	VLDR	VLDR	0.924	4.5	4				4	5 th	No
	056-056-017	VLDR	VLDR	0.970	4.5	4				4	5 th	No
	056-056-018	VLDR	VLDR	0.437	4.5	2				2	5 th	No
	056-056-019	VLDR	VLDR	0.437	4.5	2				2	5 th	No
	056-056-020	VLDR	VLDR	0.454	4.5	2				2	5 th	No
	056-056-021	VLDR	VLDR	0.467	4.5	2				2	5 th	No
	056-056-022	VLDR	VLDR	0.300	4.5	1				1	5 th	No
	056-056-023	VLDR	VLDR	0.543	4.5	2				2	5 th	No
	056-056-024	VLDR	VLDR	0.379	4.5	2				2	5 th	No
	056-056-025	VLDR	VLDR	0.627	4.5	3				3	5 th	No
	056-056-026	VLDR	VLDR	1.274	4.5	6				6	5 th	No
	056-056-027	VLDR	VLDR	0.980	4.5	4				4	5 th	No
	056-056-028	VLDR	VLDR	0.793	4.5	4				4	5 th	No
	056-056-029	VLDR	VLDR	0.446	4.5	2				2	5 th	No
056-057-001	LDR	LDR	42.595	7	298					298	5 th	No
	MDR	MDR	17.840	12	214					214	5 th	
056-057-002	LDR	LDR	67.742	7	474					474	5 th	Yes
056-057-003	LDR	LDR	50.190	7	351					351	5 th	Yes
	MDR	MDR	29.247	12	351					351	5 th	
	HDR I	HDR	14.542	20	291					291	5 th	
	Subtotal			344.515		4,038	682	330	706	2,320		

Site #	APN	Zoning	General Plan	Area	Density	Realistic Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Previously Used	Vacant
Whitmore Ranch												
2	069-017-001	HDR	HDR	1.260	25	32	16	16			No	na
	069-017-002	HDR	HDR	1.770	25	44	22	22			No	na
	069-017-003	HDR	HDR	0.000	25	0					No	na
	069-017-004	HDR	HDR	0.830	25	21	10	11			No	na
	069-017-005	HDR	HDR	1.880	25	47	23	24			No	na
	069-017-006	HDR	HDR	0.678	25	17	8	9			No	na
	069-017-007	LDR	LDR	5.400	7	38				38	No	na
		MDR	MDR	1.200	13	16				16	No	na
	069-017-008	LDR	LDR	12.000	7	84				84	No	na
		MDR	MDR	2.820	13	37				37	No	na
	069-017-010	LDR	LDR	5.600	7	39				39	No	na
		MDR	MDR	1.259	13	16				16	No	na
	069-017-011	LDR	LDR	1.800	7	13				13	No	na
		MDR	MDR	0.400	13	5				5	No	na
	069-017-012	LDR	LDR	2.000	7	14				14	No	na
		MDR	MDR	0.520	13	7				7	No	na
	069-017-013	LDR	LDR	1.200	7	8				8	No	na
		MDR	MDR	0.357	13	5				5	No	na
	Subtotal			40.975		442	79	82	0	281	No	na
Very Low-Density Residential												
3*	069-015-013	PC-52	VLDR	7.411	4.5	33	0	0	0	33	5 th	no
Low-Density Residential												
4	040-086-013	R-1	LDR	0.560	5.0	3				3	5 th	no

Site #	APN	Zoning	General Plan	Area	Density	Realistic Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Previously Used	Vacant
5*	040-086-012	R-1	LDR	0.578	5.0	3				3	5 th	no
6	040-086-011	R-1	LDR	0.570	5.0	3				3	5 th	yes
7*	053-017-001	R-1	LDR	1.336	5.0	7				7	5 th	no
8*	053-017-002	R-1	LDR	2.680	5.0	13				13	5 th	no
9*	053-022-081	R-1	LDR	0.901	5.0	5				5	5 th	no
10	053-024-004	R-1	LDR	1.470	5.0	7				7	5 th	no
11	053-024-025	R-1	MDR	3.540	5.0	18				18	5 th	no
12	086-037-008	PC-49	LDR	1.600	5.0	8				8	5 th	no
13	086-037-007	PC-49	LDR	1.600	5.0	8				8	5 th	no
14	086-037-005	PC-49	LDR	1.600	5.0	8				8	5 th	no
15	086-037-006	PC-49	LDR	1.600	5.0	8				8	5 th	no
	Subtotal					90	0	0	0	90		
Medium-Density Residential												
16	040-014-090	R-3	MDR	0.320	10	3				3	5 th	yes
17	040-067-047	R-2	MDR	0.240	10	2				2	5 th	yes
18	053-024-023	R-3	MDR	1.000	10	10				10	5 th	no
19	053-037-001	R-4	MDR	1.160	10	12				12	5 th	no
20*	086-034-008	PC-49	MDR	1.238	10	12				12	5 th	no
21	127-029-001	R-3	MDR	0.210	10	2				2	5 th	yes
22*	127-030-010	R-3	MDR	0.260	10	3				3	5 th	no
	Subtotal					44	0	0	0	44		
High-Density Residential												
23	040-008-011	PC-10	HDR	0.130	25	3				3	5 th	yes
24	127-020-002	R-4	HDR	0.170	18	3				3	5 th	yes
25	127-020-001	R-4	HDR	0.120	18	2				2	5 th	yes

Site #	APN	Zoning	General Plan	Area	Density	Realistic Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Previously Used	Vacant
26	127-048-006	PC-47	HDR	0.630	25	15	15				5 th	yes
	Subtotal					23	15	0	0	8		
Downtown Specific Plan												
27	127-013-044	PC-67	DMU	0.470	30	14				14	5 th	Yes
28	127-015-001	PC-67	DR	0.120	25	3				3	5 th	Yes
29	127-016-027	PC-67	DMU	0.170	30	5				5	5 th	Yes
30	127-017-016	PC-67	DMU	0.180	30	5				5	5 th	Yes
	Subtotal			0.940		28	0	0	0	28		
Non-Residential Sites												
31	039-047-011	MX-2	BP	2.820	20	56			56		5 th	yes
32	053-052-032	PC-43	NC	3.230	20	65			65		5 th	no
33	069-049-002	PC-52	NC	2.990	20	60			60		5 th	yes
34	086-016-077	AP**	O	3.800	20	76			76		5 th	yes
35	086-016-079	PC-48	O	4.800	20	96			96		5 th	yes
36	127-001-055	C-1	NC	0.340	20	7				7	5 th	yes
37	127-002-022	C-1	NC	0.340	20	7				7	5 th	yes
	Subtotal					366	0	0	353	14		
Misc Opportunity Sites												
38	127-023-024	R-3	HDR	1.199	20	24	12	13			No	yes
39	069-019-038	MX-1	HC	6.290	23	145	45	100			No	yes
40*	053-058-056	PC-62	MDR	1.360	15	20				20	No	no
41*	039-053-002	R-1	LDR	1.956	7	14				14	No	no
	Subtotal					203	57	113	0	34		

Site #	APN	Zoning	General Plan	Area	Density	Realistic Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Previously Used	Vacant
Pipeline Projects												
42	127-014-034	P-C (67)	DR	1.089	15	15				15	5 th	na
43	086-039-007	PC-49	LDR	0.151	6	1				1	5th	na
	086-039-037	PC-49	LDR	0.138	6	1				1		
	086-039-035	PC-49	LDR	0.145	6	1				1		
	086-039-030	PC-49	LDR	0.158	6	1				1		
	086-039-028	PC-49	LDR	0.239	6	1				1		
	086-039-036	PC-49	LDR	0.158	6	1				1		
	086-039-008	PC-49	LDR	0.151	6	1				1		
	086-039-009	PC-49	LDR	0.151	6	1				1		
	086-039-010	PC-49	LDR	0.151	6	1				1		
	086-039-011	PC-49	LDR	0.151	6	1				1		
	086-039-025	PC-49	LDR	0.162	6	1				1		
	086-039-024	PC-49	LDR	0.146	6	1				1		
	086-039-023	PC-49	LDR	0.140	6	1				1		
	086-039-022	PC-49	LDR	0.140	6	1				1		
	086-039-021	PC-49	LDR	0.146	6	1				1		
	086-039-020	PC-49	LDR	0.140	6	1				1		
	086-039-019	PC-49	LDR	0.140	6	1				1		
	086-039-018	PC-49	LDR	0.140	6	1				1		
	086-039-017	PC-49	LDR	0.140	6	1				1		
	086-039-016	PC-49	LDR	0.146	6	1				1		
	086-039-015	PC-49	LDR	0.140	6	1				1		
	086-039-014	PC-49	LDR	0.140	6	1				1		
	086-039-013	PC-49	LDR	0.160	6	1				1		
	086-039-012	PC-49	LDR	0.151	6	1				1		

Site #	APN	Zoning	General Plan	Area	Density	Realistic Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Previously Used	Vacant
	086-039-001	PC-49	LDR	0.148	6	1				1		
	086-039-002	PC-49	LDR	0.148	6	1				1		
	086-039-003	PC-49	LDR	0.148	6	1				1		
	086-039-004	PC-49	LDR	0.148	6	1				1		
	086-039-005	PC-49	LDR	0.148	6	1				1		
	086-039-006	PC-49	LDR	0.148	6	1				1		
	086-039-038	PC-49	LDR	0.138	6	1				1		
	086-039-034	PC-49	LDR	0.152	6	1				1		
	086-039-033	PC-49	LDR	0.138	6	1				1		
	086-039-032	PC-49	LDR	0.152	6	1				1		
	086-039-031	PC-49	LDR	0.138	6	1				1		
	086-039-029	PC-49	LDR	0.204	6	1				1		
	086-039-027	PC-49	LDR	0.205	6	1				1		
	086-039-026	PC-49	LDR	0.253	6	1				1		
44	069-015-011	PC-52	LDR	5.140	3.4	17				17	5 th	na
45	086-034-004	PC-49	CC	4.850	12	58				58	5 th	na
	Subtotal					125	0	0	0	125		
TOTAL						5,392	833	524	1,058	2,977		
ADUs						6	0	6	0	0		
GRAND TOTAL						5,398	833	530	1,058	2,977		
RHNA						3,361	706	489	661	1,505		
Diff						2,037	127	41	397	1,472		
Diff %						161%	118%	108%	160%	198%		

SOURCE: Town of Ceres; EMC Planning Group Inc.

NOTE: The area of APNs denoted with an asterisk (*) have been reduced to account for an existing use that will remain in the site

C.4 Summary and Conclusions

Ceres has applied to gain Pro-Housing designation from HCD concurrent with the preparation and certification of its 6th Cycle Housing Element. Part of that effort includes an effort to maintain a housing sites inventory that is a minimum of 150 percent of RHNA.

The vacant, partially vacant, and underutilized sites identified in this report are sufficient to accommodate approximately 150 percent of the Ceres's Regional Housing Needs Allocation for the 6th-Cycle planning period. This “cushion” is highly recommended because of the state’s no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The “cushion” essentially provides a degree of flexibility for policy makers as they make development decisions. Many of the sites identified in this report have existing uses that would need to be demolished before new housing could be constructed.

Review of Previous Housing Element

D
APPENDIX

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Appendix D

Review of Previous Housing Element

D.1 Introduction

In order to effectively plan for the future, it is important to reflect back on the goals of the previous Housing Element and to identify those areas where progress was made and those areas where continued effort is needed. State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Element;
- Progress in implementation; and
- Appropriateness in Goals, Objectives and Policies.

D.2 Effectiveness of the Element

The City's 2015 Housing Element identified the following goals:

- Goal HE-1: to provide for the city's regional fair share of new housing for all economic segments of the community;
- Goal HE-2: to encourage construction and maintenance of affordable housing in the city of Ceres;
- Goal HE-3: to provide a range of housing services to meet the needs of households with special needs within the city;
- 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;
- 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;
- Goal HE-6: to encourage energy efficiency in all new and existing housing; and
- Goal HE-7: to provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

In order to achieve these goals, the 2015 Housing Element listed a series of policies and actions. The policies covered a range of actions, including (but not limited to): designating housing sites; amending the West Landing Specific Plan to allow a minimum density of 20 dwelling units per acre for high-density residential uses; promoting second units; smaller lot sizes for R-2 and R-3 lots; reducing parking standards in the Downtown Specific Plan Area; and conserving at-risk affordable housing units. The 2015 policies and programs complied with State Housing Law guidelines in effect at the time.

D.3 Progress in Implementation

To assess the City's progress in implementing the 2015 Housing Element, the following key areas were reviewed:

- Adopted Programs;
- Production of Housing;
- Preservation of “At Risk” Units; and
- Rehabilitation of Existing Units.

Each of these areas is discussed in detail below.

Overview of Adopted Programs

Table D-1, [Overview of Adopted Programs](#), identifies all of the actions the City committed to in the 2015 Housing Element. The table also includes a description of the progress that was made during the 2015–2023 planning period.

Table D-1 Overview of Adopted Programs

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
GOAL HE-1: TO PROVIDE FOR THE CITY'S REGIONAL FAIR SHARE OF NEW HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY.			
Program 1.0	<p>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 2014 and 2023. 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.</p>	<p>PROGRESS: The 2035 General Plan was updated and adopted in 2018. The City designated sufficient land to achieve RHNA. Annexation and Specific Plan development increased the supply of vacant land available for the 6th Cycle RHNA.</p> <p>EFFECTIVENESS: Housing construction did not meet RHNA goals during the 5th Cycle, though the supply of vacant lands has remained sufficient to meet the RHNA number of housing units throughout the 8-year cycle. Delays through COVID and subsequent unmet financing deadlines contributed to the lack of construction during this period of time. No net loss measures will be incorporated into the 6th Cycle programs.</p>	Continue
Program 1.1	<p>RESIDENTIAL SITES INVENTORY – WEST LANDING SPECIFIC PLAN City shall amend the West Landing Specific Plan to allow for a minimum density for the High Density Residential II land use designation of twenty (20) dwelling units per acre to address the City's regional housing need for lower income households;</p>	<p>PROGRESS: Completed April 2018. West Landing Specific Plan Area has been annexed and is prepared for development using the new minimum density standard.</p> <p>EFFECTIVENESS: The Cycle 6th RHNA will largely be met constructing units according to the densities and zoning established with the West Landing Specific Plan.</p>	Delete
Program 1.2	<p>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 Planning Division and posting information on the City's website. 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.</p>	<p>PROGRESS: Outreach including brochures were updated as part of the City's SB 2 Planning Grants application to reflect changes in State law and benefits of second (accessory) dwelling units to property owners and the community. The City also created a website with five different preapproved ADU unit types for building permit issuance.</p> <p>EFFECTIVENESS: Interest in building ADUs appears to be increasing. There are more inquiries at the Planning Counter, and an increase in applications (#/year?) [To be completed prior to HCD draft Housing</p>	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
		Element update]. The City will continue reviewing and updating the City's ADU Ordinance according to any future changes in State Law. Promotional materials will be reviewed and updated on an annual basis.	
Program 1.3	<p>MASTER PLANS, SPECIFIC PLANS, AND PLANNED DEVELOPMENTS</p> <p>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.</p>	<p>PROGRESS: The City successfully annexed large tracts of vacant land to accommodate new development including the Whitmore Ranch Specific Plan area in 2019.</p> <p>EFFECTIVENESS: The Whitmore Ranch Specific Plan includes a mix of low, medium, and high density residential zoned areas. Future large areas within the City boundaries and Sphere of Influence will similarly benefit from this program.</p>	Continue
Program 1.4	<p>HOUSING DIVERSITY</p> <p>Encourage developers of large subdivisions to include a range of housing types, including multi-family, mixed-use, townhomes, condominiums, clustered-unit development, second dwelling units, and mobile homes/manufactured housing in their developments and give priority to annexation to developed areas that contain affordable housing or a range of housing types. Use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote affordable housing or to promote a range of housing types.</p>	<p>PROGRESS: Based on community needs, the City continues to encourage a range of housing types.</p> <p>EFFECTIVENESS: The City is eager to receive affordable housing development and intent on expediting the review process. The City is seeking Prohousing designation to increase opportunities and potential funding to encourage affordable housing production.</p>	Modify
Program 1.5	<p>PRESERVATION OF MOBILEHOME PARKS</p> <p>The City shall update the inventory of mobile home 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.</p>	<p>PROGRESS: Mobilehome Parks continue to be supported by the City. No request for assistance was made. The City does not have the capability to provide tax increment funding to rehabilitate park infrastructure.</p> <p>EFFECTIVENESS: The City was not effective in partnering with Mobilehome Parks to assist with infrastructure improvements and unit preservation. The City is seeking Prohousing designation to increase opportunities and potential funding to encourage affordable housing production and preservation.</p>	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
Program 1.6	<p>SMALLER MINIMUM LOT SIZES</p> <p>In conjunction with the City's planned comprehensive update to their 1997 General Plan, 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.</p>	<p>PROGRESS: A new General Plan was adopted in 2018. Small lot guidelines, for 5,000 square foot lots, were adopted in 2020. Lots smaller than 5,000 square feet are allowed when development proposals meet the Small Lot Design Guidelines and are located within Planned Community Zones, only.</p> <p>EFFECTIVENESS: While there have not yet been any applicants that have used this program, the City supports the program and emphasizes it on our Planning website. The City will expand our outreach by informing the Housing Authority of this program.</p>	Modify
Program 1.7	<p>ANNUAL HOUSING ELEMENT MONITORING REPORT</p> <p>The Planning Division shall continue to annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives.</p>	<p>PROGRESS: The City has evaluated the Housing Element annually and submitted reports to HCD.</p> <p>EFFECTIVENESS: City Council is annually updated about progress of housing development in Ceres.</p>	Continue
Program 1.8	<p>INFILL SITE INVENTORY</p> <p>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 and residential uses above ground floor retail, such as Regional Commercial (RC), 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 Planning Division counter.</p>	<p>PROGRESS: The City continues to update the infill site inventory and make the information available to the public.</p> <p>EFFECTIVENESS: Some sites in the inventory have been developed in the last few years.</p>	Continue
Program 1.9	<p>FIRST-TIME HOME BUYER DOWNPAYMENT ASSISTANCE</p> <p>Payment Assistance Program, which lends qualified households up to twenty (20) percent of the home's sales price for down payment assistance to lower income households, including those extremely low, very low, and low-income categories. The City shall publicize this program to residents on the City's website with other housing information.</p>	<p>PROGRESS: The City administers the First-Time Homebuyer Downpayment Assistance Program with HOME funds through a partnership with Stanislaus County and the City of Turlock.</p> <p>EFFECTIVENESS: [To be completed prior to HCD draft Housing Element update].</p>	Continue

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
Program 1.10	<p>MULTI-FAMILY LOT CONSOLIDATION PROGRAM</p> <p>In order to provide vacant parcels of adequate size to encourage affordable multi-family development, the City shall encourage the consolidation of adjacent parcels zoned R-3 and R-4. This may include working with property owners to consolidate parcels, coordinating with local property owners to support the development of affordable multi-family housing development, working with developers to identify suitable vacant adjoining R-3 and R-4 sites, or providing incentives such as density bonuses of up to 35 percent and a 5 percent parking requirement reduction for applications consisting of lot consolidations.</p>	<p>PROGRESS: The City worked with property owners to analyze suitable R-3/R-4 sites for consolidation.</p> <p>EFFECTIVENESS: The program was considered, but it was found to be infeasible to convince property owners to voluntarily consolidate properties for multi-family development. As a remedy, through the General Plan update process in 2018, the City designated new areas for growth to be high density residential.</p>	Delete
Program 1.11	<p>DOWNTOWN UNDERUTILIZED SITES</p> <p>To ensure that there is no net loss of residential development potential for the vacant sites designated Downtown Mixed Use, Downtown Residential, and Downtown Office, as identified in the Downtown Specific Plan, the City shall encourage redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area.</p>	<p>PROGRESS: Underutilized sites representing over 500 potential housing units were identified in the adopted Downtown Specific Plan.</p> <p>EFFECTIVENESS: How has the City encouraged redevelopment in the Downtown area to encourage a two-to-one replacement of any existing housing units displaced by redevelopment projects in the Downtown area? What have the results been? Do we need to modify this program to further incentivize or regulate this desired outcome?</p>	Continue
Program 1.12	<p>DOWNTOWN SPECIFIC PLAN</p> <p>In conjunction with Program 1.11, the City shall coordinate with Developers and Non-Profit Housing Providers (i.e. Housing Authority of Stanislaus County, Stanislaus Habitat for Humanity, etc.) on the implementation of the Downtown Specific Plan. The City shall consider joint venture partnerships between the City and developers and/or property owners to help facilitate land assembly, option agreements, and outright land purchase for projects consisting of attached single-family and multi-family residential for extremely low, very low, and low-income households within the Downtown Specific Plan area.</p>	<p>PROGRESS: The City is working on coordination with Developers and Non-Profit Housing Providers to facilitate development as directed in the adopted Downtown Specific Plan.</p> <p>The City is seeking Prohousing designation to increase opportunities and potential funding to encourage affordable housing production.</p> <p>EFFECTIVENESS: The program was considered, but it was found to be infeasible to convince property owners to voluntarily consolidate properties or create joint venture partnerships for multi-family development.</p>	Delete
Program 1.13	<p>ADDITIONAL WELLS AND WATER TREATMENT</p> <p>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,</p>	<p>PROGRESS: A Water Master Plan is in progress. The City continues to work with the Stanislaus Regional Water Authority provide additional potable water sources.</p>	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
	such as well blending or well-head treatment or securing new sources of water.	EFFECTIVENESS: No wells have been taken off-line. Therefore, this program was not needed and not anticipated to be needed for the next eight years.	
Program 1.14	<p>LONG-TERM WATER SUPPLY</p> <p>The City shall develop short and long-term contingency plans to ensure an adequate water supply for residents and businesses. The City shall continue to coordinate and develop long-term groundwater and surface water supply plans internally and with the Turlock Irrigation District.</p>	<p>PROGRESS: The City continues to work with Turlock Irrigation District on creating a surface water distribution system.</p> <p>EFFECTIVENESS: The new surface water treatment plant is expected to open in the Fall of 2023.</p>	Delete
Program 1.15	<p>HOUSING ELEMENT DELIVERY TO WATER AND SEWER PROVIDERS</p> <p>In accordance with Government Code Section 65589.7, immediately following City Council adoption, the city must deliver to all public agencies or private entities that provide water and sewer services to properties within Ceres a copy of the 2014-2023 Housing Element. The City of Ceres provides water and sewer services to all residents and businesses within the City. As such, a copy of the adopted 2014-2023 Housing Element will be provided to the applicable Department(s) within 30-days. The City will also establish a written procedure by the end of 2017 pursuant to Government Code Section 65589.7 to provide priority water and sewer service to development with units affordable to lower income households.</p>	<p>PROGRESS: The City of Ceres provides water and sewer services throughout the City. The City does not have infrastructure limitations.</p> <p>EFFECTIVENESS: There is no need for priority services because all units are capable of receiving services. The City has "sufficient water supply," as defined in Government Code section 66473.7(a)(2).</p>	Delete
GOAL HE-2: TO ENCOURAGE CONSTRUCTION AND MAINTENANCE OF AFFORDABLE HOUSING IN THE CITY OF CERES			
Program 2.0	<p>HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM</p> <p>The City shall continue to cooperate with the Stanislaus County Housing Authority in its administration of the Housing Choice (Section 8) rental assistance program. Specifically, the City shall encourage the Housing Authority to seek out and provide assistance to extremely low and very low-income households. The City shall publicize the Section 8 rental assistance program through marketing efforts such as: advertisements in Modesto Bee, Ceres Courier, and Ceres Vida, and brochures made available at City Hall.</p>	<p>PROGRESS: The City encourages the Housing Authority to advertise the Section 8 Program through marketing efforts such as: advertisements in Modesto Bee and Ceres Courier, and with brochures made available at City Hall. The Ceres Vida publication is no longer in operation.</p> <p>EFFECTIVENESS: Although there are very few inquiries at the City, City staff will continue to provide contact information for the Housing Authority.</p>	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
Program 2.1	<p>EXTREMELY LOW-INCOME HOUSING DEVELOPMENT FUNDING</p> <p>Coordinate with developers, non-profit housing agencies, and County, State, and Federal Agencies to obtain available sources of funding for the development of affordable housing units. The City's Planning Division shall coordinate with the Housing Authority of Stanislaus County to research and pursue potential funding opportunities, process applications, and manage funds received for the development of affordable housing. Specific emphasis shall be placed on the development of extremely low-income housing through a variety of activities, including annual outreach to affordable housing developers, providing technical and/or financial assistance in identifying grant and/or loan programs, and providing expedited processing of applications for the development of housing for extremely low-income households.</p>	<p>PROGRESS/EFFECTIVENESS: The City supports potential non-profit housing developers with expedited application processing. The City is seeking Prohousing designation to increase opportunities and potential funding to encourage affordable housing production. However, the City does not have sufficient staff to proactively coordinate and obtain funding for the development of affordable housing.</p>	Delete
Program 2.2	<p>PUBLICIZE DENSITY BONUS PROGRAM</p> <p>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 on the City's website, and by information available at the Planning Division counter.</p>	<p>PROGRESS: The program is part of the City's municipal code. Since developers are aware of the program and the state law regarding density bonuses, this program can be deleted.</p> <p>EFFECTIVENESS: Housing developers have not yet taken advantage of the density bonus program in Ceres. The City has ample land available and designated for high density and therefore developers have targeted existing high density areas.</p>	Delete
Program 2.3	<p>INCENTIVES IN CONJUNCTION WITH DENSITY BONUS</p> <p>In addition to the density bonus, the City shall offer at least one other regulatory or financial incentive for the production of extremely low, 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</p>	<p>PROGRESS: The City conducts ongoing discussions with developers about the density bonus incentives. To date, the provision of technical assistance by staff to provide additional incentives has not been feasible.</p> <p>EFFECTIVENESS: This program has not been effective at increasing housing production. Alternative measures are proposed with this housing element to support housing at all affordability levels, including applying to become a Prohousing designated City.</p>	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
	basis, the appropriate incentive(s) to offer to make a proposed affordable housing development financially feasible.		
Program 2.4	<p>REDUCED PARKING STANDARDS IN DOWNTOWN SPECIFIC PLAN</p> <p>For attached single-family and multi-family projects within the Downtown Specific Plan consisting of units for extremely low, very low, and low-income households, the City shall consider reduced parking standards by the following methods; angled parking on Downtown streets, reduced parking ratios, offering incentives for the provision of shared parking in alleys. Reduced parking standards will assist in maximizing the number of residential units to be developed on a specific site.</p>	<p>PROGRESS: Parking in the Downtown area is reduced based on shared parking as outlined in the adopted Downtown Specific Plan. Since this program is part of the Downtown Specific Plan, it can be deleted.</p> <p>EFFECTIVENESS: Regulatory measures have been adopted to enable this incentive, going forward.</p>	Delete
Program 2.5	<p>PURSUE STATE AND FEDERAL FUNDING</p> <p>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, 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.</p>	<p>PROGRESS: The City continues to be successful in obtaining HOME and CDBG funds with the Urban County Consortium.</p> <p>EFFECTIVENESS: HOME and CDBG funds have impacted housing opportunities in the following ways:</p> <ul style="list-style-type: none"> • New curb, gutter, and sidewalk have been constructed in disadvantaged neighborhoods in Ceres including Morrow Village. • The HOME funds make the First Time Homebuyer loans available. • In addition, the City has been successful in obtaining state funding under the SB 2, LEAP, and REAP programs. 	Continue/Combine with 2.6 below
Program 2.6	<p>ADVOCATE ADDITIONAL STATE AND FEDERAL FINANCIAL COMMITMENTS TO HOUSING</p> <p>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 local governments with greater financial resources to meet federal and state housing mandates.</p>	<p>PROGRESS: The City coordinates with the League of California Cities to interface with legislators on an as-needed basis.</p> <p>EFFECTIVENESS: Direct results of this advocacy is not possible to measure. The City will continue to do so while also applying to become a Prohousing designated City.</p>	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
Program 2.7	<p>GUIDELINES FOR FEE WAIVERS, REDUCTIONS, AND DEFERRALS</p> <p>The City shall review, and if feasible, update the Administrative Procedures of its Public Facilities Fees, 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.</p>	<p>PROGRESS: The City has found it infeasible to subsidize affordable housing through waiving or deferring public facility fees.</p> <p>EFFECTIVENESS: This program was not implemented during the 5th Cycle.</p>	Delete
Program 2.8	<p>SELF HELP HOUSING PROGRAM</p> <p>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 nonprofit housing sponsor and use state or federal funds as the primary governmental financing source.</p>	<p>PROGRESS: There were no requests for this program.</p> <p>EFFECTIVENESS: This program was not an effective tool for investing in housing maintenance. Resources intended for this program will instead be used for other efforts to construct, maintain, or preserve housing in Ceres.</p>	Delete
Program 2.9	<p>ACQUIRE SITES FOR SELF HELP HOUSING</p> <p>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.</p>	<p>PROGRESS: There were no requests for this program.</p> <p>EFFECTIVENESS: This program was not an effective tool for investing in housing maintenance. Resources intended for this program will instead be used for other efforts to construct, maintain, or preserve housing in Ceres.</p>	Delete
Program 2.10	<p>PUBLICIZE SELF HELP HOUSING</p> <p>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.</p>	<p>PROGRESS: The City maintains contact with potential developers but there were no requests for this program.</p> <p>EFFECTIVENESS: This program was not an effective tool for investing in housing maintenance. Resources intended for this program will instead be used for other efforts to construct, maintain, or preserve housing in Ceres.</p>	Delete
Program 2.11	<p>PUBLICIZE AVAILABLE PROGRAMS</p> <p>The City shall publicize programs, such as the First Time Home Buyer Program, BEGIN Program, and Cal Rural Lending Programs, currently available to Ceres residents by posting information on the City's website, making information at Planning/Building Division Front Counter, and</p>	<p>PROGRESS: The City posts available housing programs on the City website and has information available at the Planning counter. The BEGIN and Cal Rural Lending programs are no longer active.</p>	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
	periodically posting notices in local newspaper (i.e. Ceres Courier and Modesto Bee).	EFFECTIVENESS: [To be completed prior to HCD draft Housing Element update].	
GOAL HE-3: TO PROVIDE A RANGE OF HOUSING SERVICES TO MEET THE NEEDS OF HOUSEHOLDS WITH SPECIAL NEEDS WITHIN THE CITY.			
Program 3.0	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.	PROGRESS: The City completed a public information brochure in 2016 and updated Municipal Code 18.41 (CHAPTER 41 - REASONABLE ACCOMMODATIONS POLICY AND PROCEDURES). EFFECTIVENESS: The process to request a reasonable accommodation is ministerial in the City of Ceres, unless the proposal is tied to a project that would otherwise require discretionary review. The regulation has clear findings and opportunity to appeal.	Delete
Program 3.1	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.	PROGRESS: The City uses CDBG funds to support ADA in targeted neighborhoods including Morrow Village. EFFECTIVENESS: The City has completed ADA sidewalk improvements for Phase 1. The City is currently embarking on Phase 2 and Phase 3, additional ADA sidewalk improvements.	Delete
Program 3.2	HOUSING FOR ELDERLY RESIDENTS The City should 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.	PROGRESS: The City's Zoning Ordinance was updated to include development standards for senior housing. Senior housing is incorporated in the Density Bonus Program contained in the City's municipal code and the use is allowed throughout the City. EFFECTIVENESS: Identifying specific sites for senior housing was not found practical and the City is relying on developers to propose sites based on market conditions.	Modify
Program 3.3	TEMPORARY/SEASONAL FARMWORKER HOUSING The City will take measures to encourage and facilitate the production of housing for permanent and migrant farmworkers, such as funding	PROGRESS: The City continues to facilitate and encourage farmworker housing. An informational brochure was developed in 2018 to provide additional information to developers.	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
	<p>development, developer identification, maintaining an inventory of suitable sites, site development, etc. and ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City will review the zoning ordinance to determine that zoning and development standards encourage a variety of housing types for farmworker housing needs, including multi-family, manufactured housing, mobile homes, single room occupancy, and second units. The City will encourage the development of housing for farmworkers by assisting interested developers with applications for funding and assisting in application processing to mitigate any potential processing constraints. The City will develop an informational brochure illustrating the possible funding sources and other City incentives for the development of farmworker housing and provide this brochure at the Community Development Department and City's website.</p>	<p>EFFECTIVENESS: Did the City review the zoning ordinance to determine that zoning and development standards encourage a variety of housing types for farmworker housing needs, including multi-family, manufactured housing, mobile homes, single room occupancy, and second units? [To be completed prior to HCD draft Housing Element update].</p> <p>Did the City encourage the development of housing for farmworkers by assisting interested developers with applications for funding and assisting in application processing to mitigate any potential processing constraints? [To be completed prior to HCD draft Housing Element update].</p>	
Program 3.4	<p>REGIONAL COOPERATION WITH HOMELESS NEEDS</p> <p>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.</p>	<p>PROGRESS: The City supported the development of a five-year strategy plan and the City Manager was appointed as the City's representative to the Stanislaus Housing Alliance.</p> <p>EFFECTIVENESS: Were any shelters built as a consequence of the 5-year strategy plan? Are there specific actions that could benefit being stated in this housing element update? [To be completed prior to HCD draft Housing Element update].</p> <p>The City continues to participate in the Stanislaus Continuum of Care to address homeless needs.</p>	Modify
Program 3.5	<p>PERSONS WITH DEVELOPMENTAL DISABILITIES</p> <p>The City shall refer residents to the Valley Mountain Regional Center for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City may pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.</p>	<p>PROGRESS: The City supports Disability Resources Agency for Independent Living (DRAIL) which provides supportive services for persons with developmental disabilities.</p> <p>EFFECTIVENESS: [To be completed prior to HCD draft Housing Element update].</p>	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
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.			
Program 4.0	<p>HOUSING REHABILITATION PROGRAMS</p> <p>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. Through the county-wide CDGB consortium, three programs for which the City would be eligible are: HOME, Rental Rehab Program, and California Housing Rehab Program</p>	<p>PROGRESS: For the upcoming Housing Element update, the City of Ceres will be considering adoption of a housing rehabilitation program pending community needs.</p> <p>EFFECTIVENESS: There is no need for the City to encourage the Consortium to apply for funds because the funds are received directly from HUD.</p>	Delete/Potentially Add Program
Program 4.1	<p>CONSERVATION OF AT-RISK UNITS</p> <p>The City shall monitor the status of the Sierra View Apartments tax exempt bonds and the fifteen (15) affordable units that may convert to market rate and future at-risk affordable housing. 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. The City shall also provide assistance by coordinating with residents and directing them to the Stanislaus County Housing Authority to obtain Section 8 Vouchers. The City shall pursue State and Federal monies to provide subsidy assistance to affordable housing units at-risk converting to market-rate.</p>	<p>PROGRESS: The City continues to monitor at-risk housing units.</p> <p>EFFECTIVENESS: [To be completed prior to HCD draft Housing Element update].</p>	Modify
Program 4.2	<p>RELOCATION OF LOW-INCOME HOUSEHOLDS OCCUPYING DILAPIDATED HOUSING</p> <p>The City shall explore the defraying of 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.</p>	<p>PROGRESS: The Redevelopment Agency is longer operational due to State law. There is no displacement occurring.</p> <p>EFFECTIVENESS: not applicable</p>	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
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.			
Program 5.0	<p>FAIR HOUSING PROGRAM</p> <p>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:</p> <ul style="list-style-type: none"> • Maintain information on state and federal fair housing laws in English and Spanish on the City's website and at the Planning Division counter 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. • Utilize 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. 	<p>PROGRESS: Fair Housing information is disseminated through the Urban County Consortium for the HOME and CDBG programs.</p> <p>EFFECTIVENESS: [To be completed prior to HCD draft Housing Element update].</p>	Modify
Program 5.1	<p>PUBLIC ENGAGEMENT/GENERAL PLAN CONSISTENCY</p> <p>To promote continued opportunity for public engagement, the City shall conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement of written review of the General Plan by April 1 of each year (per Government Code Section 65400). Use the Planning Commission and City Council as an avenue for public input on housing issues and housing element implementation.</p> <ul style="list-style-type: none"> • Maintain the Draft General Plan Housing Element Review on the City's Website • Notice Planning Commission and City Council meetings to enhance public awareness as well as post on the City's website. • Develop a General Plan Consistency Matrix and update annually, if necessary. This matrix will determine the consistency between the 	<p>PROGRESS: The City completed a General Plan update which includes a comprehensive public/community engagement outreach program including televised City Council and Planning Commission meetings.</p> <p>EFFECTIVENESS: This program is complete.</p>	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/Modify/Delete
	Housing Element Policies and Programs and the other Elements of the General Plan.		
GOAL HE-6: TO ENCOURAGE ENERGY EFFICIENCY IN ALL NEW AND EXISTING HOUSING			
Program 6.0	<p>WEATHERIZATION AND ENERGY CONSERVATION FOR EXISTING DWELLING UNITS</p> <p>The City shall continue to post and distribute information on currently available weatherization and energy conservation programs in conjunction with housing rehabilitation. Provide information at City Hall on Turlock Irrigation District weatherization and energy assistance programs.</p>	<p>PROGRESS: The City uses the Plan Check process to promote weatherization and energy conservation consistent with the Building Code. The Turlock Irrigation District (TID) and Central Valley Opportunity Center (CVOC) have weatherization programs that the City promotes.</p> <p>EFFECTIVENESS: Applicants for all submitted buildings have received this educational information, with an option to voluntarily participate in suggested actions.</p>	Continue
Program 6.1	<p>ENERGY CONSERVATION FOR NEW CONSTRUCTION</p> <p>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.</p>	<p>PROGRESS: The City continues to enforce Title 24 standards and encourages solar systems.</p> <p>EFFECTIVENESS: All building permits during the 5th Cycle had to meet standards and applicants were encouraged to include solar with their projects.</p>	Continue
Program 6.2	<p>PUBLICIZE ENERGY CONSERVATION FOR NEW CONSTRUCTION</p> <p>The City shall make available on its website, and the Planning Division counter, information on energy efficient rebate programs offered by the Turlock Irrigation District (TID) for new residential construction. The City shall encourage developers and non-profit housing agencies to apply for rebates through the TID program.</p>	<p>PROGRESS: It has been found that this program has limited funding and is ineffectual.</p> <p>EFFECTIVENESS: Not applicable due to lack of funding.</p>	Delete
GOAL HE-7: TO PROVIDE FOR A VARIETY OF HOUSING TYPES, SIZES, PRICE RANGES, AND DENSITIES COMPATIBLE WITH THE EXISTING CHARACTER AND INTEGRITY OF RESIDENTIAL NEIGHBORHOODS.			
Program 7.0	<p>AFFORDABLE HOUSING DESIGN</p> <p>The City shall require that developers of affordable rental housing projects to provide information showing how the project will be managed to maintain units in sound condition.</p>	<p>PROGRESS: The City has two affordable (HOME-funded) projects that require a management plan and annual maintenance inspection – Della Tiara (multi-family) and Whitmore Oaks (senior) – which the City monitors annually.</p> <p>EFFECTIVENESS: Existing projects continue to be maintained, and any new proposal will need to meet these standards.</p>	Continue

Source: City of Ceres

Production of Housing

The 2015 Housing Element identified a Regional Housing Needs Allocation of 2,571 housing units in City of Ceres between January 1, 2014 and June 30, 2023. The RHNA was divided into the following income categories:

- 622 units affordable to extremely low- and very low-income households;
- 399 units affordable to low-income households;
- 446 units affordable to moderate-income households; and
- 1,104 units affordable to above moderate-income households.

[Table D-2, Housing Permits Issued, 2015-2023](#) provides a summary of housing permits issued in the city from 2015-2023. During the 2015–2023 planning period, 84 new units were added to the City's housing stock, achieving approximately 3.3 percent of the City's RHNA. This indicates that residential growth was slower than anticipated, which may be in part due to the COVID pandemic, the cost of land, and the overall lack of support for new housing development in the community. All units produced were affordable to households with above-moderate incomes.

Table D-2 Housing Permits Issued, 2015-2023

Affordability	New Construction Need	Housing Units Produced	Percent Achieved
Very Low	622	0	0.0%
Low	399	1	0.3%
Moderate	394*	7	1.8%
Above Moderate	1,104	71	6.4%
Total	2,519**	79	3.1%

SOURCE: HCD Annual Progress Report Dashboard (as of February 22, 2023).

NOTE: *52 units were produced in 2014 and subtracted from the total RHNA for this category of 446 units

Total RHNA from StanCOG was 2,571 units

[To be completed prior to HCD draft Housing Element update].

Preservation of "At Risk" Units

According to the 2015 Housing Element, there were 15 affordable project at risk of converting to market rate within the eight-year planning period (2015–2023). [To be completed prior to HCD draft Housing Element update].

Rehabilitation of Existing Units

The 2015 Housing Element identified an objective of rehabilitating a total of 10 units in the 2015–2023 planning period. HCD’s Annual Progress Report Dashboard reported no rehabilitated units in City of Ceres for the period 2018 through 2021.

D.4 Summary

Like many communities, the City of Ceres experienced less development than expected in its 2015–2023 planning period. Of the 2,571 units it identified in the City’s Regional Housing Needs Allocation, the City permitted only 84 units (3.3 percent), 13 of them for below-moderate-income households.

The goals, objectives, and policies identified in the 2015 Housing Element were appropriate for the 2015–2023 timeframe because they complied with the program requirements mandated by State law at the time. Nonetheless, a great deal has changed in the intervening years, including attention from the Office of the Governor of California, which identified City of Ceres as one of numerous jurisdictions that had failed to adequately implement its 2015 Housing Element. The 6th Cycle Housing Element will be revised to address new state mandates and to put City of Ceres on track to meet its housing obligations.

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List of Contacted Organizations

E
APPENDIX

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Appendix E

List of Contacted Organizations

E.1 Introduction

This appendix provides the names of organizations, tribal units, and other stakeholders that were contacted during the preparation of Ceres' 6th Cycle Housing Element. In addition to these contacts, the City created a dedicated website called: "Ceres Housing Plan" which can be found at <https://engage.emcplanning/cereshousingplan.com/>. This website provides a portal to all of the housing element related public engagement activities that were available to members of the public during the update process. This includes information on housing element basics, site surveys, stakeholder surveys, and materials from community workshops.

E.2 List of Contacted Organizations

This section provides contact information for organizations and agencies in the Stanislaus region that were contacted during housing element preparation.

Stanislaus Council of Governments

1111 I Street #308

Modesto, CA 95354

(209) 525-4600

[Stanislaus Council of Government \(stancog.org\)](http://Stanislaus Council of Government (stancog.org))

Stanislaus Regional Housing Authority

1701 Robertson Rd

Modesto, CA 95358

(209) 557-2000

[Stanislaus Regional Housing Authority \(stanregionalha.org\)](http://Stanislaus Regional Housing Authority (stanregionalha.org))

Ceres Partnership

1317 Grandview Ave

Ceres, CA 95307

(209) 541-0101

Ceres Partnership

E.3 City Contact List

This section provides contact information for City officials that were contacted during housing element preparation.

Christopher Hoem
Community Planning Director, City of Ceres
Christopher.hoem@ci.ceres.ca.us
(209) 538-5778

Marjorie Blom
Planning Consultant, City of Ceres
Marjorie.Bлом@ci.ceres.ca.us
(209) 538-5774

Teddie Hernandez
Senior Planner, City of Ceres
teddie.hernandez@ci.ceres.ca.us
(209) 538-5789

Rhonda Rose
Building Permit Technician, City of Ceres
Rhonda.Rose@ci.ceres.ca.us
209-538-5753

E.4 Tribal Consultation

This section provides contact information for tribal consultations that were contacted during housing element preparation

Calaveras Band of Mi-Wuk Indians
Gloria Grimes, Chairperson
P.O. Box 899
West Point, CA, 95255
calaverasband.miwukindians@gmail.com

North Valley Yokuts Tribe
Timothy Perez, Chairperson
P.O. Box 717
Linden, CA, 95236
huskanam@gmail.com

North Valley Yokuts Tribe
Katherine Perez, Chairperson
P.O. Box 717
Linden, CA, 95236 canutes@verizon.net

Southern Sierra Miwuk Nation
Sandra Chapman, Chairperson
P.O. Box 186
Mariposa, CA, 95338
sandra47roy@gmail.com

Tule River Indian Tribe
Neil Peyron, Chairperson
P.O. Box 589
Porterville, CA, 93258
neil.peyron@tulerivertribe-nsn.gov

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas, CA 93906
kwood8934@aol.com

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