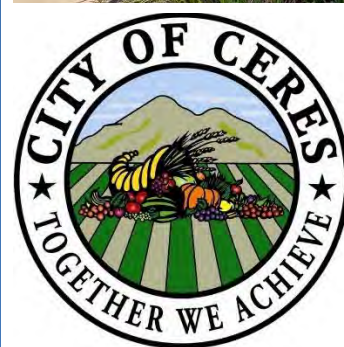


HCD Revised Draft

6th Cycle Housing Element Update (2023-2031)

City of Ceres

June 21, 2024



Prepared by
EMC Planning Group

HCD REVISED DRAFT

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

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1.1 Introduction

The City of Ceres is a suburban community regarded for its 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 somewhat of 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 in 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 a new 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.

Like many other communities, 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 Latino, but some neighborhoods are 80 percent Latino while others have nearly no Latino residents, that jurisdiction would have neighborhoods which are segregated.

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 Hispanic and Latino 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 governments⁴. 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.⁵ 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.^{6,7,8,9,10,11}

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.^{12,13} 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

⁴ Source: *The Color of Law: A Forgotten History of How Our Government Segregated America*, Richard Rothstein, 2017.

⁵ Source: *Segregation and Inequality in Public Goods*, Jessica Trounstein, 2015.

⁶ Source: *The Impacts of Neighborhoods on Intergenerational Mobility*, Raj Chetty and Nathaniel Hendren, 2018.

⁷ Source: *The Wrong Side(s) of the Tracks: The Causal Effects of Racial Segregation on Urban Poverty and Inequality*, Elizabeth Ananat, 2011.

⁸ Source: *The Old Jim Crow: Racial Residential Segregation and Neighborhood Imprisonment*, Traci Burch, 2014.

⁹ Source: *Are Ghettos Good or Bad?*, David M. Cutler and Edward L. Glaeser, 1997.

¹⁰ Source: *Moving and the Neighborhood Glass Ceiling*, Robert J. Sampson, 2012.

¹¹ Source: *Stuck in Place: Urban Neighborhoods and the End of Progress Toward Racial Equity*, Patrick Sharkey, 2013.

¹² Source: *Do Strict Land Use Regulations Make Metropolitan Areas More Segregated by Income?*, Michael C. Lens and Paavo Monkkonen, 2016.

¹³ Source: *Local Land Use Regulation and the Chain of Exclusion*, Rolf Pendall, 2000.

they reside.¹⁴ 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).¹⁵

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.

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.

¹⁴ Source: *Segregation by Design: Local Politics and Inequality in American Cities*, Jessica Trounstein, 2018.

¹⁵ Source: *An Equilibrium Model of Sorting in an Urban Housing Market*, Patrick Bayer, Robert McMillan, and Kim Rueben, 2004.

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 D](#) 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 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 eight (8) distinct ADU building plans that 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. Program 1.7 has been included in [Chapter 2](#) of the Housing Element to ensure a timely update of the Zoning Ordinance to comply with State law.

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. As of August 2023, the City is in the process of identifying potential surplus lands, but has not yet identified any.

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 City of Ceres' public participation efforts include extensive outreach including but not limited to the following:

- Development of a dedicated housing element update website:
<https://engage.emcplanning.com/cereshousingplan>;

- Housing Element informational flyer educating the public on the 6th Cycle Housing Element Update planning process, Stakeholder Survey, Property Owner Interest Form, and the release of the Public Draft;
- Public meetings held to inform the public and elected officials of the 6th Cycle Housing Element Update process on the following dates, July 17, August 7, and August 14, 2023; and
- Formal consultation with representatives from five (5) Native American tribes in Stanislaus County.

For a comprehensive review of outreach, refer to [Appendix E – Outreach and Public Participation](#), which details all public engagement and outreach conducted throughout the 6th Cycle Housing Element Update planning process. The following attachments are included with [Appendix E](#):

- Attachment A – Public Draft Comment Report
- Attachment B – Stakeholder Survey Report
- Attachment C – Outreach Materials

[Appendix E](#) will continue to be updated throughout the planning process.

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 five goals:

- Goal 1 Facilitate Housing Construction
- Goal 2 Improve the Existing Housing Stock and Preserve Affordable Housing
- Goal 3 Support 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 Ceres to address housing issues in the community and the larger Central Valley Area.

PRO: Prohousing Community

The first new policy direction being taken by the City of Ceres is the decision to pursue becoming a “Prohousing” community. As part of the 2019-20 California 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”.

AFFH: 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 further 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
Extremely Low	371	5	353
Very Low	371	5	--
Low	513	10	--
Moderate	711	--	--
Above Moderate	1,683	--	--

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. For each program, the following is true unless otherwise noted:

- “Responsible Party” is the City of Ceres Community Development Department; and
- “Funding Source” is anticipated to be the General fund except in cases where it can be grant funded or subsidized via third-party.

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.

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 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.

The Planning Division shall annually evaluate and report to the City Council on the City's progress in meeting its Housing Element objectives, as well as remain in compliance with the no-net loss requirements of Government Code Section 65863.

Implementation Policies: 1.1 and 1.2

Responsible Department: Community Development Department

Timeframe: Review annually

Funding Source: General Fund

Quantified Objective: Submit APR annually to HCD

Performance Metric(s): N/A

(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 be developed through a specific plan process or a planned development process, to provide 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 percentages of land at various densities that correspond to the proportion of the City's regional housing needs for each income group and support housing variety in compliance with Government Code Sections 65583 and 65583.2.

Implementation Policies: 1.2, 1.5 and 1.6

Responsible Department: Community Development Department

Timeframe: June 2025

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

(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 District.

Implementation Policies: 1.1

Responsible Department: Community Development Department

Timeframe: Complete zoning ordinance amendment by June 2025

Funding Source: General Fund

Quantified Objective: 10 additional housing units for future subdivision and new SFR

Performance Metric(s): N/A

(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 commercial land use designations that allow accessory residential uses above ground floor retail, such as Neighborhood Commercial (C-1), Community Commercial (C-2), Downtown Mixed Use (DMU), Mixed Use (MX-1/MX-2), and Office/Downtown Office/Administrative Professional (O/DO/A-P) Zoning Districts. 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.

Implementation Policies: 1.1, 1.2, 1.5, 1.6, and 1.7

Responsible Department: Community Development Department

Timeframe: Develop infill site inventory by December 2025

Funding Source: General Fund

Quantified Objective: 10 new infill housing units constructed by July 2031

Performance Metric(s): N/A

(Previously program 1.8)

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

To enable the development of ADU/JADUs with the construction of new single-family units, the City shall require construction of at least 10 percent of new single-family development in the West Landing Specific Plan Area to include either an ADU or JADU. This aims to encourage a balanced mix of housing typologies in the City's new West Landing community.

To further encourage the development of ADUs and JADUs throughout the City, the City is committed to the following actions:

- Continue publicizing ADU/ JADU 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. Information will include permit requirements, changes in State law, and benefits of secondary dwelling units to property owners and the community. The City shall review and update the promotional materials on an annual basis.
- Continue to implement the development of ADU/JADUs through a ministerial process in conformance with State law. The City will develop guidance materials and create a Frequently Asked Questions webpage.
- Prioritize permit processing, reduce permit fees, and continue to provide and promote eight unique and free, pre-approved plans for ADU/JADUs.
- Monitor permitted ADU/JADUs and their affordability levels on a bi-annual basis to determine the success of the incentive program and if modifications to the program are necessary. Additionally, based on the number of ADU/JADUs permitted and their affordability, the City will adjust ADU/JADU development assumptions by December 2027, if necessary.

Additionally, the City will update its ADU Ordinance in accordance with State law by June 2025.

Implementation Policies: 1.1, 1.6, and 1.7

Responsible Department: Community Development Department

Timeframe: Monitor the number of ADU/JADUs permitted and affordability bi-annually; If necessary, adjust ADU/JADU assumptions by December 2027; Prioritize permit processing and provide eight unique pre-approved plans for ADUs (ongoing); Review and update promotional materials annually; and Adopt ADU Ordinance that complies with State law by June 2025.

Funding Source: General Fund

Quantified Objective: 5 ADU/JADUs (other than the West Landing area) by July 2031

Performance Metric(s): N/A

(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 allow supportive housing by-right, requiring no discretionary review in zones where multi-family and mixed-uses are permitted, including nonresidential zones permitting multi-family uses (Government Code Section 65651).

Implementation Policies: 1.1, 1.6, and 1.7

Responsible Department: Community Development Department

Timeframe: June 2025

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

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

In 2020, the City updated the Density Bonus Program as part of their Zoning Ordinance. 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.

Implementation Policies: 1.1, 1.2, and 1.6

Responsible Department: Community Development Department

Timeframe: Amend Zoning Ordinance by December 2024

Funding Source: General Fund

Quantified Objective: 20 Housing units affordable to lower-income households by July 2031

Performance Metric(s): N/A

Program 1.8: Streamline 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 Municipal 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 develop a universal application for planning permits. These changes will increase certainty and improve the transparency of entitlement procedures.

The City will also complete the following actions:

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

Implementation Policies: 1.3

Responsible Department: Community Development Department

Timeframe: Update Municipal Code by June 2025

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

Program 1.9: Changes to the Zoning Code

In an effort to increase housing development for all income categories towards meeting RHNA goals, the City of Ceres will make the following changes to the Zoning Code:

General Amendments to Zoning Code

- Update the Zoning Code to ensure that allowable locations of residential and mixed-use zoning districts are fully consistent with the General Plan Land Use Diagram;
- Prohibit single-family detached residential uses in the R-3, R-4, and R-5 Districts;
- Codify SB 9 regulations to facilitate new construction on single-family parcels according to Government Code Sections 66452.6, 65852.21 and 66411.7;
- Establish minimum density requirement of 7 dwelling units per acre in the R-3 Zoning District;

- Establish minimum density requirement of 12 dwelling units per acre in the R-4 Zoning District;
- Establish minimum density requirement of 20 dwelling units per acre in the R-5 Zoning District;
- Amend development standards for the R-3, R-4, and R-5 Zoning Districts to permit a minimum lot coverage of 70 percent and maximum front-yard setbacks of 15 feet;
- Increase permitted FAR in R-3 Zoning District to allow a FAR of at least 0.60 for single-story buildings on interior lots and a FAR of at least 0.70 for single-story buildings on corner lots;
- Increase permitted FAR in R-4 Zoning District to allow a FAR of at least 0.70 for single-story buildings on corner lots;
- Increase permitted FAR in R-5 Zoning District to allow a FAR of at least 0.70 for single-story buildings on corner lots;
- Reduce parking standards for R-3, R-4, and R-4 Zoning Districts to require one and a half (1.5) parking spaces regardless of the number of bedrooms and further reduce to on-half (0.5) parking spaces for affordable residential units;
- Identify height limit for the M-1 Zoning District of a maximum of 50 feet requiring no Planning Commission approval; and
- Remove the on-site improvement requirement for a wall or vegetative barrier for multi-family projects located adjacent to single-family uses.

Permit Zoning for a Variety of Housing Types According to State Law

- Add the definition for Single Room Occupancy (SROs), and permit SROs by-right, requiring no discretionary review in all zones that allow mixed-uses;
- Eliminate open space and parking requirements for SROs;
- Permit mobile and manufactured housing in all zones (specifically the R-A Zone) where single-family residential is allowed, in compliance with Government Code Section 65852.3(a);
- Amend the definition of emergency shelters in compliance with AB 2339, Statutes of 2022;
- Amend the written development standards for emergency shelters to allow proximity requirements in compliance with Government Code Section 65583.(a)(4), such that emergency shelters shall not be required to be more than 300 feet apart;
- Amend the written development standards for emergency shelters to require parking consistent with AB 139, requiring only sufficient parking to accommodate all staff working in the emergency shelter;
- Permit emergency shelters in the Highway Commercial Zone (H-1) and PC Zone with Service Commercial General Plan Designation;

- Review all development standards, related to emergency shelters, and make necessary revisions to ensure consistency with State Law; and
- Permit unlicensed residential care facilities as a permitted use where single-family uses are permitted, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.

Implementation Policies: N/A

Responsible Department: Community Development Department

Timeframe: Complete all zoning code amendments by January 2025

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

Program 1.10: West Landing Specific Plan Development

The City's housing sites inventory includes the West Landing Specific Plan (WLSP) Area (Site 1), which is anticipated to develop a total of 2,631 residential units over the eight-year planning period. The housing distribution for this site is planned as follows:

- Lower-income units: 865 multi-family dwelling units;
- Moderate-income units: 459 townhouse/single-family dwelling units;
- Above moderate-income units: 1,307 single-family dwelling units; and
- ADUs: 131 units (30, 30, 30, 10 distribution rule of thumb).

Multi-Family Residential Development and ADU/JADU Requirements

To enable the development of ADU/JADUs with the construction of new single-family units, the City shall require construction of at least 10 percent of new single-family development in the West Landing Specific Plan Area to include either an ADU or JADU. This aims to encourage a balanced mix of housing typologies in the City's new West Landing community.

The City will actively monitor the issuance of building permits for multi-family residential units and ADUs throughout this period. If development progress falls short of achieving the construction targets of 300 multi-family residential units and 65 lower-income ADUs by Winter 2028, the City will reassess its land use strategies. Necessary amendments to zoning or other land use documents will be undertaken to meet RHNA requirements and ensure continued progress towards meeting housing development goals.

Infrastructure Improvements

The WLSP Area requires development of a tertiary treatment plant and installation of a sewer lift to provide wastewater service to the area. To ensure the tertiary treatment plant is constructed in a timely manner along with all other infrastructure improvements, the City is committed to the following actions:

- Develop and complete cost-sharing agreement for extension of sewer facilities along Service Road in WLSP Area by Fall 2024;
- Complete extension of sewer facilities along Service Road by Summer 2025;
- Begin construction of tertiary treatment plant and sewer lift station by Summer 2025; and
- Completion of tertiary treatment plant and sewer lift station by Summer 2027.

The City will collaborate with developers to ensure the timely construction of infrastructure, thereby facilitating the readiness of units for occupancy within the eight-year planning cycle.

If by December 2025, the City has not developed a cost-sharing agreement for the extension of sewer facilities along Service Road, and if construction of the tertiary treatment plant and sewer lift station has not commenced, the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to make available appropriate land for the development of housing to meet the RHNA. Specific actions the City may take include upzoning or increasing density to accommodate more residential units.

Subdivision Process

Further, the project requires subdivision of parcels to accommodate residential uses. To ensure the subdivision process is completed promptly to facilitate residential development within the planning period, the City is committed to the following actions:

- Conducting outreach with property owners and non-profit affordable housing developers to maintain project momentum;
- Providing density bonuses in accordance with State law;
- Reducing fees and expediting permitting processes to shorten time to market;
- Offering technical assistance and resources, such as navigating regulatory requirements; and
- Marketing the SB 35 by-right approval process when development plans include 20 percent affordable units.

Implementation Policies: 1.7

Responsible Department: Community Development Department

Timeframe: Complete infrastructure improvements by Summer 2027; 300 lower-income multi-family building permits by January 2028; 65 lower-income ADU building permits by January 2028

Funding Source: General Fund

Quantified Objective: 572 VL units, 293 LI units, 459 M units, 1,307 AM units, and 131 ADUs

Performance Metric(s): N/A

Program 1.11: Non-Discretionary Approval Process for 4th and 5th Cycle Reused Sites

The City shall implement a by-right non-discretionary approval process option for sites listed with the 6th Cycle Sites Inventory per Government Code 65583.2(c) for vacant sites previously identified in the 4th and 5th Cycle Housing Elements, and for non-vacant sites previously identified in the 5th Cycle Housing Elements when a developer builds at least 20 percent affordable units to accommodate the low- and very low-income RHNA. This applies to all sites identified in the Sites Inventory (see [Appendix C](#)). This will simplify the permitting process, reduce fees and potential permit appeals.

By-right means a jurisdiction shall not require the following:

- Conditional Use Permit;
- Planned Unit Development Permit;
- Design review other than Objective Development Design Standards; or
- Other discretionary, local government review or approval that would constitute a “project” as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act “CEQA”).

Sites 1 and 2 are required to comply with the Subdivision Map Act, which requires that subdivision of land be approved by the City. Therefore, Sites 1 and 2 will require discretionary review for the subdivision of land, but all other relevant planning entitlements will meet by-right requirements as outlined above.

Implementation Policies: N/A

Responsible Department: Community Development Department

Timeframe: Update Municipal Code by December 2024

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

Program 1.12: Whitmore Ranch Specific Plan Development

The City's housing sites inventory includes Whitmore Ranch Specific Plan (WLSP) Area (Site 2), which is anticipated to develop a total of 372 residential units over the eight-year planning period. The housing distribution for this site is planned as follows:

- Lower-income units: 137 multi-family dwelling units;
- Moderate-income units: 67 townhouse/single-family dwelling units; and
- Above moderate-income units: 168 single-family dwelling units.

The project requires subdivision of parcels to accommodate residential uses. To ensure the subdivision process is completed promptly to facilitate residential development within the planning period, the City is committed to the following actions:

- Conducting outreach with property owners and non-profit affordable housing developers to maintain project momentum;
- Providing density bonuses in accordance with State law;
- Reducing fees and expediting permitting processes to shorten time to market; and
- Offering technical assistance and resources, such as navigating regulatory requirements.

The City will actively monitor the issuance of building permits for multi-family residential units and ADUs throughout this period. If development progress falls short of achieving the construction target of 65 lower-income residential units by Winter 2027, the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to make available appropriate land for the development of housing to meet the RHNA. Specific actions the City may take include upzoning or increasing density to accommodate more residential units.

Implementation Policies: 1.7

Responsible Department: Community Development Department

Timeframe: 65 lower-income building permits by Winter 2027

Funding Source: General Fund

Quantified Objective: 137 VL units, 67 MI units, 168 AM units

Performance Metric(s): N/A

Program 1.13 Prepare Checklist and Procedures for SB 35 and SB 330

Government Code section 65913.4 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 City will create a SB 35 checklist and written procedures for processing SB 35 applications to ensure efficient and complete application processing and will update the documents in conformance with any changes to state law within twelve months of adoption of new laws. Additionally, the City will develop an application for SB 330 in conformance with State law.

Implementation Policies: 1.7

Responsible Department: Community Development Department

Timeframe: June 2025 and within 12 months of any change to the law that would impact the City

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): Reduced approval Timeframes

Program 1.14 Adopt Approval Findings for Residential Development

Currently, the City lacks an approved list of approval findings for development. To ensure residential projects are reviewed based on objective criteria, the City will adopt the following findings of approval.

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.
4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

This will reduce uncertainty and streamline the approval process for residential developments.

Implementation Policies: 1.3

Responsible Department: Community Development Department

Timeframe: Adopt Approval Findings by December 2024

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): Reduced approval Timeframes and Increased Approval Certainty

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

Mobile home parks offer an affordable housing option for many lower-income households. In Ceres, there are several mobile home parks, including Lazy Wheels, Ceres Mobile Estates, and Ceres West Mobile Home Park. To preserve existing mobile home parks, the City will implement a Residential Mobile Home Park zoning ordinance that sets conditions on changes of use or conversions of mobile home parks. The City will also explore utilizing state and federal programs designed to preserve affordable housing, including mobile home parks, rent stabilization measures for mobile home parks, and resident ownership programs. Additionally, the City shall encourage innovative restoration and rehabilitation efforts for mobile home parks.

Implementation Policies: 1.4 and 2.1

Responsible Department: Community Development Department

Timeframe: Implement Residential Mobile Home Park Zoning Ordinance by June 2026; Annually monitor and regulate the conversion of mobile home parks

Funding Source: General Fund

Quantified Objective: Regulate the conversion of mobile home parks; Grant-funded rehabilitation of 20 Mobile Home units

Performance Metric(s): N/A

(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.

Implementation Policies: 2.1 and 2.2

Responsible Department: Community Development Department

Timeframe: December 2025

Funding Source: General Fund

Quantified Objective: Conservation of 25 units

Performance Metric(s): N/A

(Previously program 7.0)

Program 2.3: Housing Rehabilitation Programs

The City shall consider using U.S. Department of Housing and Urban Development (HUD) funds via the Stanislaus Urban County for a housing rehabilitation program.

Implementation Policies: 2.1 and 2.2

Responsible Department: Community Development Department

Timeframe: Pursue funding opportunities available through HUD 2-3 times per year

Funding Source: General Fund

Quantified Objective: Rehabilitate 20 homes in need of maintenance

Performance Metric(s): N/A

(Previously program 4.0)

Program 2.4: Preservation of Rental Housing (PRO)

The City shall monitor the status of all affordable units, especially those at-risk of converting to market rate. The City will provide proactive assistance to preserve and enhance the quality of existing rental housing in Ceres. This City currently has six subsidized housing developments, providing a total of 352 deed-restricted affordable rental units.

Ceres Christian Terrace is a HUD subsidized affordable housing apartment community that includes 67 deed-restricted affordable units. The estimated affordability end date is July 31, 2029. The City will coordinate with HUD to determine if deed-restrictions are intended to be extended for the 67 units. If necessary, the City shall identify potential buyers of the at-risk project, such as the Housing Authority of Stanislaus County or a local non-profit organization or housing developer, and identify possible sources of City funding, such as housing set-aside funds to supplement State and Federal sources, such as tax credits.

When a Notice of Intent (NOI) to convert from low-income housing to market-rate housing is received (three years and six months in advance pursuant to Government Code Section 65863.10(b), (c), and (e)), the City will work with property owners to ensure that affected households, local agencies, and prospective tenants are properly noticed and provided information on potential resources for assistance, and any applicable displacement and relocation requirements are complied with.

The City shall also provide assistance by coordinating with residents and directing them to the Stanislaus County Housing Authority to obtain Housing Choice Vouchers. Additionally, the City shall pursue State and Federal monies to provide subsidized assistance to affordable housing units at-risk of converting to market-rate.

Implementation Policies: 2.3

Responsible Department: Community Development Department

Timeframe: Conduct outreach and provide assistance to Ceres Christian Terrace tenants by December 2025; Monitor status of the City's at-risk units annually; Identify potential buyers and sources of funding for at-risk projects when projects have filed an NOI; Annually investigate new funding and financing opportunities to encourage the acquisition/rehabilitation of existing rental housing and conversion into long-term affordable housing; Pursue one acquisition/rehabilitation project over eight-year planning period.

Funding Source: General Fund

Quantified Objective: Monitor and preserve 353 deed-restricted affordable units

Performance Metric(s): N/A

(Previously Program 4.1)

Program 2.5: Replacement Unit Program (PRO)

The City of Ceres will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- Currently has residential uses or within the past 5 years has had residential uses that have been vacated or demolished;
- The housing unit was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income;

- The housing unit was subject to any other form of rent or price control through a public entity's valid exercise of its police power; and/or
- The housing unit was occupied by low or very low-income households.

Implementation Policies: 2.1, 2.2, and 2.3

Responsible Department: Community Development Department

Timeframe: Adopt Replacement Unit Policy by June 2025

Funding Source: General Fund

Quantified Objective: Replacement of 44 units

Performance Metric(s): N/A

Program 2.6: Reduce Multi-Family Parking Requirements (New)

Parking requirements increase costs to residential development and take up valuable space that can be used for housing. To encourage the construction of affordable multi-family housing, the City will offer reduced parking requirements for affordable residential units, requiring one-half (0.5) parking spaces. Furthermore, in multi-family residential zoning districts (R-3, R-4, and R-5), parking requirements will be reduced to one and a half (1.5) parking spaces, regardless of the number of bedrooms.

Implementation Policies: N/A

Responsible Department: Community Development Department

Timeframe: Adoption of Municipal Code amendments by June 2025

Funding Source: General Fund

Quantified Objective: Reduced parking for affordable units

Performance Metric(s): N/A

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.

Implementation Policies: N/A

Responsible Department: Community Development Department

Timeframe: Ongoing; Review annually

Funding Source: General Fund

Quantified Objective: Annually review projects that progress the goals of the Ceres Active Transportation Plan and prioritize such development on annual basis

Performance Metric(s): N/A

GOAL 3: Support Opportunities for 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, and the capacity of public services and facilities within the neighborhood.

Policy 3.2: The City shall promote the development of second units (ADUs) 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 shall 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 the development of affordable housing for Extremely-low Income residents and those with Special Needs (New).

Programs

Program 3.1: Housing Diversity (PRO)

To improve housing mobility and promote more housing choices and affordability throughout Ceres, the City will employ a suite of actions to be targeted in lower density areas, including outreach, resources and other strategies with an overall goal of expanding housing opportunities affordable to extremely low, very low, low, and moderate-income households. Actions and strategies include the following.

1. Collaboration with non-profit affordable housing developers: The City will collaborate with and encourage developers of large subdivisions to include a range of housing types, including multi-family, mixed-use, townhomes, condominiums, clustered-unit development, accessory dwelling units, and mobile homes/manufactured housing in their developments and give priority towards annexing developed areas that enable increased opportunities for 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 and to promote a range of housing types. The City of Ceres will also establish ministerial approval processes for a variety of housing types, including single-family and multifamily housing.
2. Accessory dwelling units (ADUs) and other “missing middle” housing in lower-density zones: The City will continue to provide eight free, pre-approved ADU building plans, publicize ADU and JADU incentives, such as reduced permit fees and prioritized permit processing. The City will also develop and publish informational materials to guide interested residents and developers through the application process. See Program 1.5 for additional details.
3. Marketing of housing resources and opportunities: The City will provide housing resources and information available through various City and regional in-person and virtual outlets in multiple languages. See Program 5.1 for additional details.
4. Down Payment Assistance Loan Program: The City will continue to provide referrals to the Stanislaus County First Time Home Buyer program. See Program 5.3 for additional details.
5. Local Universal Design Ordinance: The City will adopt local Universal Design guidelines applicable to single-family, duplex, and tri-plex projects. See Program 3.9 for additional details.

Implementation Policies: 3.1, 3.2, 3.3, 3.4, 3.5, and 3.6

Responsible Department: Community Development Department

Timeframe: Annually review overall progress and effectiveness in April and include information in annual report to HCD. If the City is not on track to meet its 1,195 lower-income housing unit goal for the 6th cycle RHNA by June 2027 (I.e.: 597 lower-income units built or in process by 2027), the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, including but not limited to, strategies that encourage missing middle zoning (small scale multi-unit projects up to four-plexes) in addition to lot splits/additional housing units, adaptive reuse, and allowing additional ADU/JADUs, within six months, if sufficient progress toward this quantified objective is not being met.

Geographic Target: Census Tracts 25.05, 25.04, 26.03, 30.03, and 30.04

Funding Source: General Fund

Quantified Objective: Building permits for 1,195 lower-income housing opportunities by December 2031

Performance Metric(s): N/A

(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, 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, receives funds as part of the Stanislaus Urban County, 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 provide local governments with greater financial resources to meet federal and state housing mandates.

In order to continue to incentivize the development of affordable units the City is committed to the following actions:

- Continue to apply for appropriate state and federal housing funds, including CDBG and HOME funds. Use funds to assist with providing affordable housing opportunities in new and existing housing units;
- Post availability of grant or other special funding for affordable housing on the City's website; and
- Notify affordable residential developers, community groups and organizations that serve and represent lower-income households of the availability of affordable housing resources, when available.

Where possible, the City will give priority to projects that are affordable to extremely low- and very low-income households. Some of the more likely sources of funds include:

- CDBG Funds: The City will continue to apply to the California HCD for special planning grants to pursue specific projects. The City will submit applications for those funds based on the state's application time frame and process;

- HOME Funds: The State of California also awards HOME funds to localities on a competitive basis for developments that include rental housing, homeownership opportunities, special needs housing and tenant-based rental assistance. The City will submit applications for those funds based on the state’s application time frame and process;
- Low Income Tax Credits: Federal and state tax credits are available to investors on a competitive basis for the development of lower-income housing units; and
- Other State-funded programs: The City will make use of available State-funding allocated for affordable housing.

Implementation Policies: 3.3 and 3.5

Responsible Department: Community Development Department

Timeframe: Annual assessment; ongoing

Funding Source: CDBG, HOME, PLHA grant, tax credits and other grants and programs, as applicable

Quantified Objective: Acquire revenue from various Federal and State funds for use in affordable housing

Performance Metric(s): N/A
(Previously programs 2.5 and 2.6)

Program 3.3: Housing Assistance for Senior Residents

Seniors are identified as individuals 65 years and older and often experience a combination of factors that can make accessing or keeping affordable housing a challenge. Approximately 10 percent of Ceres’ population is comprised of seniors, 64 percent of whom earn less than the City’s median household income that would benefit from Countywide programs.

The City will continue to support and market the efforts of local non-profit agencies that provide direct housing assistance to senior disabled individuals. In an effort to increase outreach on both housing opportunities and reasonable accommodation procedures, the City will affirmatively market these items by:

- Posting information on the City’s website;
- Providing materials at City Hall and the library;
- Directing mail information to residents;
- Distributing information at City events; and
- Working with local non-profits, including the Stanislaus County Department of Aging and Veterans Services.

Implementation Policies: 3.1 and 3.6

Responsible Department: Community Development Department

Timeframe: Disseminate information on an ongoing basis

Funding Source: General Fund

Quantified Objective: 25 individuals referred

Performance Metric(s): N/A

(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 by seeking grant funding for development, developer identification, maintaining an inventory of suitable sites, site development, etc. and by ensuring zoning and development standards continue to facilitate a variety of housing types for farmworker housing needs, including multi-family, manufactured housing, mobile homes, single room occupancy, and second units (ADUs).

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.

Implementation Policies: 3.1 and 3.6

Responsible Department: Community Development Department

Timeframe: Develop marketing materials by December 2025

Funding Source: General Fund

Quantified Objective: Applications received for employee/farmworker housing

Performance Metric(s): N/A

(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 and provide information on services on the City's website. As available, the City may pursue State and federal grant funding for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.

Implementation Policies: 3.1 and 3.6

Responsible Department: Community Development Department

Timeframe: Pursue State and federal grant funding opportunities on annual basis; refer residents with disabilities on an ongoing basis

Funding Source: General Fund

Quantified Objective: 10 individuals referred

Performance Metric(s): N/A

(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.

Implementation Policies: 3.1, 3.2, 3.3, 3.4, 3.5, and 3.6

Responsible Department: Community Development Department

Timeframe: Ongoing; participate annually

Funding Source: General Fund

Quantified Objective: Number of individuals served annually

Performance Metric(s): N/A

(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.

Implementation Policies: 3.6

Responsible Department: Community Development Department

Timeframe: Amend Municipal Code by December 2024

Funding Source: General Fund

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

Performance Metric(s): N/A

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.

Implementation Policies: 3.1 and 3.6

Responsible Department: Community Development Department

Timeframe: Conduct affirmative marketing annually and pursue funding opportunities 2-3 times per year

Funding Source: General Fund

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

Performance Metric(s): N/A

Program 3.9: Accessible/Adaptable Units for Residents with Disabilities (New)

The City of Ceres recognizes the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs. The City of Ceres will implement Universal Design guidelines, which allow for new construction and home modifications that enhance the full life cycle use of housing in order to accommodate a wide range of physical abilities or disabilities of a home's occupants.

Implementation Policies: 3.1 and 3.6

Responsible Department: Community Development Department

Timeframe: Adoption of Universal Design Guidelines by December 2025

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

Program 3.10: Emergency Shelters for Homeless Individuals (New)

The City will continue to support housing opportunities for homeless individuals, including emergency shelters, transitional housing and permanent affordable housing. The City of Ceres will ensure that there are sufficient sites available for the construction of emergency shelters that are able to meet the capacity of the City's current homeless population.

Implementation Policies: 3.6

Responsible Department: Community Development Department

Timeframe: Complete Municipal Code amendments per Program 1.9 by January 2025

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

Program 3.11: Employee Housing (New)

As detailed in Program 2.4, the City has 352 deed-restricted affordable housing units. The City will monitor these units to ensure they remain deed-restricted and take actions as outlined in Program 2.4 to preserve them. In addition to preserving existing affordable housing units, the City of Ceres will support the expansion of affordable and rental housing opportunities through the marketing actions described in Program 5.1, to enable local employees such as teachers, police, fire fighters and other City personnel to live in the community where they work.

In compliance with Health and Safety Code Sections 17021.5, the City will amend the Zoning Code to permit employee housing for six or fewer persons as other single-family uses of the same type in the same zone across all zones that allow single-family residential uses in compliance with the California Employee Housing Act. Additionally, the City will amend the Zoning Code to define employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone (Section 17021.6).

Implementation Policies: 3.1, 3.2, 3.3, and 3.6

Responsible Department: Community Development Department

Timeframe: Complete Municipal Code amendments by January 2025

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

Program 3.12: Housing Assistance for Veterans

The City of Ceres will partner with the Stanislaus Housing Authority to provide housing assistance for veterans within the City.

Implementation Policies: 3.1 and 3.6

Responsible Department: Community Development Department

Timeframe: Ongoing

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

Program 3.13: Affordable Housing Water & Sewer Priority

Pursuant to SB 1087, the City shall forward its adopted housing element to the City's Public Works Department and the City of Modesto Public Works Department so all parties can grant priority for water and sewer service allocations to proposed developments that include units affordable to lower-income households. The City's Public Works Department and the City of Modesto Public Works Department will grant priority to new affordable housing for hookups to connect to the City's conveyance systems.

The City will develop a water distribution policy to ensure water allocations are directed to units that meet the City's Regional Housing Needs.

Implementation Policies: 3.1

Responsible Department: Community Development Department

Timeframe: Upon certification, provide Adopted Housing Element to water and sewer providers; Develop Water Distribution Policy by December 2025

Funding Source: General Fund

Quantified Objective: Number of lower-income developments that receive priority water and sewer services.

Performance Metric(s): N/A

Program 3.14: Family Friendly Housing

Promote multi-family housing designs and unit mix to attract multigenerational households by encouraging developers to include housing features and more bedrooms (including four-bedroom units), as well as other on-site amenities, such as usable outdoor open space for multigenerational use, and multipurpose rooms that can be used for after-school homework clubs, computer, art, or

other resident activities. To address potential displacement of households with four or more persons, the City will research options to expand regulatory incentives to encourage the development of larger units.

Implementation Policies: 3.1, 3.2, 3.3, 3.5, and 3.6

Responsible Department: Community Development Department

Timeframe: Develop regulatory incentive by June 2025

Geographic Target: Census Tracts 25.05, 25.04, 26.03, 30.03, and 30.04

Funding Source: General Fund

Quantified Objective: 15 family friendly designated units (four-bedroom units)

Performance Metric(s): N/A

Program 3.15: Reasonable Accommodation

To eliminate subjectivity in the review of requests for reasonable accommodation, the City will amend Municipal Code Chapter 18.41.040 to remove the findings requirements outlined in Sections B and C and as follows below.

- B. *The City may consider, but is not limited to, the following factors in determining whether the requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling: 1. Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability; 2. Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation; 3. In the case of a residential care facility, whether the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants; and/or 4. In the case of a residential care facility, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.*
- C. *The City may consider, but is not limited to, the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of the City's zoning laws, rules, policies, practices, and procedures: 1. Whether the requested accommodation would fundamentally alter the character of the neighborhood; 2. Whether the accommodation would result in a substantial increase in traffic or insufficient parking; 3. Whether granting the requested accommodation would substantially undermine any purpose of either the City's general plan or applicable specific plan; and/or 4. In the case of a residential care facility, whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation."*

Additionally, the City will amend Municipal Code Chapter 18.34 to clarify the term “aggrieved parties” in relation to reasonable accommodation, and to limit the parties eligible to appeal a request for reasonable accommodation to the applicant or the personal beneficiary.

Implementation Policies: 3.6

Responsible Department: Community Development Department

Timeframe: Adoption of Municipal Code amendments by December 2024

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

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. Information is provided at City Hall on Turlock Irrigation District weatherization and energy assistance programs.

Implementation Policies: 4.1 and 4.2

Responsible Department: Community Development Department

Timeframe: Ongoing; review annually

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

(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.

Implementation Policies: 4.3 and 4.4

Responsible Department: Community Development Department

Timeframe: Ongoing; review annually

Funding Source: General Fund

Quantified Objective: N/A

Performance Metric(s): N/A

(Previously 6.1)

GOAL 5: Publicize Housing Needs and Resources

Policies

Policy 5.1: Support and promote 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 (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.

Additionally, the City will continue to support and promote the services of organizations that provide fair housing programs to Ceres residents, including:

- Project Sentinel Fair Housing Center;
- Stanislaus Regional Housing Authority;
- Stanislaus County Department of Aging and Veterans Services;
- Stanislaus County Family Caregiver Support Program;
- Stanislaus County Affordable Housing Corporation;
- Central Valley Opportunity Center; and
- Stanislaus County Habitat for Humanity.

The City will market the availability of the services provided by these organizations through written material available at City Hall and on the City's website. The City will also develop an engagement strategy to promote education and awareness of fair housing law and tenant protections, including source of income, State rent stabilization, just cause eviction regulations, and other related State laws. Additionally, the City will market listings for affordable housing as available.

Implementation Policies: 5.1

Responsible Department: Community Development Department

Timeframe: Annually market service organizations that provide fair housing resources;
Develop engagement strategy by June 2026; Market affordable housing listings as available

Geographic Target: Census Tracts 25.05, 25.04, 26.03, 30.03, and 30.04

Funding Source: General Fund

Quantified Objective: Develop Engagement Strategy; Number of affordable housing listings marketed by July 2031

Performance Metric(s): Reduce number of fair housing cases during housing cycle

(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 Housing Authority publicizes 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.

Implementation Policies: 5.1 and 5.2

Responsible Department: Stanislaus County Housing Authority

Timeframe: Market housing choice vouchers annually, as available; review progress annually

Geographic Target: Census Tracts 25.05, 25.04, 26.03, 30.03, and 30.04

Funding Source: General Fund

Quantified Objective: 10 vouchers

Performance Metric(s): N/A

(Previously 2.0)

Program 5.3: First-Time Home Buyer Downpayment Assistance

The City shall continue to refer qualified residents to the Stanislaus County First Time Home Buyer 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. This program is funded through the Stanislaus Urban Consortium and ultimately HUD.

Implementation Policies: 5.1 and 5.2

Responsible Department: Community Development Department

Timeframe: Ongoing; Market program annually

Funding Source: General Fund

Quantified Objective: 5 homes purchased through this program by June 2027 (mid-cycle)

Performance Metric(s): N/A

(Previously program 1.9)

Program 5.4: Place-Based Strategies to Support Infrastructure Improvements (New)

The City shall support investments in infrastructure and services in low resource areas, all of which contribute to community revitalization and improved quality of life throughout Ceres. Specifically, the City is supportive of the following:

- Sidewalk improvements for ADA accessibility in disadvantaged neighborhoods using CDBG funds. The current sidewalk improvement project is in Morrow Village, north of Whitmore Avenue and west of Mitchell Road; and
- Infrastructure improvements by the San Joaquin Regional Rail Commission to create a safe pedestrian environment and access for the proposed Altamont Corridor Express (ACE) train station anticipated to be developed near Downtown Ceres by 2027.

Geographic targeting will emphasize lower density areas and areas of higher income to promote equal opportunities for all households as outlined in [Appendix A](#). Additionally, the City will apply for funding and prioritize infrastructure improvement projects to pursue a variety of place-based strategies, including but not limited to, parks, streetscapes, public improvements, and other community amenities.

Implementation Policies: 5.1 and 5.2

Responsible Department: Community Development Department

Timeframe: Ongoing; Monitor annually and seek funding for infrastructure improvement projects annually review; apply three to four times for grant funding annually

Geographic Target: Census Tracts 25.05, 25.04, 26.03, 30.03, and 30.04

Funding Source: General Fund

Quantified Objective: One to two improvements per year

Performance Metric(s): N/A

Program 5.5: Place-Based Strategies to Support Economic Mobility (New)

The City will develop strategies to address low income earning potential of very low-income residents by expanding low-barrier, low-skill job opportunities within the City by:

- Meeting with at least two community-based partners on a bi-annual basis to expand job opportunities in Ceres and to seek partnerships to provide job readiness training, such as job training, resume and interview assistance to Ceres residents in an effort to increase the household income of very low-income households;

- Working with the Chamber of Commerce to encourage local employers to identify entry level positions with good pay that can be advertised to the Below Market Rate (BMR) tenants in Ceres; and
- Coordinating with job readiness service providers to market trainings and job opening announcements to BMR tenants and property managers of buildings with BMR units a minimum of two times per year.

Geographic targeting will emphasize lower density areas and areas of higher income to promote equal opportunities for all households.

Implementation Policies: 5.1 and 5.2

Responsible Department: Community Development Department

Timeframe: Engage Community-Based Partners bi-annually; market entry level positions (ongoing)

Geographic Target: Census Tracts 25.05, 25.04, 26.03, 30.03, and 30.04

Funding Source: General Fund

Quantified Objective: Meet bi-annually with at least two community-based partners; Coordinate with job readiness service providers to ensure information is marketed at least twice per year to BMR tenants; Assist in connecting 10 residents bi-annually with job-training programs or job opportunities.

Performance Metric(s): N/A

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 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 nearby comparable 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 nearby comparable 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

Jurisdiction	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 nearby 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 nearby comparable 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.

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).

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

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 percentage points higher than the County (26 percent) and 14 points 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 nearby jurisdictions.

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

Jurisdiction	Population Employed							Change 2015 - 2050
	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

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 nearby cities. In 2019, Ceres had a 12 percent unemployment rate, mirroring Oakdale. This indicates an approximate 3 percentage points higher unemployment rate than the County and 5 points 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 nearby comparable cities, Oakdale and Turlock.¹ Ceres is forecast to have a household growth of approximately 32 percent by 2050. This reflects 4 percentage points more growth than the County and 3 points less than the City of Turlock.

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

Jurisdiction	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 nearby cities was also married-couple family households, followed by single-person households.

¹ Source: Stanislaus County Demographic and Employment Forecast, 2021

Ceres has the highest percentage of female-headed (19 percent) and male-headed households (10 percent) compared to the County and nearby 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), including 58 percent renter-occupied and 28 percent 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 Latino 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 by HUD 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. Overcrowding in Stanislaus County is 3 percentage points less 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 or 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. 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 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).

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*.

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 nearby comparable 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 developmental disabilities. 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.

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

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).

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 nearby comparable 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). According to the 2023 Stanislaus County Point-in-Time (PIT) Homeless Count, 17 homeless persons were reported in Ceres, which is comparatively much lower than nearby cities.

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 percentage points 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 Stanislaus County 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 nearby comparable 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 nearby comparable 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 Stanislaus County. 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. 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:

- Adding single room occupancy as a permitted use by-right in mixed use districts and limit required parking to one (1) space per unit (Programs 1.9 and 2.6);
- Prohibiting single-family development in all multi-family zoning districts (i.e., R-3, 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);
- Codifying SB 9 regulations to facilitate new construction on single-family parcels (Program 1.9); and
- Add minimum density requirement in the R-5 or High Density Residential (HDR) land use designation to be 20 du/ac.

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 exist 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 AFFH Analysis

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 Cere’s housing sites inventory, please see [Appendix C](#). There is sufficient capacity with existing zoning to accommodate the RHNA for the jurisdiction by income., per Government Code Section 65583(a)(3). 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. All of the City’s underutilized Sites Inventory sites have been reused from the 5th Cycle Housing Element, or are vacant and have been reused in both the 4th and 5th Cycle Housing Element. Therefore, all of the sites are subject to “by-right” development for projects that contain at least 20 percent affordable units (see Program 1.11 in [Chapter 2](#)). However, development of Sites 1 and 2 will require subdivision action and are therefore subject to discretionary review per the requirements of the Subdivision Map Act, as well as CEQA. All other relevant planning entitlements will meet by-right requirements as identified in Program 1.11 (see [Chapter 2](#)).

4.2 Prohousing Community Designation

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 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 Prohousing designation concurrent with the preparation and certification of its 6th Cycle Housing Element.

4.3 Regional Housing Needs Allocation

Ceres' share of the regional housing need for the eight-year period from 2023—2031 is 3,361 units, which is a 31 percent increase over the 2,571 units required by the 2014—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' RHNA for the planning period 2023 through 2031 in comparison to the RHNA distributions for the Stanislaus County Region.

Table 4-1 City of Ceres Regional Housing Needs Allocation – 2023–2031

Very Low-Income	Low-Income	Moderate Income	Above Moderate-Income	Total RHNA
<50% of AMI	50%-80% of AMI	80%-120% of AMI	>120% of AMI	All Income
706	489	661	1,505	3,361
21.01%	14.55%	19.67%	44.78%	100%

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' RNHA of 3,361 housing units. While the City doesn't build the housing, it 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' Site Inventory is comprised of two specific plan areas—West Landing and Whitmore Ranch, 20 vacant/underutilized sites, and six pipeline projects. See [Appendix C](#) for a complete and detailed description of all sites included in Ceres' Site Inventory. [Table 4-2](#), summarizes Ceres' Site Inventory for the 2023-2031 planning period.

Table 4-2 Overview of Sites Inventory

Adjustment Factor	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total
Pipeline Projects	0	87	86	97	270
West Landing Specific Plan	572	293	459	1,307	2,631
Whitmore Ranch Specific Plan	76	61	67	168	372
Vacant Sites	19	0	7	3	29
Underutilized Sites	36	33	53	94	216
ADUs	39	39	39	14	131
Subtotal	742	513	711	1,683	3,649
Existing Units	0	0	0	44	44
Total	742	513	711	1,639	3,605
2023–2031 RHNA	706	489	661	1,505	3,361
Surplus at 107% of RHNA	105%	105%	108%	109%	244

SOURCE: City of Ceres; EMC Planning Group Inc

4.5 AFFH Analysis of Sites

Per Assembly Bill (AB) 686, housing elements must analyze the location of lower-income sites in relation to areas of high opportunity, and in instances where lower-income sites are located in lower resource areas and/or segregated concentrated areas of poverty, cities must incorporate policies and programs to remediate those conditions. For example, implementing place-based strategies to create opportunity in areas of disinvestment such as, investments in enhanced infrastructure, services, schools, jobs, and other community needs.

The following serves as a complete AFFH analysis of anticipated new housing opportunity sites for the 2023—2031 planning period.

Overview

Table 4-3 and Figures 4-1 through 4-10 show the distribution of projected units by income category for the following AFFH indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing: median income, predominant population, female-headed households, poverty rates, TCAC/HCD opportunity areas, disability rates, cost burden rates, overcrowding, substandard housing, and median contract rent. The following sites inventory discussion includes an analysis of the number of projected units by income category and total RHNA capacity to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

As evidenced in Table 4-2, Ceres has adequate sites to accommodate housing development at approximately 107 percent of the RHNA. The land inventory provides total capacity for 3,649 units and opportunities for the development of a variety of housing types suitable for a range of households and income levels. In accordance with State law, all of the sites in the inventory are considered to be zoned appropriately to facilitate housing affordable to lower-income households.

Ceres is located across several census tracts, of which nine are anticipated for new housing development during the next eight-year planning cycle. When analyzing AFFH indicators according to census tract in Ceres, there is geographic variation for some indicators, meaning households may experience differences in access to opportunity and/or experience disproportionate housing needs.

Generally, Ceres is designated a low resource area with a high level of diversity, low levels of poverty, and predominantly comprised of Hispanic/Latino households. The household median income varies according to census tract, primarily ranging from \$55,000 to \$90,100 annually, with some census tracts earning less than \$55,000. Household overcrowding also varies according to census tract, primarily ranging from 0 to 10 percent across the city. Additionally, cost burden among renter households varies according to census tract, primarily ranging from 20 to 60 percent of renter households. Lastly, female headed-households comprise a total of 18 percent of all households in Ceres, and have the highest concentrations (greater than 20 percent) in the eastern region of Ceres.

Table 4-3 Distribution of Housing Sites and AFFH Indicators Table

AFFH Indicators											
			Realistic Capacity				Segregation/Integration			Access to Opportunity	
Census Tract	APN	Site Number	Very Low	Low	Moderate	Above Moderate	Household Median Income ¹	Predominant Race ²	Diversity Index ³	Poverty Level ⁴	TCAC/HCD Opportunity Area ⁵
West Landing											
31	056-055-006	1	48	48			\$59,444	Hispanic	75.4	18.3%	Low
	056-055-009		125								
	056-055-010		52								
	056-055-011		8								
	056-055-012		10								
	056-055-013		10								
	056-055-021		70	70							
			72								
	056-055-025		36	36							
	056-055-032		44	43							
	056-055-033		97	96							
	056-056-002					6					
	056-056-004					2					
	056-056-005					3					
	056-056-006					3					
	056-056-007					3					
	056-056-008					2					
	056-056-009					2					
	056-056-010					4					
	056-056-011					1					
	056-056-012					2					
	056-056-013					2					
	056-056-014					3					
31	056-056-015					4					
	056-056-017					4					
	056-056-018					2					
	056-056-019					2					
	056-056-020					2					

AFFH Indicators											
			Realistic Capacity				Segregation/Integration			Access to Opportunity	
Census Tract	APN	Site Number	Very Low	Low	Moderate	Above Moderate	Household Median Income ¹	Predominant Race ²	Diversity Index ³	Poverty Level ⁴	TCAC/HCD Opportunity Area ⁵
	056-056-021					2					
	056-056-022					1					
	056-056-023					2					
	056-056-024					1					
	056-056-025					2					
	056-056-026					5					
	056-056-027					4					
	056-056-028					3					
	056-056-029					2					
	056-057-001					256					
	056-057-002				184						
						407					
	056-057-003					301					
					150	151					
			125	124							
	Subtotal		572	293	459	1,307					
	JADUS		39	39	39	14					
Whitmore Ranch											
30.04	069-017-001	2	14	11			\$89,196	Hispanic	82.1	3.5%	Moderate
	069-017-002		20	15							
	069-017-003		4	4							
	069-017-004		10	7							
	069-017-005		20	18							
	069-017-006		8	6							
	069-017-007					32					
30.04	069-017-008			12	72						
				29							
	069-017-010				34						
				13							
	069-017-011				11						
				4							

AFFH Indicators											
			Realistic Capacity				Segregation/Integration			Access to Opportunity	
Census Tract	APN	Site Number	Very Low	Low	Moderate	Above Moderate	Household Median Income ¹	Predominant Race ²	Diversity Index ³	Poverty Level ⁴	TCAC/HCD Opportunity Area ⁵
	069-017-012					12					
					5						
	069-017-013					7					
					4						
	Subtotal		76	61	67	168					
Very Low Density Residential											
30.03	069-015-013	3				35	\$77,031	Hispanic	88.5	19.1%	Moderate
	Subtotal		0	0	0	35					
Low Density Residential											
26.04	040-086-013	4				3	\$52,485	Hispanic	82.8	19.9%	Low
	040-086-012	5				3					
	040-086-011	6				3					
25.04	053-017-001	7				6	\$76,643	Hispanic	79.3	8.8%	Moderate
	053-017-002	8				4					
25.03	053-022-081	9				5	\$49,810	Hispanic	80.8	21.2%	Low
	053-024-004	10				6					
30.03	069-015-011	11				31	\$77,031	Hispanic	88.5	19.1%	Moderate
	Subtotal		0	0	0	63					
Medium Density Residential											
25.03	053-024-025	12			11		\$49,810	Hispanic	80.8	21.2%	Low
26.03	040-014-090	13			3		\$73,041	Hispanic	76.3	13.1%	Moderate
	040-067-047	14			2						
25.03	053-024-023	15			7		\$49,810	Hispanic	80.8	21.2%	Low
25.05	086-034-008	16			12		\$72,012	Hispanic	84.3	12.5%	Low
25.03	127-029-001	17			2		\$49,810	Hispanic	80.8	21.2%	Low
	127-030-010	18			2						
	Subtotal		0	0	39	0					
Mixed-Use Residential											
25.04	053-052-032	19	23	23	21		\$74,643	Hispanic	79.3	8.8%	Moderate
	Subtotal		23	23	21	0					

AFFH Indicators											
			Realistic Capacity				Segregation/Integration			Access to Opportunity	
Census Tract	APN	Site Number	Very Low	Low	Moderate	Above Moderate	Household Median Income ¹	Predominant Race ²	Diversity Index ³	Poverty Level ⁴	TCAC/HCD Opportunity Area ⁵
High Density Residential											
26.04	040-008-010	20	13	10			\$52,485	Hispanic	82.8	19.9%	Low
	040-008-011	21	3								
	127-048-006	22	16								
	Subtotal		32	10	0	0					
Pipeline Projects											
26.03	127-023-024	23			28		\$73,041	Hispanic	76.3	13.1%	Moderate
26.02	069-019-038	24		87	58		\$61,682	Hispanic	85.1	22.7%	Low
25.04	053-058-056	25				20	\$74,643	Hispanic	79.3	8.8%	Moderate
25.05	086-039-028	26				1	\$72,012	Hispanic	84.3	12.5%	Low
	086-039-029					1					
	086-039-037					1					
	086-039-038					1					
26.02	127-014-034	27				15	\$61,682	Hispanic	85.1	22.7%	Low
25.05	086-034-004	28				58	\$72,012	Hispanic	84.3	12.5%	Low
	Subtotal		0	87	86	97					
	Total		742	513	711	1,683	3,649				

SOURCE: City of Ceres, EMC Planning Group, US Census ACS 5-Year Estimates, HCD AFFH Data Viewer, CTCAC/HCD Opportunity Area Maps

NOTES: 1 US Census ACS 5-Year Estimate, 2021, Table DP03; census tract level

2 US Census ACS 5-Year Estimate, 2021, Table B03002; census tract level

3 HCD AFFH Data Viewer, ESRI, Diversity Index, 2023; census tract level

4 US Census ACS 5-Year Estimate, 2021, Table S1701; census tract level

5 CTCAC/HCD Opportunity Area Maps, 2023; census tract level

6 US Census ACS 5-Year Estimate, 2021, Table S1810; census tract level

7 HCD AFFH Data Viewer, 2021; census tract level

8 US Census ACS 5-Year Estimate, 2021, Table DP04; census tract level;

9 US Census ACS 5-Year Estimate, 2021, Table B25058; census tract level

10 US Census ACS 5-Year Estimate, 2021, Table B11001; census tract level

Please note: several of the City’s housing opportunity sites in the inventory list are comprised of multiple parcels (referred to as APNs (Assessor’s Parcel Numbers). Each APN is shown with a separate dot symbol on [Figures 4-2 through 4-11](#).

Potential Effect on Access to Opportunity

TCAC/HCD Opportunity Areas

TCAC/HCD categorized census tracts into high, moderate, or low resource areas based on a composite score of economic, education, and environmental factors that have the ability to perpetuate poverty and segregation. These factors include: school proficiency, median income, median housing prices, and environmental pollution.

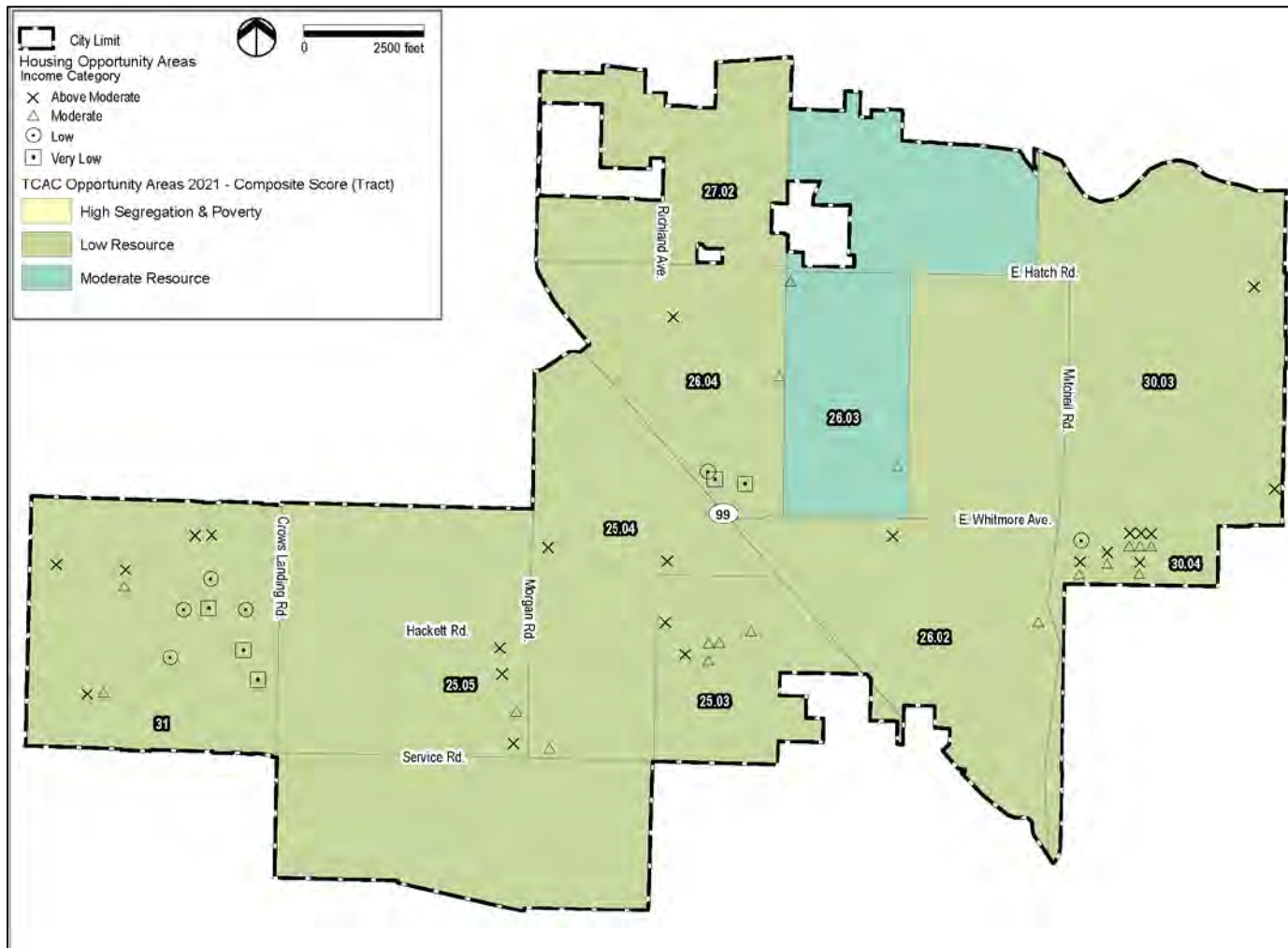
[Table 4-4](#) and [Figure 4-1](#) show the distribution of housing opportunity units at each income level according to their designated resource area. According to the 2023 TCAC/HCD opportunity map, Ceres is comprised of low and moderate resource areas. Overall, the city is designated a low resource area ([Figure 4-1](#)). Citywide, there are two census tracts designated as moderate resource areas: Census Tract 27.01, located in the northeastern fringe of the city, and Census Tract 26.03, situated east of Highway 99. The Site Inventory does not include any housing opportunity sites in Census Tract 27.01 due to its location, which is farther from public services, employment opportunities, and other amenities. However, 33 residential units are anticipated to be accommodated in Census Tract 26.03, which is closer to the city's downtown core where public services and employment opportunities are more abundant. The city's ability to accommodate residential land uses has been significantly impacted by the implementation of specific plans over the last two decades, which have expanded public services and amenities along the city’s fringe areas. Recent examples of such plans are the West Landing and Whitmore Ranch Specific Plan Areas, which are expanding public services and amenities available to residents in the western and eastern regions of the city, respectively. As residential development continues to increase in Ceres, it is likely that plans will be developed to improve accessibility in the northeastern region of the city.

Table 4-4 Site Inventory Unit Count by TCAC/HCD Opportunity Area, 2023

Income Group	Low Resource	Percent	Moderate Resource	Percent
Very Low-Income	742	21%	-	0%
Low Income	513	14%	-	0%
Moderate-Income	678	19%	33	100%
Above Moderate-Income	1,683	47%	-	0%
Total	3,616	100%	33	100%

SOURCE: TCAC/HCD Opportunity Areas Map, 2023; City of Ceres; EMC Planning Group

Figure 4-1 Sites Inventory Analysis by TCAC/HCD Opportunity Areas



SOURCE: HCD AFFH Data Viewer; City of Ceres

As shown in [Table 4-4](#), of the 3,649 projected housing opportunity sites, 33 units (0.9 percent) can be accommodated in the moderate resource area and 3,616 units (99 percent) can be accommodated in low resource areas. All units anticipated in the moderate resource area of the city are in the moderate-income category. Units anticipated in the low resource areas of the city include, 47 percent in the above moderate-income category, 35 percent in the lower-income category, and 19 percent in the moderate-income category.

To ensure that adequate infrastructure and resources are provided in areas of new housing development, Program 5.4 is included in the Housing Element (see [Chapter 2](#)). This program encourages and supports current and future infrastructure investments that will increase opportunities throughout Ceres. Additionally, Program 5.5 includes actions the City will take to support place-based strategies for economic mobility (see [Chapter 2](#)).

Economic Opportunities

[Table 4-5](#) and [Figure 4-2](#) show the distribution of anticipated housing opportunity units at each income level according to economic opportunity. In Ceres, economic outcomes vary by census tract, primarily ranging from moderate to more positive (0.25 to 0.75) economic outcomes.

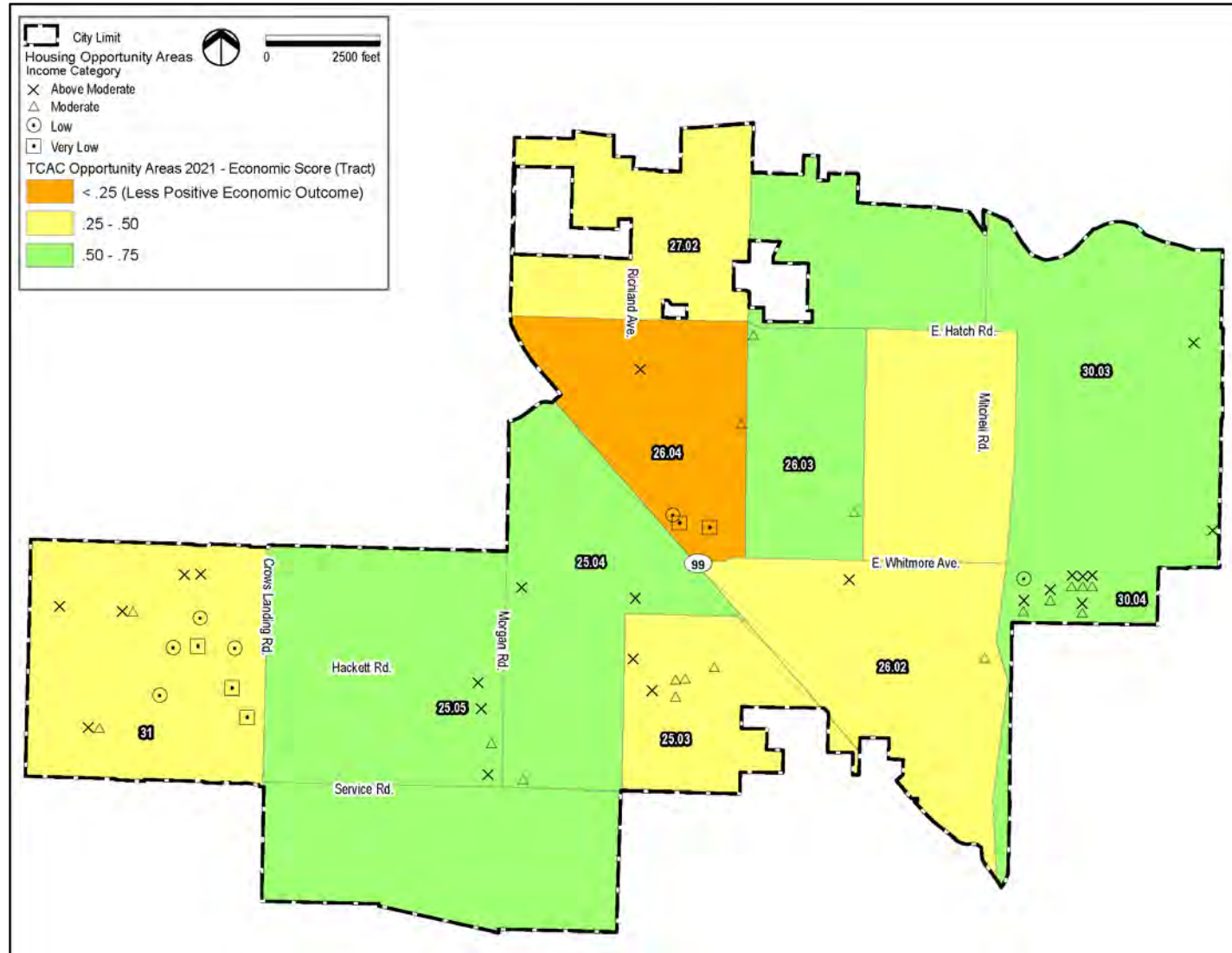
Table 4-5 Site Inventory Unit Count by TCAC/HCD Economic Opportunity, 2021

Income Group	Less Positive (<0.25)	Moderately Positive (0.25-0.50)	More Positive (0.50-0.75)
Very Low-Income	32	611	99
Low Income	10	419	84
Moderate-Income	-	578	133
Above Moderate-Income	10	1,346	327
Total	52	2,954	643

SOURCE: TCAC/HCD Opportunity Areas Map, 2023; City of Ceres; EMC Planning Group

As shown in [Table 4-5](#), approximately 81 percent of anticipated housing opportunity units are located in census tracts associated with moderately positive economic outcomes (0.25-0.50), 18 percent are located in census tracts with more positive outcomes (0.50-0.75), and 1 percent are located in census tracts with less positive outcomes (<0.25). The census tracts with more positive economic outcomes include 25.04, 25.05, 26.03, 30.03, and 30.04. Each of these census tracts coincide with higher median household incomes (\$55,000-\$90,100) and low poverty levels (0-20 percent).

Figure 4-2 Sites Inventory Analysis by TCAC/HCD Economic Opportunity



SOURCE: HCD AFFH Data Viewer; City of Ceres

The distribution of units in census tracts with moderate to more positive economic outcomes work to reduce the concentration of lower-income households in areas that may present barriers to economic mobility. Additionally, increasing housing supply will be coupled with programs to incentivize the development of affordable housing for lower-income and special needs households (Programs 3.1, 3.2, 3.8, and 3.11 see [Chapter 2](#)).

To address barriers to economic mobility for lower-income households, the City will develop strategies to address income earning potential of lower-income residents by expanding low-barrier, low-skill job opportunities within the City. These efforts will be regulated through Program 5.5, which involves partnering with the Ceres Chamber of Commerce and other community-based organizations to expand job opportunities in Ceres (see [Chapter 2](#)).

Educational Opportunities

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. [Figure 4-3](#) illustrates the distribution of housing opportunity units at each income level according to educational opportunity.

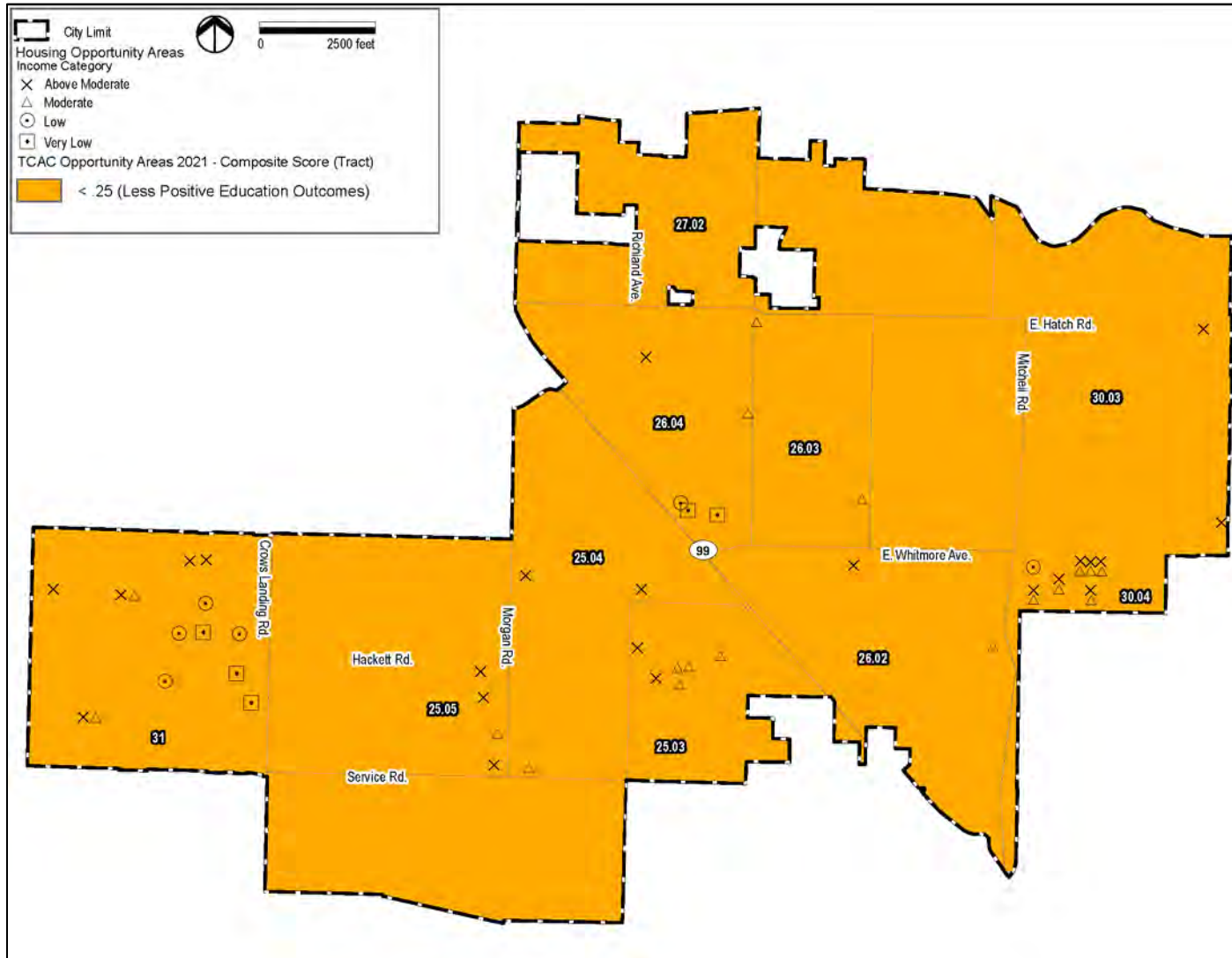
As shown in [Figure 4-3](#), the TCAC/HCD educational opportunity score for Ceres is 0.25 indicating less positive outcomes. In Ceres, there is no geographic variation in educational opportunity based on census tract, meaning residents across the city experience similar access to educational opportunity. As a result, all anticipated housing units are located in census tracts with less positive educational outcomes.

According to the Ceres Unified School District (CUSD), graduation rates for 2022 were 91.8 percent, which is higher than the statewide average (87.4 percent).¹ Additionally, there appears to be no correlation between resource areas and poverty rates or median household income in Ceres. Both low and moderate resource areas alike coincide with both lower and higher poverty rates and median incomes above and below \$55,000. This is evidenced by Census Tracts 25.03, 25.04, 26.02, and 26.03 ([Table 4-3](#), [Figure 4-1](#), [Figure 4-6](#), [Figure 4-7](#)). As a result, it is difficult to definitively identify what factors contribute to Ceres' low educational opportunity score identified by TCAC and HCD.

The arrival of the Altamont Corridor Express (ACE) train and increased housing supply is expected to expand both educational and economic opportunities for Ceres households. Increased housing supply and transportation pathways will provide opportunities for growth in the school district's workforce, which may result in better education, as well as expanding the ability of Ceres residents to seek higher education and economic opportunity through improved public transportation.

¹ <https://www.caschooldashboard.org/reports/50710430000000/2022/academic-engagement#graduation-rate>

Figure 4-3 Sites Inventory Analysis by TCAC/HCD Educational Opportunity



SOURCE: HCD AFFH Data Viewer; City of Ceres

Environmental Health Outcomes

The TCAC/HCD 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. [Table 4-6](#) and [Figure 4-4](#) show the distribution of anticipated housing opportunity units at each income level according to environmental health outcomes.

As shown in [Table 4-6](#), approximately 77 percent of the anticipated housing opportunity units are located in census tracts where environmental pollutants are highest (91-100th percentile). These census tracts include 26.04 and 31, both of which are designated low resource areas.

Census Tract 26.04 is located east of Highway 99 and includes a mix of uses, including residential, commercial, and office uses. Just west of Highway 99 and adjacent to Census Tract 26.04 is Census Tract 25.04, which consists of parcels zoned for General Industrial and Light Industrial use and may contribute to higher environmental pollutants. However, Census Tract 25.04 has a lower CalEnviroScreen score (71-80 percent) than Census Tract 26.04. Therefore, it is unclear why Census Tract 26.04 falls within the 91-100 percentile.

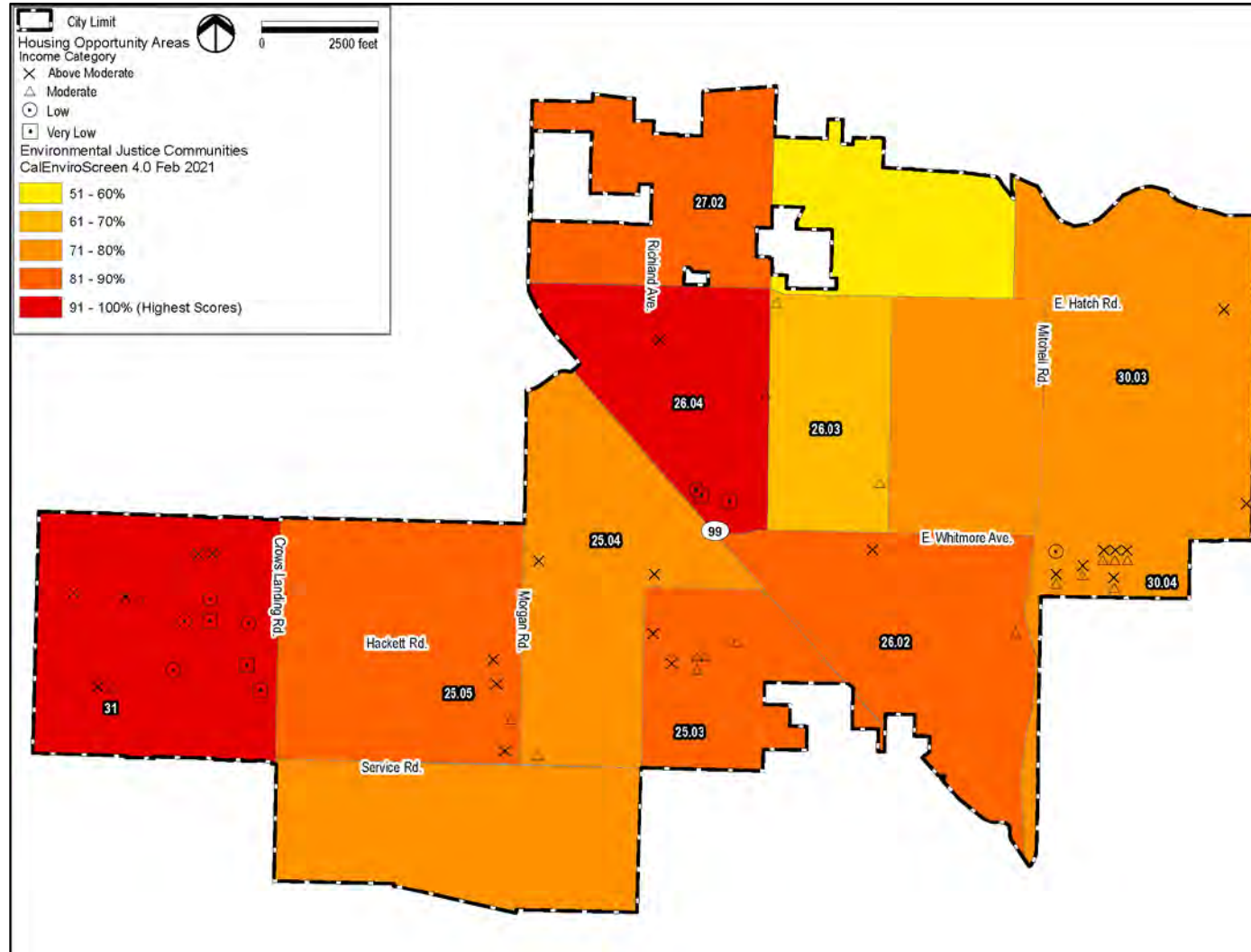
Census Tract 31 includes the West Landing Specific Plan Area, which is intended to accommodate the majority of housing opportunity units. This area is primarily comprised of vacant agricultural land, which likely contributes to environmental pollution. However, agricultural uses are anticipated to sunset in order to develop a mix of residential and commercial uses in the area, which will likely result in a reduction of environmental pollutants.

Table 4-6 Site Inventory Unit Count by TCAC/HCD Environmental Health, 2021

Income Group	Less Negative Environmental Factors 61-70%	71-80%	81-90%	More Negative Environmental Factors 91-100%
Very Low-Income	-	99	-	643
Low Income	-	84	87	342
Moderate-Income	33	88	92	498
Above Moderate-Income	-	265	88	1,330
Total	33	536	267	2,813

SOURCE: TCAC/HCD Opportunity Areas Map, 2023; City of Ceres

Figure 4-4 Sites Inventory Analysis by TCAC/HCD Environmental Health



SOURCE: HCD AFFH Data Viewer; City of Ceres

As discussed in [Appendix A – Housing Needs & Fair Housing Report](#) of the housing element, 10 census tracts across Ceres have been identified as disadvantaged communities, including the following census tracts for which housing opportunity units are anticipated, 25.03, 25.04, 25.05, 26.02, 26.04, and 31. The primary factors affecting these disadvantaged communities are high levels of fine particulate matter, ozone pollution, and contaminated drinking water.² Since many communities in the city are designated as disadvantaged, increasing residential opportunities along with implementing programs to improve infrastructure and economic opportunities is intended to improve conditions.

To address environmental justice within the disadvantaged communities, the City has identified a number of policies and programs in the *Ceres General Plan 2035*. For more in-depth information regarding disadvantaged communities in Ceres, refer to the *Ceres General Plan 2035*.

Potential Effect on Patterns of Integration and Segregation

Diversity

Table 4-7 and Figure 4-5 show the distribution of anticipated housing opportunity units at each income level according to diversity levels and predominant populations. As discussed in [Appendix A – Housing Needs and Fair Housing Report](#), Ceres is a minority majority community.

Hispanic/Latino residents comprise the largest racial/ethnic group in Ceres (61 percent), followed by non-Hispanic White (24 percent), and Asian populations (7 percent). As shown in Figure 4-5, there is no variation in predominant population according to location; Hispanic/Latino residents makeup the majority in both low resource and moderate resource areas across Ceres.

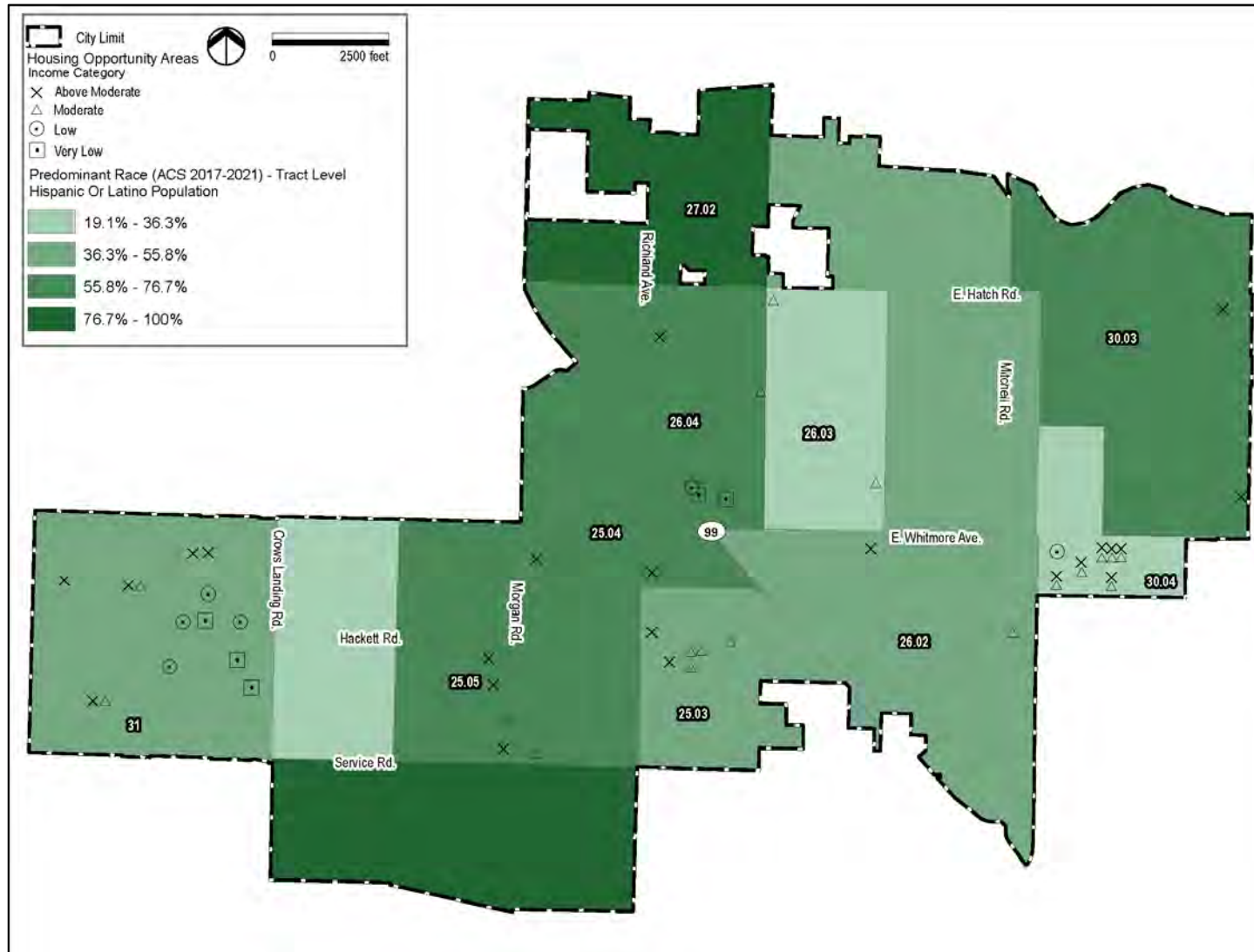
Table 4-7 Site Inventory Unit Count by Diversity Index, 2023

Income Group	High Diversity (70-85%)	Percent	Highest Diversity (Greater than 85%)	Percent
Very Low-Income	742	21%	-	-
Low Income	513	14%	-	-
Moderate-Income	711	20%	-	-
Above Moderate-Income	1,617	45%	66	100%
Total	3,583	100%	66	100%

SOURCE: HCD AFFH Data Viewer, City of Ceres

² Ceres General Plan 2035, page 5-10.

Figure 4-5 Sites Inventory Analysis by Predominant Population



SOURCE: HCD AFFH Data Viewer; City of Ceres; EMC Planning Group

Table 4-7 reports the distribution of units at each income level by the Diversity Index score developed by ESRI in 2023, which represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. All census tracts in Ceres are considered highly diverse, therefore, anticipated units across all income levels are planned in census tracts that have diverse existing populations (receiving an index score between 70 to 85 percent).

The distribution of units is intended to support a balanced living environment for Ceres residents. Increasing the supply of housing affordable to a range of income categories is intended to provide an opportunity for lower-income households to obtain adequate and affordable housing in the city. To ensure racial/ethnic background does not present a barrier to fair housing in Ceres, the City will continue to promote equal housing opportunity for all persons (see Program. 5.1 in Chapter 2).

Household Income & Poverty

Figure 4-6 and Figure 4-7 illustrate the distribution of anticipated housing opportunity units at each income level according to median income and poverty status, respectively. According to Figure 4-6, the median income in the majority of the City ranges between \$55,000 to \$90,100 according to census tract. However, a few areas exist where the median income is less than \$50,000. Of the census tracts for which housing opportunity sites are anticipated, Census Tracts 25.03 and 26.04 have median incomes less than \$55,000, both of which coincide with higher rates of poverty ranging between 20 to 30 percent (Figure 4-7). Census Tract 25.03 is anticipated to accommodate approximately 11 above moderate-income and 22 moderate-income units, and Census Tract 26.04 is anticipated to accommodate approximately 52 units ranging from very low- to above moderate-income.

Table 4-8 reports the distribution of housing opportunity sites by income category according to median income and poverty status. Approximately 93 percent of the lower-income sites are located in census tracts that have a lower rate of poverty (0 to 20 percent of households), while 7 percent are located in census tracts where living below poverty is more common (20-30 percent of households). Of the 93 percent of lower-income sites that are located in low poverty census tracts, approximately 97 percent are in census tracts with a median income between \$55,000-\$90,100 and 3 percent are in census tracts with a median income of less than \$55,000. Overall, 93 percent of anticipated units are located in census tracts with a median income between \$55,000-\$90,100 and a low poverty rate (0 to 20 percent).

Table 4-8 Site Inventory Unit Count by Median Income and Poverty Status

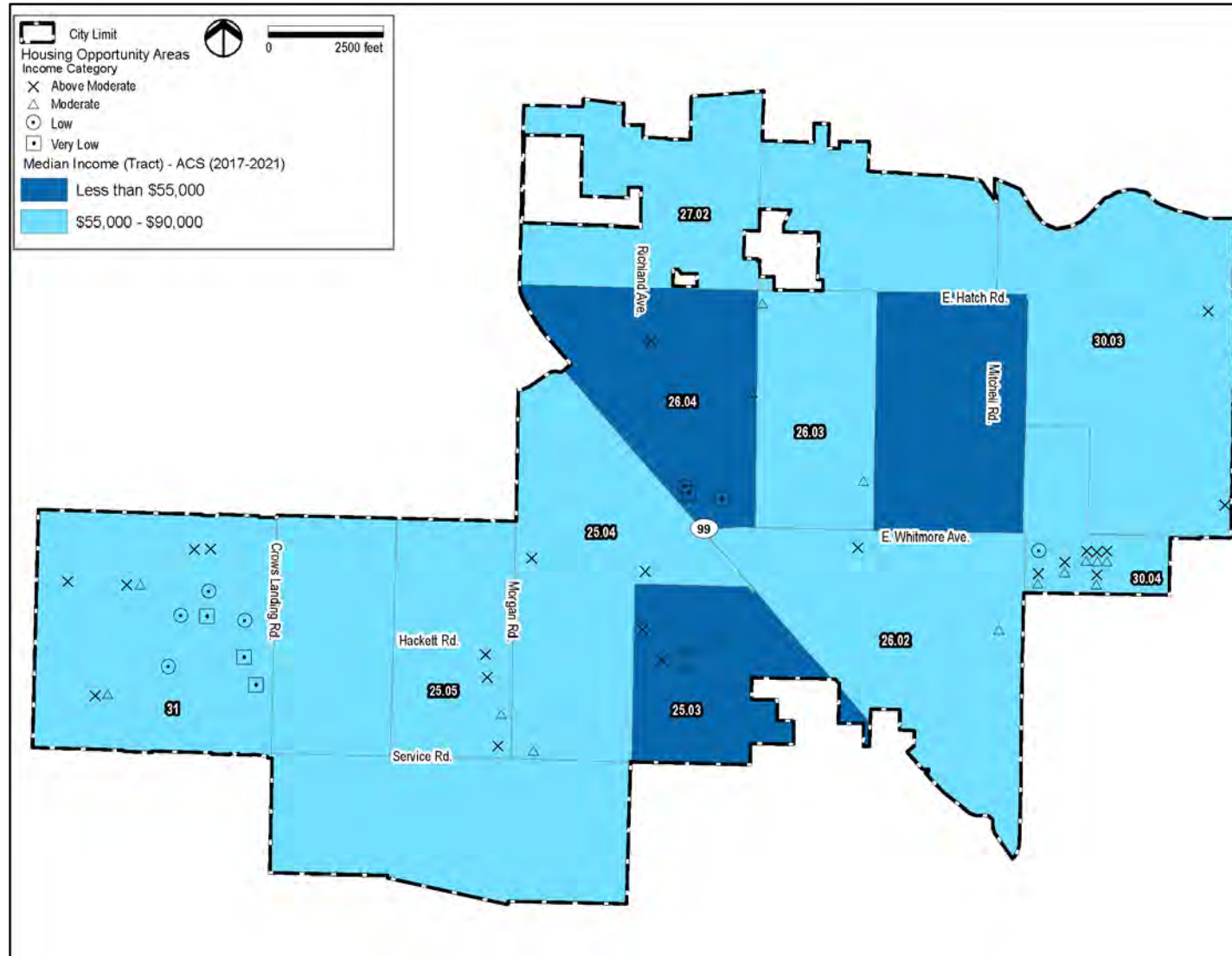
Income Group	Poverty Levels 0-20%	Poverty Levels 21-30%	Poverty Levels 0-20%	Poverty Levels 21-30%
	Less than \$55,000		\$56,000-\$90,100	
Very Low-Income	32	-	710	-
Low Income	10	-	416	87
Moderate-Income	-	22	631	58
Above Moderate-Income	10	11	1,646	15
Total	52	33	3,403	160

SOURCE: U.S. Census Bureau ACS 5-Year Estimate, 2021; City of Ceres; EMC Planning Group

The distribution of units is intended to prevent income based segregated living patterns, while also alleviating existing affordability pressures for lower-income households. Generally, increasing the housing supply in the city will provide increased opportunities for local employees to obtain housing in the city.

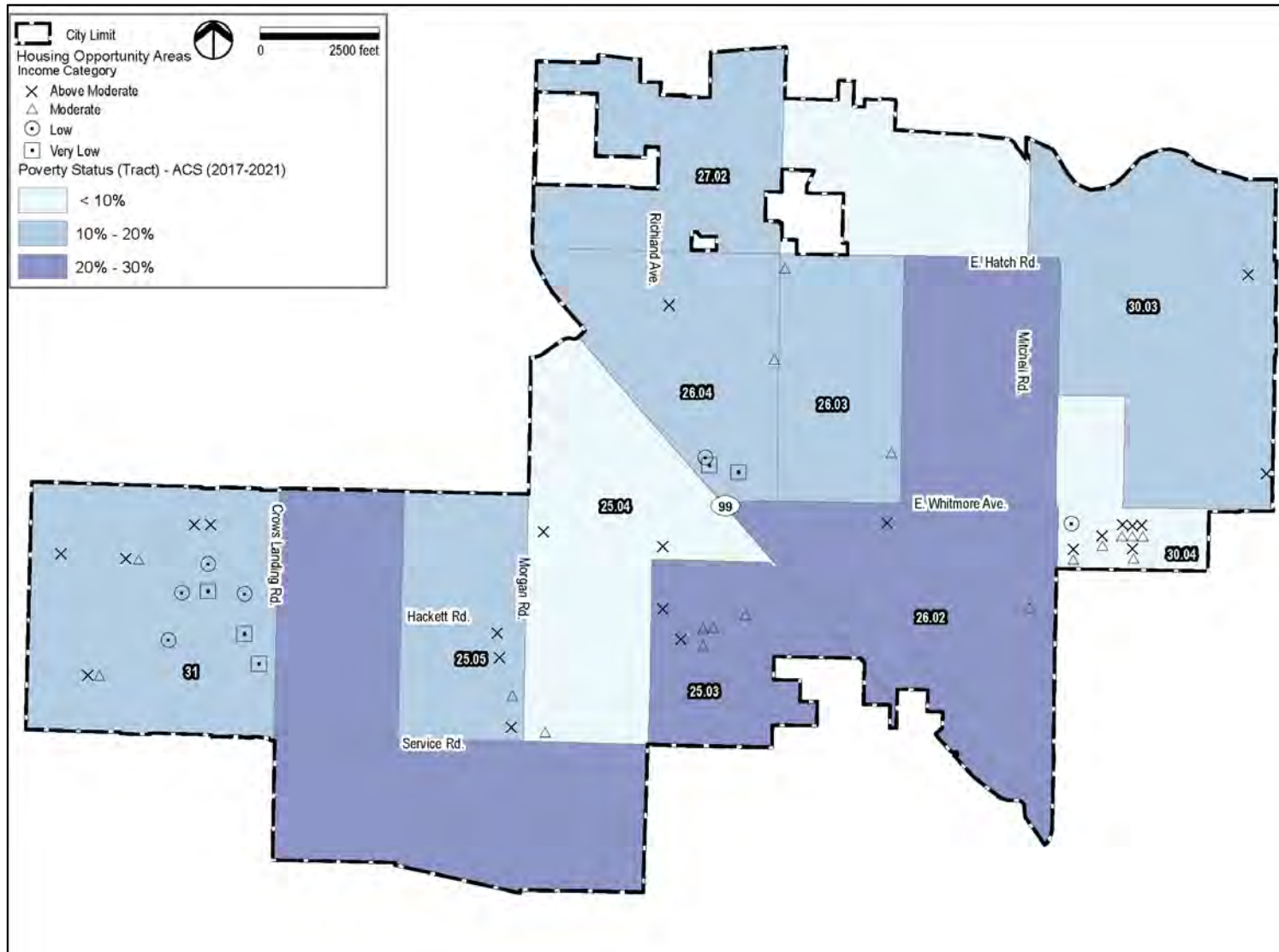
To address barriers to economic mobility for lower-income households, the City will develop strategies to address income earning potential of lower-income residents by expanding low-barrier, low-skill job opportunities within the City. These efforts will be regulated through Program 5.5, which involves partnering with the Ceres Chamber of Commerce and other community-based organizations to expand job opportunities in Ceres (see [Chapter 2](#)).

Figure 4-6 Sites Inventory Analysis by Median Income



SOURCE: HCD AFFH Data Viewer; City of Ceres; EMC Planning Group

Figure 4-7 Sites Inventory Analysis by Poverty Status



SOURCE: HCD AFFH Data Viewer; City of Ceres; EMC Planning Group

Female-Headed, Single-Parent Households

According to 2021 ACS data, female-headed households comprise 18 percent of all households in Ceres. [Table 4-9](#) reports the distribution of anticipated housing opportunity units at each income level according to the concentrations of single-parent families with a female-headed householder.

Table 4-9 Sites Inventory Unit Count by Female-Headed Households

Income Group	Female-Headed Households 10-15%	Female-Headed Households 16-21%
Very Low-Income	23	719
Low Income	23	490
Moderate-Income	43	668
Above Moderate-Income	41	1,641
Total	130	3,518

SOURCE: U.S. Census Bureau ACS 5-Year Estimate, 2021; City of Ceres; EMC Planning Group

As shown in [Table 4-9](#), approximately 4 percent of anticipated housing opportunity units are located in census tracts that have concentrations ranging between 10 to 15 percent female-headed households. Approximately 96 percent of anticipated housing opportunity units are located in census tracts where female-headed households comprise between 16 to 21 percent of all households. Of this percentage, 5 percent of units are anticipated to be located in Census Tracts 26.02 and 26.03, where concentrations of female-headed households represent 20 percent or more of the population.

Census Tract 26.02 coincides with slightly higher rates of poverty and is designated a low resource area. Census Tract 26.02 is anticipated to accommodate approximately 160 units ranging from low-to above-moderate income. Census Tract 26.03 is designated a moderate resource area with lower rates of poverty and is anticipated to accommodate approximately 33 moderate-income units. Due to a lack of available mapping data, a map illustrating concentrations of female-headed households across Ceres is not provided.

Of the 5 percent of anticipated housing opportunity units located in census tracts with higher percentages of female-headed households (≥ 20 percent), approximately 45 percent are lower-income, 47 percent are moderate-income, and 8 percent are above moderate-income.

The distribution of units in census tracts with low percentages of female-headed households works to reduce the concentration of female-headed households in the City's low resource area, while the increase in units throughout the city will address community needs and demand for affordability. Overall, the increase in affordable units will result in a balanced environment, meeting the needs of residents. Additionally, increasing housing supply will be coupled with programs to incentivize the development of affordable housing for lower-income and special needs households (Programs 3.1, 3.2, 3.8, and 3.11 see [Chapter 2](#)).

Population with a Disability

According to 2021 ACS data, approximately 12 percent of Ceres' population live with at least one disability. [Table 4-10](#) and [Figure 4-8](#) show the distribution of anticipated housing opportunity units at each income level according to the percentage of the population living with a disability.

Table 4-10 Sites Inventory Unit Count by Population with a Disability

Income Group	Population with a Disability <0-10%	Population with a Disability 11-20%
Very Low-Income	76	666
Low Income	61	452
Moderate-Income	112	599
Above Moderate-Income	296	1,387
Total	545	3,104

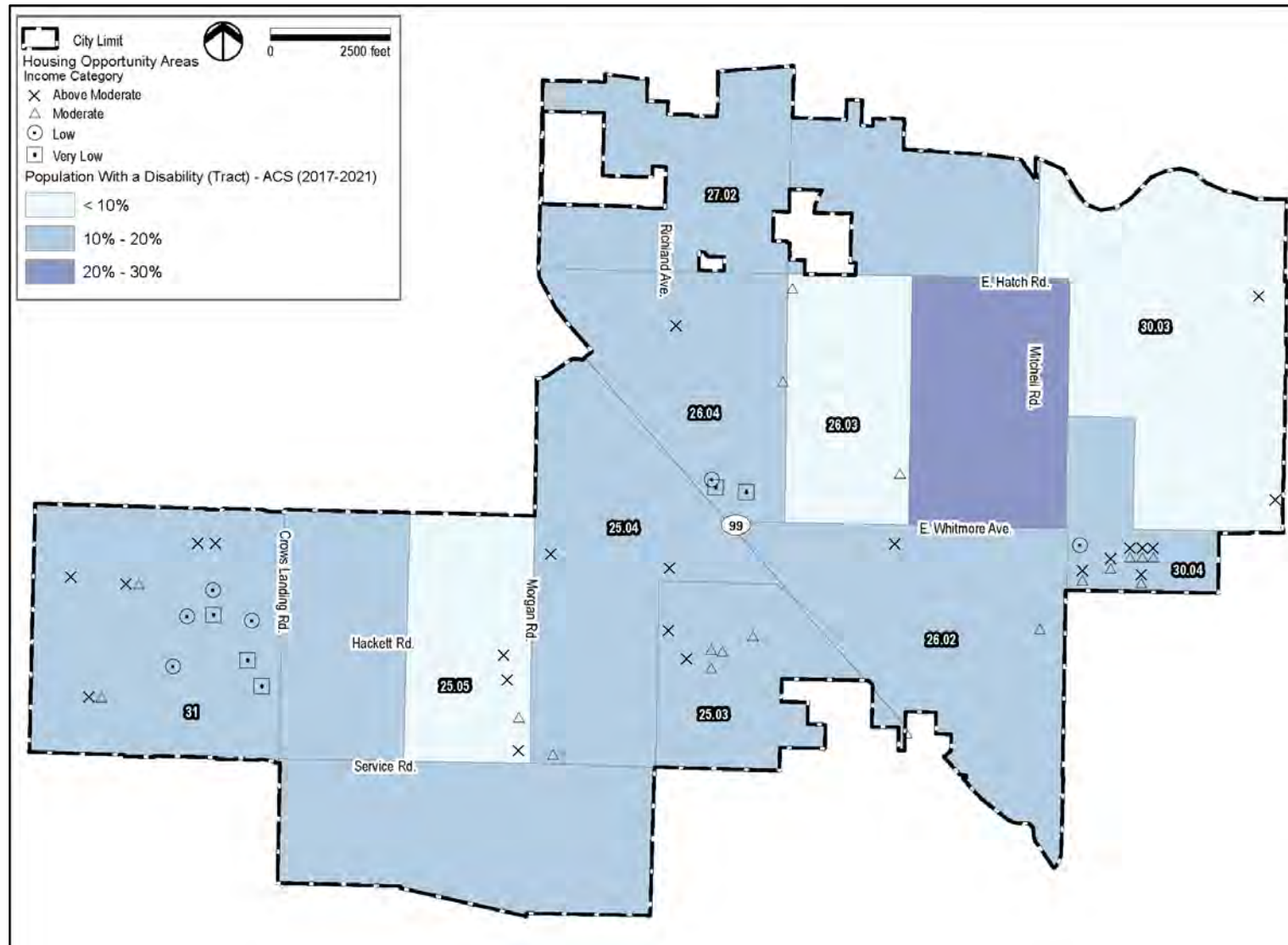
SOURCE: U.S. Census Bureau ACS 5-Year Estimate, 2021; City of Ceres; EMC Planning Group

As shown in [Table 4-10](#), approximately 15 percent of the anticipated housing opportunity units are located in census tracts where up to 10 percent of the population live with a disability, and 85 percent of the units are located in census tracts where between 11 to 20 percent of the population live with a disability. There is no correlation between disability rates and resource areas in Ceres, as census tracts with higher percentages of the population living with a disability are spread across both low and moderate resource areas.

As shown in [Figure 4-8](#), the majority of census tracts in Ceres have a population between 10 to 20 percent living with a disability. One census tract (26.05) has a higher concentration of 20 to 30 percent of persons living with a disability, however, there are no housing opportunity sites anticipated there.

Increasing housing supply in these areas is expected to prevent or mitigate the overpayment, housing scarcity, and displacement that lower-income persons with disabilities are susceptible to. To address barriers to obtaining accessible and affordable housing for residents/households living with a disability, the City has included Program 3.5 and Program 3.9, which commit the City to facilitating the construction of accessible housing and providing support to residents with disabilities in accessing services, researching grant monies, and accommodating flexibility in design review (see [Chapter 2](#)).

Figure 4-8 Sites Inventory Analysis by Population with a Disability



SOURCE: HCD AFFH Data Viewer; City of Ceres; EMC Planning Group

Potential Effect on Disproportionate Housing Needs & Displacement Risk

Overcrowding

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. According to 2021 ACS data, approximately 9 percent of households in Ceres experience some level of overcrowded living conditions. [Table 4-11](#) and [Figure 4-9](#) show the distribution of housing opportunity units at each income level according to overcrowding.

Table 4-11 Sites Inventory Unit Count by Overcrowding

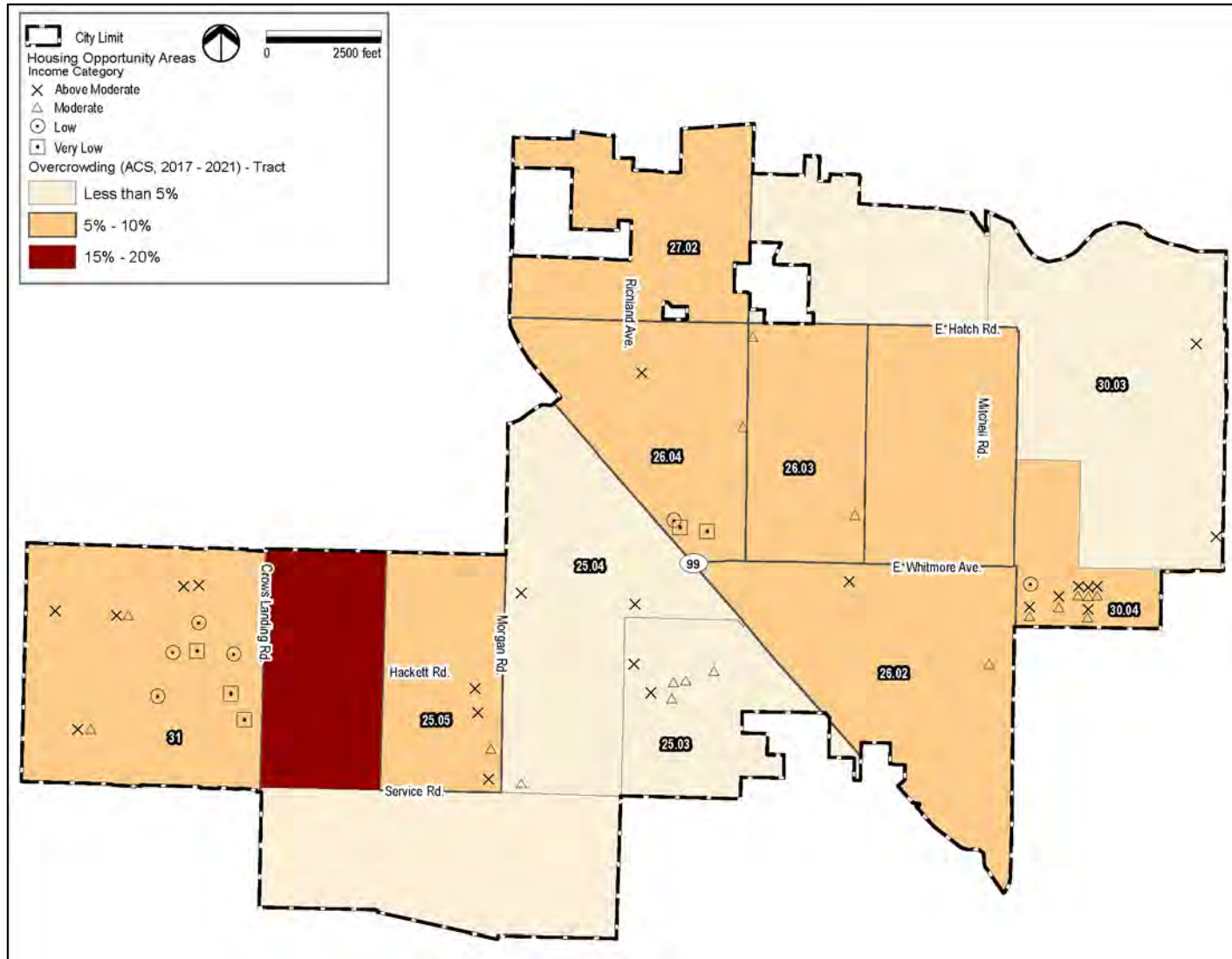
Income Group	Overcrowding 0-5%	Overcrowding 6-10%
Very Low-Income	23	719
Low Income	23	490
Moderate-Income	43	668
Above Moderate-Income	107	1,575
Total	196	3,453

SOURCE: U.S. Census Bureau ACS 5-Year Estimate, 2021; City of Ceres

As shown in [Table 4-11](#), approximately 95 percent of anticipated housing opportunity units are located in census tracts where up to 10 percent of households experience overcrowding. Approximately 5 percent of anticipated housing opportunity units are located in census tracts where less than 5 percent of the households experience overcrowding. As discussed in [Appendix A – Housing Needs and Fair Housing Report](#), the level of overcrowding in Ceres is consistent with Stanislaus County and nearby jurisdictions, ranging from 3 to 10 percent.

This distribution of housing opportunity units is anticipated to reduce the concentration of overcrowding by increasing housing supplying in census tracts that are currently in need of affordable and adequately sized housing. The City has developed a suite of programs to facilitate the development of a variety of housing types for all income levels (Programs 3.1, 3.2, 3.8, 3.13 (see [Chapter 2](#))).

Figure 4-9 Sites Inventory Analysis by Overcrowding



SOURCE: HCD AFFH Data Viewer; City of Ceres

Cost Burden & Displacement Risk

Cost burden is measured as households spending more than 30 percent of their gross income including utilities for housing. Consistent with the region, households throughout Ceres are overpaying for housing due to rapidly increasing market conditions that outpace wage increases. [Table 4-12](#) and [Figure 4-10](#) show the distribution of housing opportunity units at each income level according to the percentage of cost burdened renter households.

Table 4-12 Site Inventory Unit Count by Cost Burdened Renter Households

Income Group	Cost Burdened Renter Households 20-40%	Cost Burdened Renter Households 41-60%	Cost Burdened Renter Households Greater than 60%
Very Low-Income	76	643	23
Low Income	61	429	23
Moderate-Income	112	578	21
Above Moderate-Income	230	1,422	30
Total	479	3,072	97

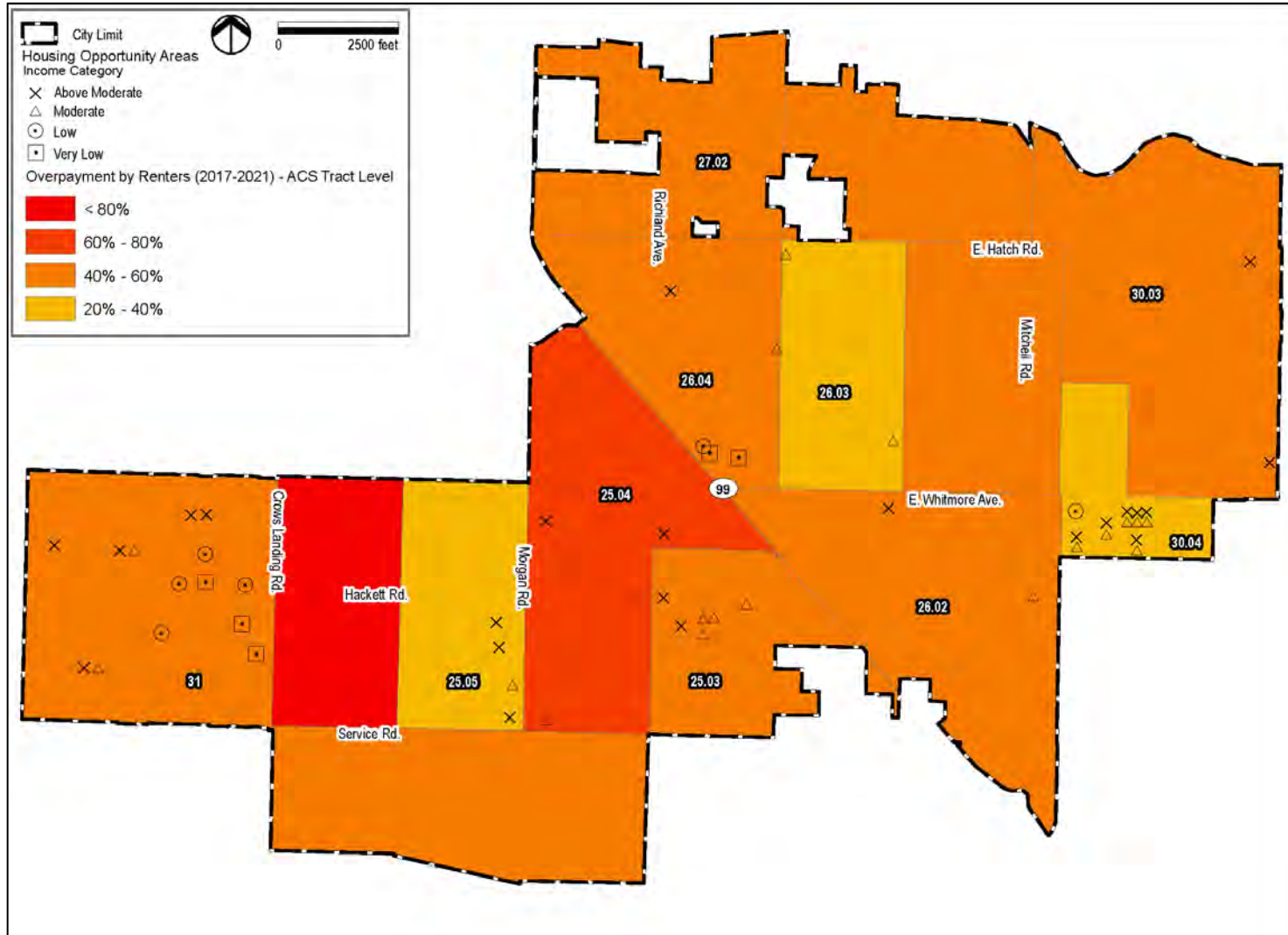
SOURCE: U.S. Census Bureau ACS 5-Year Estimate, 2021; City of Ceres

As shown in [Table 4-12](#), approximately 84 percent of the anticipated housing opportunity units are located in census tracts where 41 to 60 percent of renter households experience cost burden. These concentrations of cost burdened renter households are located in Census Tracts 25.03, 26.02, 26.04, 30.03, and 31. Increasing the supply of lower- and moderate-income housing in these areas will alleviate conditions that contribute to cost burden and reduce displacement risk for households experiencing cost burden by reducing the gap between supply and demand for affordable housing.

Thirteen (13) percent of anticipated housing opportunity units are located in census tracts where 20 to 40 percent of renter households experience cost burden and 3 percent are located in census tracts where more than 60 percent of renter households are cost burdened. There is no correlation between cost burden rates and resource areas in Ceres, as census tracts with higher percentages of cost burdened renter households are spread across both low and moderate resource areas.

Of the census tracts anticipated for new housing development, Census Tract 25.04 has the highest concentration of cost burdened renter households (more than 60 percent). Census Tract 25.04 coincides with low poverty rates (less than 10 percent), low overcrowding rates (less than 5 percent), has a median income over \$70,000, and is designated a moderate resource area. Approximately 30 above moderate-income units (1 percent of all housing units) are planned to be constructed within this census tract, which may exacerbate existing affordability pressures for lower-income households living nearby.

Figure 4-10 Sites Inventory Analysis by Cost Burdened Renter Households



SOURCE: HCD AFFH Data Viewer; City of Ceres

However, 44 moderate single-family units within Tuscany Village may offset and balance affordability needs for new housing units within this census tract. Construction of Tuscany Village, north of the Pipeline Site #25 (Cherry Hollow) has resumed since being disrupted by Covid-19.

The Cherry Hollow pipeline housing opportunity site includes 20 housing units, which will be composed of five duplex buildings, two four-plex buildings, and two single family buildings.

[Appendix C](#) conservatively projects that these units will all be above moderate-income units, though with these typologies, it is likely that some of the units may become non-deed-restricted moderate-income units.

The distribution of lower-income units in areas with high rates of cost burden among renter households is intended to alleviate affordability pressures by meeting the demand. Additionally, distributing some moderate and above-moderate income units in these areas aims to create a balanced socioeconomic environment to avoid segregated living patterns.

4.6 Summary and Conclusions

To address barriers to obtaining affordable housing for lower-income and special needs households, the City has developed a suite of programs to facilitate the construction of housing affordable to lower-income households and support lower-income households through continued education and acting as a liaison with community service providers (Programs 1.5, 1.9, 3.1, 3.2, 3.3, 3.4, 3.5, 3.8, 3.9, 3.11, 3.12, 3.13, 5.1, 5.2, 5.3, 5.4, 5.5 see [Chapter 2](#)).

The housing opportunity sites identified in this report are sufficient to accommodate 107 percent of Ceres' Regional Housing Needs Allocation for the 6th Cycle planning period, meeting minimum counts for lower-income housing needs. Selected sites for the Sites Inventory are distributed throughout the city and are anticipated to decrease segregation and increase opportunities through integration of affordability levels for housing units. Further details for the Sites Inventory can be found in [Appendix C](#).

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 2022. 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	
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



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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). The law went into effect on January 1, 2019.¹ AB 686 also made changes to Housing Element Law to incorporate AFFH requirements 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 led 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.

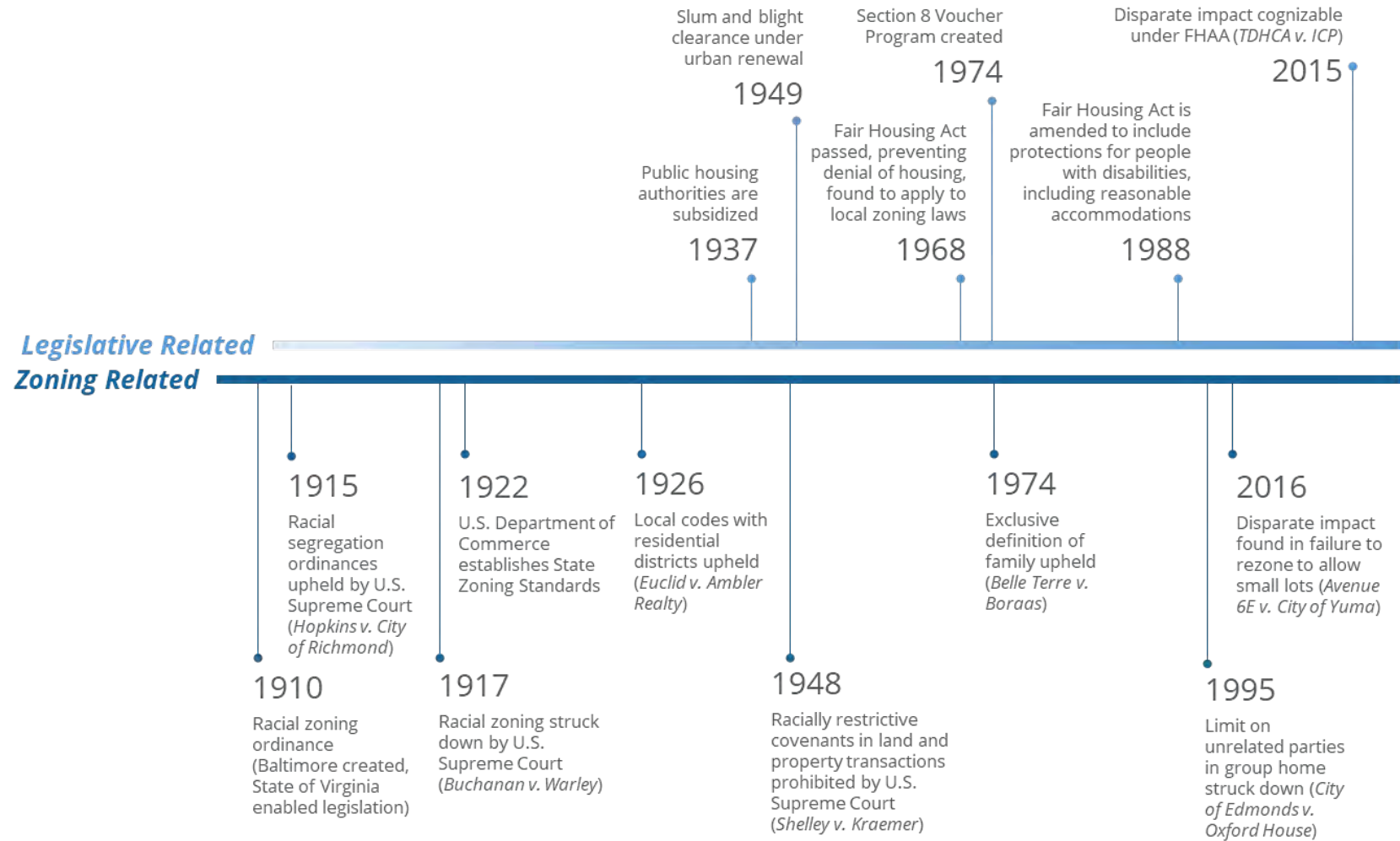
³ <https://www.valleyhistory.org/native-americans>

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 <https://www.modbee.com/news/local/article273097685.html>

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.

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 nearby comparable 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 nearby cities of Oakdale and Turlock. Ceres’ population in 2019 was 48,214, larger than Oakdale but smaller than Turlock and the County.

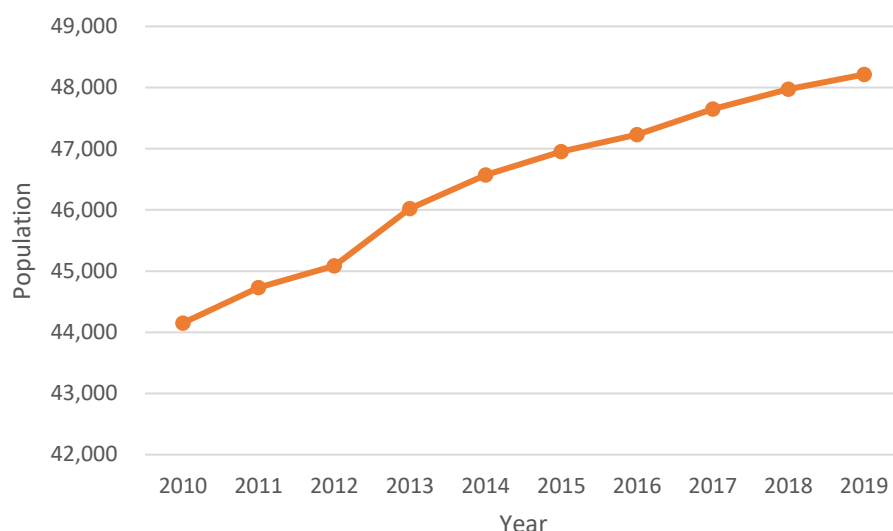
Table A-1 Population Growth by Jurisdiction, 2010-2019

Jurisdiction	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



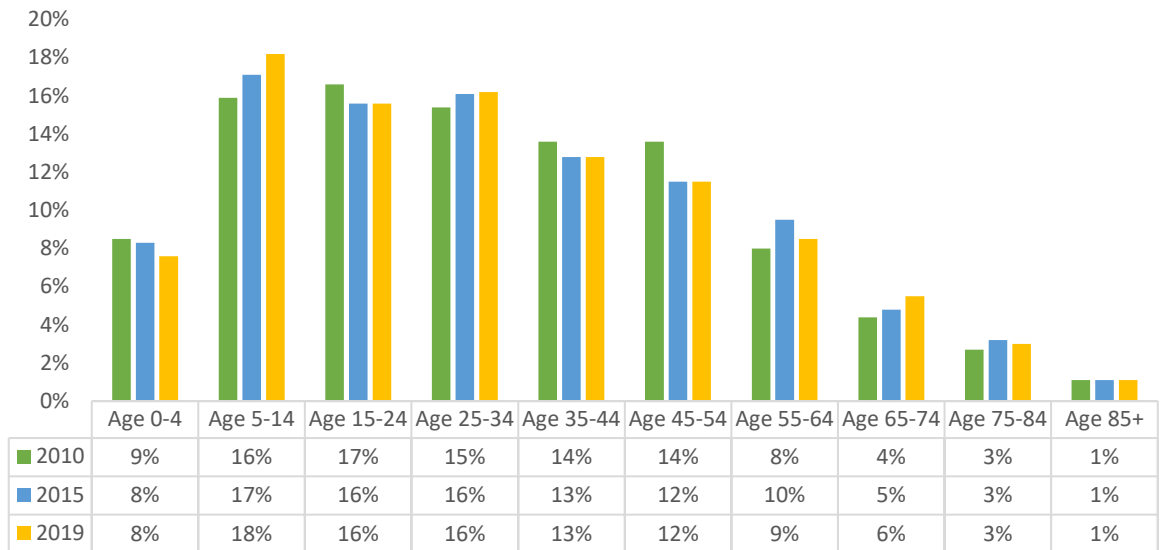
SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

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 nearby comparable 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

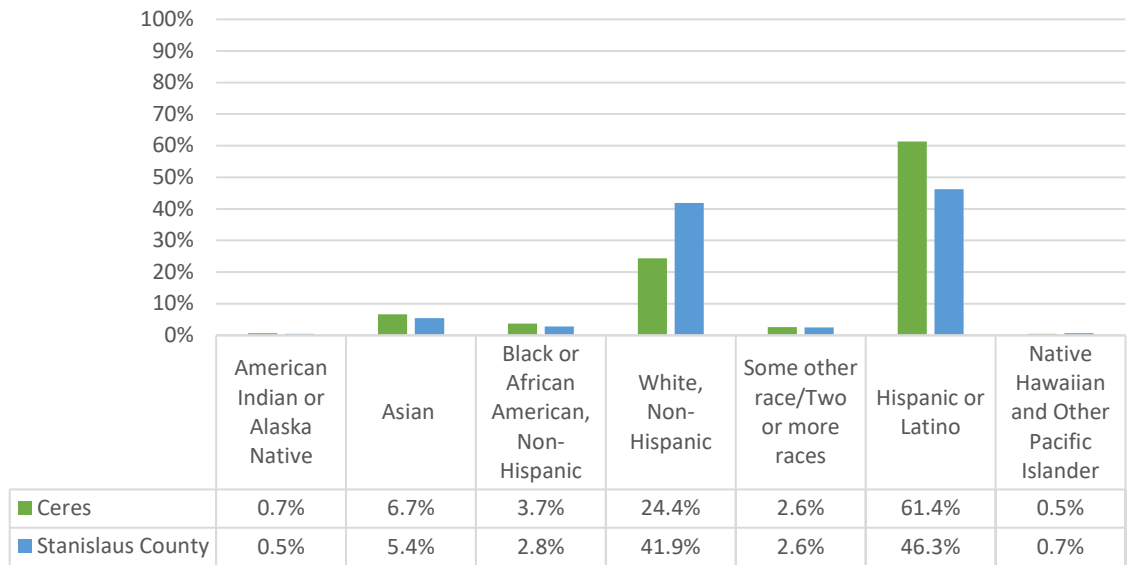
Jurisdiction	Population Age									
	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Stanislaus County	7%	15%	14%	15%	13%	12%	11%	8%	4%	2%
Ceres	8%	18%	16%	16%	13%	12%	9%	6%	3%	1%
Oakdale	8%	16%	14%	12%	16%	12%	11%	6%	4%	1%
Turlock	7%	15%	15%	15%	13%	13%	10%	8%	4%	2%

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

Race and Ethnicity Characteristics

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. [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 nearby comparable 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%

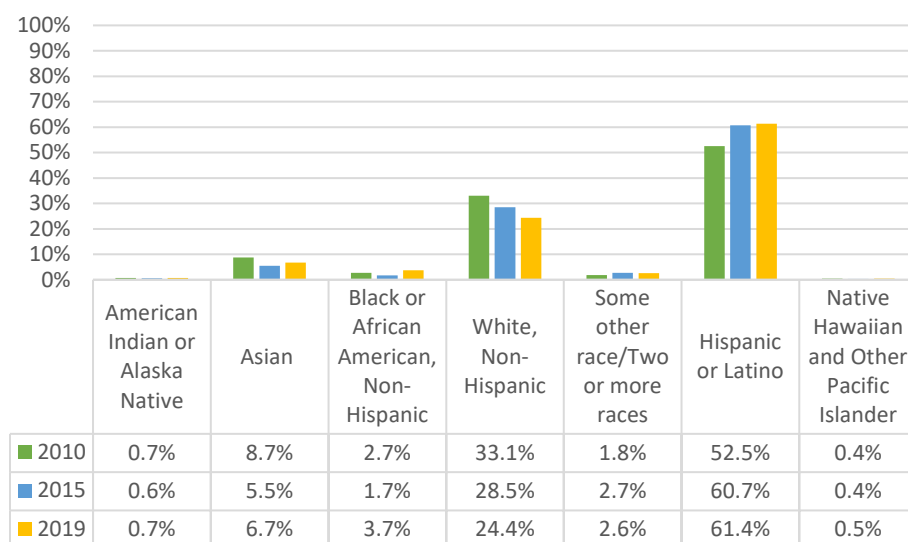
SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

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).

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

Employment Characteristics

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 nearby comparable cities from 2015-2045.

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

Jurisdiction	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.

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.

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%

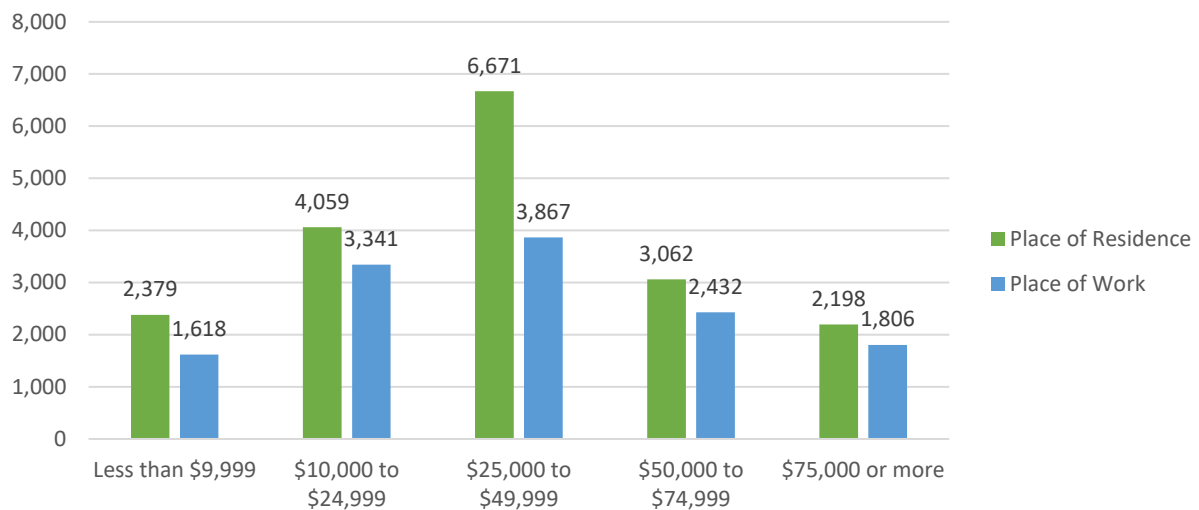
SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2019

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 negative, though over time, sub-regional imbalances may appear.

Figure A-6 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-6, 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.

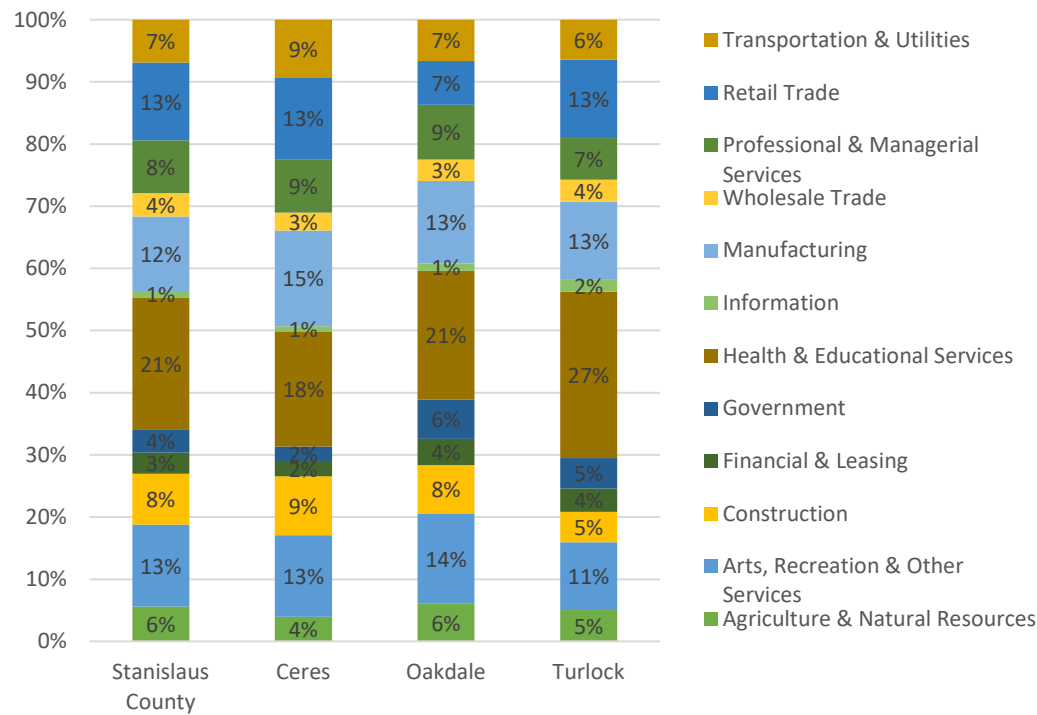
Figure A-6 Worker Earnings by Place of Residence & Place of Work, Ceres, 2019



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

Figure A-7 illustrates employment data by industry in Ceres, the County, and nearby comparable cities. The largest industry of employment for Ceres (18 percent), the County (21 percent), and the nearby cities of Oakdale (21 percent) and Turlock (27 percent) is Health and Educational Services.

Figure A-7 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 nearby 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 ⁷	<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.

⁷ Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document.

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

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 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-9 provides an overview of the projected housing units needed in Stanislaus County, Ceres, and nearby cities, Oakdale and Turlock.⁸ Ceres is forecast to have a household growth of approximately 32 percent by 2050. This reflects 4 percentage points of more growth than the County and 3 points less than the City of Turlock.

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

Jurisdiction	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

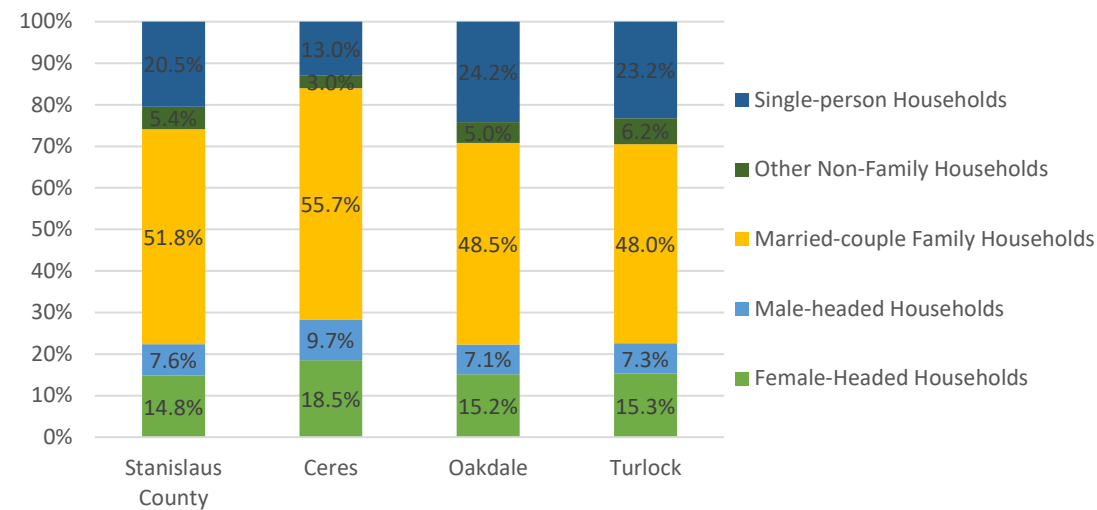
NOTE: *Projected growth values

Household Type and Size

Figure A-8 illustrates household characteristics by type in 2019 for Ceres, the County, and nearby 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 nearby comparable 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 nearby comparable 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).

⁸ Source: Stanislaus County Demographic and Employment Forecast, 2021

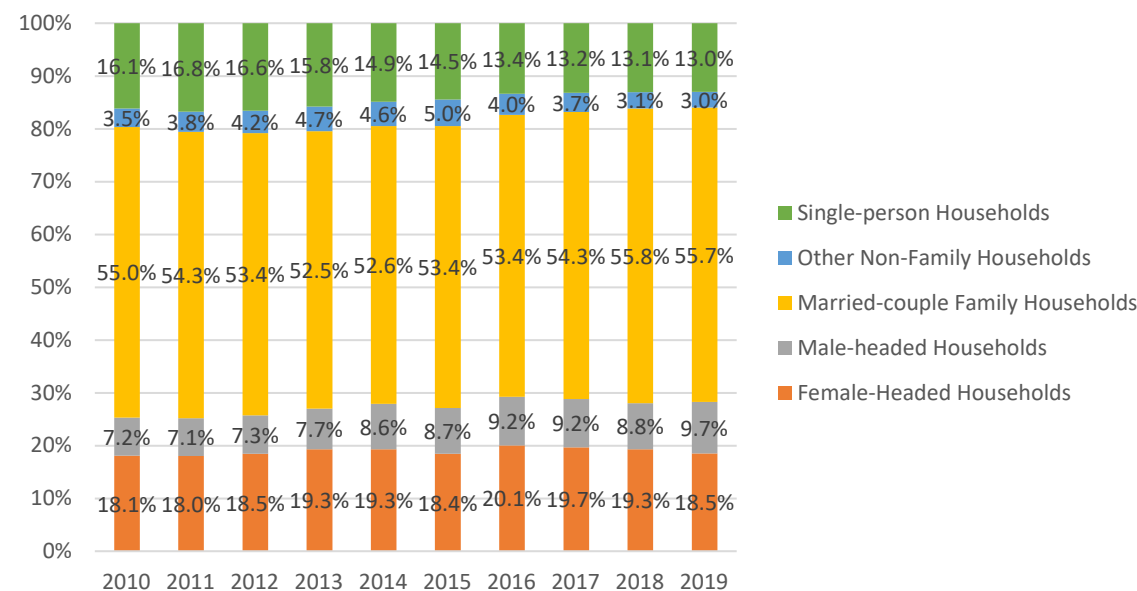
Figure A-8 Household by Type by Jurisdiction, 2019



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

Figure A-9 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 percentage points) and male-headed households experienced the greatest increase (3 percentage points). 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-9 Changes in Household Types, Ceres, 2010-2019

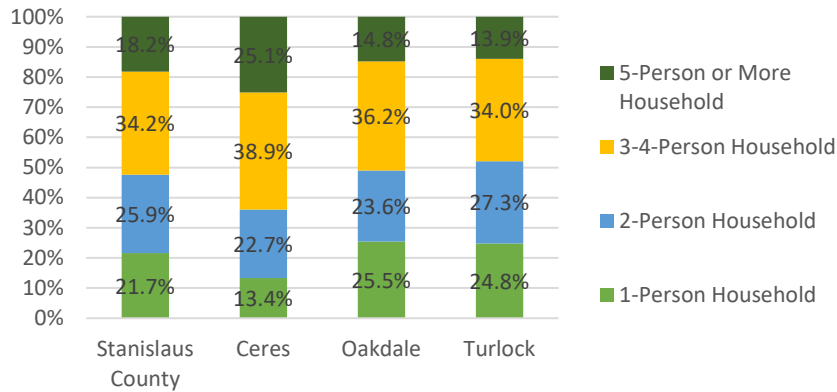


SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010-2019

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

Figure A-10 illustrates households by household size for Ceres, the County, and nearby comparable cities. Ceres' largest household type according to size is 3 to 4-person households (39 percent) followed by 5 or more-person households (25 percent). This is consistent with findings in Figure A-9, 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.

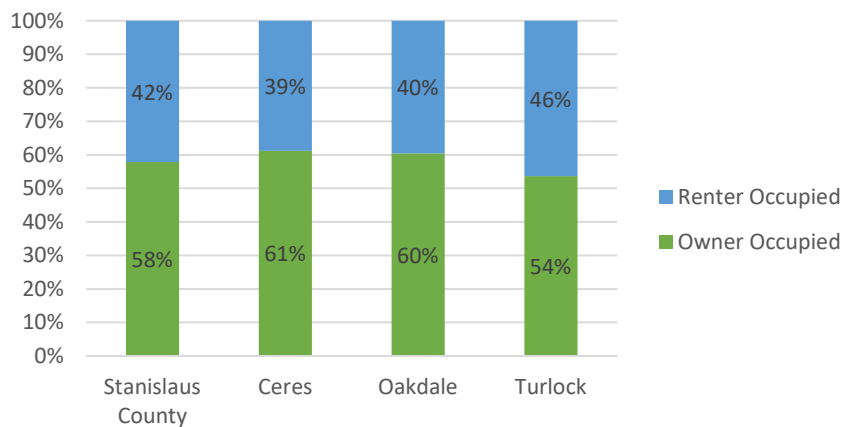
Figure A-10 Households by Household Size by Jurisdiction, 2019



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

Figure A-11 illustrates housing by tenure in Ceres, the County, and nearby comparable cities. Thirty-nine (39) percent of the households in Ceres are renters. This reflects 3 percentage points lower renter population than the County (42 percent) and 7 percentage points lower than Turlock (46 percent).

Figure A-11 Housing Tenure by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 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-income⁹: 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

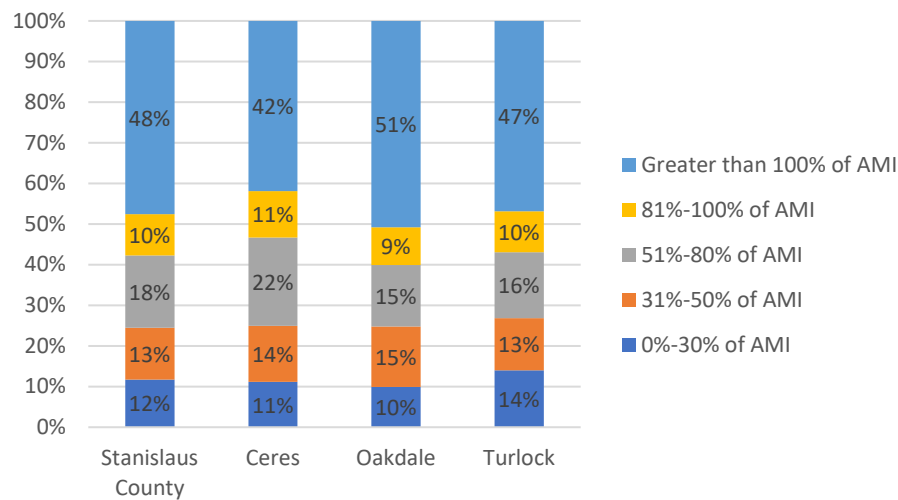
Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low-Income	\$16,750	\$19,150	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very Low-Income	\$27,900	\$31,900	\$35,900	\$39,850	\$43,050	\$46,250	\$49,450	\$52,650
Low-Income	\$44,650	\$51,000	\$57,400	\$63,750	\$68,850	\$73,950	\$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

⁹ 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-12 illustrates 2019 households by income level in Ceres, the County, and nearby comparable 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 nearby cities of Oakdale and Turlock.

Figure A-12 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 nearly half of all households are lower-income, it is likely that there is a need for more affordable housing options.

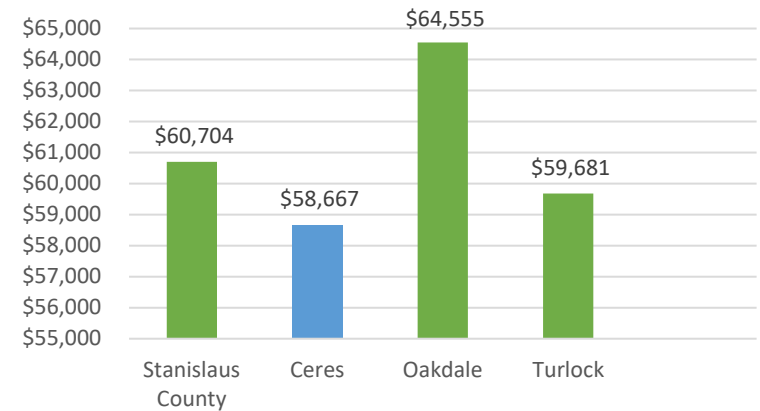
Table A-11 Households by Income Category, Ceres, 2015-2019

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-13 illustrates the median household income in Ceres, the County, and nearby comparable 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.

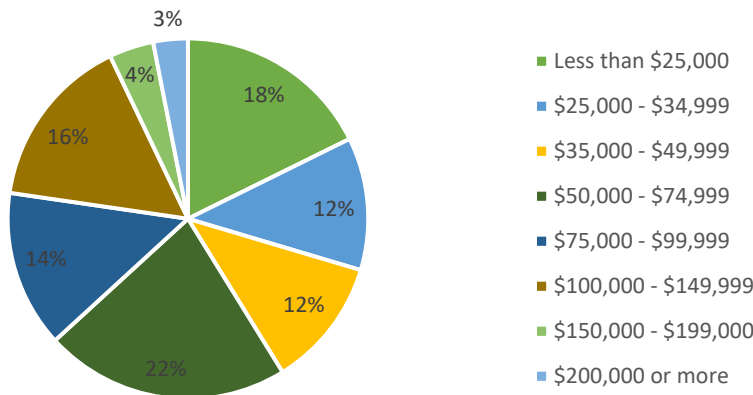
Figure A-13 Median Household Income by Jurisdiction, 2019



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

Figure A-14 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. Eighteen percent are earning below \$25,000.

Figure A-14 Income by Category, Ceres, 2019



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

A.3 Integration and Segregation

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, where concentrations of the characteristics described above are high in a specific geographic area.

Integration and Segregation

“Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 31.

Residential segregation and exclusion, whether by race, ethnicity, disability, or income, is a result of numerous housing policies, practices, and procedures—both public and private—that have had enduring and pervasive negative impacts. Overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment and disinvestment, have restricted meaningful fair housing choice and equitable access to opportunity, particularly for communities of color. Historic patterns of segregation persist in California despite the long-standing federal mandate, established by the Fair Housing Act of 1968, that federal agencies and federal grantees affirmatively further the purposes of the FHA.

Past and present discriminatory policies and practices, including long-term disinvestment, have resulted in neighborhoods with concentrated poverty and poor housing stock, limited access to opportunity, unsafe environmental conditions, underfunded schools, dilapidated infrastructure, and other disproportionately experienced problems. In addition, governmental policies have subsidized the development of segregated, high-resourced suburbs in metropolitan areas by constructing new highway systems—often through lower income communities of color—to ensure access to job opportunities in urban centers. This physical and policy infrastructure supports patterns of discrimination and high levels of segregation that continue to persist in California and across the country. All of these conditions persist despite the over 50-year-old obligation to prohibit discrimination and affirmatively further fair housing.¹⁰

¹⁰ California Department of Housing and Community Development. 2021. AFFH Guidance Memo. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Race and Ethnicity

Understanding the demographic, ethnic, and racial composition of a city is vital to ensuring equal opportunity to housing for all groups. This section provides an overview of racial/ethnic composition and segregation patterns within Stanislaus County, Ceres, and nearby jurisdictions.

Regional Trends

Regionally, the central urbanized area and western rural areas of Stanislaus County contained populations with at least 80 percent non-white residents, as shown in [Figure A-15](#). Communities adjacent to U.S. 101 had populations with at least 80 percent non-white residents, especially west of Highway 99. Comparatively, the eastern portion of Stanislaus County contained populations with higher percentages of white residents. Geographically, areas with less than 20 percent non-white residents were located east of Highway 99. The central urbanized area of Stanislaus County also contained higher concentrations of white residents, where in some areas such as Modesto, non-white residents represented less than 20 percent of the population. Racial/ethnic diversity has increased between 2010 and 2020 in Stanislaus County ([Table A-12](#)).

The percentage of non-Hispanic white residents in the County has decreased by 6 percent and the percentage of Hispanic/Latino residents increased by approximately 6 percent. The percentage of Asian, Native Hawaiian/Pacific Islander, Black/African American, American Indian/Alaska Native, and other/multiple race residents changed by less than one percent.

Local Trends

According to 2015-2019 ACS estimates, the central area and outer edges of Ceres contained the highest percentage of non-white residents, as shown in [Figure A-16](#). The entirety of the city has a predominant Hispanic/Latino majority population, as illustrated in [Figure A-18](#). Census Tract 31, located west of Crows Landing Road, and Census Tracts 26.03 and 30.03, located east of North Central Avenue, had the lowest percentage of total non-white populations in the city.

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.

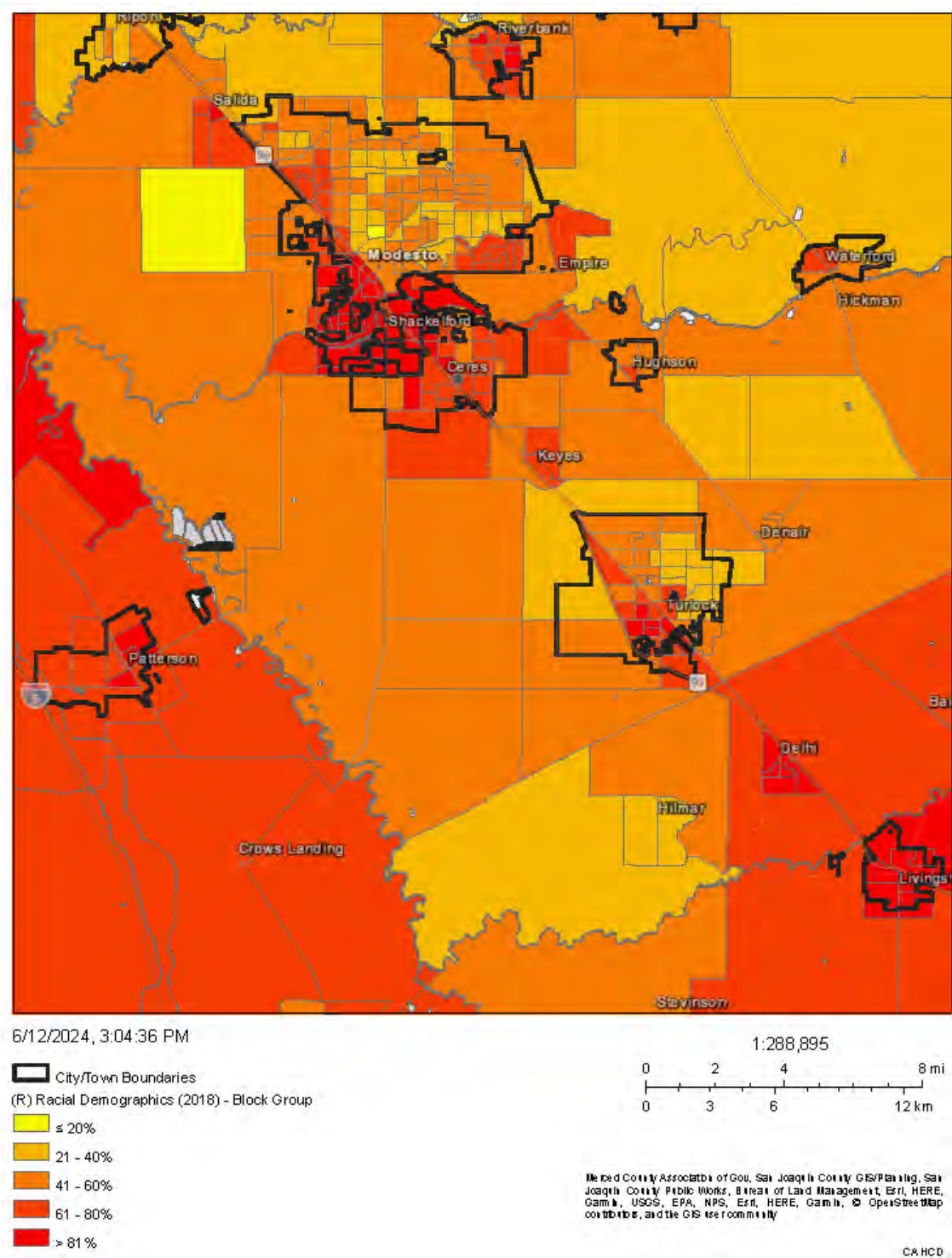
[Figure A-19](#) illustrates the level of diversity in Ceres. According to the HCD AFFH Data Viewer map of diversity, Ceres' diversity level is greater than or equal to 0.70, reflecting a moderate to high diversity level across the City. Compared to nearby cities Oakdale and Turlock, Ceres is more equally diverse. The City of Oakdale and Turlock both show geographic concentrations of lower levels of diversity.

Table A-12 Population by Racial Group, City of Ceres and Stanislaus County, 2010-2019

Ethnic Group	2010				2015				2019			
	City of Ceres		Stanislaus County		City of Ceres		Stanislaus County		City of Ceres		Stanislaus County	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Non-Hispanic White	14,616	33.1%	245,803	48.2%	13,366	28.5%	235,880	44.7%	11,774	24.4%	227,369	41.9%
Black/African American	1,204	2.7%	13,230	2.6%	788	1.7%	12,904	2.4%	1,785	3.7%	15,311	2.8%
Hispanic or Latino	23,182	52.5%	206,983	40.6%	28,503	60.7%	230,087	43.6%	29,597	61.4%	251,259	46.3%
Am. Ind./Alaska Native	317	0.7%	3,126	0.6%	275	0.6%	2,593	0.5%	318	0.7%	2,481	0.5%
Asian	3,854	8.7%	26,026	5.1%	2,598	5.5%	27,680	5.2%	3,227	6.7%	29,284	5.4%
Native Hawaiian and PI	182	0.4%	3,101	0.6%	165	0.4%	3,704	0.7%	241	0.5%	3,625	0.7%
Other/Two or More Races	798	1.8%	11,413	2.2%	1,257	2.7%	14,519	2.8%	1,272	2.6%	13,865	2.6%
Total Population	44,153	100%	509,682	100%	46,952	100%	527,367	100%	48,214	100%	543,194	100%

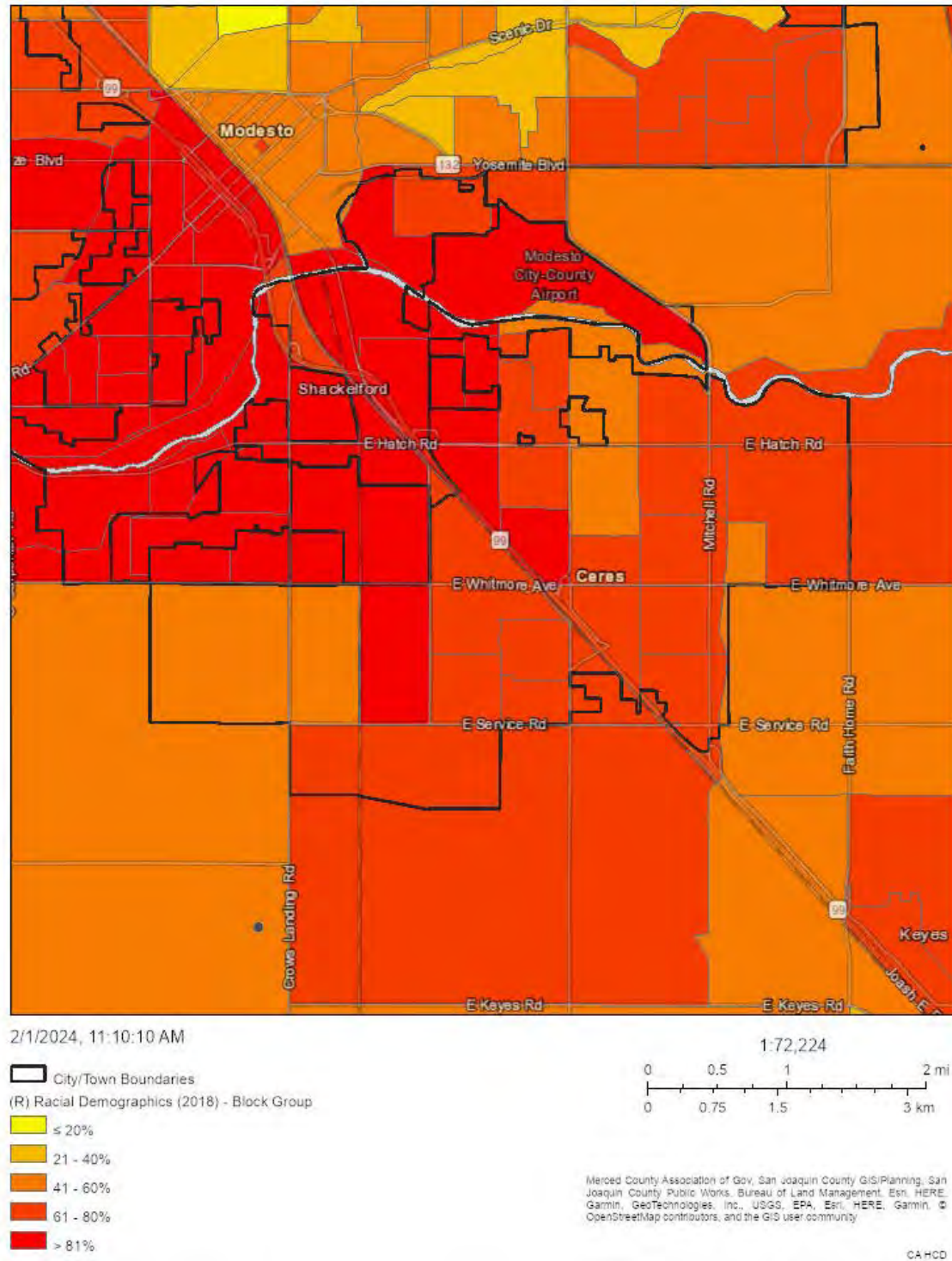
SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010-2019

Figure A-15 Percent Non-White Population, Stanislaus County, 2018



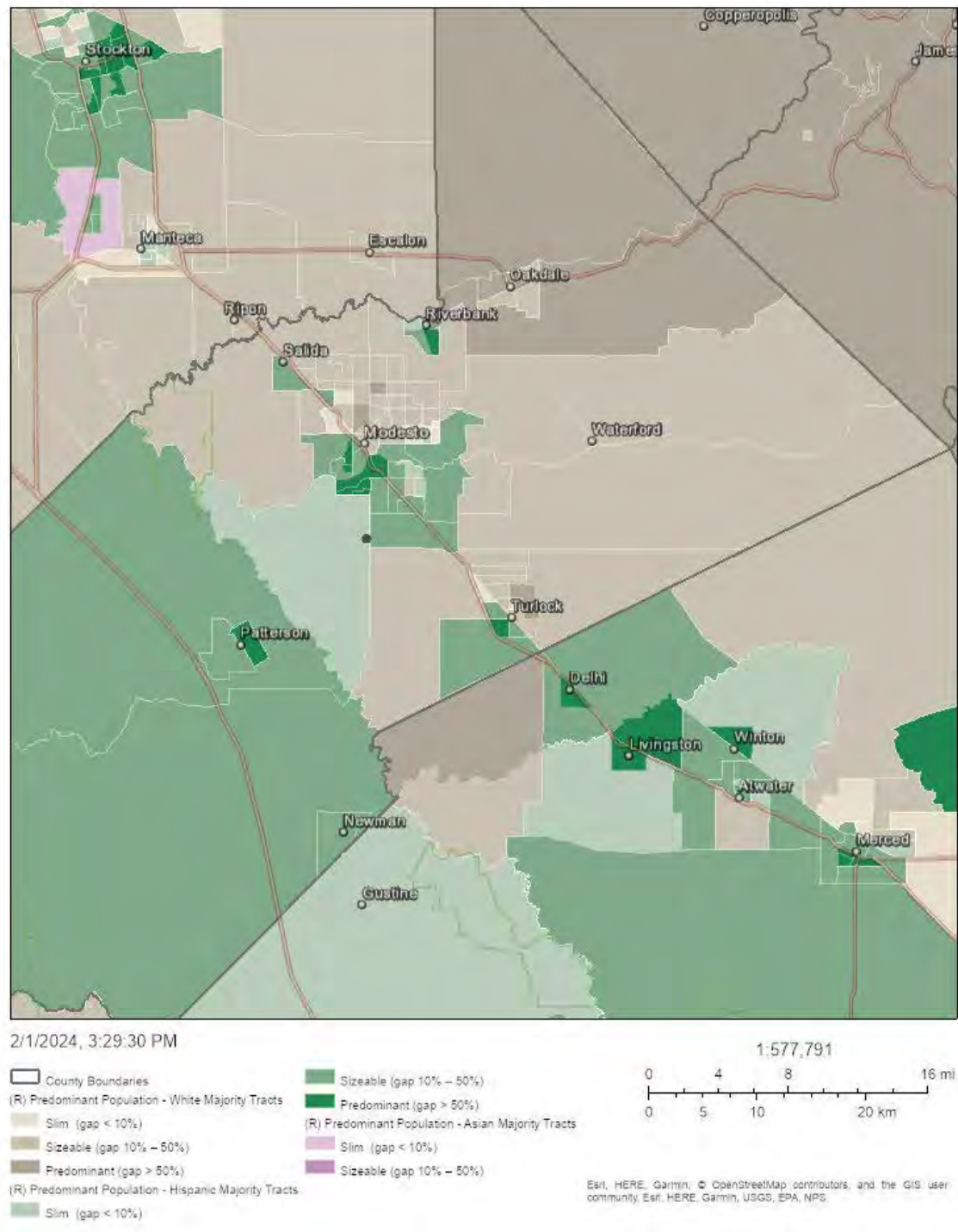
SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-16 Percent Non-White Population, Ceres, 2018



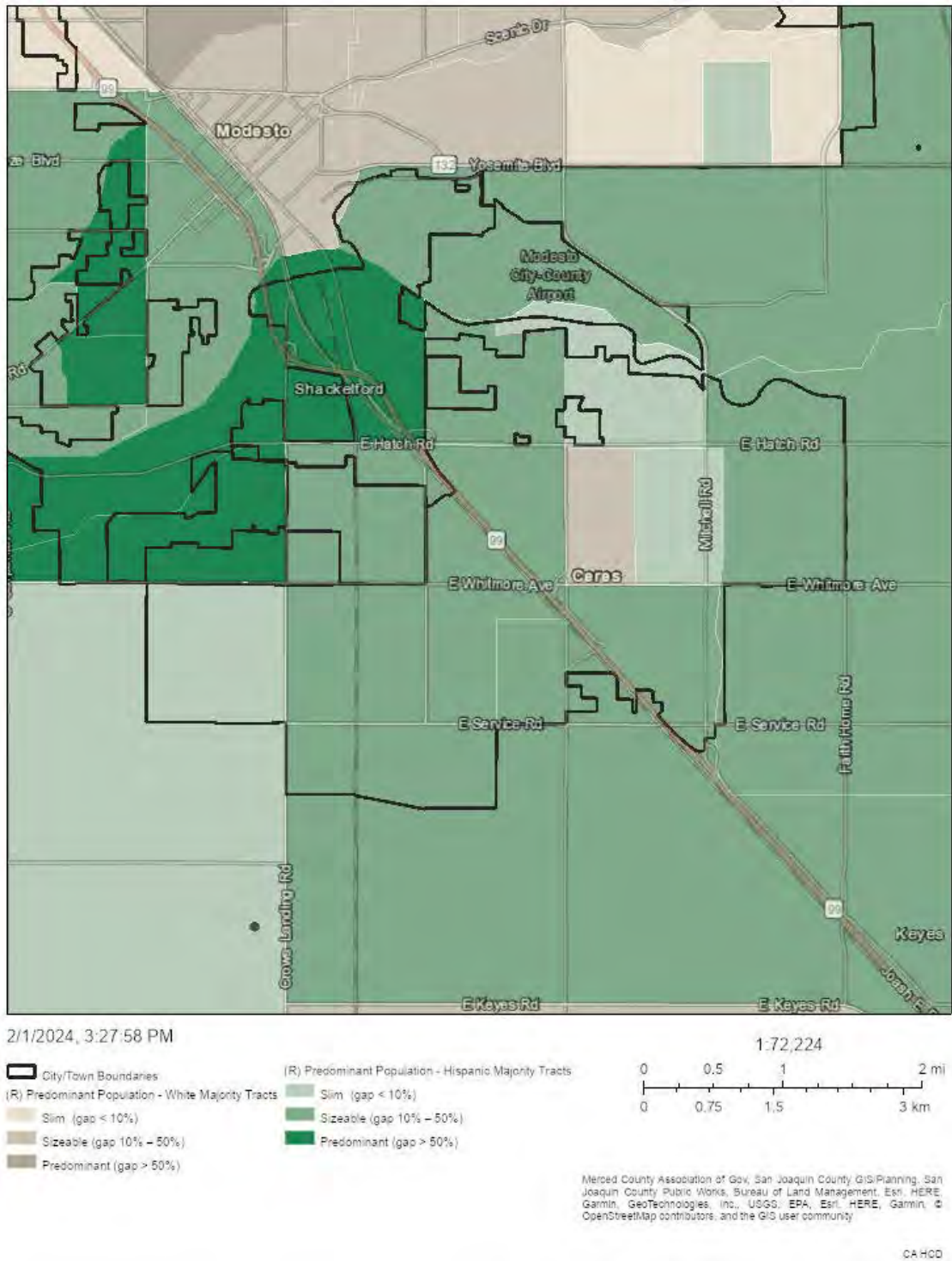
SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-17 Predominant Population, Stanislaus County,



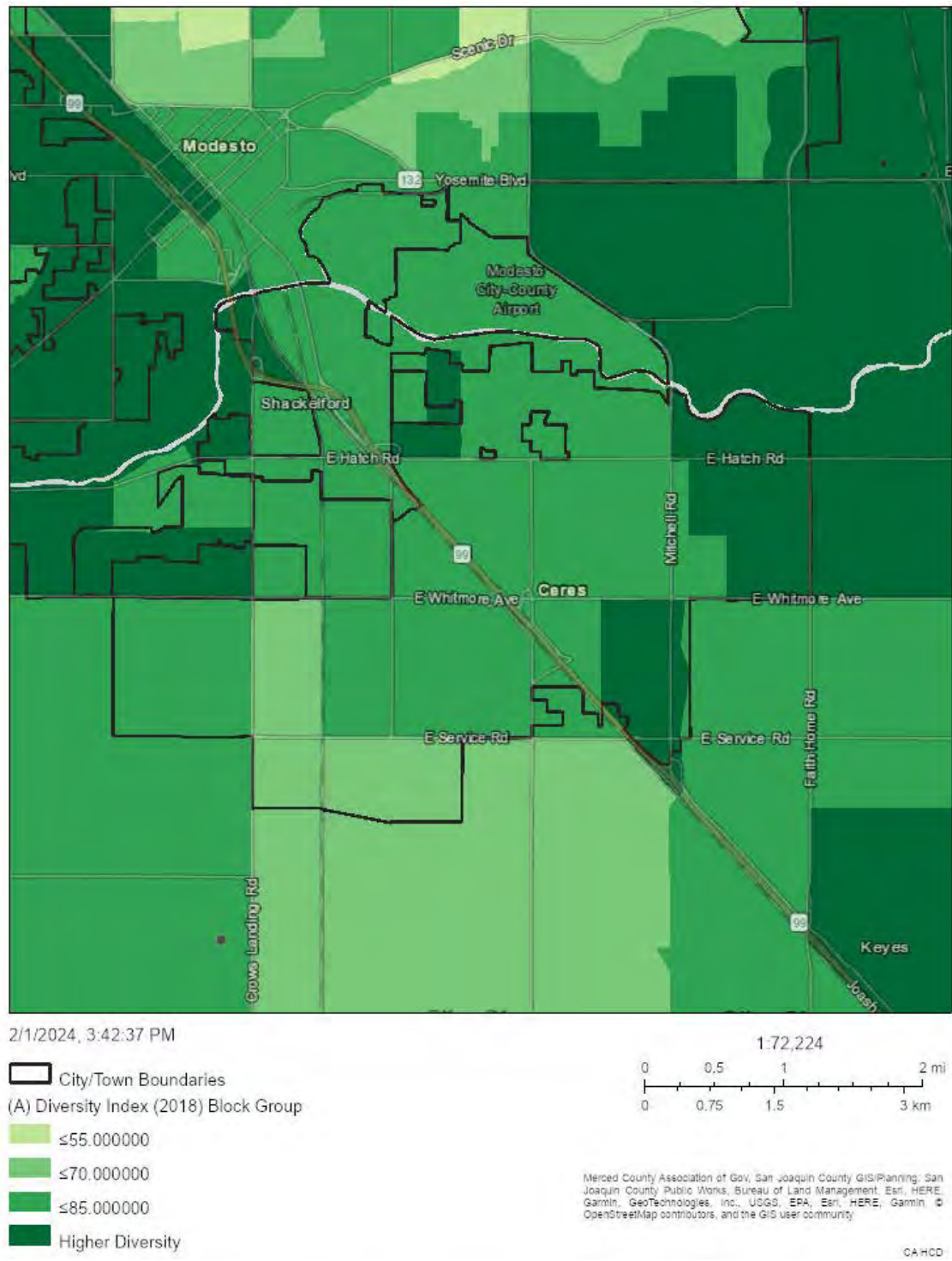
SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-18 Predominant Population, Ceres, 2018



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

Figure A-19 Diversity Index, Ceres, 2018



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

To ensure that the predominant Hispanic/Latino populations of Ceres are informed about fair housing laws and their individual rights, the City has implemented Program 5.1 Fair Housing (see [Chapter 2](#)). This initiative ensures that the City provides current information on state and federal fair housing laws in both English and Spanish on its website and in public spaces across the city. Furthermore, the program mandates the presence of a bilingual staff member to facilitate discussions regarding fair housing and assist victims of fair housing discrimination.

Persons with Disabilities

For persons with disabilities, fair housing choice and access to opportunity includes access to housing in the most integrated setting appropriate to an individual's special needs and disability related services as required under federal civil rights law. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice without the presence of housing units with these accessibility features.¹¹

High spatial segregation of persons with disabilities may indicate fair housing issues related to not only physical needs, but also economic disparities. According to the 2020 Annual Report on People with Disabilities in America, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability.¹² Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

Regional Trends

According to 2019 ACS 5-year estimates, approximately 71,011 Stanislaus County residents had one or more disabilities. [Table A-13](#) shows employment status by disability status estimates for Stanislaus County. Approximately 5.3 percent of the total employed population in the county has one or more disabilities, reflecting less than 1 percent change from 2010, while the percent of total unemployed decreased from 8 percent to 5.3 percent during this time. Additional discussion regarding persons with disabilities in Stanislaus County and Ceres is included in [Section A.4 Special Needs Groups](#) of this appendix.

¹¹ HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

¹² The Rehabilitation Research and Training Center on Disability Statistics and Demographics 2020. <https://disabilitycompendium.org/annualreport>

Table A-13 Employment Status by Disability Status, Stanislaus County, 2015-2019

Disability Status	2010		2015		2019	
	Employed (Percent of Total Employed)	Unemployed (Percent of Total Unemployed)	Employed (Percent of Total Employed)	Unemployed (Percent of Total Unemployed)	Employed (Percent of Total Employed)	Unemployed (Percent of Total Unemployed)
No Disability	180,182 (94.8%)	36,064 (92.0%)	194,210 (94.1%)	23,236 (89.0%)	214,730 (94.6%)	16,144 (94.6%)
With a Disability	9,894 (5.2%)	3,139 (8.0%)	12,060 (5.8%)	2,863 (11.0%)	12,148 (5.3%)	908 (5.3%)
Total	190,076	39,203	206,270	26,099	226,878	17,052

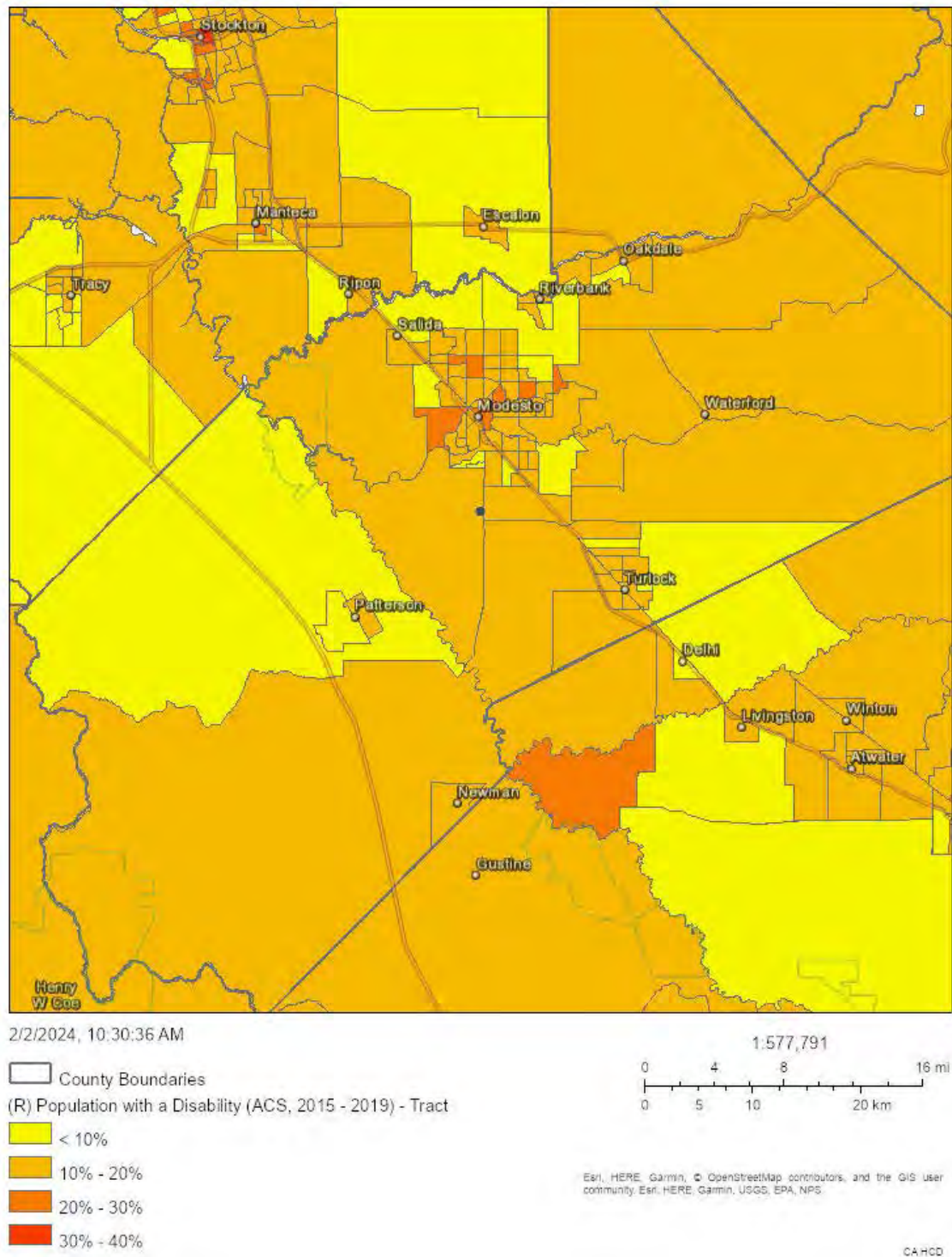
SOURCE: U.S. Census Bureau ACS 5-Year Estimates, 2010-2019, Table C18120

Figure A-20 shows the spatial distribution of residents living with one or more disabilities across the county. Communities located throughout the central urbanized region of the county were estimated to have a larger share of residents with disabilities compared to communities located in more rural areas in the western regions of the county. The largest portion of residents living with one or more disabilities is primarily contained in areas within and along the outer edges of Modesto.

Local Trends

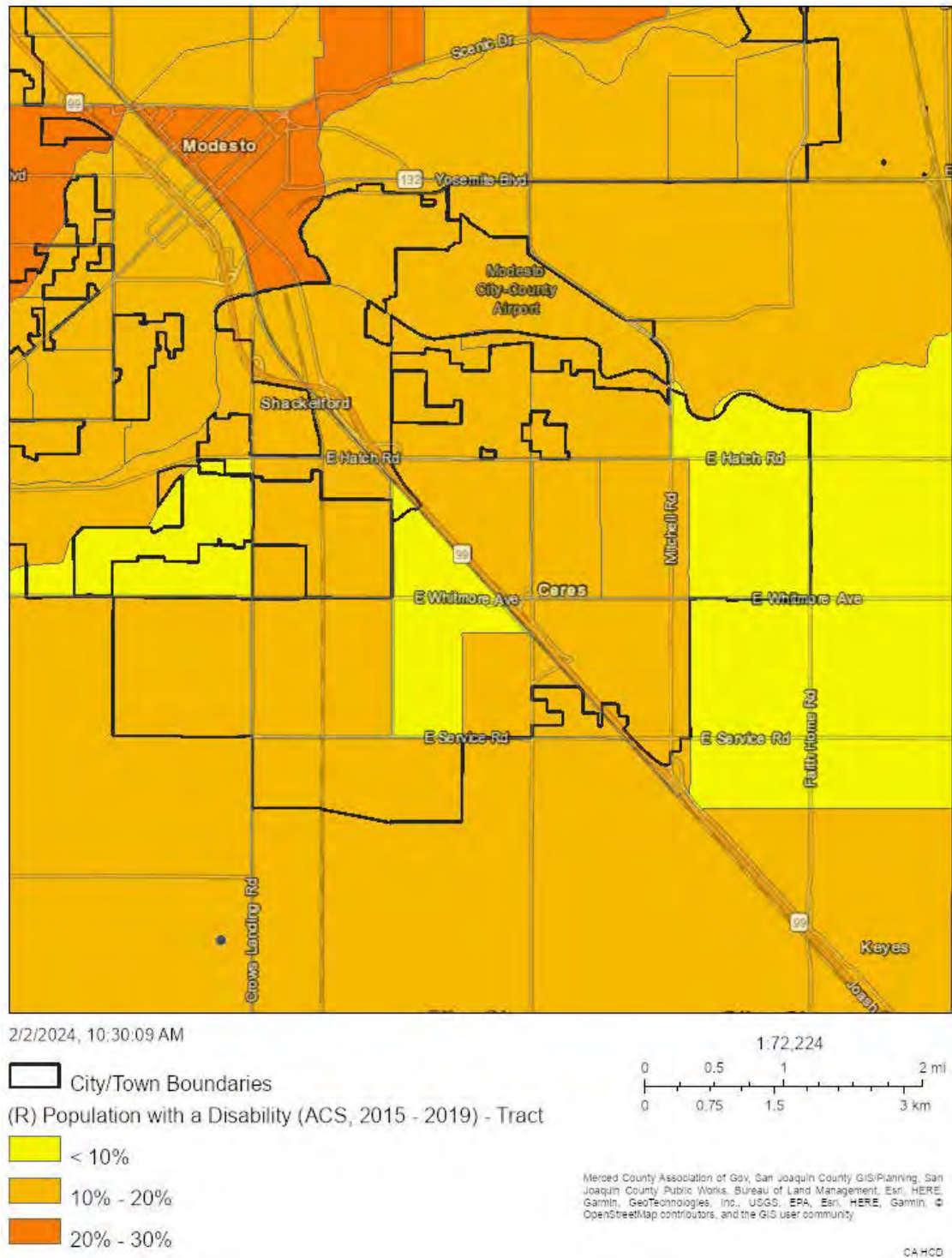
According to 2019 5-year ACS estimates, 5,975 residents (approximately 13 percent) of Ceres' population live with one or more disabilities, reflecting no change since 2012. Figure A-21 shows the percentage of the population living with one or more disabilities in the city by census tract, using 2015-2019 ACS data. Generally, most of the city had between 10 to 20 percent of residents reported living with one or more disabilities. Census tract 25.04 and 30.03 had the lowest percentages of residents reported living with one or more disabilities (less than 10 percent). Both of these census tracts are predominantly Hispanic/Latino and had a median household income that was between \$55,000 and \$90,100, according to 2017-2019 estimates. Community feedback from stakeholders indicated a desire for integrated housing for those with disabilities.

Figure A-20 Percentage of Population with One or More Disabilities, Stanislaus County, 2019



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

Figure A-21 Population with One or More Disabilities, Ceres, 2019



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

Familial Status

According to the Fair Housing Act, familial status refers to the presence of children under the age of 18 in a household with a legal guardian or designee of such guardian.¹³ HUD provides examples of familial discrimination as (a) refusing to rent to families with children; (b) evicting families once a child joins the family through birth, adoption, custody, etc.; (c) requiring families with children to live on specific floors or in specific buildings or areas; (d) imposing overly restrictive rules about children's use of the common areas (i.e., pools, hallways, open spaces); (e) and in advertising that prohibits children.¹⁴ Single-parent households are protected by Government Code Section 65583(a)(7). Because of their relatively lower incomes and higher living expenses, single-parent households can have limited options for affordable, decent, and safe housing. As a result, single parents are among the groups most at risk of experiencing poverty.

In addition to barriers to fair housing for single-parent households, large families (defined as families with 5 or more persons) can also experience housing discrimination as property owners impose occupancy limitations that can preclude large families with children. HUD data shows that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.¹⁵

Regional Trends

According to 2019 ACS 5-year estimates, Stanislaus County had a total household count of approximately 173,898. In 2019, households with children present comprised 36 percent (62,348) of the total households in Stanislaus County. Tenure by household type and presence of children is shown in [Table A-14](#). Married couple families with children comprise the largest share of owner- and renter-occupied households with children. Single-parent, female-headed households comprised approximately 13.7 percent of renter-occupied households, but only 3.5 percent of owner-occupied households. For renter-occupied households, the total single-parent, male-headed households were less than half of that of single-parent, female-headed households, showing there are more single-parent female-headed households in the county.

According to 2010 ACS 5-year estimates, approximately 8 percent of all households in 2010 were single-parent, female-headed households. This indicates a slight reduction in single-parents, female-headed households from 2010 to 2019. Similar to 2019, most of the female-headed households with children occupied rental housing within the County.

¹³ 42 U.S. Code sections 3601, et seq., the Fair Housing Act

¹⁴ U.S. Department of Housing and Urban Development.

https://www.hud.gov/program_offices/fair_housing_equal_opp/discrimination_against_families_children#_Who_Is_Protected?

¹⁵ U.S. Department of Housing and Urban Development. "Annual Report on Fair Housing FY 2017."

Table A-14 Tenure by Household Type and Presence of Children, Stanislaus County, 2019

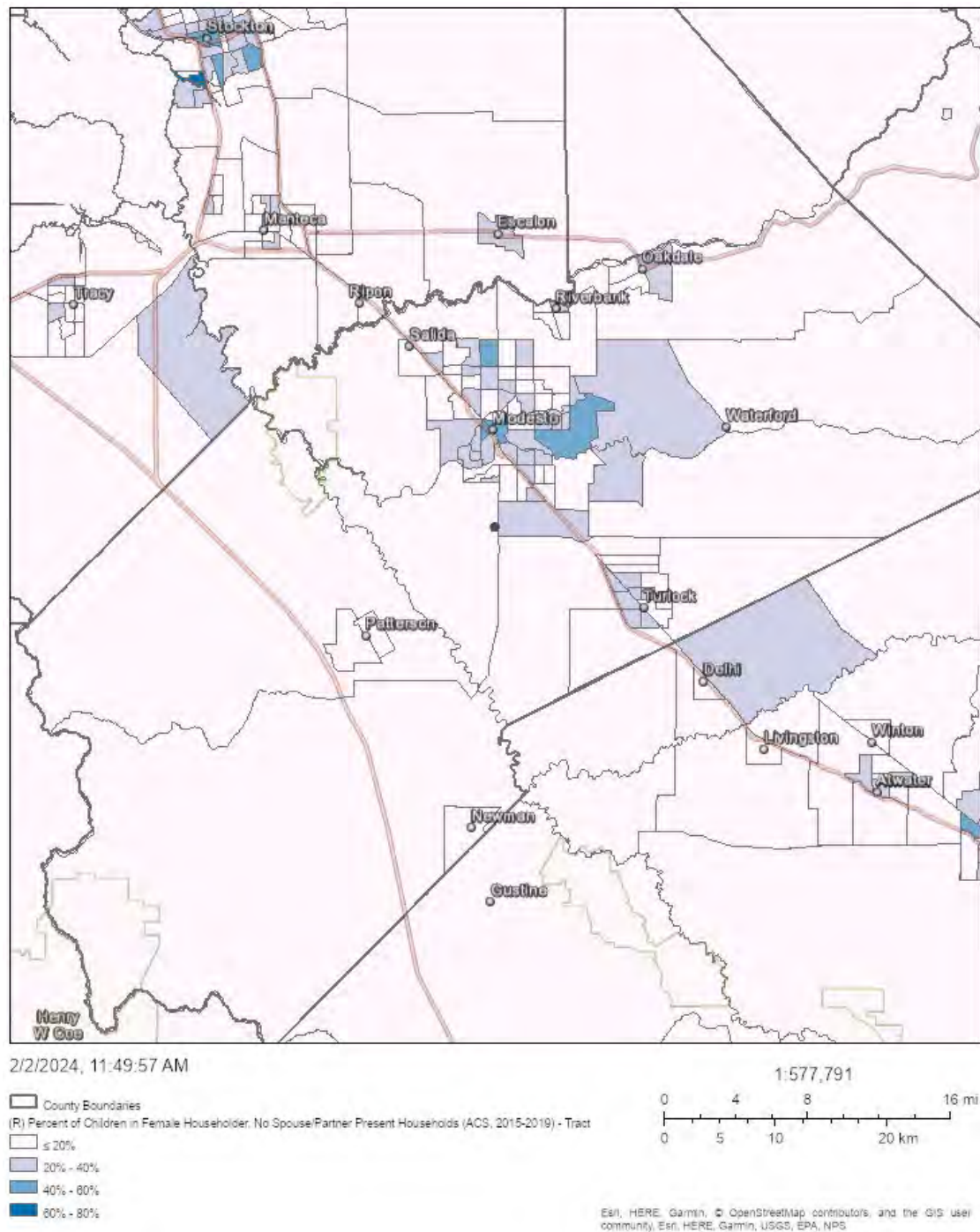
Household Type	Owner-Occupied	Percent	Renter-Occupied	Percent
Married couple family, with Children Present	24,918	24.7%	17,170	23.4%
Single-Parent, Male householder, no spouse present	2,589	2.5%	3,980	5.4%
Single-Parent, Female householder, no spouse present	3,619	3.5%	10,072	13.7%
Total Households with Children Present	31,126	31.0%	31,222	42.6%
Total Households	100,576	100%	73,322	100%

SOURCE: U.S. Census Bureau ACS 5-Year Estimates, 2019, Table B25115

According to 2019 ACS 5-year estimates, jurisdictions located in the central urbanized regions of the county, primarily along Highway 99, such as the cities of Modesto, Ceres, and Turlock had relatively higher proportions of children who reside in female-headed, single-parent households. In contrast, the more rural areas in the west and eastern regions of the county, including the cities of Patterson and Newman, had less single-parent households.

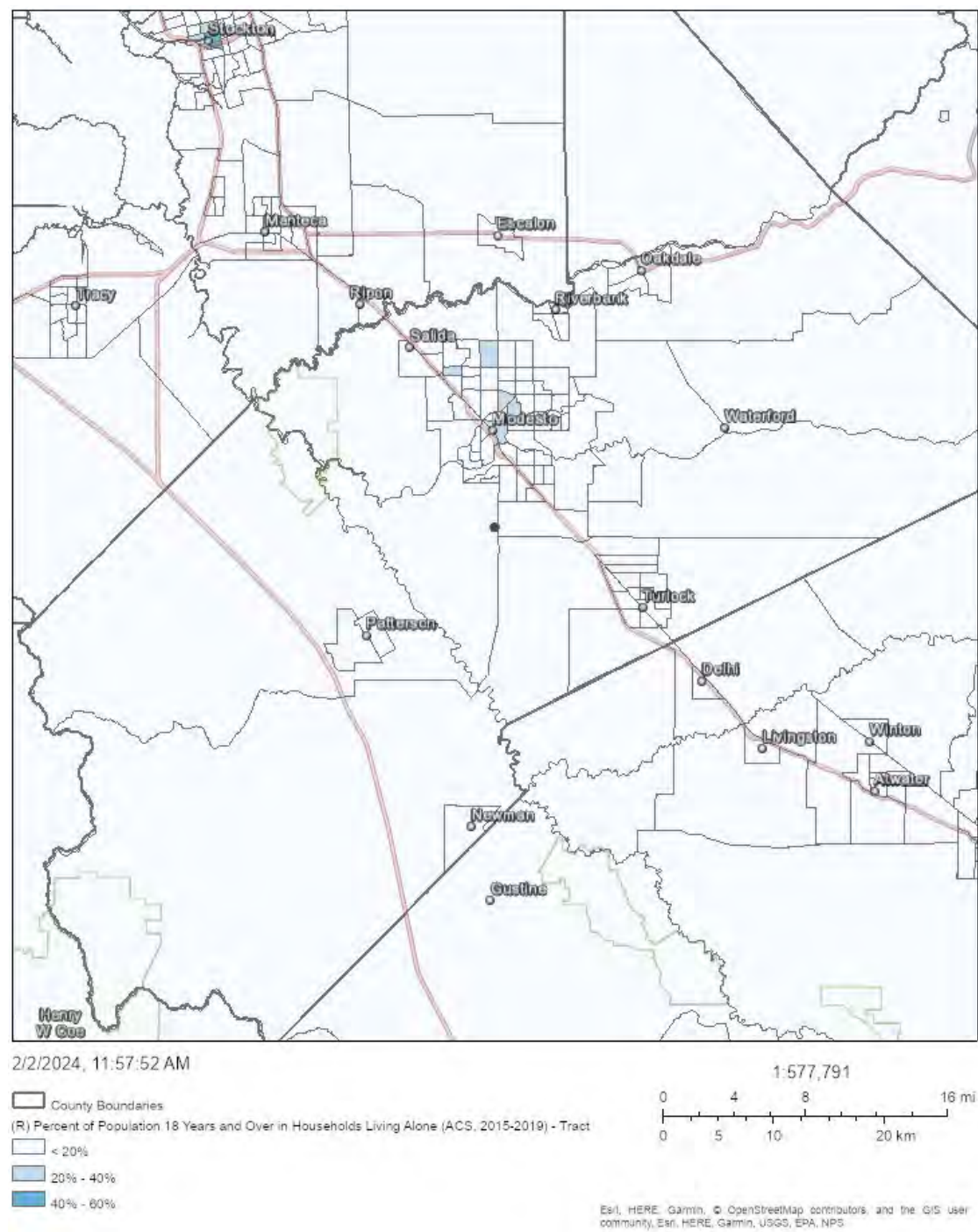
As shown in [Figure A-22](#), the percentage of single female-headed households with children varies throughout the urban areas of Stanislaus County ranging from less than 20 percent up to 60 percent. [Figure A-23](#) shows the percentage of adults living alone in the county. In Stanislaus County, there is a concentration of adults living alone in the central urbanized region, specifically in the City of Modesto. This urban area has concentrations of adults who live alone ranging from 20 to 40 percent compared to the rest of the county, which were less than 20 percent of adults live along, including the cities of Salida, Ceres, Turlock, and Riverbank.

Figure A-22 Female-Headed Households with Children, No Spouse/Partner, Stanislaus County, 2019



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

Figure A-23 Adults in Households Living Alone, Stanislaus County, 2019



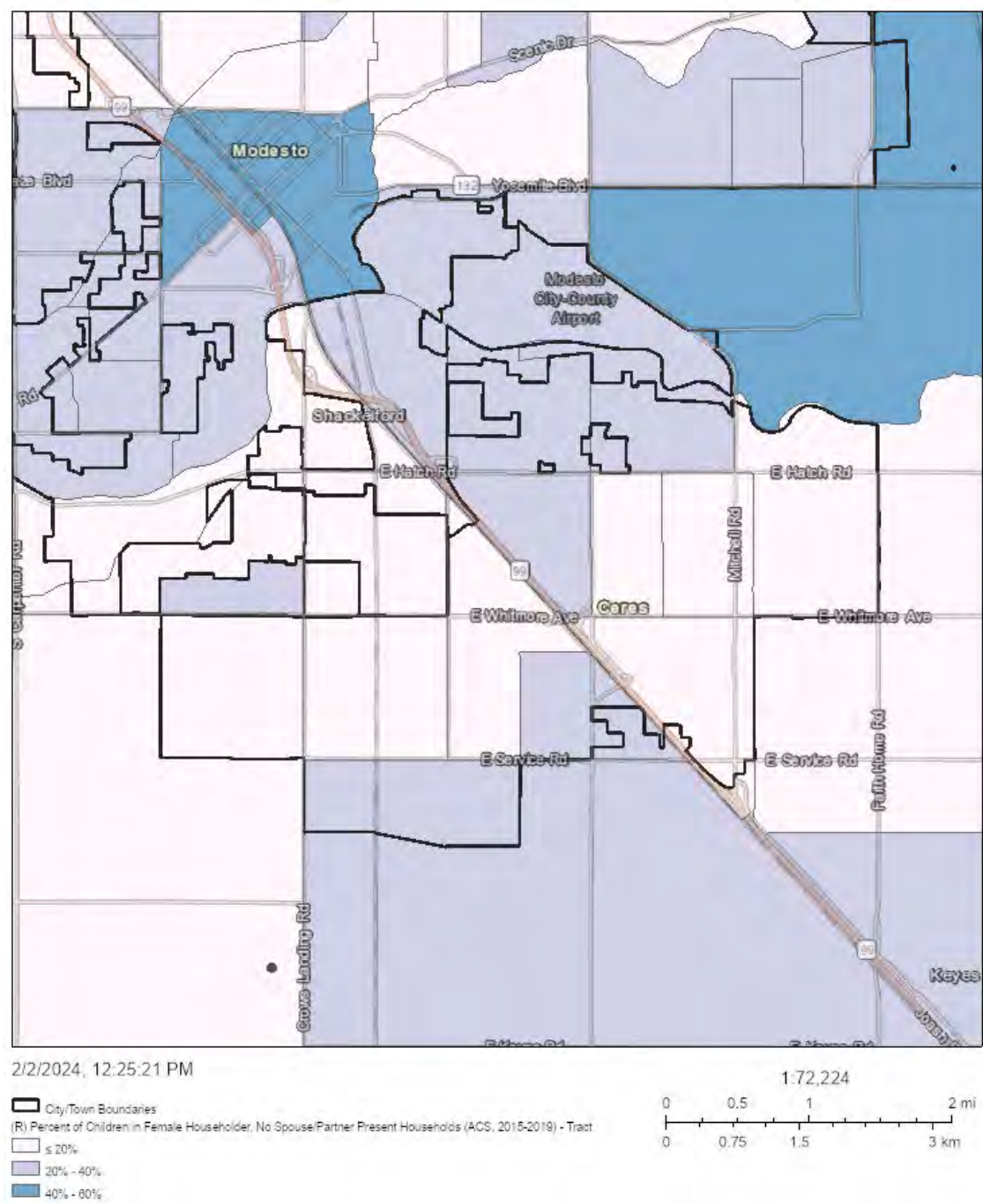
SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Local Trends

According to 2019 ACS 5-year estimates, approximately 46 percent of all households have children in Ceres, which is a slight increase from 2010 when approximately 44 percent of all households had children. In contrast to the County, Ceres experienced a slight increase in the number of single-parent, female-headed households from 2010 to 2019, increasing from 9 percent to 10 percent, respectively.

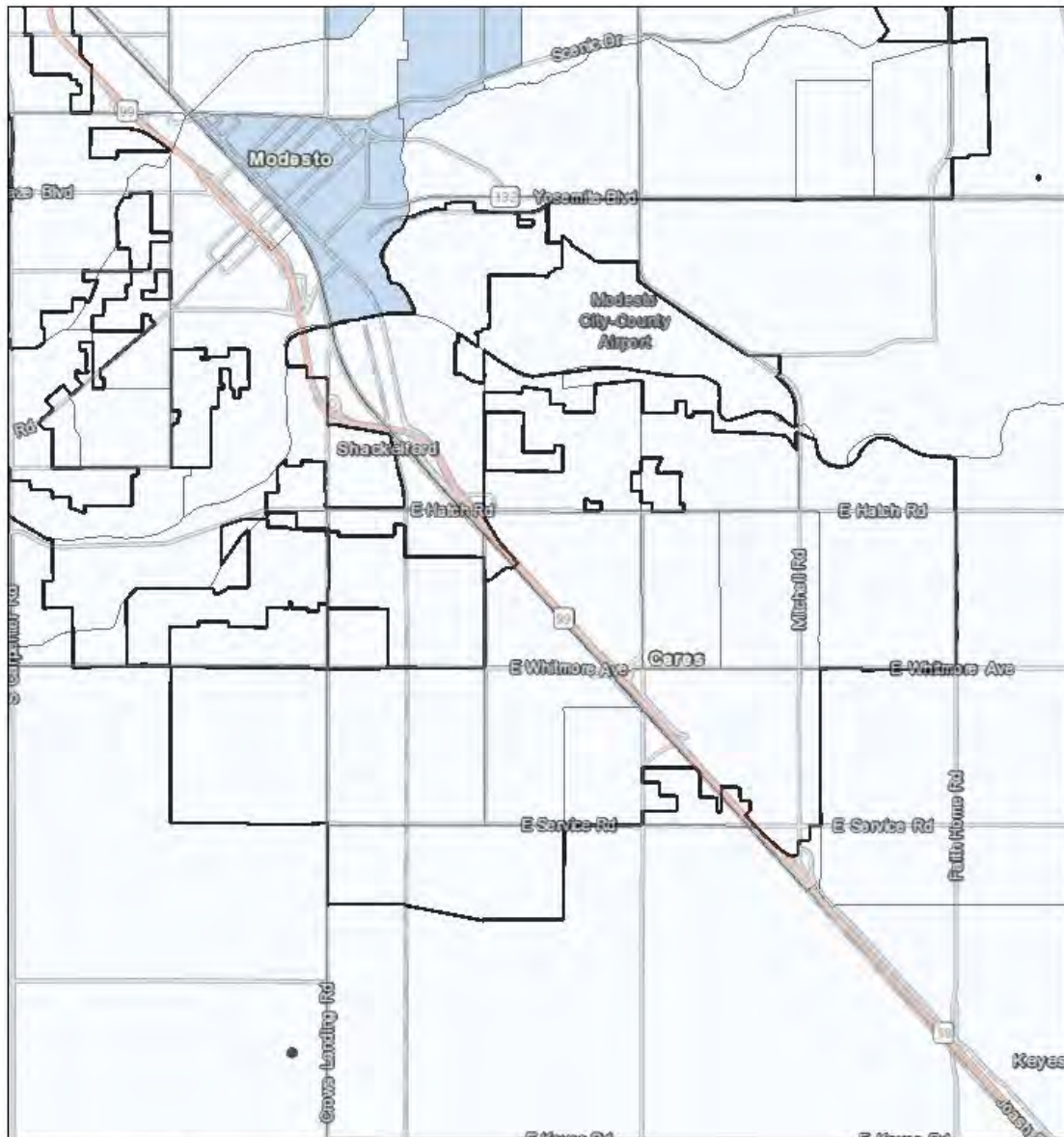
As shown in [Figure A-24](#), Census Tracts 25.05 and 25.03, located west of Highway 99 along the outer edges of Ceres contain a larger percentage of children residing in single-parent, female-headed households. Census Tract 26.03, 26.04, and 27.02, located in the northern region of the Ceres, also contain a larger percentage of children residing in single-parent, female-headed households. These five census tracts each have between 20 to 40 percent of children residing in a single-parent, female-headed household. Comparatively, most areas located west of Highway 99 and east of Central Avenue exhibit less than 20 percent of children residing in single-parent, female-headed households. The highest share of children in single-parent, female-headed households is located in Census Tracts 25.05, 25.03, 26.03, 26.04, and 27.02. [Figure A-25](#) highlights the percent of adults living alone in Ceres. All census tracts in Ceres have less than 20 percent of adults living alone.

Figure A-24 Female-Headed Households with Children, No Spouse/Partner, Ceres, 2019



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

Figure A-25 Adults in Households Living Alone, Ceres, 2019



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City/Town Boundaries
 (R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract
 < 20%
 20% - 40%

0 0.5 1 2 mi
 0 0.75 1.5 3 km

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

Household Income

Identifying low or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the area median income or AMI). Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing, and they are more likely to occupy structurally unsound and overcrowded housing.

Regional Trends

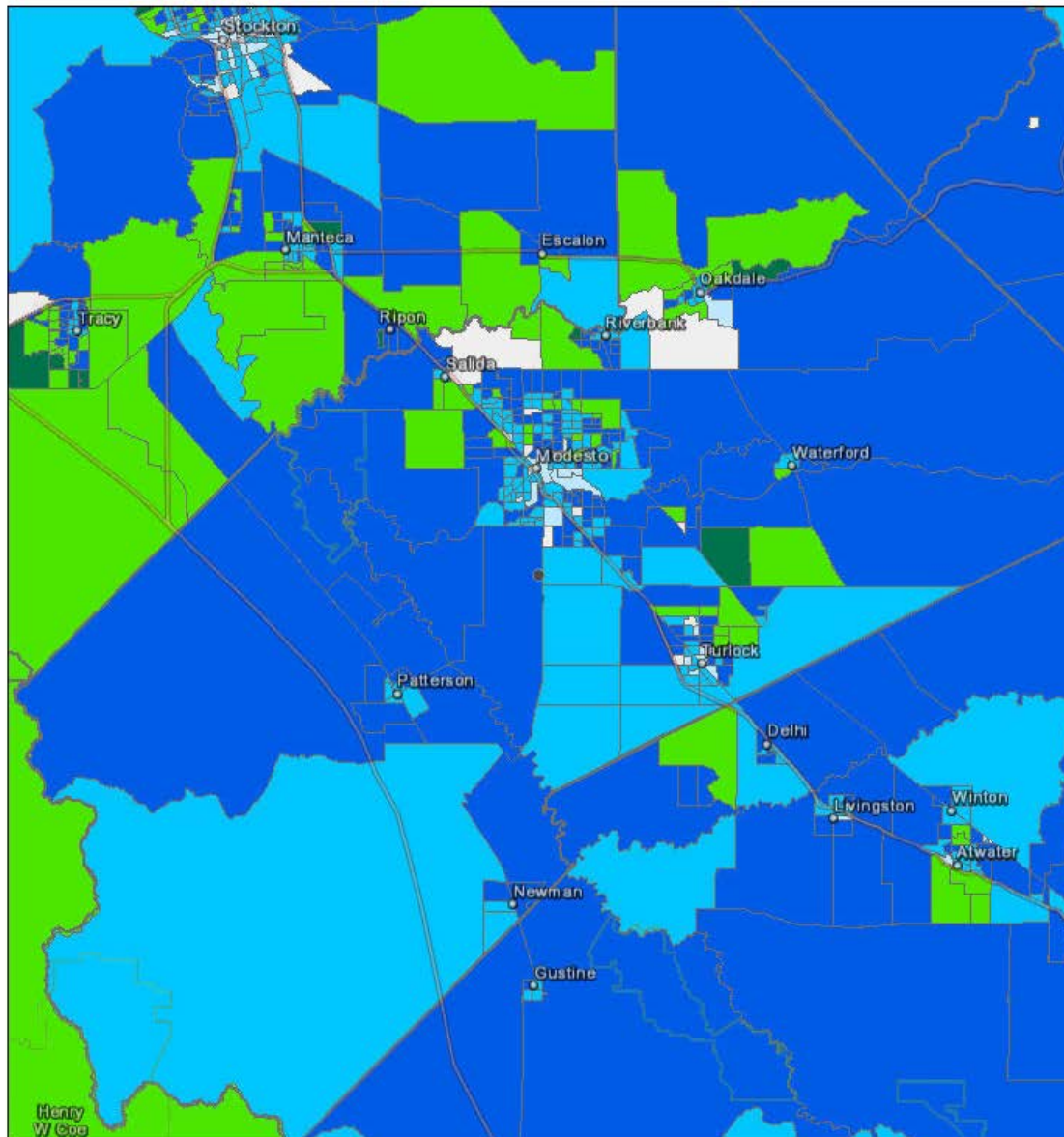
Household median income is lower in communities located in the southeast region of Stanislaus County. According to 2019 ACS 5-year estimates, Stanislaus County had a median household income of \$60,704. [Figure A-26](#) provides median household income data by block group for Stanislaus County. Areas highlighted in blue reflect regions of Stanislaus County where the median household income is below the state median income of \$87,100.

Block groups exhibiting the lowest median incomes are highly concentrated within the central urbanized region along Highway 99 and rural areas west of Highway 99. [Figure A-27](#) highlights LMI populations according to block group in Stanislaus County. As shown, areas situated along Highway 99 within the cities of Salida, Modesto, Ceres, Shackleford, Keys, and Turlock that contain the highest LMI populations. Block groups within the nearby cities of Patterson, Newman, Waterford, Empire, and Hughston also contain high concentrations of LMI populations. Spatially, LMI populations overlap with block groups that are predominantly Hispanic/Latino.

Local Trends

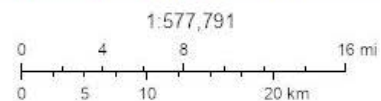
According to 2019 ACS 5-year estimates, Ceres had an estimated median household income of \$58,667. This is a 17 percent increase in median household income from 2010 (\$50,124). As shown in [Figure A-28](#), median household income varies across Ceres. Areas highlighted in blue reflect regions of the City where the median household income is below the state median income of \$87,100. Similar to the County, block groups in Ceres exhibiting the lowest median incomes are primarily concentrated along Highway 99 and areas west of Highway 99. [Figure A-29](#) highlights LMI populations in Ceres according to block group. Block groups located along Highway 99 and on the western outskirts of the city appear to have the highest concentrations of LMI populations. Spatially, LMI populations overlap with block groups that are predominantly Hispanic/Latino.

Figure A-26 Median Household Income, Stanislaus County, 2019



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- County Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
- < \$30,000
- < \$55,000
- < \$87,100 (HCD 2020 State Median Income)
- < \$125,000
- Greater than \$125,000

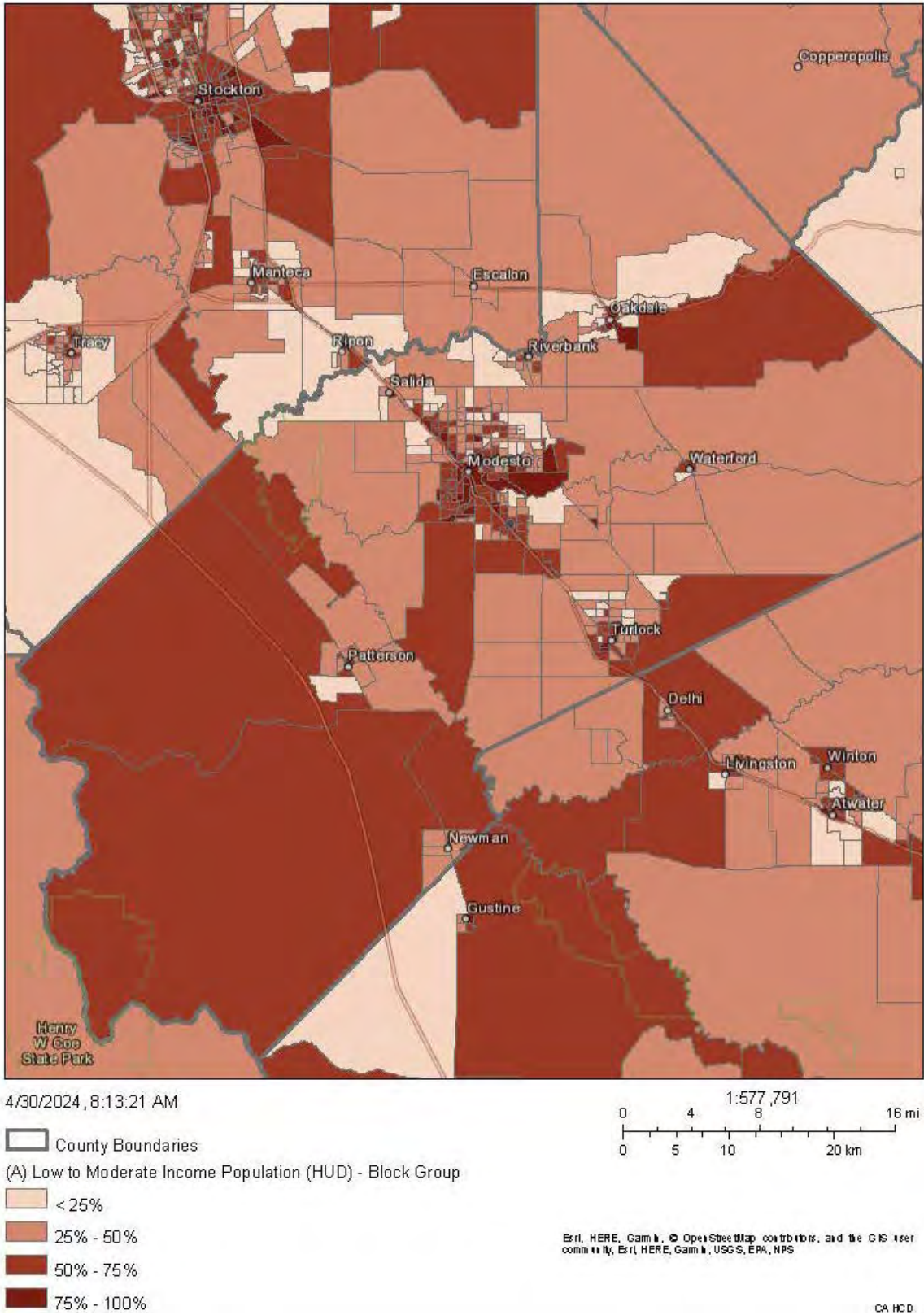


Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS.

CALHCD

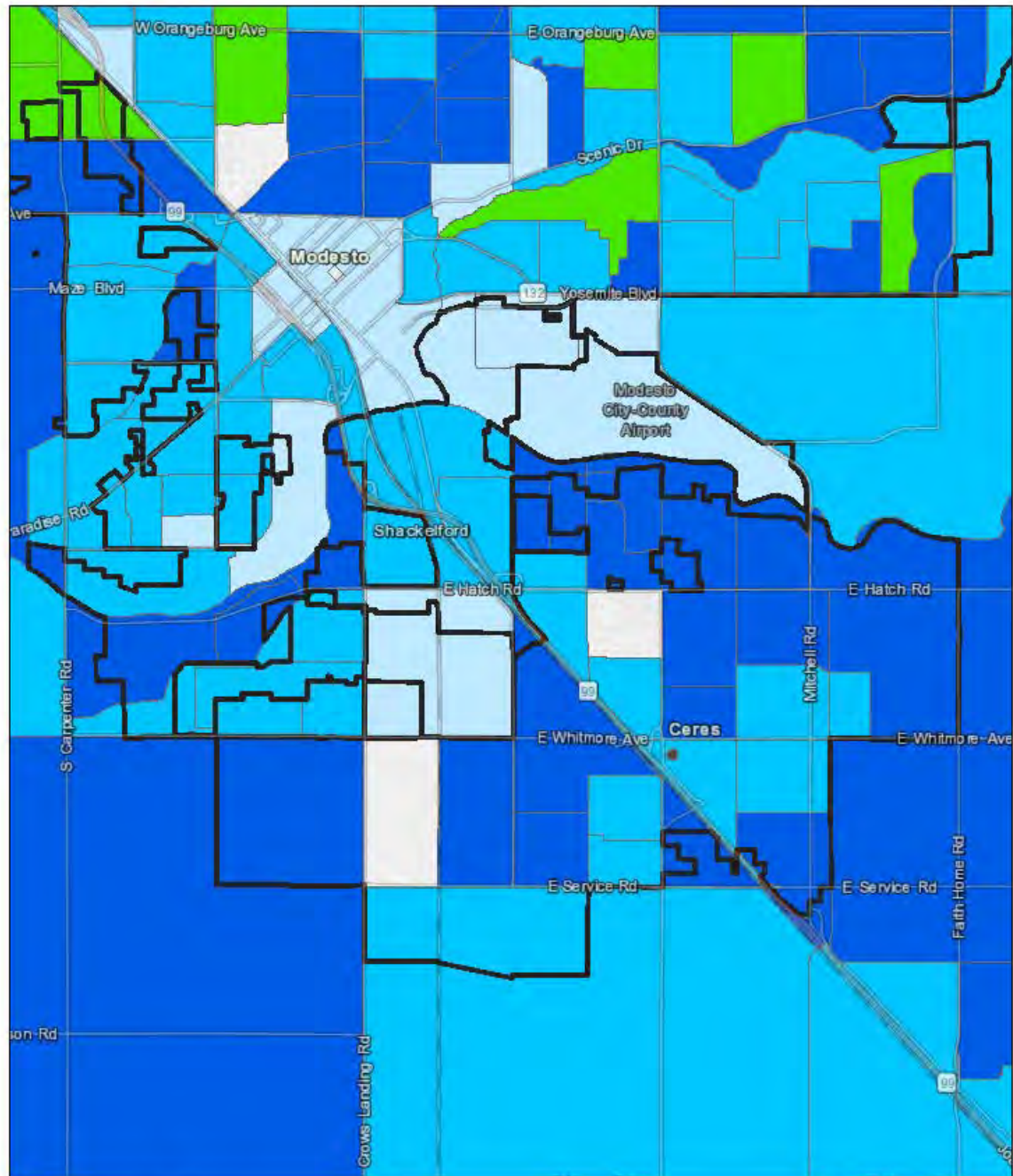
SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure A-27 Low and Moderate-Income Population, Stanislaus County 2019



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

Figure A-28 Median Household Income, Ceres, 2019



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- City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
- < \$30,000
- < \$55,000
- < \$87,100 (HCD 2020 State Median Income)
- < \$125,000

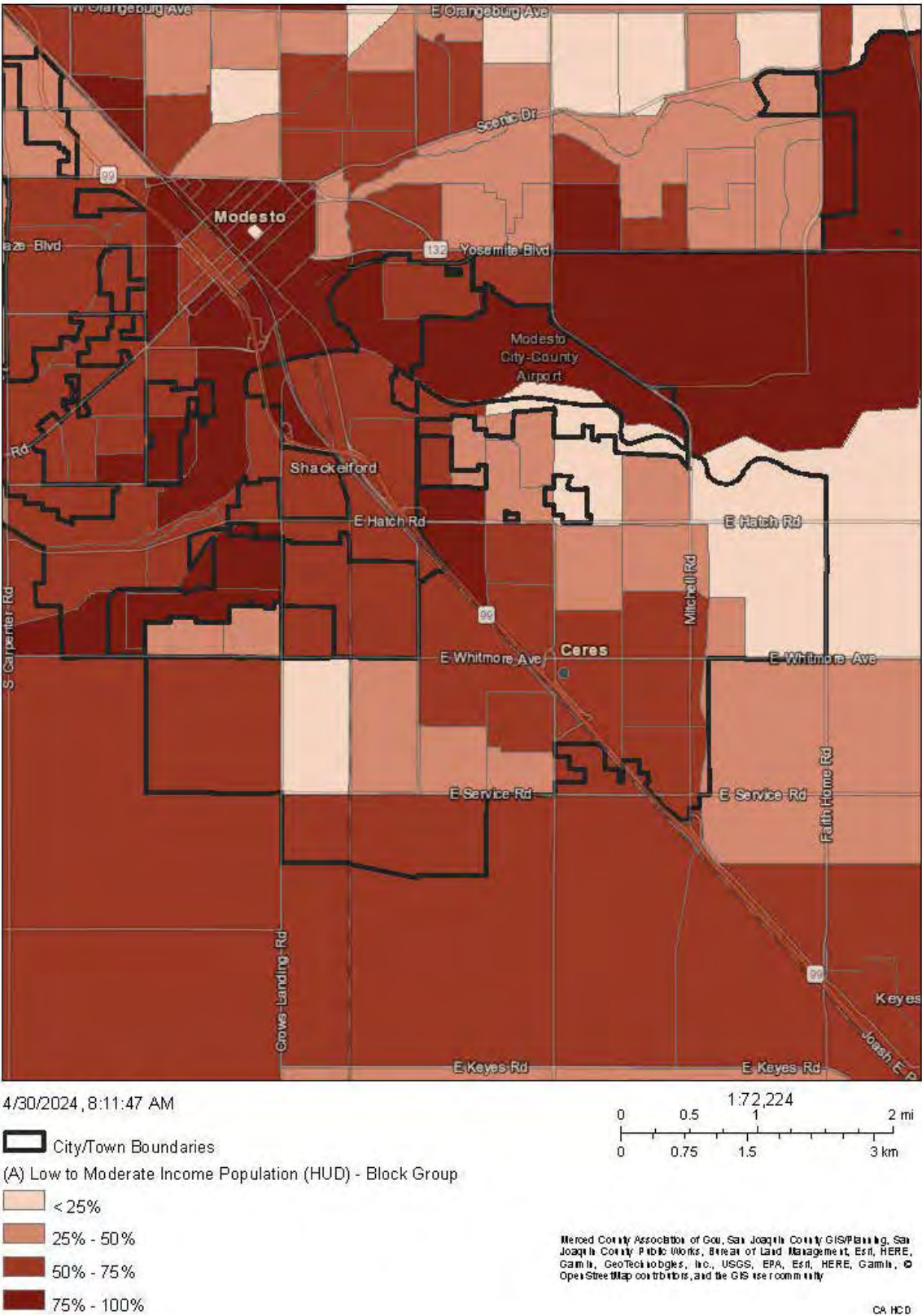
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Merced County Association of Governments, San Joaquin County GIS/Planning, San Joaquin County Public Works, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnology, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

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

Figure A-29 Low and Moderate-Income Population, Ceres, 2019



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.¹⁶

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

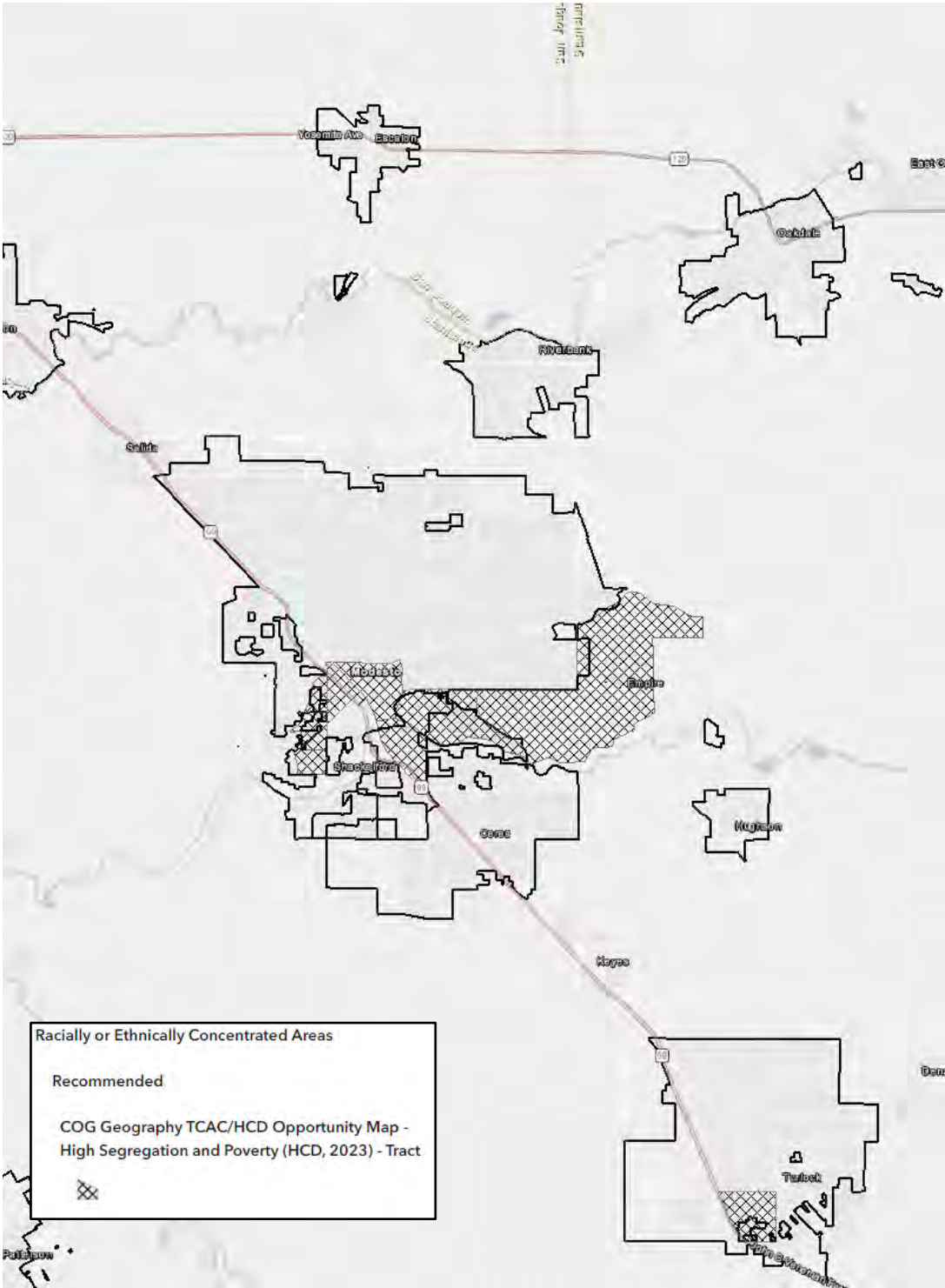
HCD and HUD's definition of an RCAA is a census tract 1) with a percentage of its total White population that is 1.25 times higher than the average percentage of the COG region's White population; and 2) has a median income that is 2 times higher than the COG Area Median Income (AMI). Generally, these 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

Figure A-30 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.

¹⁶ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Citiescape: A Journal of Policy Development and Research*, 21(1), 99–124

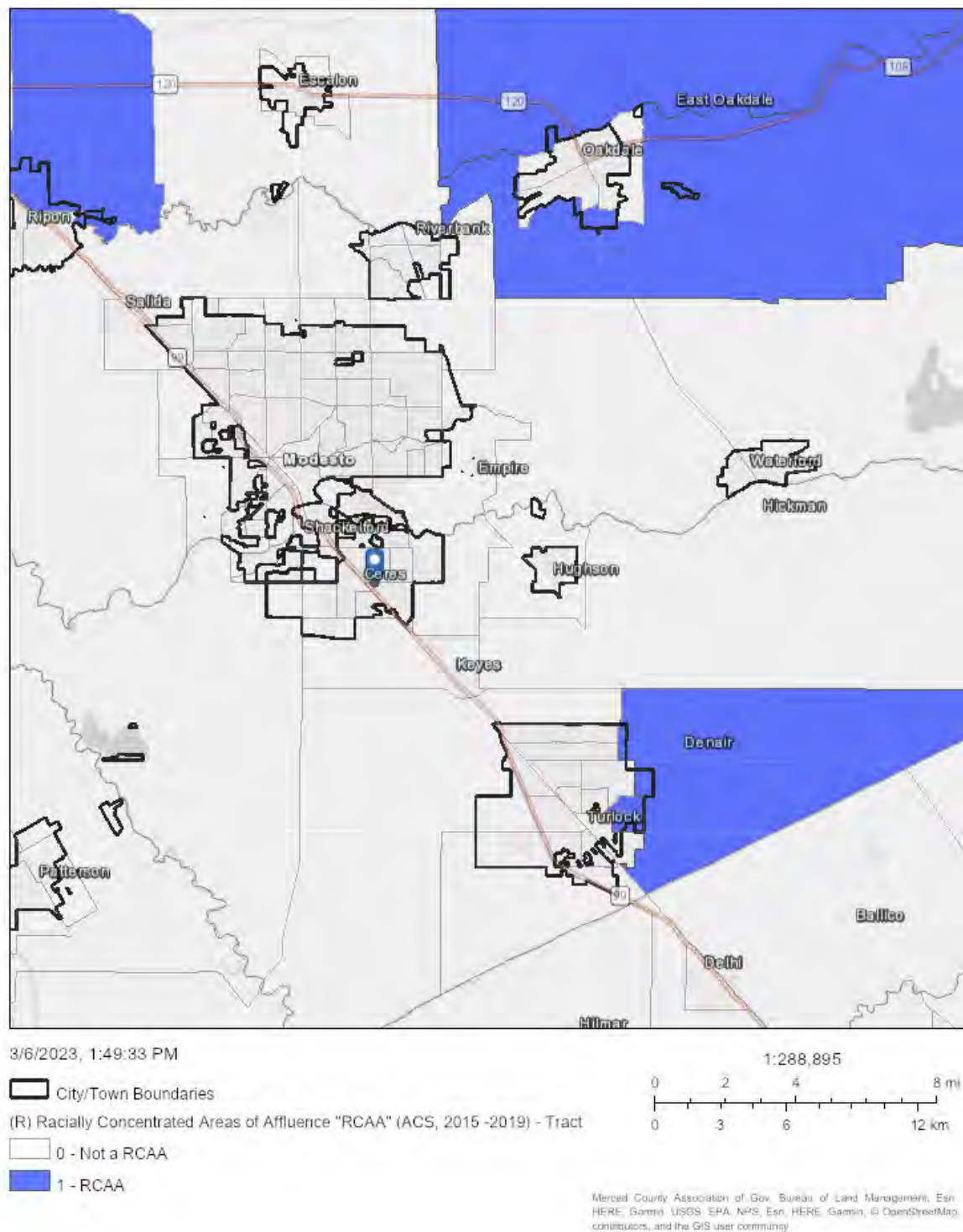
Figure A-30 R/ECAP by Census Tract, Ceres, 2023



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

Figure A-31 illustrates RCAAs in Ceres revealing there are no racially concentrated areas of affluence in the City. There are however some RCAAs in the cities of Oakdale and Turlock.

Figure A-31 RCAA by Census Tract, Ceres, 2015-2019



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

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.4 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:

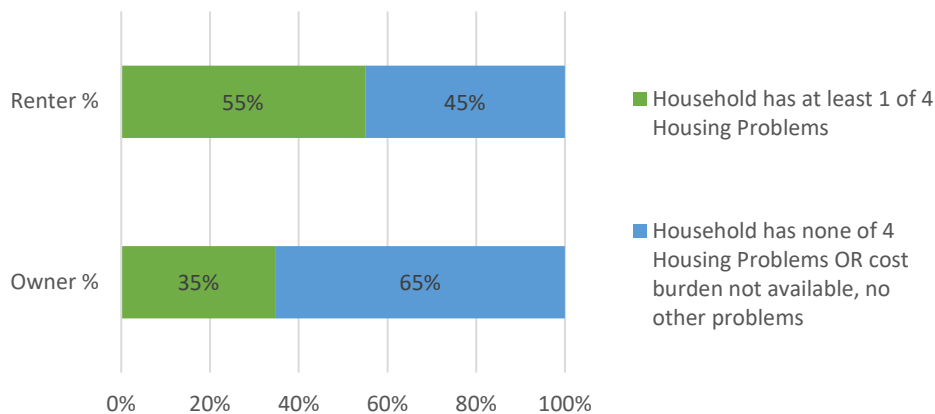
- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than 1.5 persons per room; and
- Cost burden greater than 50 percent.

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-32 and Figure A-33 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.

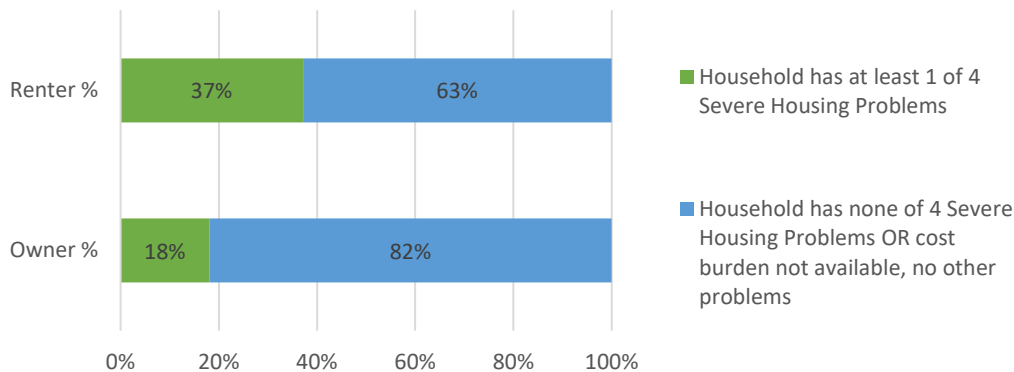
Figure A-32 Housing Problems by Tenure, Ceres, 2015-2019



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-33 Severe Housing Problems by Tenure, Ceres, 2015-2019



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

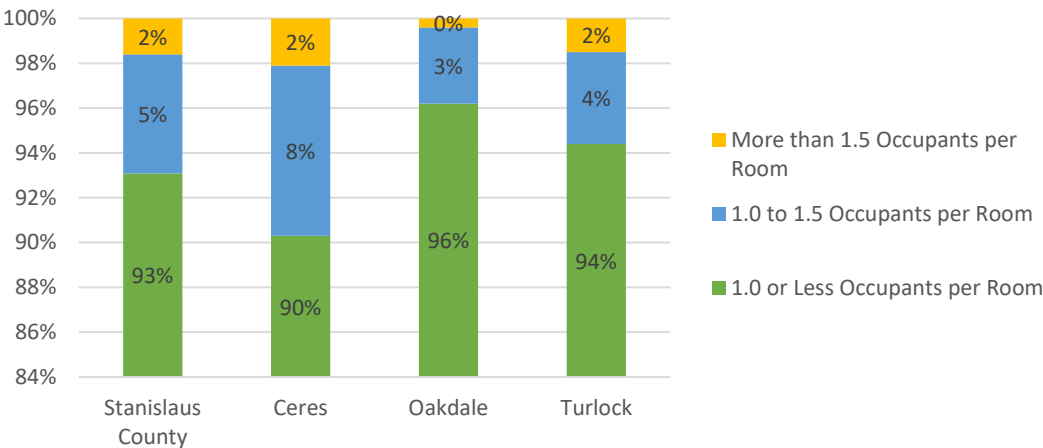
NOTE: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 person per room, and cost burden greater than 50%.

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 some cultures, 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.

In Ceres, approximately 1,263 households experience some level of overcrowding. Of which, approximately 987 households are moderately overcrowded (1.01 to 1.50 occupants per room) and 276 households are severely overcrowded (1.51 or more occupants per room). [Figure A-34](#) illustrates overcrowding by severity in Ceres compared to the County and nearby comparable 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 percentage points more overcrowding overall than the County.

Figure A-34 Overcrowding by Severity by Jurisdiction, 2019

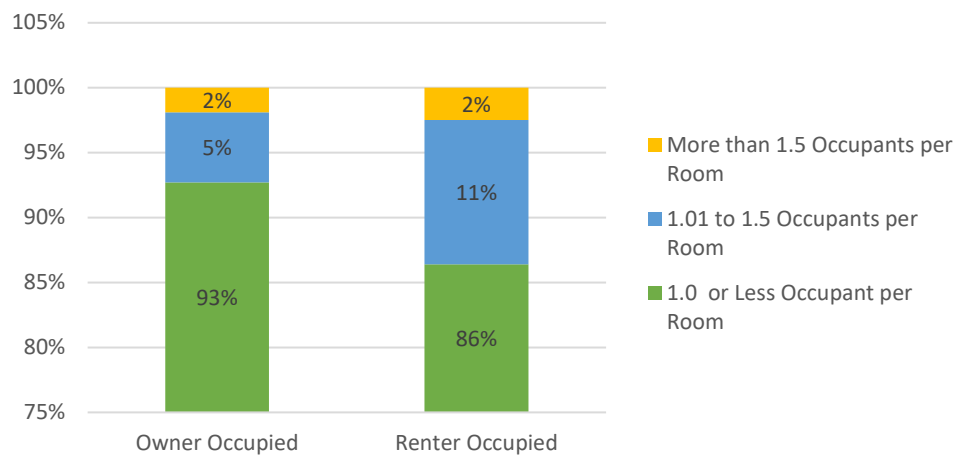


SOURCE: U.S. Census Bureau, 2019

Figure A-35 illustrates overcrowding by tenure and severity in Ceres. Overcrowding by tenure is significant in Ceres, as renter-occupied households experience nearly twice as much overcrowding as owner-occupied households. Approximately 579 owner-occupied households (7 percent) in Ceres experience overcrowding compared to 684 renter-occupied households (13 percent).

Of the 684 renter-occupied households experiencing overcrowding, 125 households (2 percent) are severely overcrowded and 559 households (11 percent) are moderately overcrowded. Of the 579 owner-occupied households experiencing overcrowding, 151 (2 percent) are severely overcrowded and 428 (5 percent) are moderately overcrowded. This is indicative of a lack of affordable housing options that accommodate the needs of Ceres renter households.

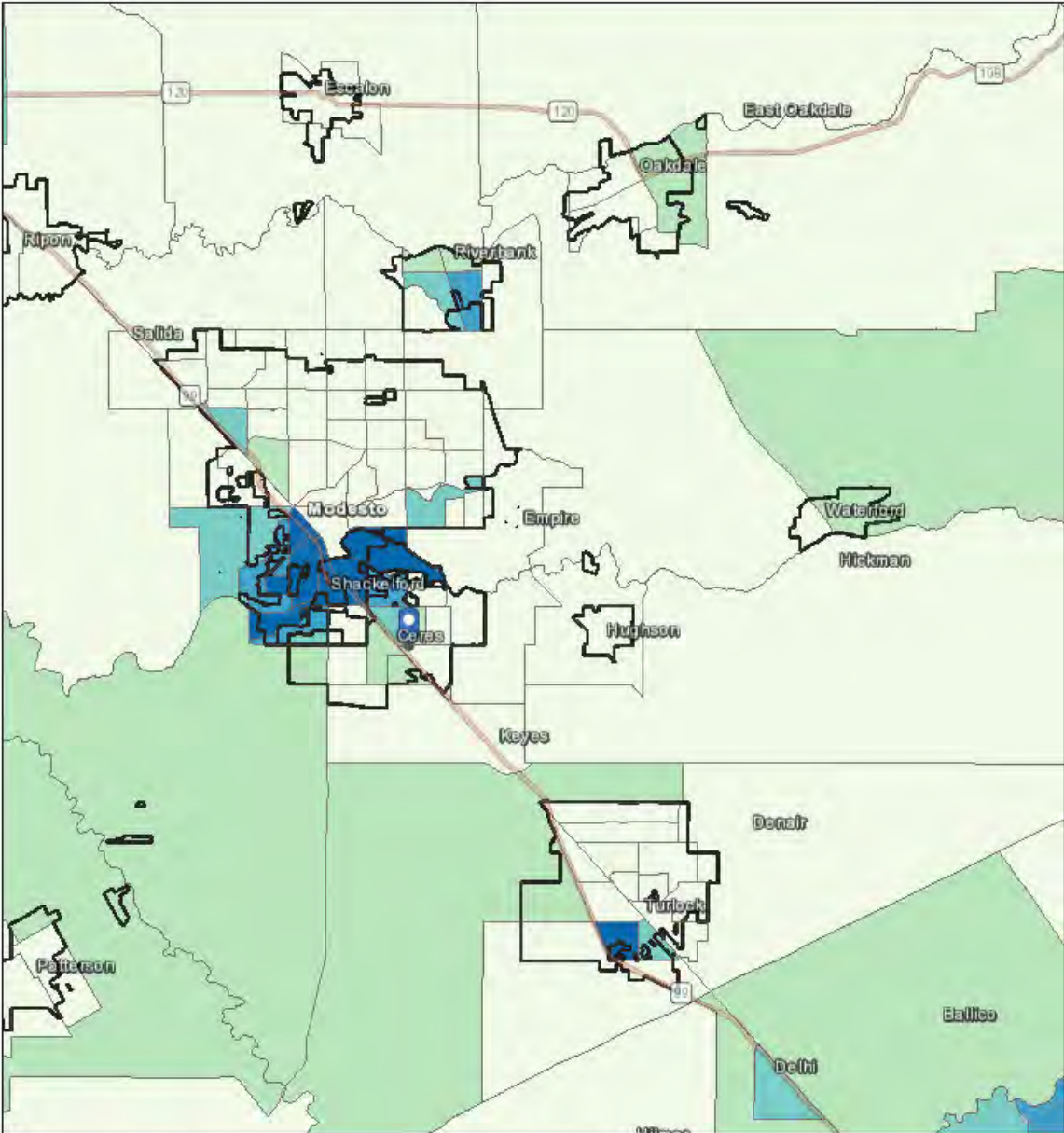
Figure A-35 Overcrowding by Tenure and Severity, Ceres, 2019



SOURCE: U.S. Census Bureau, 2019

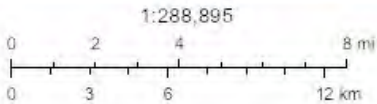
Figure A-36 illustrates concentrations of overcrowding across the region. According to the HCD AFFH Data Viewer, overcrowding in Ceres is most prevalent in the center and western areas of the City. In these regions, overcrowding rates fall within a range of 8-12 percent. Similarly, Figure A-28 reveals 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-36 Overcrowded Households, Ceres



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- City/Town Boundaries
- (R) Overcrowded Households (CHHS) - Tract
 - ≤ 8.2% (Statewide Average)
 - 8.3% - 12%
 - 12.01% - 15%
 - 15.01% - 20%
 - > 20%



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

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

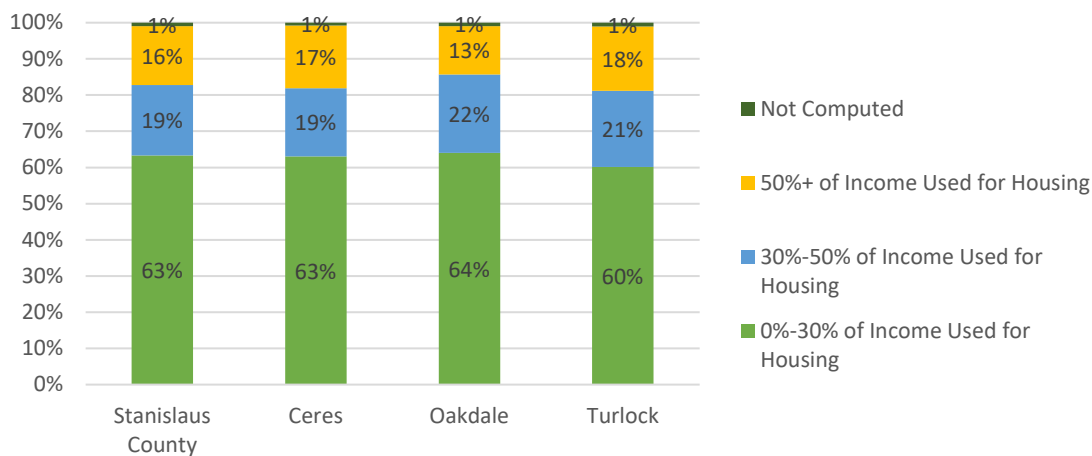
Cost Burden

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-37 illustrates cost burden severity in Ceres, the County, and nearby comparable cities. Compared to the County and nearby 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).

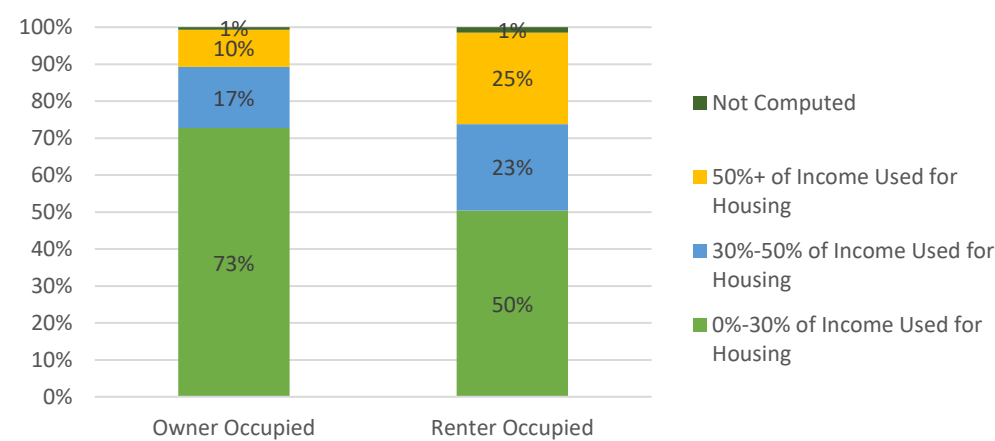
Figure A-37 Cost Burden Severity by Jurisdiction, 2015-2019



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

Figure A-38 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-11 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.

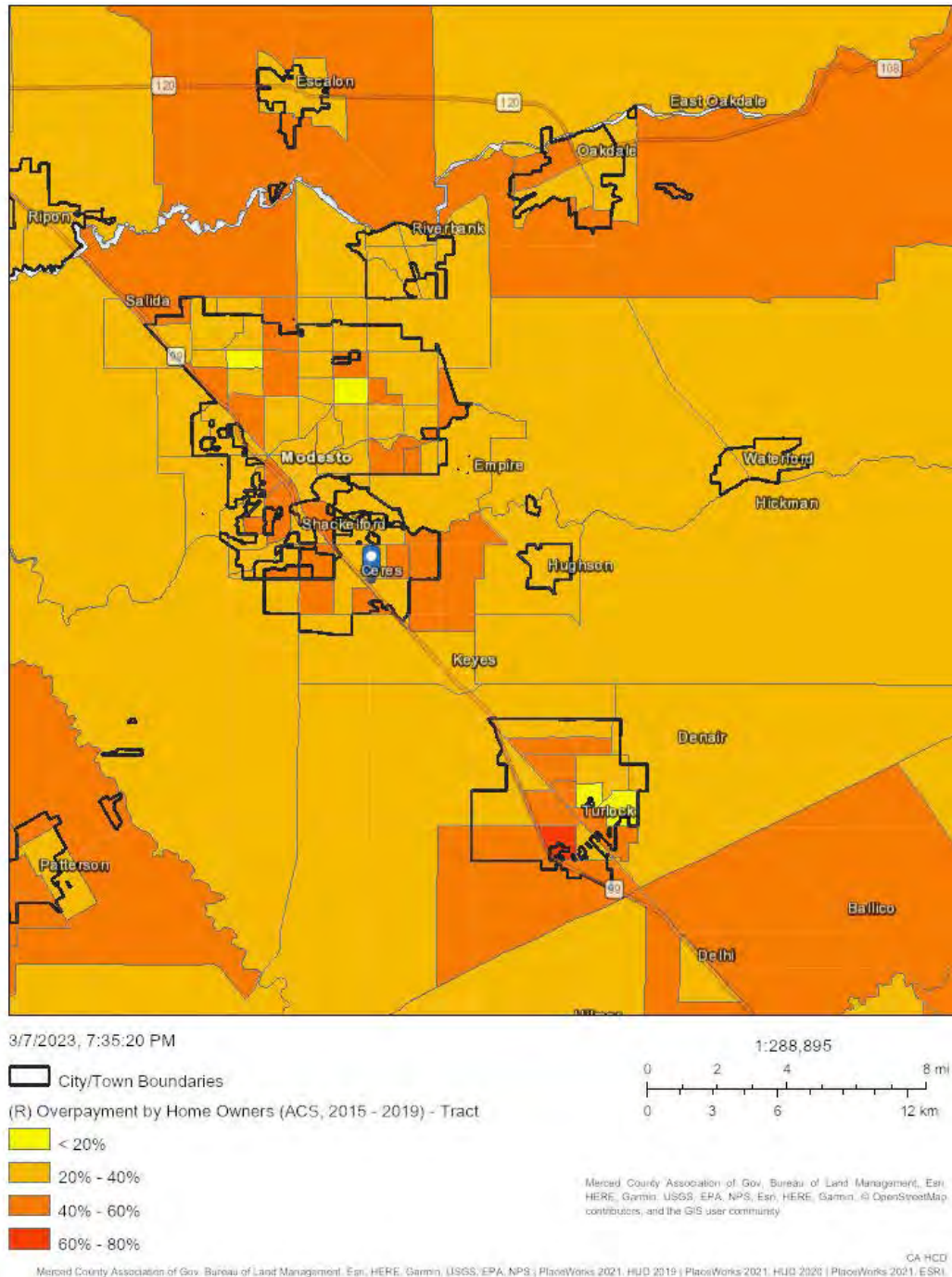
Figure A-38 Cost Burden by Tenure, Ceres, 2015-2019



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

Figure A-39 illustrates concentrations of cost burden among home owners across the region. 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 nearby 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.

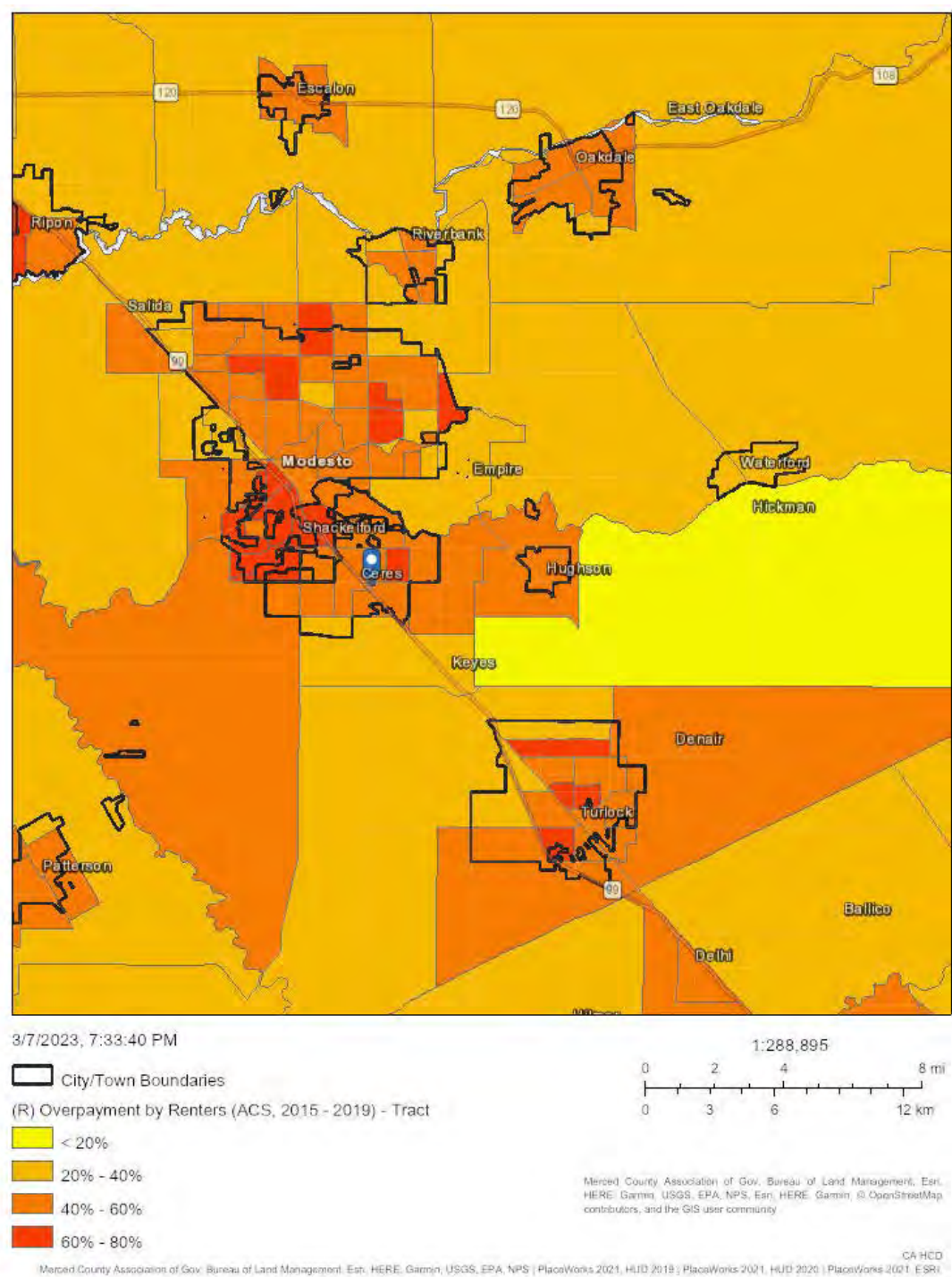
Figure A-39 Cost Burden by Home Owners, Ceres, 2015-2019



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

Figure A-40 illustrates concentrations of cost burden among renters across the region. 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-40 Cost Burden by Renter Households, Ceres, 2015-2019



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

A.5 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-15](#) provides a summary of special needs groups in Ceres.

Table A-15 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%	--
Senior Renter-Households	428 households	3%	--
Persons with Disabilities	11,404 persons	--	24%
Persons with Developmental Disabilities ¹	1,467 persons	--	--
Large Households	3,168 households	24%	--
Single-Parent Households	3,669 households	28%	--
Single-Parent, Female Headed Households with Children (under 18) below poverty line	606 households	5%	--
People Living in Poverty	7,170 persons	--	15%
Farmworkers ²	12,713 persons	--	--
Migrant Farmworkers	3,503 persons	--	--
Seasonal Farmworkers	6,429 persons	--	--
Permanent Farmworkers	6,284 persons	--	--
Persons Experiencing Homelessness ³	17 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 2023 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 extremely low-income households (11 percent of total households) in Ceres (Table A-16). Of the extremely low-income households in Ceres, 69 percent are renter-occupied households and 31 percent are owner-occupied households, or 8 percent and 4 percent of all households, respectively.

Table A-16 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%.

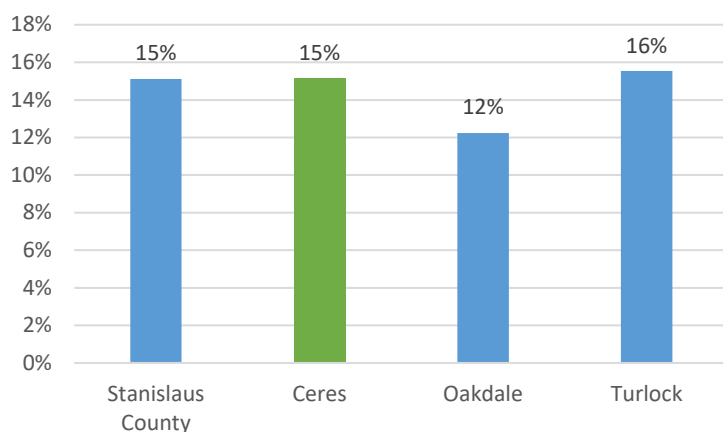
***Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

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-41 illustrates the population living below the poverty level in Ceres, the County, and nearby comparable jurisdictions. In Ceres, 15 percent of the population are living below the poverty level. Similarly, the percentage of individuals living below poverty in the County is 15 percent and 16 and 12 percent in Turlock and Oakdale, respectively.

Figure A-41 Population Below Poverty Level by Jurisdiction, 2019



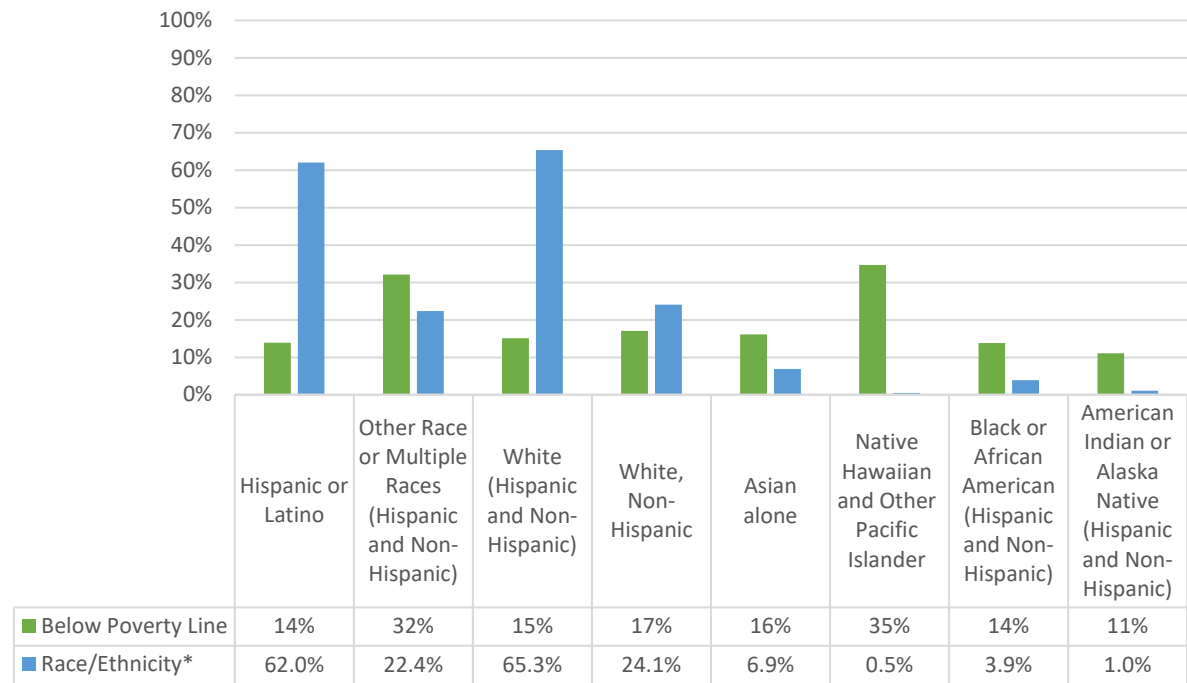
SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

In 2019, approximately 7,170 persons in Ceres were identified as living below the poverty line; 15 percent of the population.¹⁷ Figure A-42 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,

¹⁷ U.S. Census Bureau ACS 5-Year Estimate, 2019, Table S1701

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.

Figure A-42 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.

Resources

In the City of Ceres, housing costs and affordability may pose a challenge to ELI households. With a median household income of \$58,667 (compared to a median household income of \$60,704 in Stanislaus County), ELI residents may find it difficult to achieve homeownership. Additionally, ELI residents typically experience limited accessibility to suitable transportation services to commute from home to work. Currently, there are 352 deed-restricted affordable units in the City. To ensure these units are preserved, the City will implement Program 2.4 Conserve At-Risk Units. This initiative is aimed at conserving deed-restricted affordable units by monitoring their estimated affordability end dates, and when necessary, identifying potential buyers for at-risk units to ensure they remain deed-restricted.

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

- Program 2.1: Preserve Mobile Home Parks;
- 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;
- Program 5.3: First-Time Home Buyer Downpayment Assistance; and
- Program 5.5: Place-Based Strategies to Support Economic Mobility.

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

In addition to the City's initiatives to foster affordable housing and link ELI and special needs households with the necessary support and resources, the following regional service providers and programs are available to assist ELI households:

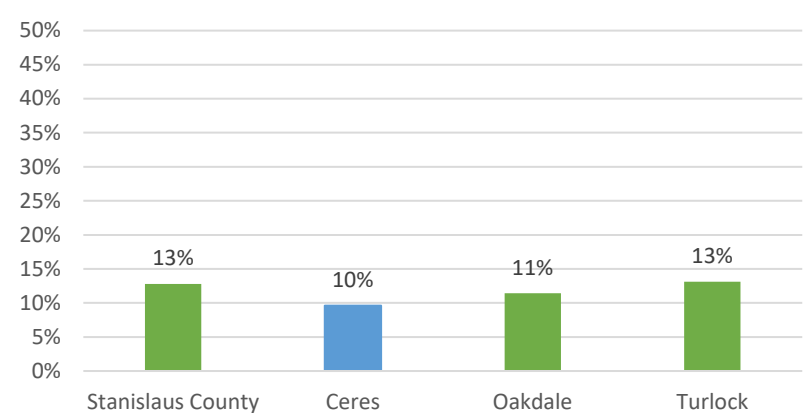
- Project Sentinel: Fair Housing Center;
- Stanislaus Regional Housing Authority: Housing Choice Voucher Program;
- Stanislaus Regional Housing Authority;
- Stanislaus County Affordable Housing Corporation;
- First-time Homebuyer Assistance; and
- Stanislaus County Regional Transit (StaRT) Dial-A-Ride.

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-43](#) illustrates the senior population in Ceres, the County, and nearby comparable cities. Compared to the County and nearby cities, Ceres has the lowest senior population (10 percent), approximately 3 percentage points less than the County. The City of Turlock mirrors the County with a senior population of 13 percent.

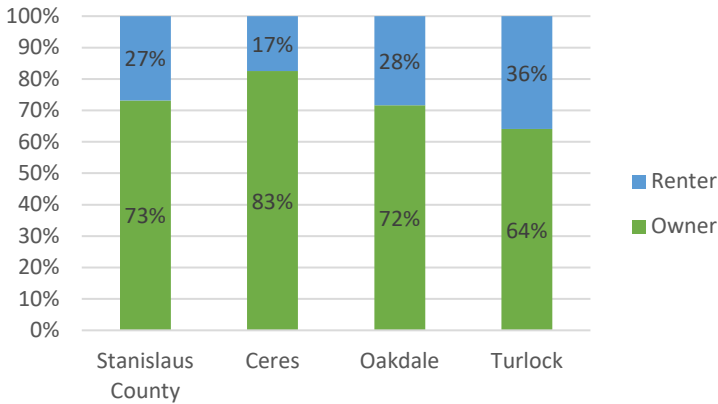
Figure A-43 Senior Population by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is identified as persons 65 years and older.

Figure A-44 illustrates senior housing by tenure in Ceres, the County, and nearby comparable cities during 2019. In Ceres, senior households are primarily owners (83 percent). This aligns with the County and nearby cities, however, the percentage of senior households that own a home in Ceres is 10 percentage points more than the County and 19 percentage points more than Turlock.

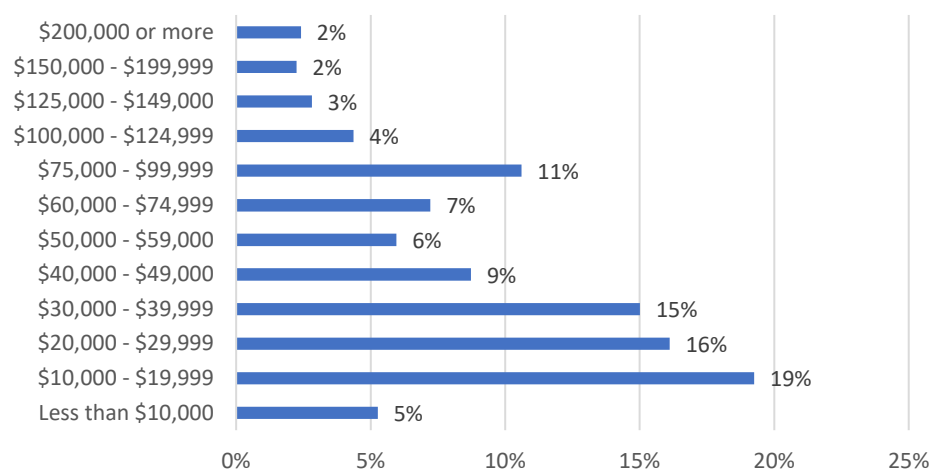
Figure A-44 Senior Housing by Tenure, Ceres, 2019



SOURCE: U.S. Census Bureau, 2019
NOTE: Senior population is identified as persons 65 years and older.

Figure A-45 illustrates senior households by their income. Most 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-45 Senior Households by Income, Ceres, 2019



SOURCE: U.S. Census Bureau, 2019

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

Resources

In Ceres, seniors (age 65+) makeup approximately 10 percent of the population. Consequently, the County and local non-profits offer the bulk of services tailored to senior residents instead of the City.

There is one senior living community located in Ceres — Ceres Christian Terrace located at 1859 Richard Way in the northeastern region of the city along Highway 99. The community provides 67 residential units and is funded through the Section 202 program. Additionally, there are two licensed residential care facilities in Ceres, including Davis Guest Home #5 located at 2405 Mauna Loa Drive and Welcome Home located at 1602 Charlottesville Lane. Davis Guest Home #5 has capacity to serve eight (8) individuals and Welcome Home has capacity to serve six (6) individuals.

Comfort Keepers, situated at 5831 Stoddard Road, Suite 802 in Modesto, offers a range of in-home care services for adults and seniors. These services include companion care, personal care, transportation, technological assistance, temporary or respite care, and interactive caregiving. Additionally, the organization offers specialized 24-hour care.

In addition to the organizations listed above, the following regional service providers and programs are available to assist Ceres' seniors:

- Stanislaus County Regional Transit (StaRT) Dial-A-Ride.;
- Stanislaus County Department of Aging and Veterans Services;
- Prevention & Early Intervention (PEI) services for older adults;

- Project Hope: provides Professional Brief Counseling, volunteer Peer Counseling / support, and Friendly Visitors;
- Modesto Senior Citizens Services;
- Sitters of Stanislaus (SOS Elder Care);
- Habitat for Humanity Modesto; and
- Meals on Wheels (Stanislaus County).

To address the needs of Senior households within the jurisdiction, the City of Ceres will implement the following programs during the 6th Cycle:

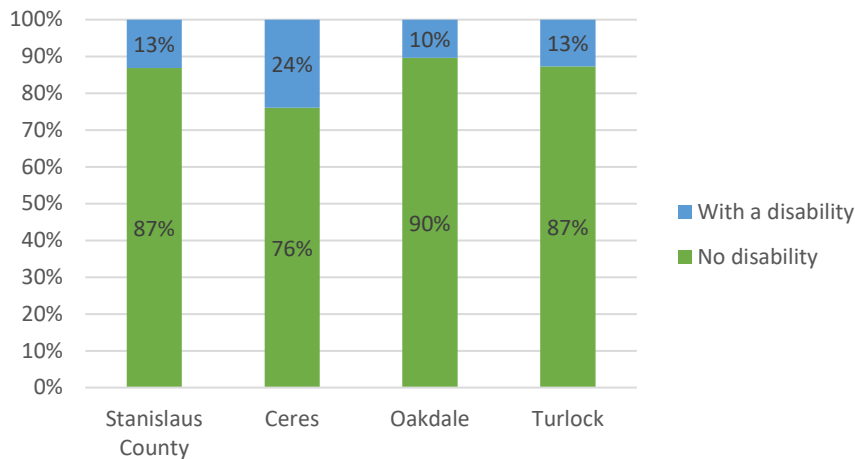
- Program 1.5: Promote Secondary Dwelling Unit (ADU and JADU);
- Program 2.1: Preservation of Mobile Home Parks;
- Program 2.4: Preservation of Rental Housing;
- Program 3.1: Housing Diversity;
- Program 3.3: Housing Assistance for Senior Residents;
- Program 3.9: Accessible/Adaptable Units for Residents with Disabilities;
- Program 3.12: Housing Assistance for Veterans;
- Program 3.15: Reasonable Accommodation; and
- Program 5.1: Fair Housing.

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

Figure A-46 illustrates population by disability status in Ceres, the County, and nearby comparable cities in 2019. In Ceres, 24 percent of the population has some form of disability. This reflects an approximate 11 percentage points higher rate of persons with disability than the County (13 percent) and the City of Turlock (13 percent), and is 14 percentage points higher compared to the City of Oakdale (10 percent).

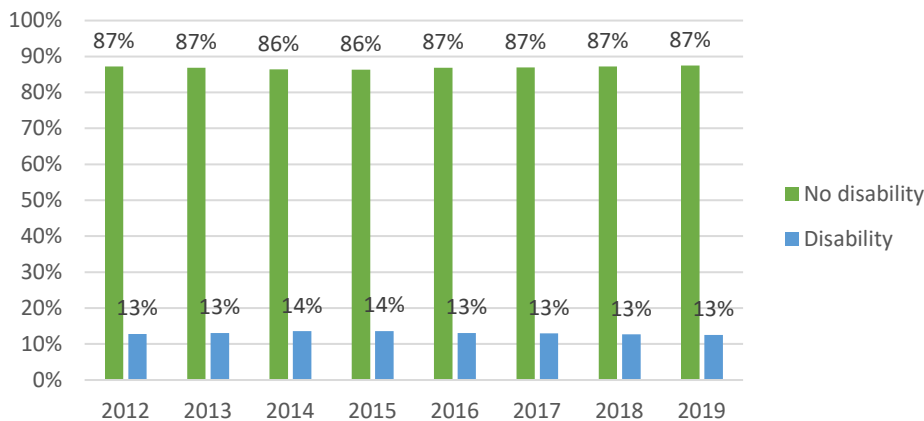
Figure A-46 Population by Disability Status by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, 2019

Over the last decade, the population of persons with disabilities has generally remained constant in Ceres. [Figure A-47](#) 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-47 Trends in Persons with Disabilities, Ceres, 2012-2019



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

[Table A-17](#) 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-17 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-18](#) 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-18](#)).

Table A-18 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-19 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-19 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.

Resources

In the City of Ceres, the majority of the residents that have disabilities are between the ages of 18 and 64. As such, a variety of support services are needed to assist both the younger population with disabilities, and the middle-aged and older population of residents with disabilities. Housing and transportation costs may pose a challenge to residents with disabilities. The service organization listed in the “Seniors” section above includes several resources that accommodate seniors with disabilities.

The City’s Municipal Code establishes procedures for persons with disabilities seeking equal access to housing, including reasonable accommodation for persons with disabilities. Additionally, the City follows the requirements of California Building Code Title 24, which establishes provisions for accessible building design. To further ensure adequate housing is available for persons with disabilities, the City has included the following programs, which are designed to better serve the needs of residents with disabilities within the City of Ceres:

- Program 3.1: Housing Diversity;
- Program 3.5: Affordable Housing for Persons with Developmental Disabilities;
- Program 3.8: Affordable Housing for Extremely Low-Income Housing Residents;
- Program 3.9: Accessible/Adaptable Units for Residents with Disabilities;

- Program 3.15: Reasonable Accommodation; and
- Program 5.1: Fair Housing.

In addition to the efforts described above, the following regional service providers and programs are available to assist Ceres' residents living with disabilities:

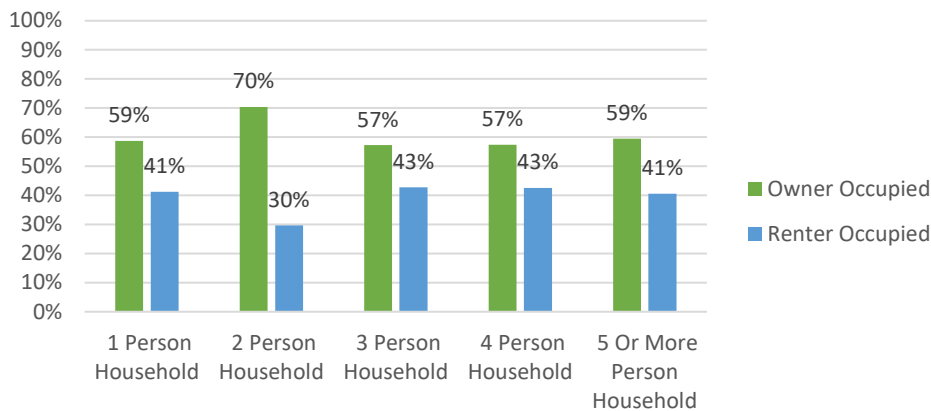
- Stanislaus County Family Caregiver Support Program;
- Stanislaus County BRIDGES Volunteer Driver Program;
- Stanislaus County Health Services Agency;
- Stanislaus County Department of Mental Health;
- Disability Resource Agency for Independent Living (Modesto);
- Stanislaus County Regional Transit (StaRT) Dial-A-Ride; and
- Right At Home (Modesto).

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-48 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 make up 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-37), suggests it is likely that large households in Ceres may experience overcrowding and/or overpayment.

Figure A-48 Household Size by Tenure, Ceres, 2019



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

Resources

In Ceres, approximately 25 percent of households include five or more people. As later discussed in [Section A.7 Housing Stock Characteristics](#), Ceres' housing stock includes approximately 1,779 multi-family units. Of these, approximately 9 percent are five+ bedroom units.

Large households in the City of Ceres can benefit from general programs and services for lower and moderate-income persons, including the Stanislaus County Regional Housing Authority Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region. Beyond the general programs for lower-income households, the City has included Program 3.14 to encourage the development of family friendly affordable housing units (see [Chapter 2](#)). The City will work with non-profit affordable housing developers to encourage housing development that meets the needs of large households.

To ensure adequate housing is available for large families, the City has included the following programs:

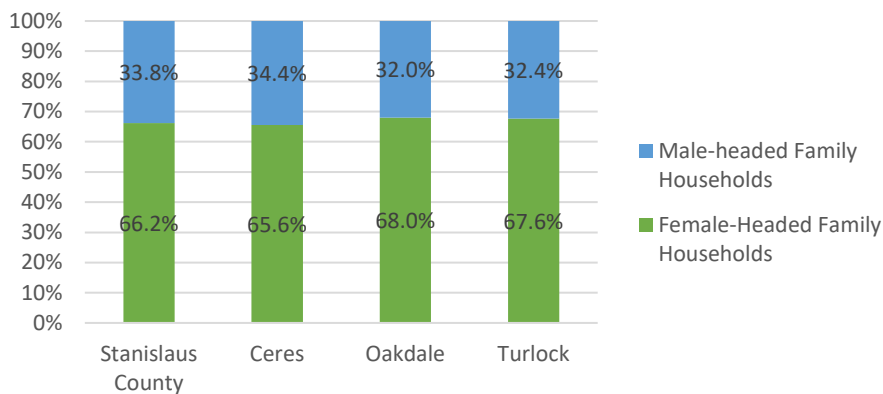
- Program 2.1: Preserve Mobile Home Parks;
- Program 2.4: Preservation of Rental Housing;
- Program 3.1: Housing Diversity;
- Program 3.14: Family Friendly Housing;
- Program 5.1: Fair Housing;
- Program 5.2: Housing Choice Voucher (Section 8) Program; and
- Program 5.3: First-Time Home Buyer Downpayment Assistance.

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-8). Figure A-49 shows single-parent households in Ceres, the County, and nearby comparable cities. Compared to the County and nearby 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-49 Single-Parent Households by Jurisdiction, 2019

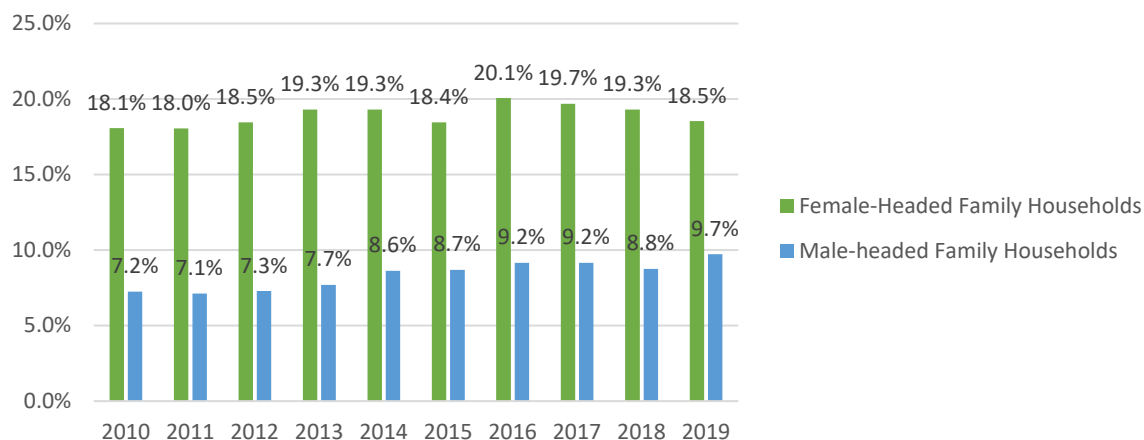


SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Over the last decade, both female-headed and male-headed family households have slightly increased in Ceres. Figure A-50 illustrates trends in single-parent households in Ceres between 2010-2019.¹⁸ 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 percentage point 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 percentage points. However, female-headed family households (18.5 percent) remain more prominent than male-headed family households (9.7 percent) in Ceres.

¹⁸ The data reports female- and male-headed family household as a percentage of total households in Ceres.

Figure A-50 Trends in Single-Parent Households, Ceres, 2010-2019



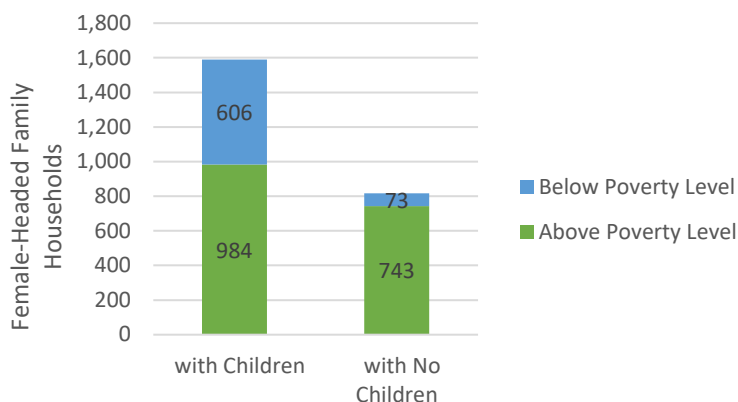
SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

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-51](#) 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.

Figure A-51 Female-Headed Family Households by Poverty Status, Ceres, 2019



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

Resources

Limited household income constrains the ability of single-parent households to afford adequate housing, childcare, healthcare, and other necessities. The Ceres Healthy Start Family Resource Center located at 2491 Lawrence Street provides a range of services aimed at strengthening a household's ability to access services and resources that support health, wellness, and education. Services provided include but are not limited to: school readiness activities, parenting classes, support group, food and basic need referrals, healthcare assistance referral, access to mental health clinicians, free community health clinic, and free immigration consultation. Eligible individuals include insured or non-insured individuals including parents with children ages zero to five.

There are two head start programs located at 2003 Glenda Road in Ceres, including Migrant Early/Migrant-Seasonal Head Start Program and Regional Head Start Program. Migrant Early/Migrant-Seasonal Head Start Program provides childcare services for children ages six weeks through compulsory school age. Eligibility is determined according to migrant status, seasonal status, source of income, and income level. There is no cost for services. Regional Head Start Program provides childcare services for children ages three to five years of age. Eligibility is determined according to federal poverty guidelines. Children in foster care, homeless children, and children from families receiving public assistance are categorically eligible regardless of income.

Ceres Partnership, situated at 1317 Grandview Avenue in Ceres, is a program administered by the Center for Human Services. It offers a comprehensive array of services aimed at connecting families with vital resources within the community. With a particular emphasis on single-parent households, especially those headed by females, the organization tailors its services to meet the specific needs of this demographic. Services provided encompass a wide spectrum, including parent education, support groups, literacy and school readiness programs, classes and support for expectant mothers, child development screening, resource and referral services, utility assistance, nutrition classes, assistance with CalFresh applications, enrollment support for Medi-Cal and health insurance, translation services for Spanish-speaking clients, as well as job search and resume assistance.

In addition to the service organizations listed above, the following regional service providers and programs are available to assist Ceres' single-parent households:

- Housing Choice Voucher Program;
- Project Sentinel: Fair Housing Center;
- Stanislaus County Affordable Housing Corporation;
- Samaritan House;
- Redwood Family Center;

- Stanislaus County Down-Payment Assistance Program; and
- Stanislaus County Regional Transit (StaRT) Dial-A-Ride.

Additionally, the City of Ceres has committed to enacting the following programs during the 6th Cycle:

- Program 3.7: Low Barrier Navigation Centers;
- Program 3.8: Affordable Housing for Extremely Low-Income Housing Residents;
- Program 3.14: Family Friendly Housing;
- Program 5.1: Fair Housing;
- Program 5.2: Housing Choice Voucher (Section 8) Program;
- Program 5.3: First-Time Home Buyer Downpayment Assistance; and
- Program 5.5: Place-Based Strategies to Support Economic Mobility.

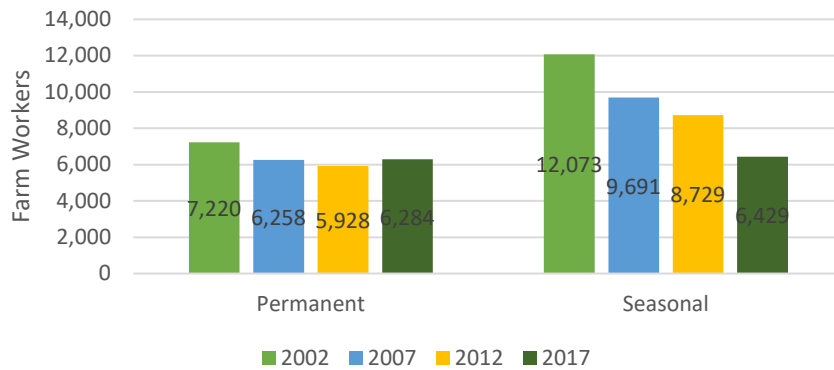
Farmworkers

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-52 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.

According to the City's General Plan, there are approximately 700 acres of agricultural land within City's Planning Area. 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.

Figure A-52 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.

The California Institute for Rural Studies released a Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley in April 2018. While the Study was conducted in a different region outside of Stanislaus County, some of the key findings (that may still be relevant to farmworkers in other jurisdictions throughout the State of California) of the Study included:

- A survey of 420 farmworkers in the labor shed as well as interviews with employers and other stakeholders was conducted to gather primary data. Among the farmworkers surveyed, men and women were relatively evenly distributed across age groups with 75 percent of the interviewees married. The clear majority of the immigrant farmworker interviewees had very few years of schooling. They were 92 percent immigrants (not born in the U.S.);
- Most households of farmworkers interviewed included non-family members who were for the most part other farmworkers. There are consistently stunningly high rates of residences that are above the severely crowded condition of 2.0 people per room. This is true of almost all the subgroups of the population. Often more than 5 people per bathroom; and
- About 40 percent of respondents live in houses, 30 percent in apartments. Another 19 percent live in rented rooms without kitchens – either in houses or apartments. Another 12 percent live in “other” types of dwellings. Eighty-nine percent of farmworkers were renters and 11 percent owners. Of those who reported as owners, a quarter owns mobile homes.

Other characteristics of those interviewed included:

- Most have only completed primary school;
- Wages ranged from a median of \$12.79 per hour, mean of \$13.64, with median annual income of \$25,000;

- The majority do not work all year in agriculture – 7.5 months is the median;
- 44 percent of migrants work all year, 20 percent of non-migrants work year-round;
- Average age at arrival is about 20;
- Median number of years in the US is 15 years;
- Median age was 37;
- Median number of years with current employer is 4 years; a quarter worked for their employer for 8 years or more; and
- Two-thirds are from four states in Mexico:
 - ♦ Oaxaca 21 percent;
 - ♦ Michoacan 19 percent;
 - ♦ Jalisco 14 percent;
 - ♦ Guanajuato 10 percent;
 - 13 percent self-identified as indigenous Mixtec, Triqui, Zapotec;
 - They work in a range of crops throughout the region;
 - ♦ 46 percent participate in harvest;
 - ♦ 16 percent are packers;
 - ♦ 38 percent participate in all other farm-related tasks such as:
 - Weeding;
 - Irrigating;
 - Thinning;
 - Pruning;
 - Loading;
 - Driving; and
 - Operating machines.

The farmworker housing demand model developed as part of the study calculates the total housing units needed of all types, based on target People Per Dwelling (PPD), and total permanent affordable farmworker housing based on the current rate that farmworkers access subsidized housing. Key findings of the demand model were:

- An additional 33,159 units of farmworker housing are needed to alleviate critical overcrowding in farmworker households that are occupied at 7.00 PPD to the average PPD of 3.11 in Stanislaus County and the average PPD 3.21 in San Joaquin County;
- A total of 4,393 units of permanent affordable farmworker housing are needed to maintain the present “access rate” of 7.6 percent of farmworkers to subsidized housing; and
- The data from this study indicate an overwhelming need for affordable permanent year-round family housing.

Resources

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.

To enable the development of housing types suitable for lower-income households, including farmworkers, the City will implement the following programs (see [Chapter 2](#)):

- Program 1.9: Changes to the Zoning Code (permit SROs and mobile/manufactured housing);
- Program 3.4: Temporary/Seasonal Farmworker Housing;
- Program 3.8: Affordable Housing for Extremely Low-Income Housing Residents;
- Program 3.11: Employee Housing; and
- Program 3.14: Family Friending Housing.

In addition to the City’s efforts to enable housing for lower-income households, including farmworkers, the following regional service providers and programs are available to assist farm-worker households within the greater Stanislaus County region:

- Spanish Farmworkers Resource Line;
- The Office of Migrant Services;
- California Rural Legal Assistance;
- Central Valley Opportunity Center; and
- Farm and Food Worker Relief Grant Program.

The City of Ceres is aware of the Statewide Farmworker Housing Needs Survey that HCD launched in compliance with the requirements of AB 1654 (Rivas, Chapter 638, Statutes of 2022), and as more information becomes available regarding farmworker housing needs, the City will update the policies and programs to further accommodate the needs of farmworkers in jurisdictions within 75 miles of the City limits.

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.

Table A-20 reports homeless persons in Stanislaus County, Ceres, Oakdale, and Turlock between 2018-2023. According to the 2023 Stanislaus County Point-In-Time Homeless Count, the region experienced a steady increase in homeless persons between 2019 to 2021. In 2022, the number of homeless persons decreased by approximately 37 percent. By 2023, the number of homeless persons increased by 12 percent reaching 2,091 persons.

Table A-20 Homeless Population, 2018-2023

Jurisdiction	Sheltered/Unsheltered Population					
	2018	2019	2020	2021	2022	2023
Stanislaus County	1,356	1,923	2,107	2,927	1,857	2,091
Ceres	7	24	29	-	15	17
Oakdale	28	43	36	-	26	22
Turlock	155	247	232	-	211	233

SOURCE: Stanislaus County Point-in-Time (PIT) Homeless Count, 2018-2023

Similar to the County, the number of homeless persons in Ceres also increased between 2018 to 2020 before decreasing in 2022. According to the 2023 Stanislaus County PIT Count, Ceres has 17 homeless persons. Comparatively, this is much lower than nearby cities in the region.

Table A-21 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-21 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 (2022).

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 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.

Resources

According to PIT counts dating back to 2018, Ceres has had a relatively low number of persons experiencing homelessness within the city compared to nearby jurisdictions. As a result, most resources for the homeless population are provided at the county level. However, access to transportation, public services, and resources in Ceres may present a challenge to the those experiencing homelessness, despite the limited need.

Stanislaus Regional Transit Authority (StanRTA) operates five bus routes that provide service from Ceres to Modesto, Patterson, Hughson, Keyes, and Turlock. In total, there are 13 bus stops located throughout Ceres providing adequate public transportation opportunities. Local knowledge and data indicate persons experiencing homelessness in Ceres are typically located near the city's urbanized core.

Currently, there is no emergency shelter within the city limits of Ceres. Nevertheless, neighboring cities such as Modesto and Turlock offer several temporary shelters designed to support homeless individuals and low-income persons with special needs. To facilitate the development of emergency shelters in Ceres, an analysis of potential sites suitable for their development has been included in [Appendix B](#) of this Housing Element. Five potential sites within the M-1, H-1, and PC Zones were examined for their suitability to accommodate emergency shelters, with each capable of providing a minimum of 30 beds if developed for this purpose. For a comprehensive discussion, please refer to [Appendix B](#).

The City will implement Program 3.10 (Emergency Shelters for Homeless Individuals) to identify and designate appropriate receiving sites for emergency shelters within the city limits. Additionally, Program 1.9 (Changes to the Zoning Code) will be implemented to amend the Zoning Code to permit emergency shelters in conformance with state law.

In addition to the City's actions to enable the development of emergency shelters, the following regional facilities offer supportive housing services in Stanislaus County for homeless and special needs low-income persons:

- Children's Crisis Center – Marsha's House: Ceres;
- Modesto Women's Mission: 1400 East Yosemite Boulevard, Modesto;
- Stanislaus County Habitat for Humanity: 630 Kearney Avenue, Modesto;
- Hutton House: 201 Jennie Street, Modesto;
- Haven Women's Center of Stanislaus: 301 Starr Avenue, Turlock;
- HOST House: 1010 10th Street, Modesto;
- We Care Program: 221 S Broadway, Turlock; and
- The Salvation Army Shelter: 320 9th Street, Modesto.

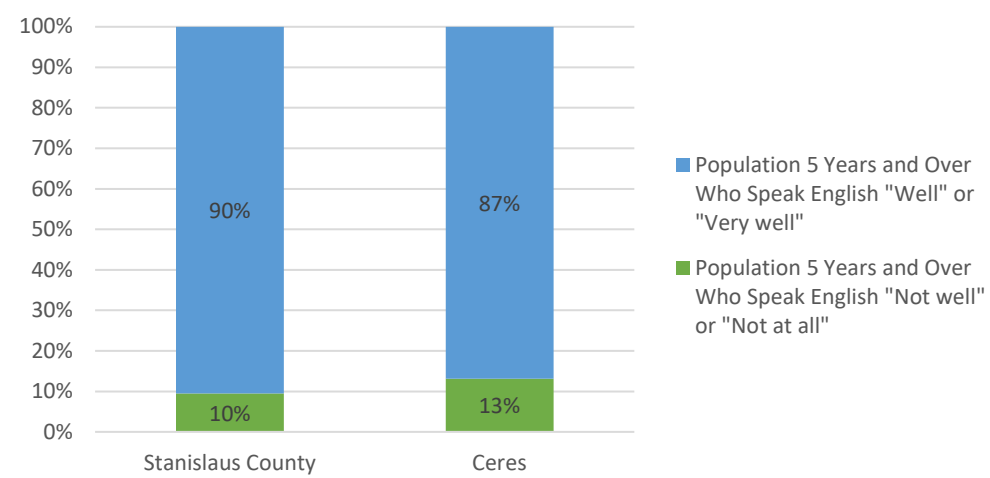
Limited English Proficiency

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the region 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-53](#) 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-53 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](#).

Resources

The City is committed to ensuring all residents have equal accessibility to housing assistance and resources. The City provides translation services at public meetings and provides bi-lingual engagement materials for City events. In an effort to affirmatively further fair housing, this 6th Cycle Housing Element contains Program 5.1, which states all fair housing resources including the fair housing complaint referral process be provided in both English and Spanish (see [Chapter 2](#)).

A.6 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

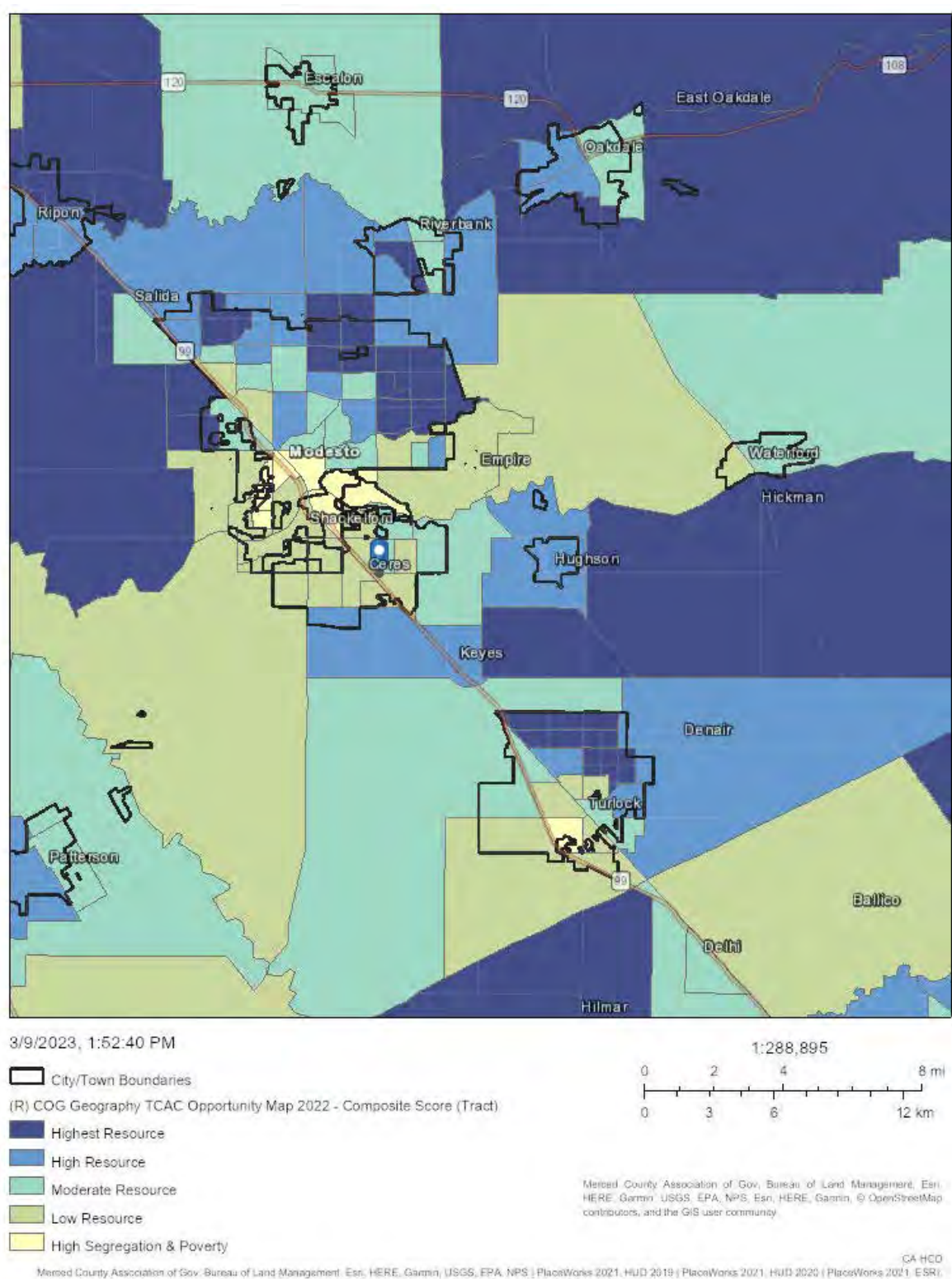
Figure A-54 illustrates TCAC Opportunity areas across the region. The majority of Ceres is considered a low resource area as is much of central Stanislaus County. One area in the eastern region of the City is categorized as a moderate resource area, and one area in the southwestern region of the City 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-13).

While there are no census tracts in Ceres designated as high segregation and poverty, just north of the City boundaries there are census tracts designated as high segregation and poverty.

Economic

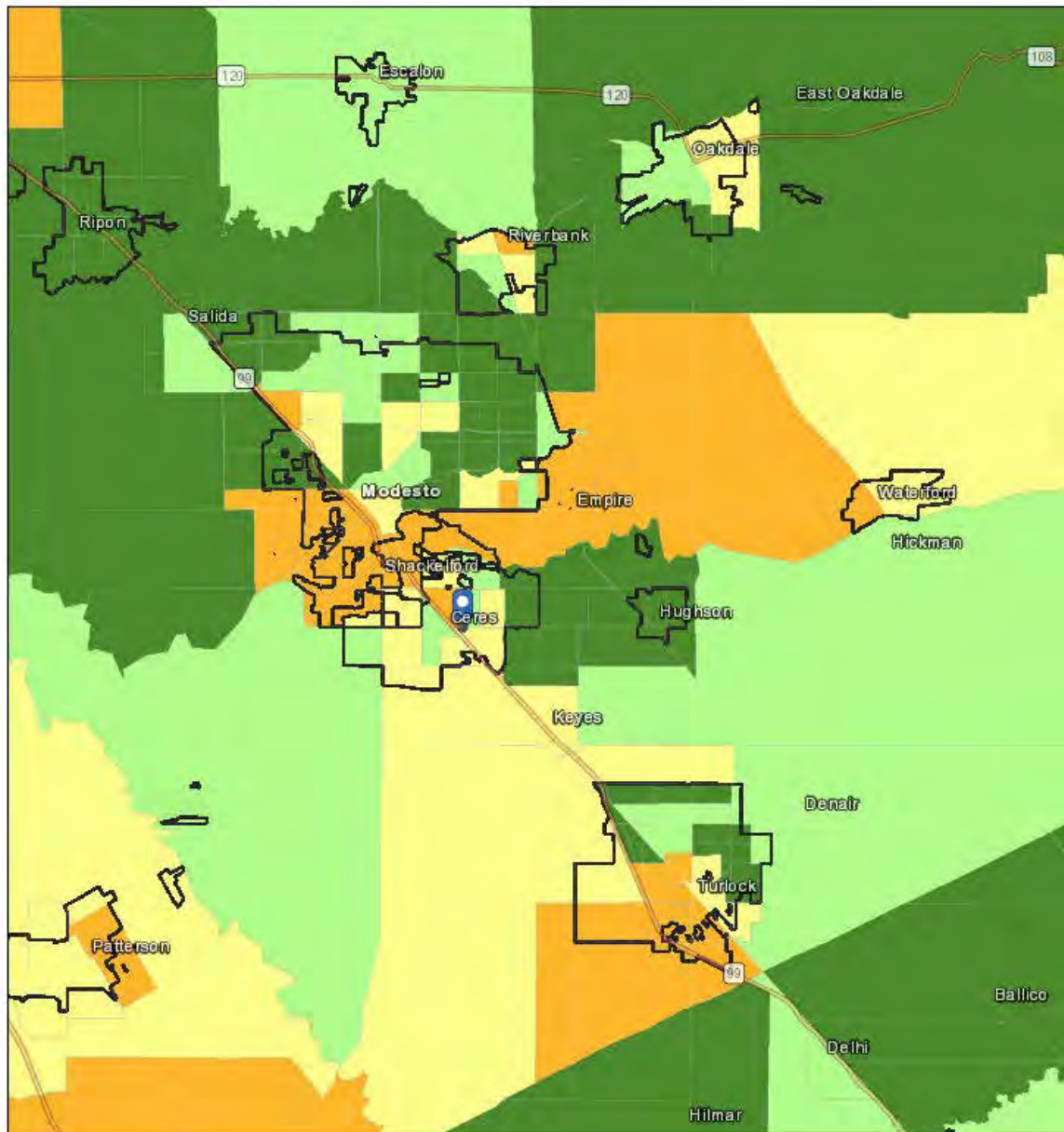
TCAC’s economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. Figure A-55 illustrates economic opportunity across the region based on the TCAC Economic Opportunity Map. According to the California Department of Housing and Community 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-54 TCAC Opportunity Composite Score, Ceres, 2022



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

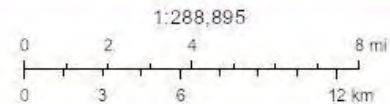
Figure A-55 TCAC Opportunity Economic Score, Ceres, 2022



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

- < 0.25 (Less Positive Economic Outcomes)
- 0.25 – 0.5
- 0.5 – 0.75
- .75 – 1 (More Positive Economic Outcomes)
- City/Town Boundaries



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

Education

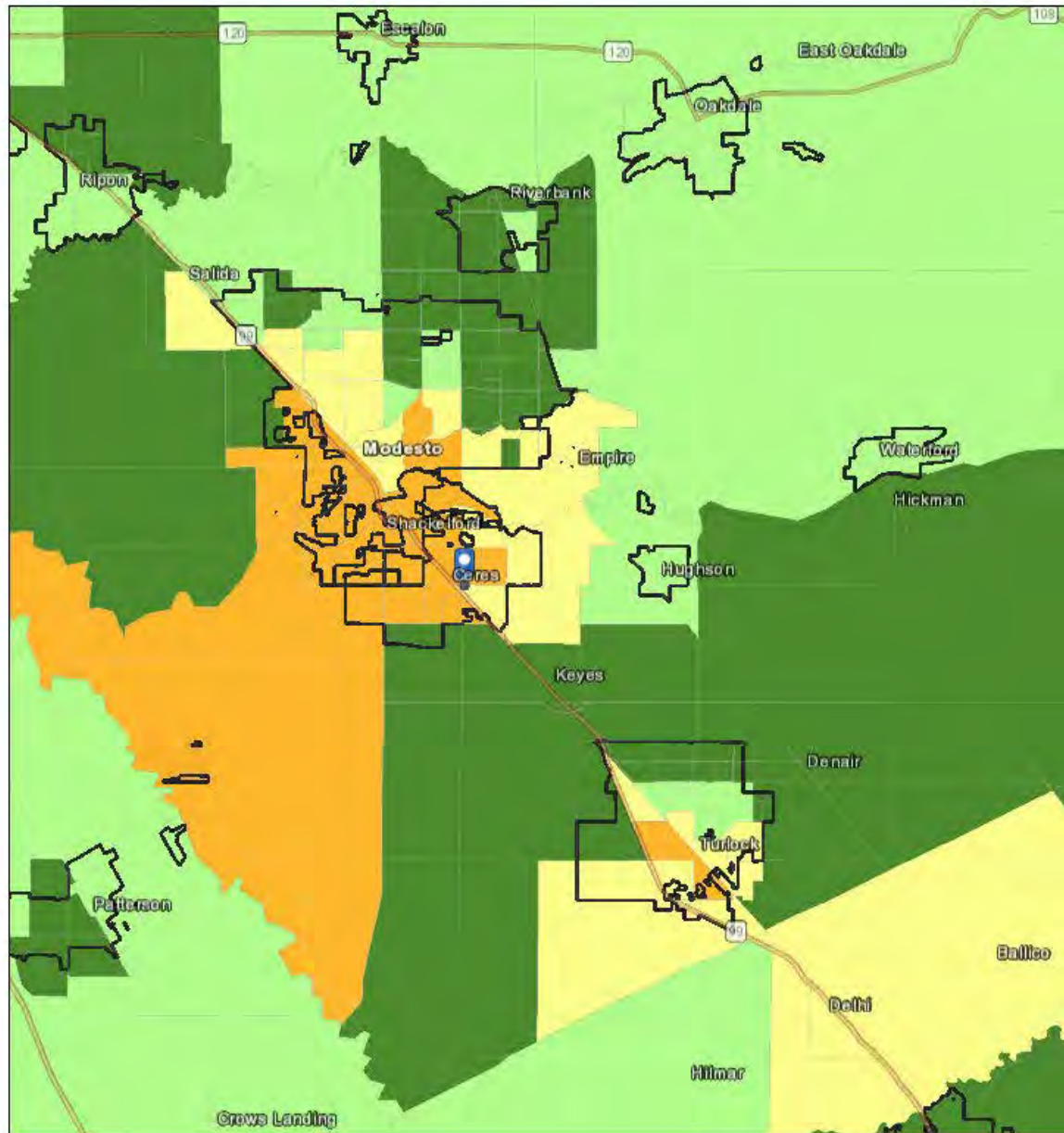
TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes. [Figure A-56](#) illustrates educational opportunity 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-54](#) 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. Despite the TCAC/HCD educational outcome data, the City of Ceres Unified School District (CUSD) reported a 91.8 percent graduation rate among all students in the district for 2022, which is higher than the statewide average (87.4 percent),¹⁹ indicating positive educational outcomes.

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.

¹⁹ <https://www.caschooldashboard.org/reports/50710430000000/2022/academic-engagement#graduation-rate>

Figure A-56 TCAC Opportunity Education Score, Ceres, 2022



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City/Town Boundaries

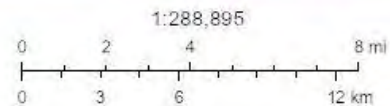
(R) COG Geography TCAC Opportunity Map 2022 - Education Score (Tract)

< 0.25 (Less Positive Education Outcomes)

0.25 – 0.5

0.5 – 0.75

0.75 – 1 (More Positive Education Outcomes)



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CA HCD

Merced County Association of Gov, San Joaquin County GIS/Planning, San Joaquin County Public Works, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021

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

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.²⁰

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-57 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.

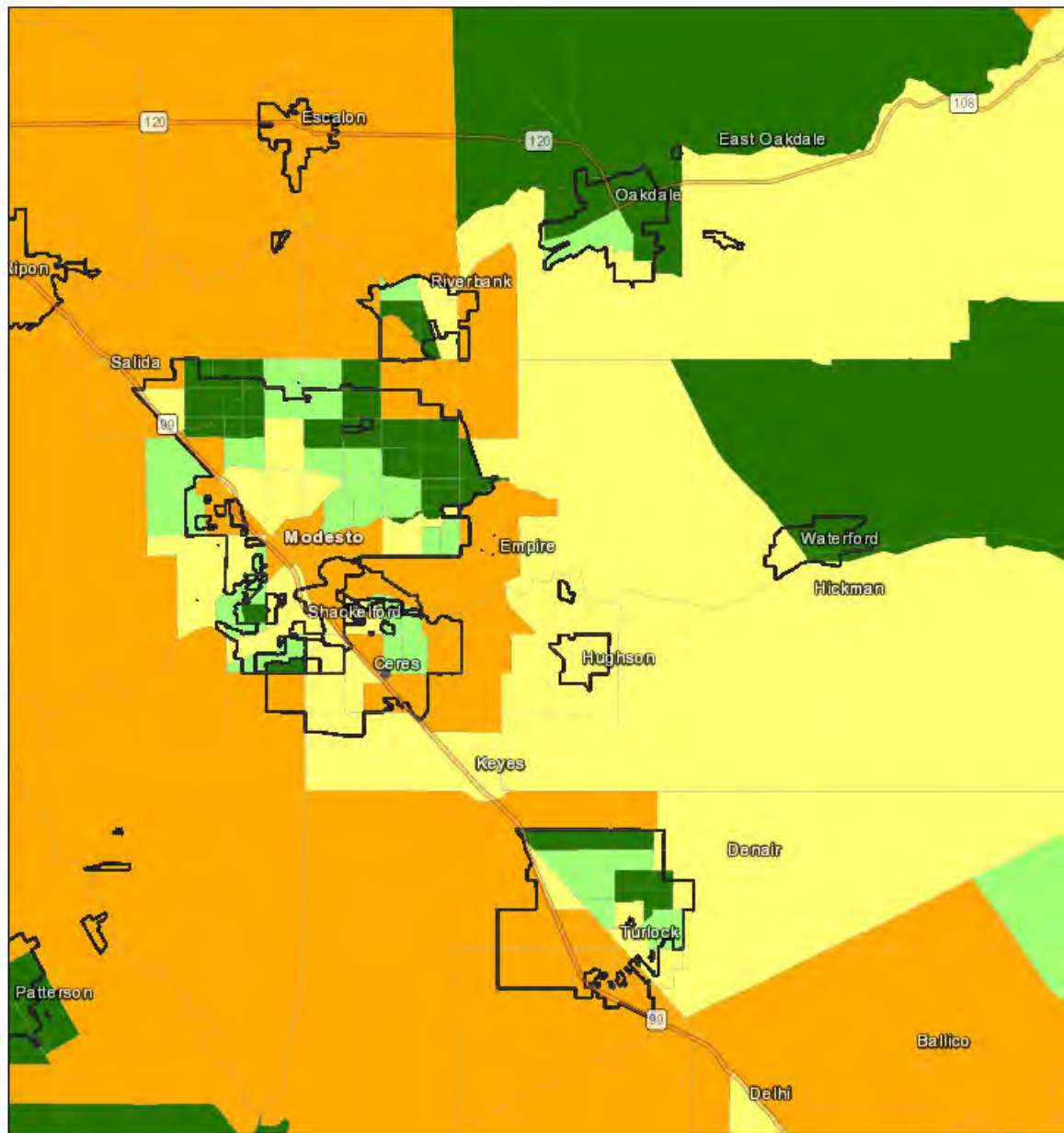
The City has identified a number of policies and programs in the *Ceres General Plan 2035* to address environmental justice within the disadvantaged communities. For more in-depth information regarding disadvantaged communities in Ceres, refer to the *Ceres General Plan 2035*.

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-58 illustrates social vulnerability across the region 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.

²⁰ Ceres General Plan 2035, page 5-10.

Figure A-57 TCAC Opportunity Environmental Score, Ceres, 2022



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City/Town Boundaries

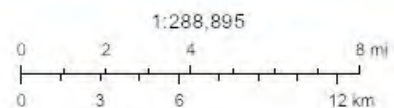
(R) COG Geography TCAC Opportunity Map 2022 - Environmental Score (Tract)

< .25 (Less Positive Environmental Outcomes)

0.25 – 0.5

0.5 – 0.75

.75 – 1 (More Positive Environmental Outcomes)

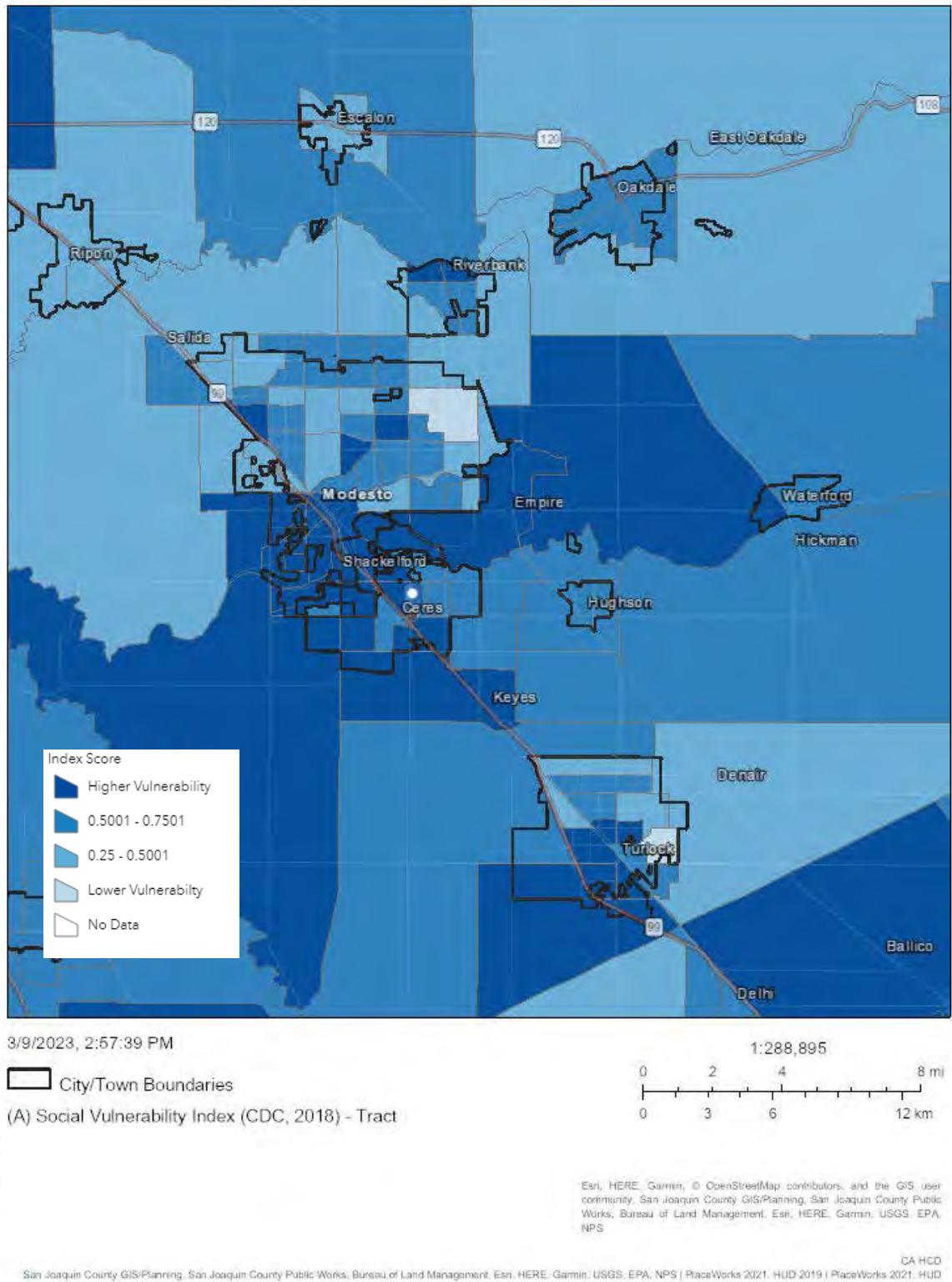


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Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | ESRI, TCAC 2022, HCD

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

Figure A-58 Social Vulnerability Index, Ceres, 2018



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

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).

Disparities in Access to Affordable Housing

Another area where individuals pertaining to special needs groups experience disparities is in access to adequate and affordable housing supply, and available transportation. In general, special needs groups such as Seniors, ELI residents, residents with disabilities, and other special needs groups are the most vulnerable to the impacts of lack of housing opportunities and adequate transit.

In Ceres, the populations most impacted by disparities in access to affordable housing include: Seniors, ELI residents, residents that belong to minority ethnic and/or racial groups, residents with disabilities, and farmworkers. The City has encountered a 32 percent increase in housing prices over the past three years, jumping from \$325,586 in 2019 to \$429,471 in 2021. As a result, Ceres' residents from minority ethnic and racial backgrounds experience high levels of disparity with respect to homeownership. Sixty-two (62) percent of Black and African-American residents in the City are renters. Comparatively, 67 percent of the City's White population are homeowners (for in-depth analysis on housing tenure by race and ethnicity, refer to [Figure A-61](#)).

In Ceres, ELI residents also face hardships in obtaining affordable housing and becoming homeowners. [Table A-25](#) shows that the majority of the City's renters fall within the Low-Income and below categories, and only 25 percent of the City's renters earn income that would be considered Above-Moderate. Conversely, the majority (52 percent) of the City's homeowners earn an income that is Above-Moderate.

Seniors and Farmworkers within the City of Ceres are also vulnerable to housing disparities. Out of the City's Senior population, most of them earn between \$10,000 and \$19,999 on an annual basis (refer to [Figure A-34](#)). [Table A-29](#) shows that Ceres Christian Terrace (a HUD subsidized affordable housing apartment community for Seniors) and the Ceres Farm Labor Center FLC (a HUD subsidized affordable housing apartment community for Farmworkers) are at-risk of conversion to market-rate units.

In an effort to address the disparities in access to affordable housing that the City's special needs residents are facing, the City of Ceres will enact the following programs (for a full list of programs, refer to Chapter 2 of the Housing Element):

- Program 2.1: Preserve Mobile Home Parks;
- Program 2.4: Preservation of Rental Housing;
- Program 3.1: Housing Diversity;
- Program 3.3: Housing Assistance for Senior Residents;

- Program 3.4: Temporary/Seasonal Farmworker Housing;
- Program 3.6: Support to Address Regional Homeless Needs;
- Program 3.7: Low-Barrier Navigation Centers;
- Program 3.8: Affordable Housing for Extremely Low-Income Housing Residents;
- Program 5.1: Fair Housing;
- Program 5.2: Housing Choice Voucher Program;
- Program 5.3: First-Time Home Buyer Downpayment Assistance; and
- Program 5.5: Place-Based Strategies to Support Economic Mobility.

Disparities in Access to Transportation

In 2021, the City of Ceres collaborated with members of the City’s Active Transportation Advisory Committee and other community stakeholders to publish the Ceres Citywide Active Transportation Plan (CATP). The CATP highlights the needs of disadvantaged communities within the City – with the understanding that disadvantaged communities may face unique disparities in access to adequate transportation. As stated in the CATP, the City’s disadvantaged communities are primarily located within “southern and western Ceres – south of Whitmore Avenue and west of Central Avenue.”²¹ This also includes older neighborhoods directly adjacent to SR-99 as well as unincorporated islands within Ceres’ Sphere of Influence (SOI).

To meet the transportation needs of the City’s disadvantaged communities, the City has proposed to undertake the following programmatic actions:

- Promote Walkability and Active Transportation (Program 2.7 of the Housing Element);
- Apply for funding from the California Sustainable Transportation Planning Grant Program;
- Coordinate between transit routes and active transportation infrastructure;
- Enhance sidewalks, crosswalks, and bikeways; and
- Improve first/last-mile commutes and expand connectivity.

A.7 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 whether the current the housing stock meets the needs of existing and future residents.

²¹ The City of Ceres, *Ceres Citywide Active Transportation Plan* (2021).

Housing Growth

Table A-22 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). It is important to note that these are only estimates and may include sampling errors.

Table A-22 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-23 provides a comparison of housing unit types in Ceres, the County, and nearby comparable 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 nearby cities.

Table A-23 Housing Units by Type by Jurisdiction, 2019

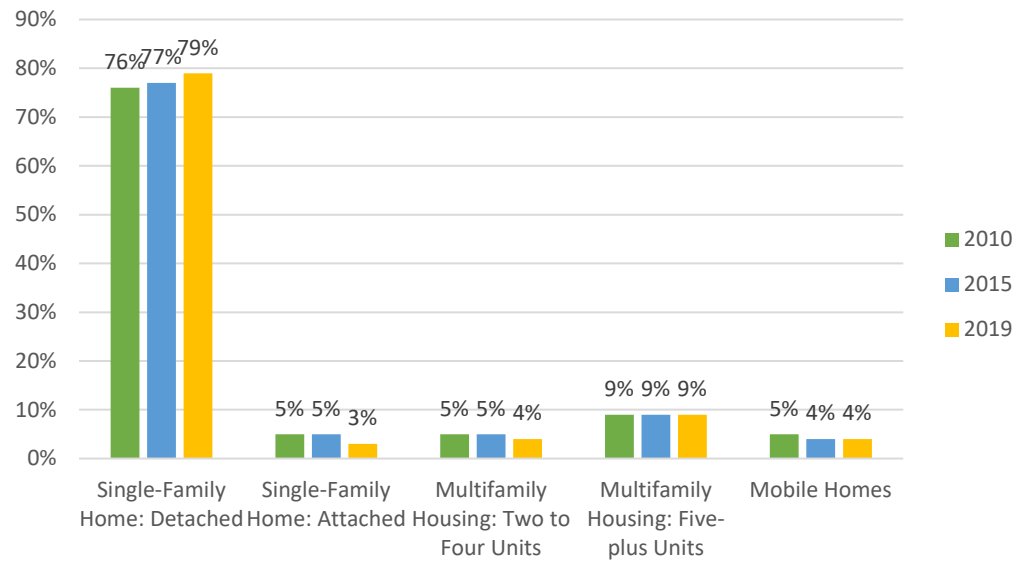
Jurisdiction	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Stanislaus County	137,469	76%	6,443	4%	29,661	16%	7,858	4%	181,431
Ceres	10,639	79%	428	3%	1,779	13%	467	4%	13,313
Oakdale	6,362	77%	344	4%	1,275	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-59 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-59 Housing by Type, Ceres, 2010, 2015, 2019



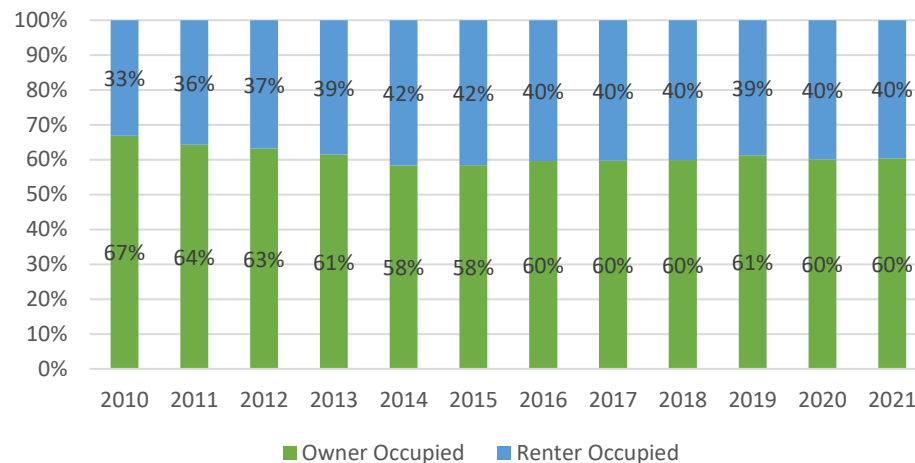
SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

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).

Figure A-60 illustrates housing tenure in Ceres between 2010 and 2021. As shown, housing tenure in Ceres has remained largely dominated by owner-occupied households, averaging 61 percent during this period. Whereas, renter-occupied households average 39 percent between 2010 and 2021. This is largely impacted by favorable market conditions in Ceres, which have resulted in naturally occurring affordable housing.

Figure A-60 Housing Tenure, Ceres, 2010-2021



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2021

In Ceres, the housing stock includes 7,945 owner-occupied housing units and 5,030 renter-occupied housing units (Table A-24). 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-23).

Table A-24 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.

Table A-25 reports 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.

Table A-25 Household Tenure by Income Level, Ceres, 2015-2019

Tenure	0-30 Percent AMI		31-50 Percent AMI		51-80 Percent AMI		81-100 Percent AMI		Greater than 100 Percent AMI	
	Count	%	Count	%	Count	%	Count	%	Count	%
Renter-Occupied	1,000	20%	1,070	21%	1,130	22%	570	11%	1,265	25%
Owner-Occupied	455	6%	710	9%	1,700	21%	910	11%	4,170	52%

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

[Table A-26](#) provides an overview of household size by tenure for Ceres, the County, and nearby comparable 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-8](#)). Compared to the County and nearby 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 accessory dwelling units and junior accessory dwelling units (ADUs/JADUs) for extended family, etc.

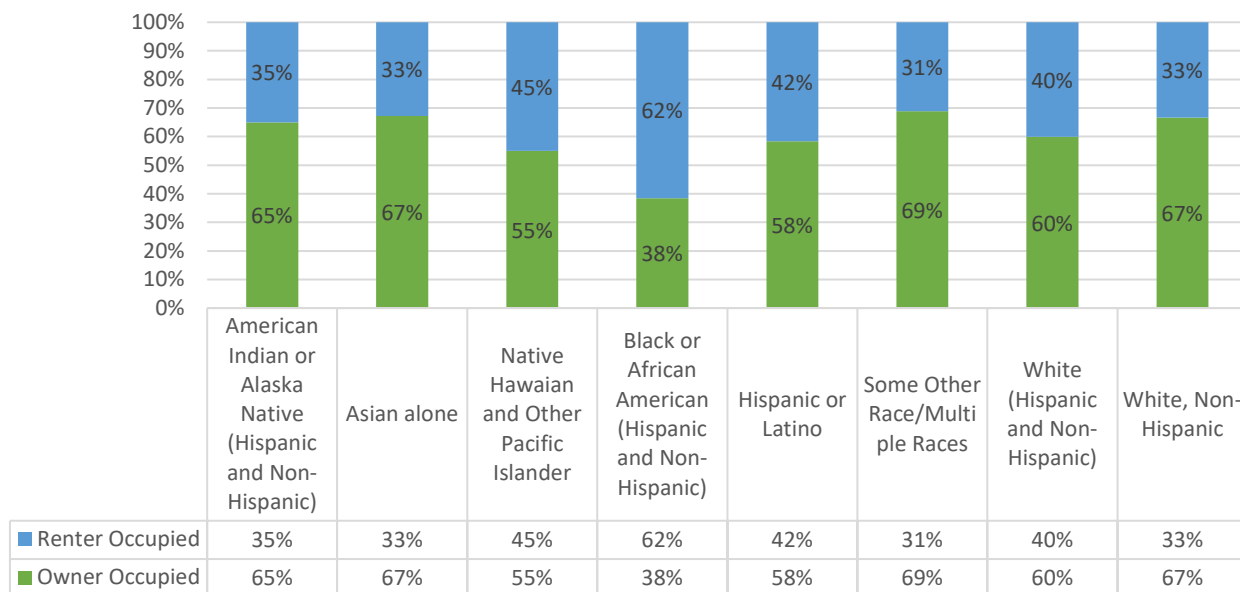
Table A-26 Household Size by Tenure by Jurisdiction, 2019

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-61](#) 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 Latino 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.

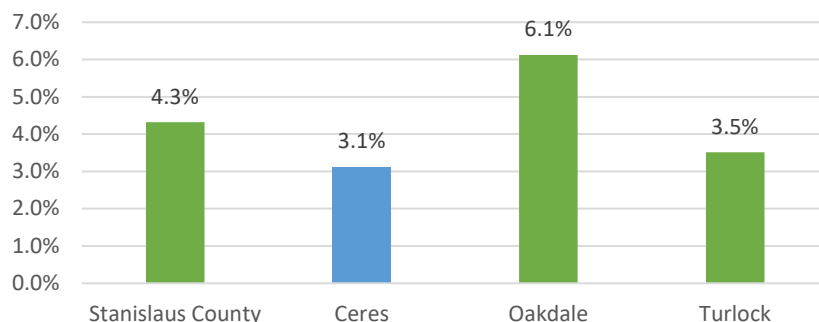
Figure A-61 Household Tenure by Race, Ceres, 2019



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

Figure A-62 illustrates 2019 vacancy rates in Ceres, the County and nearby comparable cities. Ceres has the lowest vacancy rate of the nearby 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-62 Vacancy Rates by Jurisdiction, 2019



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

Table A-27 shows vacant housing units by type. Compared to the County and nearby 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 A-27 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-28 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 percent 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-28 Housing Permits by Income Group, Ceres, 2015-2020

Income Group	Number	Percent of 5 th Cycle RHNA Met (2,571)
Very Low-Income Permits	0	0.0%
Low-Income Permits	1	0.03%
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 2020. 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-29](#) 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.²² 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.

Ceres Christian Terrace is a HUD subsidized affordable housing apartment community that includes 67 deed-restricted affordable units. The estimated affordability end date is July 31, 2029, which indicates a moderate level of risk of converting to market rate. The City will coordinate with HUD to determine if deed-restrictions are intended to be extended for the 67 units. If necessary, the City will identify potential buyers of the at-risk project, such as the Housing Authority of Stanislaus County or a local non-profit organization, as well as potential funding sources. As outlined in Program 2.4, the City is prepared to take the necessary actions to preserve at-risk affordable units (see [Chapter 2](#)). The City is actively identifying other parcels throughout the City that can accommodate low-income affordable units. The City will partner with the Stanislaus Regional Housing Authority to ensure efforts to provide affordable are continuous throughout the housing cycle.

To maintain the existing affordable housing stock, the City can preserve existing affordable units and facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options to ensure the viability and ongoing supply of affordable units typically include: 1) construction of replacement units; 2) provision of rental assistance to tenants 3) transfer of the project to nonprofit ownership; and 4) purchase of affordability covenants. These options are described below. The City's focus is on proactive construction of replacement units and rental assistance.

²² 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-29 Assisted Units At-Risk of Conversion

Development	Address	Affordable Units	Estimated Affordability End Year	Risk Level
Almond Terrace Apartments	2004 Evans Rd, Ceres, CA 95307	45	2057	Low
Ceres Christian Terrace	1859 Richard Way, Ceres, CA 95307	67	2029	Moderate
Casa Grande Apartments	3100 E. Whitmore Ave, Ceres, CA 95307	99	2068	Low
Whitmore Oaks Apartments	2617 Blaker Rd, Ceres, CA 95307	52	2057	Low
River Crest	2809 Della Dr, Ceres, CA 95307	35	2059	Low
Ceres Farm Labor Center FLC	2100 Glenda Rd, Ceres, CA 95307	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.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, labor, materials and land costs, and type of construction. The City is implementing a number of programs to encourage development of new affordable units to increase the City's affordable housing stock (see [Chapter 2](#)). The City estimates the average cost of construction for replacement units to be approximately \$200 per square foot.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of at-risk units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. Housing Choice Vouchers are available through the Stanislaus Regional Housing Authority.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization whose mission includes affordable housing, the risk of losing the low-income restrictions is minimized, and the project would become potentially eligible for a greater range of governments assistance. The Stanislaus Regional Housing Authority is the most likely entity to acquire ownership of at-risk units, including the Ceres Christian Terrace apartment complex.

Purchase of Affordability Covenants

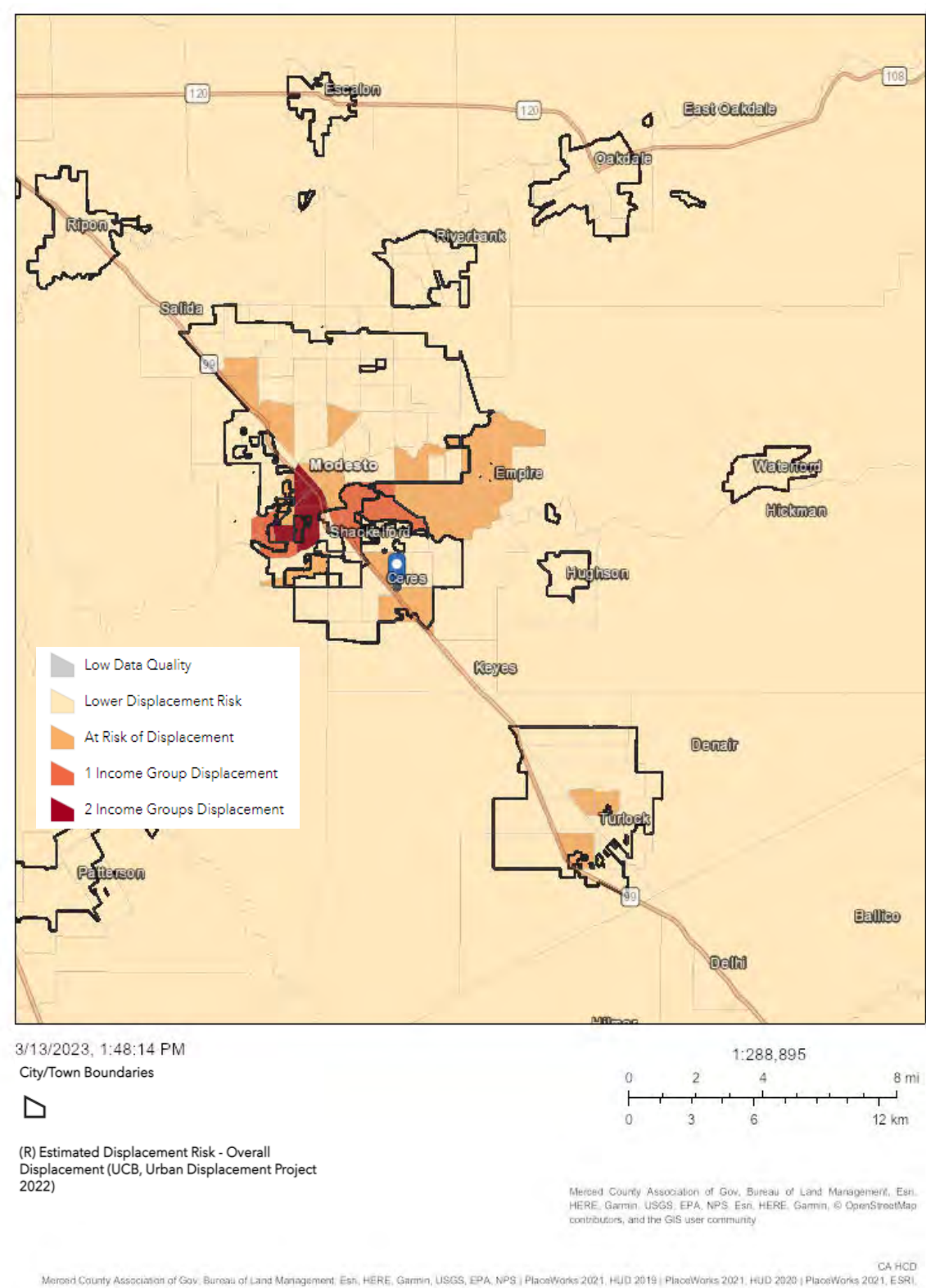
Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include bringing down the interest rate on the remaining loan balance, providing loans for capital improvements, and/or supplementing subsidies. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City can ensure that some of all of the units remain affordable.

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-63 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-54) and high social vulnerability (Figure A-58).

Figure A-63 Displacement Risk, Ceres, 2022



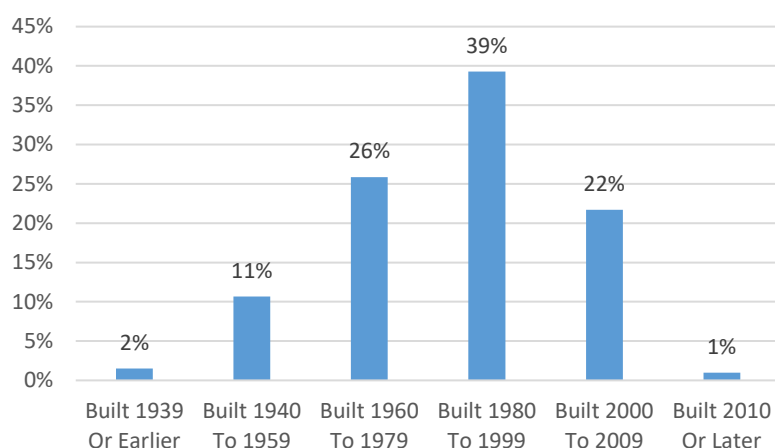
SOURCE: California Department of Housing and Community Development, AFFH Data Viewer

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-64 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-64 Housing Stock Age, Ceres, 2019



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

According to Ceres' Code Enforcement Office, the City has identified areas of the jurisdiction that are the most susceptible to disrepair and require the most maintenance and upkeep. Within these areas, the City specifically tagged eight (8) residential structures due to the nature of the substandard conditions and lack of Code compliance. Substandard conditions range from minor repairs and code citations, such as: broken doors and windows, trash and debris on the property, and a lack of utilities, to major repairs and code citations, such as: sanitation issues, fire damage, illegal utility connections, etc. The average cost for complete rehabilitation of a unit in the City is between \$50,000 and \$75,000.

The areas within the City of Ceres that are currently in need of the most repairs and rehabilitation are the following:

- From between Hackett Road and Don Pedro Court to Farris Avenue and Central Avenue;
- From Don Pedro Court and Whitmore Avenue to 5th Street and Rose Avenue; and
- From South Modesto/Ceres off of Herndon Road to Richland Avenue from Nadine Avenue and River Road.

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-30](#) shows changes in median home values between 2019-2022 in Ceres, the County and nearby comparable 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-30 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-31 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-31 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-32 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-32, maximum affordable sales prices are based on the following assumptions: 6.42 percent interest rate,²³ 30-year fixed loan, and a 10 percent down payment.

As mentioned in Table A-30, 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).

²³ Interest rate based on December 29, 2022 interest rate according to Freddie Mac Primary Mortgage Market Survey

Table A-32 Housing Affordability, Ceres, 2022

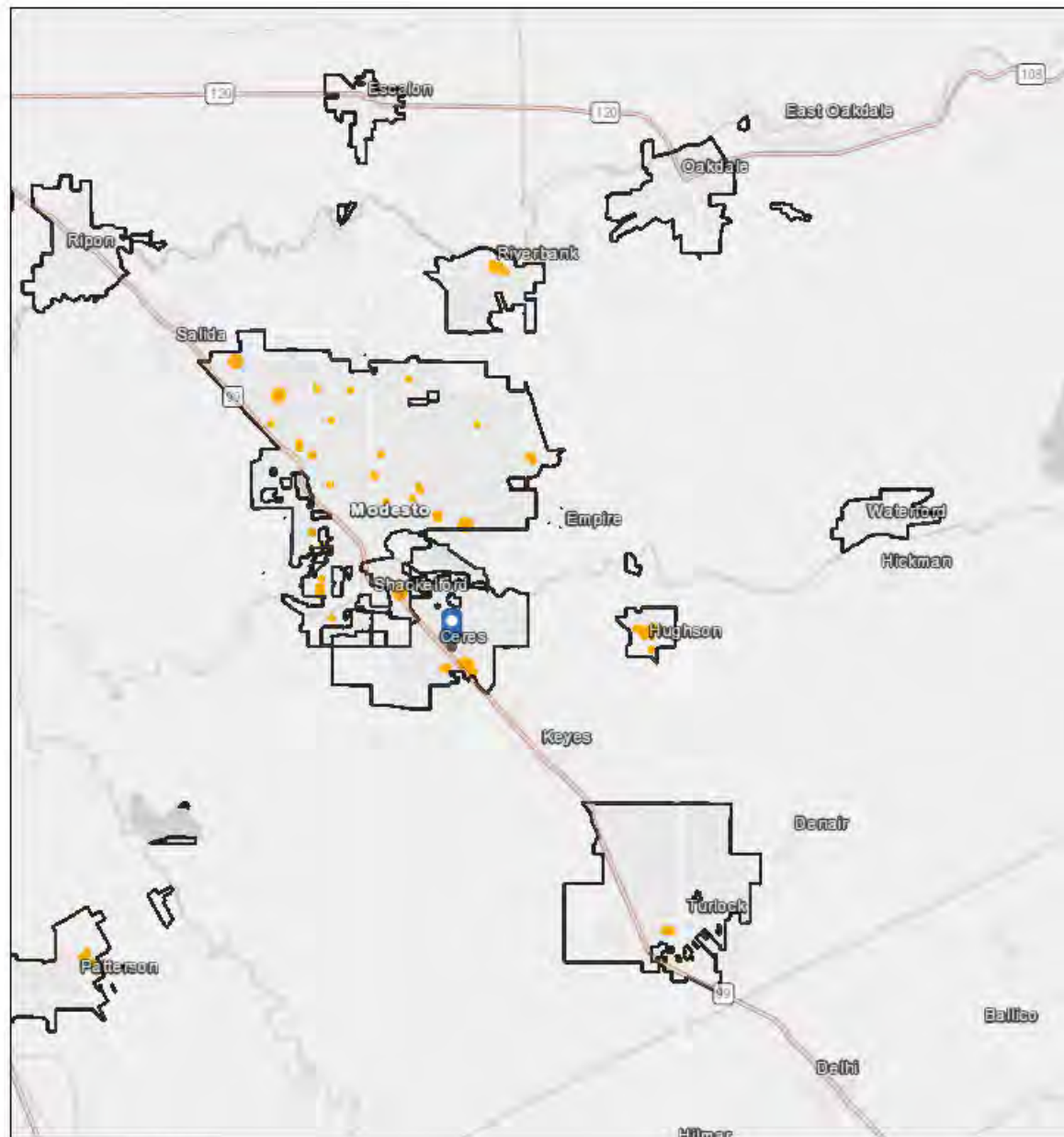
Income Group	HCD Income Limits	Maximum Affordable Price	
		Monthly Rental	Ownership
Extremely Low (0-30% AMI)			
One Person	\$16,750	\$419	\$74,229
Two Person	\$19,150	\$479	\$84,865
Three Person	\$23,030	\$576	\$102,059
Four Person	\$27,750	\$694	\$122,976
Very Low (30-50% AMI)			
One Person	\$27,900	\$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	\$1275	\$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)

Figure A-65 illustrates public housing units across the region. 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 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-66 illustrates housing choice voucher usage across the region.

Figure A-65 Public Housing Buildings by Census Tract, Ceres



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City/Town Boundaries

(R) Public Housing Buildings

• ≤ 7 Units

• 8 - 35 Units

1:288,895

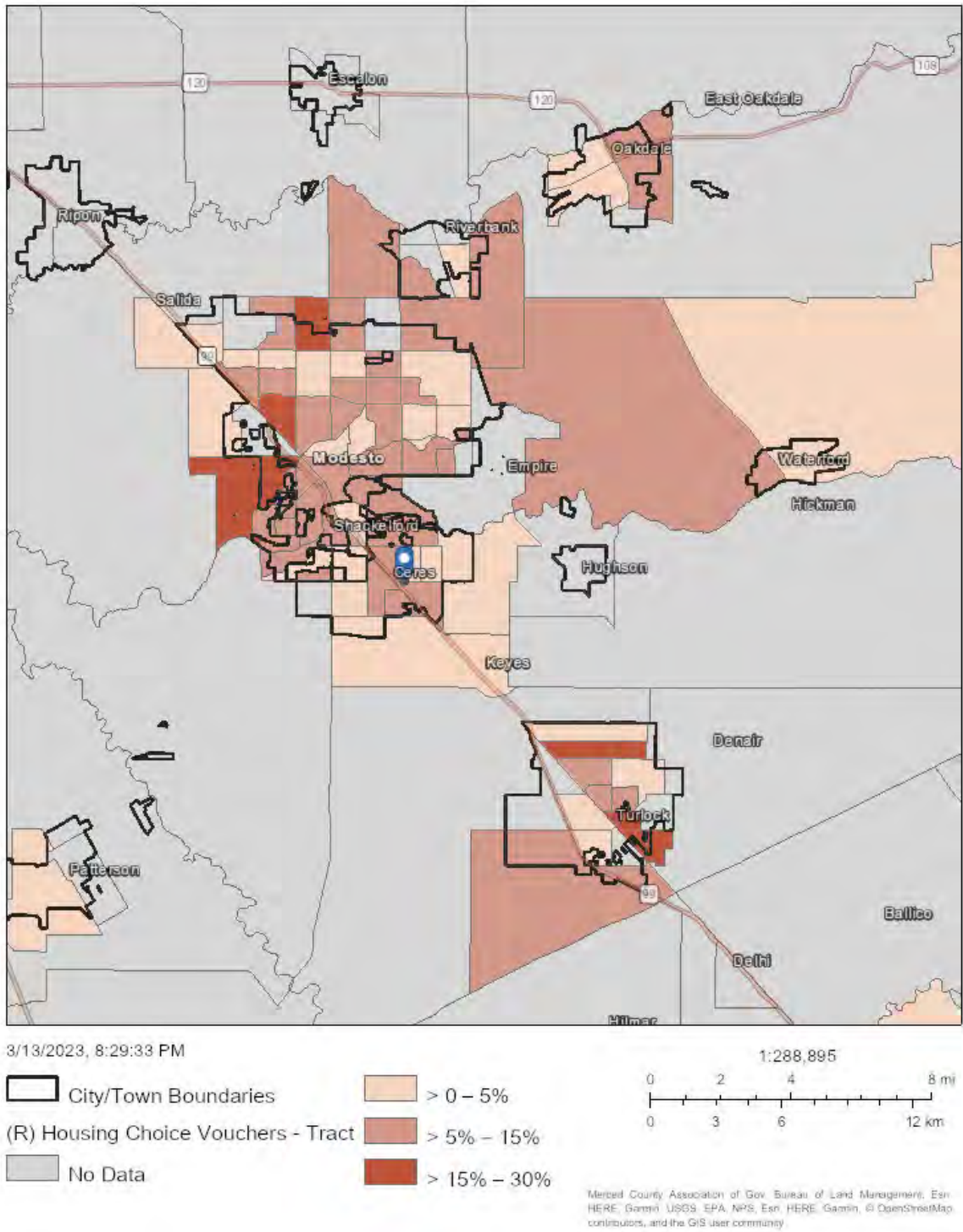
0 2 4 8 mi
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Merced County Association of Gov. Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

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

Figure A-66 Housing Choice Vouchers by Census Tract, Ceres



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

A.8 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 and 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”.²⁴

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.²⁵ 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.

²⁴ <https://www.dfeh.ca.gov/aboutdfeh/>

²⁵ <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 have 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.²⁶

²⁶ <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.

Compliance with State Fair Housing Law

The City of Ceres complies with existing fair housing laws and regulations by ensuring that all residents have equal access to housing programs, services, and resources and supporting residents in filing complaints on housing discrimination. 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:

- Fair Housing Act of 1968 – The City has adopted housing policies that prohibit housing discrimination based on protected characteristics and ensuring equal access to housing programs and services.
- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with Section 12900) of Division 3 or Title 2) – The City complies with the Fair Employment and Housing Act by upholding policies that prohibit housing discrimination based on protected characteristics and enforces these policies by supporting residents seeking to file a complaint to the FHEO or who wish to pursue legal action.
- Government Code 65008 – The City does not discriminate or deny any individual or group of individuals the right to residence, land ownership, tenancy, or other land use on the basis of one's membership or perceived membership in a protected class, method of financing, and/or the intended occupancy. The City has adopted housing policies that prohibit discrimination based on protected characteristics. Further, the City has received zero FHEO complaints, and is committed to conducting outreach and educating residents on Fair Housing Law. Program 5.1.A in this Housing Element commits the City to providing information on fair housing and services offered in the region (see Chapter 2).

- Government Code 11135 et. seq. – The City does not discriminate or deny any individual or group of individuals access to programs or activities operated, administered, or funded with financial assistance from the state, regardless of one’s membership or perceived membership in a protected class. The City included Programs 3.3, 3.4, 3.5, 3.8, 3.9, 3.10, 3.11, 3.14, 5.1 and 5.2 in this Housing Element to promote affordable housing opportunities and resources, including Housing Choice Vouchers, shared housing programs, and employee/farmworker housing resources for residents that fall within each of the protected classes (see Chapter 2).
- Assembly Bill 686 – The City has included this assessment of fair housing and identifies strategies to increase housing opportunities for all residents, with specific actions to reduce housing disparities for disadvantaged communities.
- Density Bonus Law – The City last updated their Density Bonus provisions in the Municipal Code in 2020. In compliance with State law, the City will update its Density Bonus provisions outlined in the Municipal Code to be consistent with recent changes to the State Density Bonus Law. Program 1.7 will regulate this amendment to the Code (see Chapter 2).
- Senate Bill (SB) 35 –The City is subject to SB 35 requirements and will comply with State law as established in this Housing Element through Program 1.13 (see Chapter 2).
- Rehabilitation Act of 1973 – The City does not discriminate against persons with disabilities and promotes equal opportunities, accessibility, and independence for individuals with disabilities.
- American Disabilities Act – The Chapter 41 of the City’s Municipal Code establishes procedures for persons with disabilities seeking equal access to housing including reasonable accommodation for persons with disabilities. The City ensures housing developers comply with the American Disabilities Act through permit process review. The City includes Program 3.15 to amend the Municipal Code regulations related to reasonable accommodations (see Chapter 2).
- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations – The City will comply with the Housing Accountability Act by approving any eligible housing development projects, including those with at least 20 percent affordable units to lower-income households.
- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations – The City complies with the No Net Loss Law by identifying sites that can accommodate the City’s RHNA. The City is also committed to establishing minimum density requirements for multi-family housing developments in the R-3, R-4, and R-5 districts.
- Limits on Growth Controls Law (Gov. Code. Section 65302.8) – The City complies with the Limits on Growth Controls Law. The City has not adopted any mandatory general plan elements which limit the number of housing units.

- Housing Element Law (Gov. Code Section 65583(c)(5),(c)(10) – The City has included this analysis of fair housing and identifies strategies to increase housing opportunities for all residents, with specific actions to reduce housing disparities for lower-income households.
- Least Cost Zoning Law (Gov. Code. Section 65913.1) – The City complies with this State law by designating and zoning sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the Housing Element.
- Excessive Subdivision Standards Law (Gov. Code. Section 65913.2) – The City complies with this law in that the jurisdiction does not impose criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community.

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.9 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 nearby jurisdictions, however, socioeconomic and housing choice disparities pose negative effects for the community.

Priority of Contributing Factors

As a result of the housing needs and fair housing analysis, the City of Ceres has prioritized the following contributing factors to the fair housing issues:

- Lack of affordable housing (high priority);
- Lack of diverse housing stock (high priority);
- Limited housing construction (high priority);
- Limited economic opportunity (medium priority);
- Lack of City promotion of fair housing resources and outreach (medium priority); and
- Lack of effective programmatic action and City resources (medium priority).

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-33, Fair Housing Issues & Contributing Factors](#).

Table A-33 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.	- 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 Program 5.4: Place-Based Strategies to Support Infrastructure Improvements	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.	- 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 Senior 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 Program 5.4: Place-Based Strategies to Support Infrastructure Improvements	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.	- Lack of housing construction; only 79 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 units, seven (7) for moderate-income, 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 Access to employment opportunities are limited to the majority of students due to the spatial mismatching of jobs and housing.	- Jobs to housing imbalance; - Limited educational and economic opportunity; - Lack of diverse housing stock; and - Lack of affordable housing.	Program 3.1: Housing Diversity Program 5.4: Economic Mobility	Medium
Fair Housing Enforcement No residents filed fair housing complaints in Ceres, indicating a potential lack of awareness about fair housing rights.	- 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

Local Knowledge of Contributing Factors to Fair Housing

In order to better inform this Housing Element to meet the needs of Ceres residents, the City solicited the input of the public with a number of prompted questions through an online Stakeholder Survey. The responses were taken into consideration for incorporation into the Housing Element to guide policies and programs that address the housing needs of existing and future residents. The following are a few of the questions and responses from the Stakeholder Survey.

Question: What factors prevent you from obtaining permanent housing in Ceres?

Community members offered the following responses:

- Housing affordability;
- Limited supply of housing;
- Limited variety of housing options; and
- Limited employment opportunities.

Question: What do you expect from your city or county regarding homelessness/housing?

Community members offered the following responses:

- Affordable housing programs;
- Programs and rehabilitation centers that provide wrap-around support services for special need groups such as, extremely low-income households, the unhoused, the disabled, seniors, veterans, etc.;
- Construction of housing for low-income households; and
- Incentives for landlords to provide rent control.

For a complete review of all survey questions and responses, please refer to [Appendix E, Attachment B – Stakeholder Survey Report](#).

A.10 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.

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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 2020, the City updated the Density Bonus Program as part of their Zoning Ordinance. 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.

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.

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. To comply with State law, the City has included Program 1.7 to ensure the Zoning Ordinance is updated and consistent with the General Plan (see [Chapter 2](#)).

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 – 40% 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 ^{1,2,3,9}	-	-	-	-	-	-	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.

9 Lot dimension requirements shall be approved by Planning Commission.

Yard Requirements & Setbacks

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.

Front-yard setbacks can significantly affect multi-family development by influencing the overall building footprint and density of the development, which impacts cost and development feasibility. Setback requirements mandate the distance between the front property line and the nearest point of the building, creating space between the street and the structure. As shown in [Table B-2](#) above, front-yard setbacks for the R-3, R-4, and R-5 Zoning Districts are a minimum of 20 feet. This poses a potential constraint for the development of affordable multi-family development in these zones.

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. As shown in [Table B-2](#) above, zoning districts permitting multi-family development, including R-3, R-4, and R-5, impose a maximum lot coverage of 50 percent for interior lots and 45 percent for corner lots in the R-3 Zone, and 60 percent for interior lots and 54 percent for corner lots in the R-4 and R-5 Zones. This permitted maximum lot coverage presents a potential challenge for the development of multi-family housing, which typically requires higher lot coverages compared to single-family or duplex housing types. Therefore, the current Zoning Code indirectly limits the types of development in the R-3, R-4, and R-5 Zones to those that have a smaller footprint.

Floor Area Ratio

Floor Area Ratio (FAR) expresses the ratio of building square footage to land square footage and allows for flexibility in design as long as other development standards (such as height and setbacks) are compliant. FAR regulations influence the scale, density, and character of development within a community. Higher FARs generally allow for more intense development with taller buildings and greater floor area, while lower FARs result in less dense development with shorter buildings and less floor area. FAR requirements for all residential Zoning Districts is provided below.

R-A Zoning District FAR Requirements

- Single story buildings and first story of all multiple story buildings: maximum allowable FAR is 0.15:1; and
- Two-story buildings: maximum allowable FAR is 0.24:1.

The permitted FAR for the R-A Zoning District aligns with the customary low-density residential agriculture uses, serving as a transitional buffer between residential and agricultural land uses. These parcels are designed to be expansive, with only a portion of the lot allocated for a single-family residence.

R-1 Zoning District FAR Requirements

Interior Lots

- Single story buildings and first story of all multiple story buildings: maximum allowable FAR is 0.40:1.0; and
- Two story buildings: maximum allowable FAR 0.54:1.0.

Corner Lots

- Single story buildings and the first story of all multiple story buildings: maximum FAR is 0.40:1.0; and
- Two-story buildings: maximum allowable FAR 0.64:1.0.

The allowed FAR for the R-1 Zoning District reflects the typical characteristics of low-density residential land use, prioritizing spacious lots with relatively small building footprints.

R-2 Zoning District FAR Requirements

- Single-family refer to R-1 permitted FAR.

All Other Interior Lots

- Single story buildings and first story of all multiple story buildings: maximum allowable FAR is 0.50:1.0.

All Other Interior Lots

- Two-story buildings: maximum allowable FAR is 0.80:1.0.

All Other Corner Lots

- Single story buildings and first story of all multiple story buildings: maximum allowable FAR is 0.45:1.0.

All Other Corner Lots

- Two-story buildings: maximum allowable FAR is 0.72:1.0.

Similar to the R-1 Zoning District, the R-2 Zoning District permits FARs that correspond to low-density residential uses, fostering the development of single-family residences up to two stories in height.

R-3 Zoning District FAR Requirements

- Single-family refer to R-1 permitted FAR.

Single-Family and Two-Family Corner Lots

- Single story buildings and first story of all multiple buildings: maximum allowable FAR 0.40:1.0; and
- Two-story buildings: maximum allowable FAR is 0.64:1.0.

All Other Interior Lots

- Single story buildings and first story of all multiple story buildings: maximum allowable FAR is 0.50:1.0;
- Two story buildings: maximum allowable FAR is 0.80:1.0; and
- All 2.5 story building: maximum allowable FAR is 0.96:1.0.

All Other Corner Lots

- Single story buildings and first story of all multiple story buildings: maximum allowable FAR is 0.45:1.0;
- Two-story buildings: maximum allowable FAR is 0.72:1.0; and
- All 2.5 story buildings: maximum allowable FAR 0.86:1.0.

As previously mentioned, the City will enact Program 1.9 to prohibit single-family detached residential uses in the R-3, R-4, and R-5 Zoning Districts (see [Chapter 2](#)). Upon analyzing the permitted FAR in the R-3 Zoning District for all uses except single-family lots, it appears the permitted FAR limits development for single-story buildings on interior and corner lots. Permitted FAR for single-story buildings on interior lots is 0.50 and 0.45 on a corner lot. To address this, the permitted FAR for single-story buildings on interior lots should be increased to allow a FAR of at least 0.60 and increase to 0.70 on corner lots.

R-4 Zoning District FAR Requirements

Single-Family Lots

- Single story buildings and the first story of all multiple story buildings: maximum allowable FAR is 40:1.0;
- Two-story buildings: maximum allowable FAR is 0.64:1.0; and
- Three-story buildings: maximum allowable FAR is 0.96:1.0.

Two-Family Interior Lots

- Single story buildings and the first story of all multiple story buildings: maximum allowable FAR is 0.50:1.0;
- Two-story buildings: maximum allowable FAR is 0.80:1.0; and
- Three-story buildings: maximum allowable FAR is 1.20:1.0.

All Other Interior Lots

- Single-story buildings and the first story of all multiple-story buildings: maximum allowable FAR is 0.60:1.0;
- Two-story buildings: maximum allowable FAR is 0.95:1.0; and
- Three-story buildings: maximum allowable FAR is 1.94:1.0.

Two-family Corner Lots

- Single-story buildings and the first story of all multiple story buildings, the maximum allowable FAR shall be 0.45:1.0;
- Two-story buildings, the maximum allowable FAR shall be 0.72:1.0; and
- Three-story buildings, the maximum allowable FAR shall be 1.08:1.0.

All Other Corner Lots

- Single-story buildings and the first story of all multiple-story buildings: maximum allowable FAR is 0.54:1.0;
- Two-story buildings: maximum allowable FAR is 0.86:1.0; and
- Three-story buildings: maximum allowable FAR is 1.30:1.0.

Upon analyzing the permitted FAR in the R-4 Zoning District for all uses except single-family lots, it appears the permitted FAR limits development for single-story buildings on corner lots. Permitted FAR for single-story buildings on a corner lot is 0.54. To address this, the permitted FAR for single-story buildings on corner lots should be increased to 0.70 on corner lots.

R-5 Zoning District FAR Requirements

Single-Family Lots

- Single story buildings and the first story of all multiple story buildings: maximum allowable FAR is 40:1.0;
- Two-story buildings: maximum allowable FAR is 0.64:1.0; and
- Three-story buildings: maximum allowable FAR is 0.96:1.0.

Two-Family Interior Lots

- Single-story buildings and the first story of all multiple story buildings: maximum allowable FAR is 0.50:1.0;
- Two-story buildings: maximum allowable FAR is 0.80:1.0; and
- Three-story buildings: maximum allowable FAR is 1.20:1.0.

All Other Interior Lots

- Single-story buildings and the first story of all multiple-story buildings: maximum allowable FAR is 0.60:1.0;
- Two-story buildings: maximum allowable FAR is 0.95:1.0; and
- Three-story buildings: maximum allowable FAR is 1.94:1.0.

Two-Family Corner Lots

- Single-story buildings and the first story of all multiple story buildings: maximum allowable FAR is 0.45:1.0;
- Two-story buildings: maximum allowable FAR is 0.72:1.0; and
- Three-story buildings: maximum allowable FAR is 1.08:1.0.

All Other Corner Lots

- Single-story buildings and the first story of all multiple-story buildings: maximum allowable FAR is 0.54:1.0;
- Two-story buildings: maximum allowable FAR is 0.86:1.0; and
- Three-story buildings: maximum allowable FAR is 1.30:1.0.

Upon analyzing the permitted FAR in the R-5 Zoning District for all uses except single-family lots, it appears that the permitted FAR limits the development of single-story buildings on corner lots, allowing a FAR of 0.54:1.0. To address this, the permitted FAR for single-story buildings on corner lots should be increased to allow a FAR of at least 0.70.

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's Zoning Code permits a maximum height of up to 35 feet or three stories in the R-4 Zoning District, and up to 40 feet or three stories in the R-3 and R-5 Zoning Districts. These permitted heights are adequate to accommodate multi-family development in these zones.

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, as it allows the potential for development at considerably lower densities in zones that are intended for high density uses.

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*). Additionally, the program establishes minimum densities in accordance with the general plan for the R-3, R-4, and R-5 Zoning Districts.

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

Zoning Designation	Parking Requirement
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. However, they do have the potential to pose undue constraints on the development of affordable housing. The City will implement Program 2.6, which aims to decrease parking requirements for multi-family residential zoning districts (R-3, R-4, and R-5). Under this program, one and a half (1.5) parking spaces would be required regardless of the number of bedrooms, with a further reduction to one-half (0.5) parking spaces for affordable residential units (see [Chapter 2](#)). As a result of these concessions, potential constraints to development associated with existing parking standards will be reduced.

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. The following includes changes to the Zoning Code in order to facilitate the development of an affordable and diverse housing stock in Ceres:

- Prohibit single-family detached residential uses in the R-3, R-4, and R-5 Zoning Districts;
- Establish minimum density requirement of 7 dwelling units per acre in the R-3 Zoning District;
- Establish minimum density requirement of 12 dwelling units per acre in the R-4 Zoning District;
- Establish minimum density requirement of 20 dwelling units per acre in the R-5 Zoning District;
- Amend development standards for the R-3, R-4, and R-5 Zoning Districts to permit a minimum lot coverage of 70 percent and maximum front-yard setbacks of 15 feet;

- Increase permitted FAR in R-3 Zoning District to allow a FAR of at least 0.60 for single-story buildings on interior lots and a FAR of at least 0.70 for single-story buildings on corner lots;
- Increase permitted FAR in R-4 Zoning District to allow a FAR of at least 0.70 for single-story buildings on corner lots;
- Increase permitted FAR in R-5 Zoning District to allow a FAR of at least 0.70 for single-story buildings on corner lots;
- Reduce parking standards for R-3, R-4, and R-5 Zoning Districts to require one and a half (1.5) parking spaces regardless of the number of bedrooms and further reduce to on-half (0.5) parking spaces for affordable residential units;
- Permit single-room occupancy (SROs) in all mixed-use districts by-right, requiring no discretionary review;
- Permit emergency shelters in the Highway Commercial Zone (H-1) and PC Zone with Service Commercial General Plan Designation;
- Amend the written development standards for emergency shelters to allow proximity requirements in accordance with State law (Government Code Section 65583.(a)(4)), such that emergency shelters shall not be required to be more than 300 feet apart;
- Amend the written development standards for emergency shelters to require parking consistent with AB 139, requiring only sufficient parking to accommodate all staff working in the emergency shelter;
- Permit mobile/manufactured homes in all zones where single-family residential is allowed, in compliance with State requirements;
- Permit low-barrier navigation centers by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses; and
- Codify SB 9 regulations to facilitate new construction on single-family parcels (Program 1.9).

The changes to the Ceres Zoning Code discussed above will be regulated through Program 1.9, Program 2.6, and Program 3.7 included in [Chapter 2](#) of the 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 and annexed in 2012. 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 West Landing 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. In the future, the exact layout of various land use designations within the West Landing Specific Plan may need to shift and change in order to achieve market feasibility and successful progression of development. Any such adjustments would be reviewed for compatibility with the West Landing Specific Plan, the Ceres General Plan, the Housing Element, the California Environmental Quality Act, the Ceres Municipal Code, and adhere to State law with regard to “no net loss” of affordable housing.

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. This area was annexed in 2019.

Zoning for a Variety of Housing Types

California Housing Element Law requires 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	A ¹⁹	-	A ⁵	A ⁷	A ¹²	-	-	-	-	-	CUP	A ¹⁷	A ¹⁸	-	-	-
Single-Room Occupancy	P		P	P	P							P	P			
Residential Care Facility ³	P	P	P	P	P	P	-	P	-	-	CUP	A ¹⁷	A ¹⁸	-	-	-
Transitional Housing ³	P	P	P	P	P	P	-	P	-	-	CUP	P ¹⁷	P 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
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 Shelters	-	-	-	-	-	-	-	P ²⁰	P ²⁰	-	-	-	-	-	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 and Manufactured Housing

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 and manufactured homes are permitted in all residential zones (R-1 through R-5), except the Residential Agriculture (R-A) zone. According to the Ceres 2035 General Plan, mobile and manufactured homes are a permitted use in the Residential Agriculture (RA) land use designation. However, in the Ceres Municipal Code, the R-A Zone does not permit mobile and manufactured homes.

To remove barriers to the development of mobile and manufactured housing, the City has included Program 1.9 to amend the Zoning Code to permit mobile and manufactured housing in all zones, including the R-A Zone, where single-family residential is allowed, in compliance with Government Code Section 65852.3(a).

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 (SRO) 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. 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.

To facilitate the construction of SROs, the City has included Program 1.9 to amend the Zoning Code to define SROs and to permit them by-right, requiring no discretionary review in all mixed-use districts (see [Chapter 2](#)).

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.”

Currently, the City does not regulate the permissance of unlicensed residential care facilities or group homes. Program 1.9 has been included to establish unlicensed residential care facilities as a permitted use where single-family uses are permitted, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences (see [Chapter 2](#)).

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. Program 1.6 addresses SB 2 requirements for transitional and permanent supportive housing in accordance with Government Code Section 65651 (see [Chapter 2](#)).

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 shelters 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. Per Municipal Code Section 18.28.100(B)(3), development standards for emergency shelters in Ceres are as follows:

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

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

- **Number of beds.** A single emergency shelter may have up to 30 beds. An emergency shelter with a capacity greater than 30 occupants shall be subject to the approval of a conditional use permit;
- **Length of stay.** An emergency shelter shall operate on a first-come, first-serve basis with clients only permitted on site and admitted to the facility between 5:00 PM and 7:00 AM (PST). Clients must vacate the facility by 8:00 AM and the facility shall not guarantee a bed for the next night;
- **Location requirement.** A minimum distance of 300 feet shall be maintained from any other emergency shelter, as measured from the property line;
- **Outdoor Activities.** Any outdoor storage, including, but not limited to, items brought on site by clients for overnight stays, shall be screened from public view by a minimum seven-foot-tall decorative wall or fence. Service animals may accompany a disabled person, and pets may be permitted if contained within an adequately sized and sturdy pet carrier. Shopping carts shall not be permitted on site. Individual lockers shall be provided to allow shelter clients to temporarily store their private belongings while using the shelter. No person shall be allowed to camp on the premises or sleep on the premises outside of the shelter building;
- **Facility Improvements.** Facility improvements shall comply with this Code and the most current adopted California Building and Safety Codes, specific to the establishment of dormitories and shall additionally provide:
 - Clean sanitary beds and sanitation facilities.
 - A minimum of one toilet for every eight beds per gender.
 - A minimum of one shower for every eight beds per gender.
 - Private shower and toilet facility for each area designated for use by individual families.
 - If the shelter accommodates both men and women in the same building, segregated sleeping, lavatory and bathing areas shall be provided. Reasonable accommodation shall be made to provide segregated sleeping, lavatory and bathing areas for families.
 - Adequate indoor client intake areas (100 square feet minimum) must be provided within the premises for clients and prospective clients to prevent queuing into private sidewalks, parking and access areas, or public right-of-way areas.
 - Parking for emergency shelters shall be provided at a rate of one space per staff member plus one space per six occupants allowed at the maximum capacity.
 - Bicycle rack parking shall be provided at a minimum of ten bicycles per facility.
 - Adequate exterior lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.

- The facility may provide the following services in a designated area separate from sleeping areas:
 - ♦ A counseling center for job placement, educational, health care, legal services, or mental health services.
 - ♦ Laundry facilities to serve the number of clients at the shelter.
 - ♦ Central cooking, kitchen facilities, and dining areas.
 - ♦ Recreation areas. If outdoors, such area shall be visually separated from public view by a minimum six-foot tall decorative screen wall or fence.

- **Management Plan.** An emergency shelter management plan shall be submitted to the City.

In accordance with AB 139, the City is taking actions to ensure that zoning, definitions, and development standards do not preclude the development of emergency shelters. The City has included Program 1.9 to amend the Zoning Code to comply with State law including the following actions (see [Chapter 2](#)):

- Amend the definition of emergency shelters in compliance with AB 2339;
- Amend the emergency shelter development standards to allow proximity requirements in accordance with Government Code Section 65583.(a)(4), such that emergency shelters shall not be required to be more than 300 feet apart (see Chapter 2);
- Permit emergency shelters in the Highway Commercial (H-1) Zone and Planned Community (PC) Zone with Service Commercial General Plan Designation;
- Revise parking requirements outlined in the development standards for emergency shelters to be consistent with AB 139, requiring only sufficient parking to accommodate all staff working in the emergency shelter; and
- Review all other development standards and make necessary revisions to ensure consistency with State law.

As described in [Appendix A](#) of the Housing Element, during the 2023 Point-in-Time (PIT) Count, 17 homeless individuals were counted in Ceres. The City has approximately 6.38 acres of vacant or underutilized land within its M-1 zone district. This amount of vacant land is sufficient to accommodate the existing and anticipated homeless population in the City of Ceres. The majority of parcels located within the M-1 Zoning District are typically one (1) acre or less, and are suitable for the development of an emergency shelter based on the size needed for structures, parking, etc. to accommodate one or more facilities with 17 beds. As mentioned above, the City will amend the Zoning Code to also permit emergency shelters in the Highway Commercial (H-1) Zone and the Planned Community (PC) Zone with Service Commercial General Plan Designation. The City's M-1, H-1, and PC zones are located in close proximity to government services, commercial land uses, transportation corridors, and have the capacity in land to accommodate the City's need for an emergency shelter.

Development standards for the M-1, H-1, and PC Zones are detailed in [Table B-5](#). Development standards for the M-1 and H-1 zones do not pose barriers to the development of emergency shelters. Development standards for lot area, lot coverage, setbacks, FAR, and allowed density are reasonable and do not hinder the development of emergency shelters. However, height requirements in the M-1 Zone are not defined and requires Planning Commission approval, which consists of a single hearing to determine the maximum allowed building height. This presents a lack of clarity for developers and uncertainty for approval of development projects. To remove these potential constraints to development, Program 1.9 establishes an amendment to the Municipal Code to identify a maximum height limit of 50 feet, requiring no Planning Commission approval (see [Chapter 2](#)).

In the PC Zone, Planning Commission approval is required for setbacks, FAR, and height. The PC Zoning District is understood as a “boutique” zoning district, which has been utilized to facilitate specific development throughout the city. As previously mentioned, the City's lack of defined approval findings generally increases uncertainty for residential development projects. Program 1.14 establishes an amendment to the Zoning Code to adopt objective criteria for approval findings (see [Chapter 2](#)). This is aimed at increasing approval certainty for project applicants and developers alike. The PC Zoning District will be subject to these approval findings once adopted, which will also increase approval certainty in this zoning district. While approval of development standards in the PC Zoning District may be made at a single hearing of the Planning Commission, the increased level of review may present minor constraints to development.

The vacant parcels available for development of an emergency shelter listed in [Table B-6](#) meet the minimum development standards outlined in [Table B-5](#).

Table B-5 Development Standards in M-1, H-1, and PC Zones

Zoning Designation	Lot Area Sq. Ft.	Lot Coverage/ Dimensions	Setbacks	FAR	Height	Density
M-1	Min. 10,000 ²	Max. Coverage: 60% Min. Width: 100 ft Min. Depth: 100 ft	Front: 15 ft min. Side: interior/rear no requirements; Exterior 15 ft min.	Max. 0.50:1.0 ³	See note. ¹	No requirements
H-1	Min. 10,000 ⁴	Max. Coverage 60% Min. Width: non-cul-de-sac lots: 100 ft Min. Width: cul-de-sac or curvilinear lots: 70 ft Min. Depth: 100 ft	Front: 10 ft min. Side: 10 ft min. interior /exterior Rear: 10 ft min	1-Story of all buildings: max. 0.50:1.0 2-Story: max. 0.80:1.0 3-Story: max.1.54:1.0	Main buildings: 35 ft. (3-stories) Accessory buildings: 15 ft. (1-story)	No requirements
PC (subject to Specific Plan regulations)	N/A	SFD: Max. Coverage 40% Duplex: Max Coverage interior lot 50%; corner lot 45% Medium density MFD: Max Coverage interior lot 50%; corner lot 45% Medium high density MFD: Max. Coverage interior lot 60%; corner lot 54% Lot dimensions ⁵	See note. ⁶	See note. ⁷	See note. ⁸	See note. ⁹

SOURCE: City of Ceres

NOTES: 1 The height of all main and accessory buildings erected in the M-1 zone shall be as approved by the Planning Commission except those areas of an M-1 zone that fall within the area designated as an Airport Overlay Zone, which shall comply to the height limitations prescribed by that Zone.

2 For all principal uses minimum lot area is 10,000. Uses requiring Use Permit are specified by Planning Commission.

3 For all buildings and the first story of all multiple-story buildings, the maximum allowable FAR shall be 0.50:1.0. For all multiple-story buildings, the maximum allowable FAR shall be as approved by the Planning Commission.

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

5 All lot dimensions shall be approved by the Planning Commission.

6 All setback requirements in the P-C Zone shall be approved by the Planning Commission, excluding requirements for accessory structures, minor alterations and additions.

7. FAR in P-C Zone is as approved by Planning Commission.

8 Building height in the P-C Zone is as approved by the Planning Commission, except any area that falls within the area designated as an airport overlay zone shall comply with the height limitations prescribed by that zone, if they are more restrictive than those prescribed by the master plan.

9 The population density for all residential uses shall not exceed the density as established by the general plan.

The City has identified five (5) vacant parcels within the M-1, H-1, and PC zones to demonstrate sufficient capacity to accommodate the need for emergency shelters. At 200 square feet per bed, 25 beds could be accommodated in a building of approximately 5,000 square feet, which would allow a buffer of eight (8) additional beds beyond the City’s existing need of 17 beds. [Table B-6](#) shows the capacity for emergency shelters in the five (5) identified vacant sites located in the M-1, H-1, and PC Zones.

As shown in [Table B-6](#), the smallest identified parcel is 0.36 acres (15,681.6 square feet) which would allow up to 39 beds assuming a 50 percent development scenario. This provides more than double the number of beds needed to accommodate the homeless individuals counted in the 2023 PIT Count, providing capacity for existing and future persons experiencing housing insecurity. Assuming all five (5) sites were used for emergency shelters and developed at 50 percent, approximately 961 beds could be accommodated.

Table B-6 Capacity for Emergency Shelters

Zoning Designation	Address/APN	Parcel Size (Acres)	Existing Use	Number of Beds using 50% Development Scenario
M-1	127-032-010	1.95	Vacant	212
H-1	040-005-022	0.36	Vacant	39
H-1	040-005-012	1.51	Vacant	164
PC	040-008-023	1.47	Vacant	160
PC	040-008-022	3.55	Vacant	386
Total		8.84		961

SOURCE: City of Ceres

NOTES: Number of beds is determined by dividing square footage of site by a minimum of 200 square feet per person/bed per Government Code 65583(3)(l).

Given that the City has property appropriately zoned and available to construct multiple emergency shelters, the City is in compliance with State law. Additionally, the City has included Program 1.9 to establish amendments to the Municipal Code to permit emergency shelters in the M-1, H-1, and PC Zones in accordance with State law and to remove barriers to development (see [Chapter 2](#)).

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).

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.

In compliance with Health and Safety Code Sections 17021.5 and 17021.6, 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. Additionally, Program 3.11 establishes an amendment to the Zoning Code to define and allow employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone (Section 17021.6).

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

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.

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.

Requests for reasonable accommodation go to the Community Development Director for review, unless the project for which the request for a reasonable accommodation is made requires another discretionary permit or approval that is subject to Planning Commission action (as per subsection 18.03.040.B). Then the Planning Commission acts as the decision maker for both the request for reasonable accommodation and the discretionary permit or approval at the same time. As set forth in Municipal Code Chapter 18.34, any person aggrieved by the action of the Director of Community Development or Planning Commission may file an appeal by written notice of appeal, within ten days of the final determination, on a form prescribed by the City which shall be filed with the City Clerk. Appeals of decisions regarding the City’s General Plan must be received within five days of the decision pursuant to Government Code Section 65354.5. All appeals are required to go before the City Council for a public hearing.

To address potential obstacles in the approval process for requests for reasonable accommodation, the City has included Program 3.15 (see [Chapter 2](#)). This program proposes an amendment to Municipal Code Chapter 18.34 to clarify the term “aggrieved parties” in relation to reasonable accommodation, and to limit the parties eligible to appeal a request for reasonable accommodation to the applicant or the personal beneficiary.

Per Municipal Code 18.41.040, the following findings of approval are required to grant reasonable accommodation.

A. The written decision to approve, conditionally approve, or deny a request for a reasonable accommodation shall be based on the following findings, all of which are required for approval:

1. That the housing, which is the subject of the request for reasonable accommodation, will be used by one or more individuals with a disability protected under the fair housing laws;
2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling;
3. The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning laws, rules, policies, practices, and procedures;
4. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others;
5. The requested accommodation will not impose an undue financial or administrative burden on the City as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law; and
6. In making these findings, the decision maker may approve alternative reasonable accommodations which provide an equivalent level of benefit to the applicant.

B. The City may consider, but is not limited to, the following factors in determining whether the requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling:

1. Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability;
2. Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation;
3. In the case of a residential care facility, whether the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants; and/or
4. In the case of a residential care facility, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.

C. The City may consider, but is not limited to, the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of the City's zoning laws, rules, policies, practices, and procedures:

1. Whether the requested accommodation would fundamentally alter the character of the neighborhood;

2. Whether the accommodation would result in a substantial increase in traffic or insufficient parking;
3. Whether granting the requested accommodation would substantially undermine any purpose of either the City's general plan or applicable specific plan; and/or
4. In the case of a residential care facility, whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

The City's current Findings of Approval for requests for reasonable accommodation are lengthy and include subjective findings in sections B and C. The Findings of Approval specified in section A are objective and do not present impediments to providing improvements for requests for reasonable accommodation. To eliminate subjectivity in the review of requests for reasonable accommodation, the City will implement Program 3.15 (see [Chapter 2](#)). This program establishes an amendment to the Municipal Code to remove the findings requirements outlined in sections B and C of Chapter 18.41.040. This initiative aims to enhance clarity and eliminate uncertainty surrounding requests for reasonable accommodation.

Further, the City adheres to the 2022 International Building Code, which requires at least 10 percent but not less than one (1) of the multistory dwellings in apartment buildings with three (3) or more dwelling units and/or condominiums with four (4) or more dwelling units must be ADA compliant.⁴

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.

⁴ Source: <https://codes.iccsafe.org/content/CABC2022P2/chapter-11a-housing-accessibility>

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-7](#) provides a current list of applicable planning fees.

Table B-7 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
<i>Rezone/Prezone/Planning Community Master Plan</i>	
	\$1,440

Application/Permit Type	Fee
<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
Notice of Exemption ^(e)	\$57

Application/Permit Type	Fee
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-8, 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-8 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-9 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.

While fee types in comparable and neighboring jurisdictions do not precisely align with the fee types in Ceres for a side-by-side comparison, the total estimated fees as cited in the City of Modesto's *Draft 2023-2031 Housing Element Update* (Table 74) offer comparative insight. While Ceres estimates a total of \$42,922.15 for a single-family home and \$30,707.22 per multi-family unit, the City of Modesto estimates \$30,720 for a single-family home and \$23,157 per multi-family unit. However, Modesto's estimates do not include regional fees such as Ceres Unified School District and County Public Facilities, which amount to approximately \$13,325 for incorporated areas of Stanislaus County including Ceres, Hughston, Modesto, Patterson, and Waterford. Including regional fees, the estimated total development fees in Modesto for a single-family home would total \$44,045 and a multi-family unit would total \$36,482. Therefore, Ceres' total estimated development fees are significantly lower than the City of Modesto.

Table B-9 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.

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.

Site Plan Review

Ceres' residential development permit process is officially initiated with the submission of an application, fees, and necessary plans and drawings for proper review. 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.

The Municipal Code establishes a site plan review procedure for all developments, which is reviewed by the Planning Commission to determine if the proposed project conforms with the Zoning Code and General Plan. Upon completion of the review and evaluation of a site plan application, a public hearing is held for the Planning Commission to present their decision to either deny, grant, or modify the site plan review subject to specific conditions. Currently, the City lacks written approval findings for development projects.

To remove uncertainty from the approval process, the City has included Program 1.14 (see [Chapter 2](#)), to establish an amendment to the Zoning Code to adopt written approval findings. To ensure residential projects are reviewed based on objective criteria, the City will adopt the following findings of approval.

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.
4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Once implemented, the approval process for residential development will not pose constraints related to the approval process.

Currently, site plan review for residential projects in the Planned Community (PC) Zoning District are subject to the discretion of the Planning Commission. As previously mentioned, the lack of written approval findings creates uncertainty for project applicants, which may pose a constraint to development. However, once Program 1.14 is implemented, the City's Zoning Code will define written approval findings that are objective and increase approval certainty. These approval findings will be applied when determining appropriate development standards, including lot dimensions, setbacks, floor area ratio, and building height in the PC Zoning District.

Building Plan Review

Residential building plan review is contracted out to Stanislaus County and is limited to a maximum of 15 working days. 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.

Processing times for development review vary, based on the size of the project and the extent of environmental review required, and can range from six months to more than one year if an EIR is required. When an application is submitted, it is reviewed within 30 days to verify that it is complete or the applicant is notified that it is incomplete. Once the application is complete, typical processing times align with the requirements of the State Permit Streamlining Act of 1992. The City makes a determination of CEQA streamlining or exemption within 30 days of receiving a complete application. Typical processing time is about one month for a single-family home, and about four to six months for a multiple-family housing project, unless delayed by the environmental clearance process due to significant environmental impacts.

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-10](#) shows the average time between entitlement approvals and building permit application submittals for residential development projects during the 2015-2023 planning period.

Table B-10 Recent 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 2024 (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

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. The City also included Program 1.13 to establish a checklist and procedures for SB 35 and SB 330 (see [Chapter 2](#)). This aims to ensure efficient and complete application processing.

Transparency of Development Standards and Fees

Per Government Code section 65940.1(a)(1), jurisdictions must post all zoning and development standards and associated fees on the jurisdiction's website. The City of Ceres complies with State law, providing zoning and development standards on the City's website by reference to the City's Municipal Code. Associated fee schedules are also readily available on the City's website through the Planning and Building departments.

Building Codes and Code Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance. The City's Building Code is currently based on the latest, 2022 version of the California Building Code, along with all required updates. The building code is regularly updated in accordance with Title 24 changes. The City has not made any amendments to the Building Code that might diminish the ability to accommodate persons with disabilities or other special needs groups. 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.

Building Code and Zoning Code enforcement activities are undertaken on a proactive and compliant basis. It is the duty of the building inspector and the City Manager to enforce the City's Building Code and Zoning Code. The City contracts with Stanislaus County for all building inspections and plan checks. However, all plan check submittals are submitted to and permits are issued from Ceres. The City finds that the adopted Building Code and Zoning Code and associated enforcement activities are not constraints to the development, maintenance, or preservation of housing.

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.

The City has a Subdivision Ordinance that in combination with the General Plan, identifies subdivision improvement requirements. Per the City's 2035 General Plan, local streets have a minimum width requirement of 46 to 60 feet. These requirements facilitate the implementation of

complete streets, which incorporate bike lanes and pedestrian-friendly sidewalks, thereby enhancing overall mobility and transit options. The City's emphasis on complete streets aims to reduce reliance on automobiles and increase transportation alternatives throughout the city. As a result, the City does not believe the minimum street widths pose a constraint to development but rather set the stage for infill development by prioritizing accessibility and walkability.

The City's requirement for a wall or vegetative barrier for multi-family developments located adjacent to a single-family neighborhood may pose a potential constraint for development by increasing costs. To address this, Program 1.9 proposes an amendment to the Municipal Code to remove the requirement for a wall or vegetative barrier for multi-family projects located adjacent to single-family uses (see [Chapter 2](#)).

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.⁵

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 SB 9. Program 1.9 addresses the need to codify SB 9 requirements (see [Chapter 2](#)).

⁵ [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.

Once amendments to the Zoning Code are completed, the City of Ceres will have a body of local development regulations that support the development of affordable housing and that does not pose any undue constraint on the development of 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)⁶ 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.⁷ 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 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.⁸ 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.⁹ 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

⁶ <https://www.iccsafe.org/>

⁷ Estimates for construction costs are based on VA wood-frame housing. ICC Building Valuation Data February, 2023

⁸ Source: [30 Year Mortgage Rate \(ycharts.com\)](https://ycharts.com/indicators/30_year_mortgage_rate)

⁹ Source: [Manual FTHB_012009 \(ceres.ca.us\)](https://www.ceres.ca.us/Manual_FTHB_012009)

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 assumptions in the Sites Inventory.

Infrastructure Capacity

A significant factor that can add to the cost of residential development is the availability and adequacy of infrastructure.

Water and Wastewater

Water service within the City is provided by the City's Public Works 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.¹⁰ According to the City's 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 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

¹⁰ City of Ceres Urban Water Management Plan, 2020

million gallons of wastewater per day (mgd) and in 2007 treated an average flow of 1.5 mgd.¹¹ 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.

Water and Sewer for Affordable Housing

Pursuant to Government Code 65589.7 and SB 1087, the City has implemented Program 3.13 to ensure that proposed developments that include units affordable to lower-income households are granted priority for water and sewer service allocations and hookups to the City's conveyance system (see [Chapter 2](#)). Upon certification of the housing element, the City will forward the housing element to the City's Public Works Department as well as the City of Modesto's Public Works Department so priority can be granted.

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.

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

¹¹ City of Ceres Sewer System Master Plan, 2013; City of Ceres Urban Water Management Plan, 2020

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 earthquake 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. Ceres’ share of the regional housing need for the eight-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’ Regional Housing Needs Allocation – 2023–2031](#) shows Ceres’ RHNA for the planning period 2023 through 2031 in comparison to the RHNA distributions for the Stanislaus County Region.

¹ Source: Stanislaus County Council of Governments, August 17, 2022

Table C-1 Regional Housing Needs Allocation – 2023–2031

Income Group	Ceres RHNA	Percent	Stanislaus County Region RHNA	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%	34,344	100%

SOURCE: StanCOG, 2022

Progress Towards RHNA

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2023 through December 15, 2031. Accordingly, the units permitted in this period count towards the 2023-2031 planning period RHNA and are subtracted from the 6th Cycle RHNA.

There is sufficient capacity with existing zoning to accommodate the RHNA for the jurisdiction by income., per Government Code Section 65583(a)(3). [Table C-2, Capacity to Accommodate 2023-2031 RHNA](#), shows the City of Ceres' adjusted RHNA, which accounts for capacity available through identification of developable sites according to Government Code section 65583.2(a), including the following:

- Two Specific-Plan, recently annexed areas (Sites 1 and 2);
- Six vacant sites zoned for residential use (Sites 6, 13, 14, 17, 21, 22);
- There are no vacant sites zoned for nonresidential use that allow residential development within the Ceres Sites Inventory;
- Residentially zoned sites that are capable of being developed at a higher density (nonvacant sites, including underutilized sites) (Sites 3-5, 7-12); and
- Six Pipeline Projects that have been entitled, permitted, or constructed after the end of the Housing Element 5th Cycle (Sites 23-28).

Ceres has adequate sites to accommodate housing development at 107 percent of the RHNA.

Table C-2 Capacity to Accommodate 2023-2031 RHNA

Adjustment Factor	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total
Pipeline Projects	0	87	86	97	270
West Landing Specific Plan	572	293	459	1,307	2,631
Whitmore Ranch Specific Plan	76	61	67	168	372
Vacant Sites	19	0	7	3	29
Underutilized Sites	36	33	53	94	216
ADUs	39	39	39	14	131
Subtotal	742	513	711	1,683	3,649
Existing Units	0	0	0	44	44
Total	742	513	711	1,639	3,605
2023–2031 RHNA	706	489	661	1,505	3,361
Surplus at 107% of RHNA	105%	105%	108%	109%	244

SOURCE: City of Ceres 2022

Development Potential in Ceres

The City of Ceres anticipates more opportunities for housing development to occur during the 6th cycle planning period, than what occurred during the 5th cycle. During the 5th cycle, progress towards new development and housing construction stalled due to external factors, such as the Covid-19 pandemic and lingering effects of the 2008 recession. During the height of the Covid-19 pandemic, the State experienced a shortage of affordable rental units as a result of landlords being forced to relinquish their properties to lenders due to foreclosure or lack of payments by tenants, among other reasons.² At the City level, frequent staff turnover impeded the accomplishment of goals set forth in the 5th cycle.

Despite the past, the City of Ceres is optimistic that the 6th cycle planning period will result in an uptick in new affordable housing development. The community has been an integral part of this 6th Cycle Housing Element Update process, providing input through online forums, a Stakeholder Survey, and public meetings. Overall, the community has expressed a need for more affordable housing in Ceres along with public services to assist lower-income households. This 6th Cycle Housing Element Update is intended to provide a pathway for new affordable housing options to meet the varying housing needs of the community.

² <https://lhc.ca.gov/sites/lhc.ca.gov/files/Reports/258/Report258.pdf>

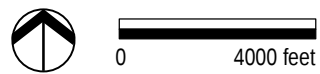
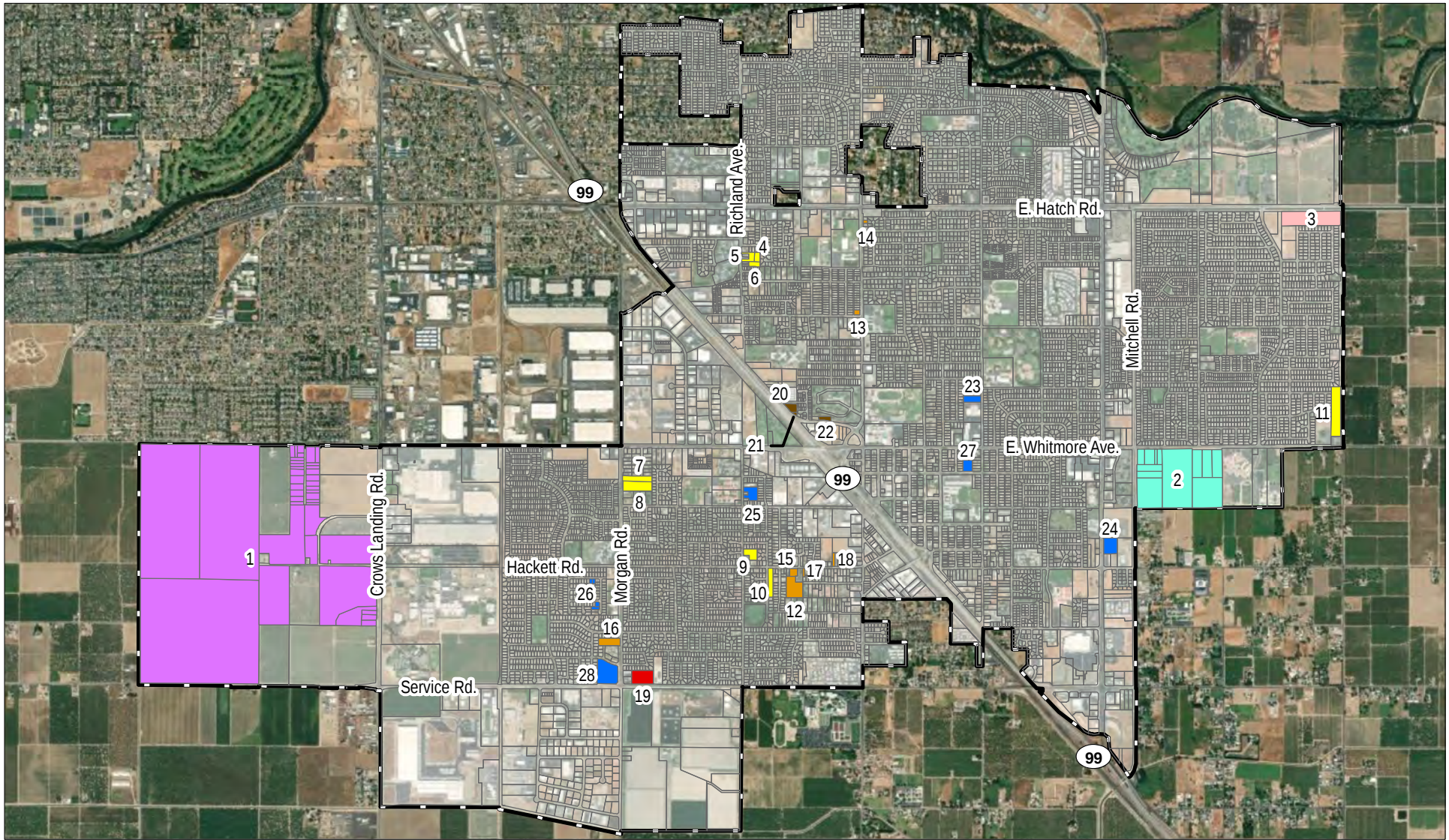
In the last year, the City has received overwhelming support from developers and property owners that are interested in the construction of new housing in the City, specifically in the West Landing Specific Plan and Whitmore Ranch areas. The City has actively engaged local property owners and been in discussion with those interested in developing housing on their properties in the next eight years. Similarly, the City has been in discussion with interested developers to understand what types of housing development are most feasible in the region and how to prioritize affordable housing with the current market. These discussions have revealed that developers are eager to produce all types of housing, including single-family residences, apartments, and alternative housing types such as accessory dwelling units, which provide another feasible approach in suburban areas. Developers have expressed interest in using this approach, among others, to develop affordable housing units in Ceres.

To further facilitate the development of affordable housing in Ceres, the City has taken the initiative to ensure that available land identified through the site inventory is developed to its full potential to meet the City's RHNA goals. This effort aligns with the City's determination to provide a housing plan that is reflective of the community's needs, while also clearly defined and accessible to developers and local property owners—successfully bridging the gap between well intentioned planning and committing to actions that enable the development of affordable housing.

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' RNHA of 3,361 housing units (see [Table C-2](#), above). [Figure C-1](#) illustrates the location of project sites. The site inventory provides a total capacity for 3,605 new residential units for the development of a variety of housing to meet the needs of a range of household types and income levels. This accounts for the potential replacement of 44 existing residential units, if demolition is required for redevelopment.

Site-specific details on the six (6) pipeline sites are shown in [Table C-3](#); details for the two (2) Specific Plan sites can be found in [Table C-4](#). Site-specific details on the vacant and underutilized sites are shown in [Table C-8](#), followed by descriptions of each site and capacity analysis formulas in [Tables C-11 through C-46](#). All tables include sites according to RHNA and income category according to Government Code section 65583.2(c). The required map of sites according to Government Code section 65583.2(b)(7) is provided as [Figure C-1](#).



- | | | |
|----------------------------|------------------------------|-------------------|
| Ceres City Limit | Low Density Residential | Mixed-Use |
| Ceres City Parcels | Very Low Density Residential | Pipeline Projects |
| High Density Residential | Whitmore Ranch | |
| Medium Density Residential | West Landing | |

Source: Stanislaus County GIS 2024



Figure C-1
Sites Inventory

Ceres 6th Cycle Housing Element Update

Sites to Accommodate Lower-Income RHNA

Sites Used in Previous Planning Periods Housing Elements

Government Code section 65583.2(c)

Each site includes information about whether it was used in a prior housing element planning period, and if it is currently vacant. Program 1.11 in [Chapter 2](#) establishes residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower income households. The intent of this requirement is to further incentivize the development of housing on sites that have been available over one or more planning periods. Housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning but would not be eligible for “by-right” processing. For this circumstance, the Ceres Planning Department will have to make findings on the approval of that project pursuant to No Net Loss Law (Government Code section 65863) and proceed to identify an alternative site or sites pursuant to that law.

Development of Sites 1 and 2 will require subdivision action and is therefore subject to discretionary review per the requirements of the Subdivision Map Act, as well as CEQA. However, all other relevant planning entitlements will meet by-right requirements as identified in Program 1.11 (see [Chapter 2](#)).

Appropriate Zoning

Government Code section 65583.2(c)(3)

For suburban jurisdictions such as Ceres, sites allowing at least 20 units per acre are appropriate to accommodate lower-income housing. The density range for all parcels that anticipate housing units to meet the lower-income RHNA include the default density. The General Plan designation that meets this prerequisite is HDR with a range in density of 20-30 dwelling units per acre. Program 1.9 in [Chapter 2](#) establishes several amendments to the Ceres Municipal Code to enable high density residential development, including the following:

- Establish a minimum density requirement in the R-5 Zoning District to be 20 du/acre; and
- Prohibit single-family detached residential uses in the R-3, R-4, and R-5 Districts.

Site Size

Government Code section 65583.2(c)(2)(A), (B), and (C)

All sites anticipated to accommodate housing for lower income households are appropriately sized between 0.5 acres and 10 acres. This intention is planned to enable assisted housing developments using state or federal resources to construct between 50 to 150 units. This is especially important for Ceres because the City is attempting to become designated as a Prohousing Community, which will be a conduit for state funding of affordable housing.

The West Landing Specific Plan (WLSP) and Whitmore Ranch Specific Plan areas both include parcels that are larger than 10 acres (eight parcels in WLSP and one parcel in Whitmore Ranch). However, these projects are anticipated to undergo subdivision, which would render lots sized between 0.5 and 1 acre to accommodate low density residential use. None of the parcels that are larger than 10 acres are anticipated to accommodate lower-income units. Full discussions of the development and subdivision processes for both projects are provided below.

No Net Loss

Government Code section 65863

Through the eight-year planning period of the 6th Cycle Housing Element, pursuant to the No Net Loss Law, City staff is required to identify an alternative site(s) if a site is developed at a lesser ratio of lower-income units than anticipated with this Sites Inventory. Program 1.1 will regulate this requirement of No Net Loss for the 6th cycle (see [Chapter 2](#)).

Dry Utilities and Water Capacity

All sites included in the Site Inventory have access to sufficient water, sewer, and dry utilities, with the exception of the West Landing Specific Plan (WLSP) area (Site 1). Program 1.10 establishes a schedule of actions for development of the WLSP area, including finalizing water and wastewater infrastructure for the project by Summer 2027 (see [Chapter 2](#)). Program 3.13 establishes City actions to develop written procedures to grant priority water and sewer services to proposed developments that include units affordable to lower-income households (see [Chapter 2](#)).

Environmental Mitigation

The identified housing opportunity sites are primarily located in areas characterized by master planned, planned development, and high-density land uses. All sites listed in the Site Inventory were thoroughly examined for designation on the Hazardous Waste and Substances Site Cortese List. None of the sites identified in the inventory were found to be present on these lists. Further, none of the identified housing opportunity sites had previous or existing uses that left a legacy of contaminants (I.e.: dry cleaning, production of coal, coke, tar, dry fertilizers, gelatine, animal glue, turpentine, matches, or paint; processing of nitrating cotton or other materials; magnesium foundry; reduction, refining, smelting or alloying of metals; refining petroleum products; distillation of wood or bones; or tanning of raw or salted hides of skins). Therefore, environmental mitigation is not required for any of the housing opportunity sites identified to accommodate the RHNA. There are no other known conditions that hinder the development of the sites listed in the Site Inventory.

Avoidance of Undue Concentration/Isolation of Lower-Income Housing

To achieve its sizable 6th Cycle regional housing goals (3,361 new units), the City of Ceres relies heavily upon development in newly-annexed areas of contiguous, previously unincorporated territory. This is a sound and practical approach to providing needed housing given Ceres' historical development pattern and market conditions in the Central Valley region. Unfortunately, this reliance on large development areas can lead to concentrations of lower-income housing unless careful planning is undertaken.

This issue of lower-income housing concentration is of particular concern in the West Landing Specific Plan Area (discussed in full in subsequent sections). Much of the City's planned 6th Cycle capacity for lower-income units is contained in the West Landing area, and even within the Specific Plan project area itself, higher-density housing is concentrated in a centrally-located area. This development pattern within the Specific Plan area has, however, been carefully designed using "New Urbanist" principles that ensure that higher-density housing has easy access to services, shopping, and open space amenities. Upon cursory review, the development pattern may appear to concentrate lower-income housing, but inherent in this New Urbanist approach is a design that has been demonstrated over decades to result in new neighborhoods that are well maintained and that rise in value over time. Instead of building neighborhoods that become quickly blighted, the City is building neighborhoods that over time build equity and wealth for lower-income families.

The City's efforts to build livable communities does not end with New Urbanist design. To further address this issue, the City of Ceres has added Program 1.5 to this 6th Cycle Housing Element update to require 10 percent of all new single-family housing in the West Landing area to construct either an ADU or a JADU. This new program would have the effect of providing affordable housing opportunities throughout the WLSP area—not just in the central neighborhood core.

It should also be noted that several infill projects are under construction across Ceres, and these are largely affordable projects spread across the community. For example, Tuscan Village and Olive Villas are currently under construction, Magnolia Square Apartments and Moffett Apartments are currently in building permit review process, and Dhillon Villas and the Service and Morgan Development have received planning approval. All of these projects will contribute to the distribution of affordable housing opportunities across the community.

Finally, there is a longer-term perspective to consider. While the 6th Cycle Housing Element concentrates much of its new housing in West Landing, in the 7th Cycle and beyond, the City anticipates that a major focus for new housing will be in the Downtown core in proximity to the planned ACE commuter rail station. The 7th Cycle housing is anticipated to include primarily

higher-density units that by design will be affordable to lower-income households. From this perspective, 6th Cycle development of affordable housing in West Landing serves in the longer term to ensure that mixed-income housing opportunities are spread across Ceres.

Considerations for Capacity Analysis

Site Typology

Government Code section 65583.2 (c)

This housing plan and Site Inventory provides capacity 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. The zoning and General Plan for the sites allows the housing types listed above.

Adjustment factors for Realistic Capacity

Government Code section 65583.2(c)(2)

Land use controls and site improvements requirements have been analyzed for constraints within [Appendix B – Housing Constraints](#), and necessary changes to the review process are included as Programs within [Chapter 2 – Goals, Policies and Programs](#). The realistic development capacity for the site begins with assuming those process changes to be in place by or prior to December 2024. Typical densities of existing or approved residential developments at a similar affordability level in Ceres has been considered to discover a yield percentage of the maximum density used for each Pipeline Project ([Table C-3](#)).

Pipeline Projects

Pipeline projects include entitled, permitted, or constructed projects. [Table C-3](#) exhibits current housing projects that have earned approval for entitlements and/or permits and may begin construction prior to 6th Cycle Housing Element certification. It should be understood that the City has experienced high staff turnover over the last decade, significantly impacting its ability to adequately plan for both commercial and residential development. Despite this setback, the City now has a new Community Development Director and Economic Development Manager who are actively collaborating with non-profit developers to gauge interest in affordable multi-family housing. Additionally, the anticipated development of the ACE Train is expected to spur further development interest, making this an opportune time for investment and residential growth. Therefore, a number of recent development projects, including those currently in the pipeline, do not reflect the City's current development goals. The City intends to maximize development potential in the next eight-year planning cycle to meet the community's growing needs.

Table C-3 Pipeline Projects

Site #	APN	Project Name	Zoning	General Plan	Area	Max. Density	Applied Density/ Yield %		VLI	LI	MI	AM	Rental/ Ownership	Entitlement Status
Pipeline Projects														
23	127-023-024	Moffett Apartments	R-3	HDR	1.199	30	23.4				28		Rental	Approved
							78%							
24	069-019-038	Dhillon Villas	MX-1	HC	6.290	25	23.1			87	58		Rental	Approved
							92%							
25	053-058-056	Cherry Hollow	P-C 62	MDR	1.360	12	10.7					20	Rental/ Ownership	Approved
							89%							
26	086-039-028	Cambridge Estate	P-C 49	LDR	0.24	7	4.2	84%				1	Ownership	Approved
	086-039-029		P-C 49	LDR	0.20	7	4.9					1		
	086-039-037		P-C 49	LDR	0.14	7	7.2					1		
	086-039-038		P-C 49	LDR	0.14	7	7.2					1		
27	127-014-034	Magnolia Square Apartments*	P-C 67	HDR	1.089	30	15.0					15	Ownership	Expired August 2023
							50%							
28	086-034-004	Service & Morgan	P-C 49	HDR	4.000	30	14.5					58	Ownership	Approved
							48%							
TOTAL									0	87	86	97		

SOURCE: City of Ceres; EMC Planning Group Inc.

NOTE: See narrative for Magnolia Square Apartments for context information

Moffet Apartments

The Moffet Apartments, located at 2125 Moffett Road, received planning entitlements on August 16, 2021. This site has a land use designation of HDR and is zoned R-3, which allows up to 30 dwelling units per acre. The development sits on a 1.2-acre lot and is intended to be developed at 23.4 dwelling units per acre to accommodate 28 moderate-income rental units. The project applicant has submitted building plans and is awaiting permit issuance.

Dhillon Villas

The Dhillon Villas, received planning entitlements on January 17, 2023. This site has a land use designation of Highway Commercial (HC) and is zoned MX-1, which allows up to 25 dwelling units per acre. The development sits on a 6.3-acre lot and is intended to be developed at 23.1 dwelling units per acre to accommodate 87 low-income and 58 moderate-income apartments marketed for rent. The project applicant has not yet submitted a building permit application.

Cherry Hollow

The Cherry Hollow Apartments, located at the 2800 block of Blaker Road, received planning entitlements on July 18, 2016, which has been extended four times with the most recent extension approved on January 17, 2023. This site has a land use designation of MDR and is zoned PC-62, which allows up to 12 dwelling units per acre. The development sits on a 1.36-acre lot and is intended to be developed at 10.7 dwelling units per acre to accommodate 20 above moderate apartments. The project is currently in building plan review.

Cambridge Estates

The Cambridge Estates received planning entitlements on May 16, 2022. Phases I and II of the project are complete. This site has a land use designation of LDR and is zoned PC-49, which allows up to seven (7) dwelling units per acre. The project was developed at a mix of densities ranging from approximately four (4.2) to seven (7.2) dwelling units per acre to accommodate four (4) above moderate single-family homes marketed for ownership.

Magnolia Square Apartments

The Magnolia Square Apartments, located at the 2519 Magnolia Street, was approved with a CUP by the Planning Commission on August 15, 2022, and expired in August 2023. This site has a land use designation of HDR and is zoned PC-67, which allows up to 30 dwelling units per acre. The development sits on a 1.09-acre lot and is intended to be developed at 15 dwelling units per acre to accommodate 15 above moderate townhomes marketed for ownership. The project applicant has not yet submitted a building permit application.

The yield number for Magnolia Square Apartments should be viewed as an anomaly. The site was initially designated for Medium Density Residential (MDR). However, the project developer proposed a plan requiring increased density. The subsequent land use redesignation to High

Density Residential (HDR) for Magnolia Square Apartments, prior to project review, reflects the gap between the project's 15 dwelling units per acre and the MDR maximum density of 12 dwelling units per acre, rather than an instance of underdevelopment for an HDR site.

Service and Morgan Apartments

The Service and Morgan Apartments, located at the northwest corner of Morgan and Service Road, received planning entitlements on May 2, 2022, which were subsequently extended on April 16, 2024.

This site has a land use designation of HDR and is zoned PC-49, which allows up to 30 dwelling units per acre. The development sites on a 4-acre lot and is intended to be developed at 14.5 dwelling units per acre to accommodate 58 above moderate apartments marketed for ownership. The project applicant has not yet submitted a building permit application.

Recent Annexations/Specific Plan Areas

Sites 1 and 2 are two annexed areas with Specific Plans in place and together represent 83 percent of the capacity analyzed and listed with this Site Inventory. These are also the areas where 86 percent of the capacity for lower-income households is anticipated. An assortment of scattered uses remains on the parcels for these areas, including agricultural uses, single-family structures, and accessory structures. [Table C-4](#) details anticipated unit capacities for all recently annexed sites.

Reliance on nonvacant sites to accommodate more than 50 percent of the RHNA for lower income households

Government Code Section 65583.2(g)(2)

As part of the resolution adopting the housing elements, findings stating the uses on nonvacant sites identified in the inventory to accommodate the RHNA for lower income are likely to be discontinued during the planning period and the factors used to make that determination. The City will include this either in the body or in the recital section of the resolution.

Findings and a description of the substantial evidence can be found within the subsections for each area. The “substantial evidence” indicates that the existing use will not impede further residential development or that the existing use will be discontinued during the planning period. For both annexed areas, the majority property owners have demonstrated motivated investment in pursuing development. Costs for Specific Plans and associated EIRs have been paid for by the majority property owners. At Whitmore Ranch, a Vesting Tentative Map for Phases 1 and 2 are underway.

Table C-4 Recently Annexed Specific Plan Residential Projects

Site #	APN	Zoning	General Plan	Acres	Max Density	Applied Density	Realistic Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Yield % of Max Density
West Landing												
1	056-055-006	P-C 68	HDR	3.725	30	30.0	93	48				86%
	056-055-009	P-C 68	O/HDR	5.855	25	25.0	125	125				86%
	056-055-010	P-C 68	O/HDR	2.423	25	25.0	52	52				86%
	056-055-011	P-C 68	O/HDR	0.359	25	25.0	8	8				86%
	056-055-012	P-C 68	O/HDR	0.451	25	25.0	10	10				86%
	056-055-013	P-C 68	O/HDR	0.471	25	25.0	10	10				86%
	056-055-021	P-C 68	MHDR	8.189	20	20.0	140	70	70			86%
		P-C 68	HDR	2.809	30	30.0	72	72				86%
	056-055-025	P-C 68	MHDR	4.226	20	20.0	72	36	36			86%
	056-055-032	P-C 68	MHDR	5.101	20	20.0	87	44	9			86%
	056-055-033	P-C 68	NC	8.998	25	25.0	193	97	96			86%
	056-056-002	P-C 68	VLDR*	1.585	4.5	4.5	6				6	86%
	056-056-004	P-C 68	VLDR*	0.445	4.5	4.5	2				2	86%
	056-056-005	P-C 68	VLDR*	0.896	4.5	4.5	3				3	86%
	056-056-006	P-C 68	VLDR*	0.889	4.5	4.5	3				3	86%
	056-056-007	P-C 68	VLDR*	0.787	4.5	4.5	3				3	86%
	056-056-008	P-C 68	VLDR*	0.556	4.5	4.5	2				2	86%
	056-056-009	P-C 68	VLDR*	0.448	4.5	4.5	2				2	86%
	056-056-010	P-C 68	VLDR*	1.047	4.5	4.5	4				4	86%
	056-056-011	P-C 68	VLDR*	0.374	4.5	4.5	1				1	86%
	056-056-012	P-C 68	VLDR*	0.389	4.5	4.5	2				2	86%
	056-056-013	P-C 68	VLDR*	0.476	4.5	4.5	2				2	86%
	056-056-014	P-C 68	VLDR*	0.855	4.5	4.5	3				3	86%
	056-056-015	P-C 68	VLDR*	0.924	4.5	4.5	4				4	86%

Site #	APN	Zoning	General Plan	Acres	Max Density	Applied Density	Realistic Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Yield % of Max Density
	056-056-017	P-C 68	VLDR*	0.970	4.5	4.5	4				4	86%
	056-056-018	P-C 68	VLDR*	0.437	4.5	4.5	2				2	86%
	056-056-019	P-C 68	VLDR*	0.437	4.5	4.5	2				2	86%
	056-056-020	P-C 68	VLDR*	0.454	4.5	4.5	2				2	86%
	056-056-021	P-C 68	VLDR*	0.467	4.5	4.5	2				2	86%
	056-056-022	P-C 68	VLDR*	0.300	4.5	4.5	1				1	86%
	056-056-023	P-C 68	VLDR*	0.543	4.5	4.5	2				2	86%
	056-056-024	P-C 68	VLDR*	0.379	4.5	4.5	1				1	86%
	056-056-025	P-C 68	VLDR*	0.627	4.5	4.5	2				2	86%
	056-056-026	P-C 68	VLDR*	1.274	4.5	4.5	5				5	86%
	056-056-027	P-C 68	VLDR*	0.980	4.5	4.5	4				4	86%
	056-056-028	P-C 68	VLDR*	0.793	4.5	4.5	3				3	86%
	056-056-029	P-C 68	VLDR*	0.446	4.5	4.5	2				2	86%
	056-057-001	P-C 68	LDR	42.595	7.0	7.0	256				256	86%
		P-C 68	MDR	17.840	12.0	12.0	184			184		86%
	056-057-002	P-C 68	LDR	67.742	7.0	7.0	407				407	86%
	056-057-003	P-C 68	LDR	50.190	7.0	7.0	301				301	86%
		P-C 68	MDR	29.247	12.0	12.0	301			150	151	86%
		P-C 68	MHDR	14.542	20.0	20.0	249			125	124	86%
	Subtotal			344.515			2,631	572	293	459	1,307	
	ADUs Required 10% of SFR						131	39	39	39	14	
Whitmore Ranch												
2	069-017-001	HDR	HDR	1.160	25.0	25.0	29	14	11			86%
	069-017-002	HDR	HDR	1.629	25.0	25.0	35	20	15			86%
	069-017-003	HDR	HDR	0.396	25.0	25.0	8	4	4			86%
	069-017-004	HDR	HDR	0.787	25.0	25.0	17	10	7			86%
	069-017-005	HDR	HDR	1.782	25.0	25.0	38	20	18			86%
	069-017-006	HDR	HDR	0.644	25.0	25.0	14	8	6			86%

Site #	APN	Zoning	General Plan	Acres	Max Density	Applied Density	Realistic Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Yield % of Max Density
	069-017-007	LDR	LDR	5.400	7.0	7.0	32				32	86%
		MDR	MDR	1.200	12.0	12.0	12			12		86%
	069-017-008	LDR	LDR	12.000	7.0	7.0	72				72	86%
		MDR	MDR	2.820	12.0	12.0	29			29		86%
	069-017-010	LDR	LDR	5.600	7.0	7.0	34				34	86%
		MDR	MDR	1.259	12.0	12.0	13			13		86%
	069-017-011	LDR	LDR	1.800	7.0	7.0	11				11	86%
		MDR	MDR	0.400	12.0	12.0	4			4		86%
	069-017-012	LDR	LDR	2.000	7.0	7.0	12				12	86%
		MDR	MDR	0.520	12.0	12.0	5			5		86%
	069-017-013	LDR	LDR	1.200	7.0	7.0	7				7	86%
		MDR	MDR	0.357	12.0	12.0	4			4		86%
	Subtotal			40.956			372	76	61	67	168	
TOTAL							3,134	687	393	565	1,489	

SOURCE: City of Ceres; EMC Planning Group Inc.

NOTE: *Parcels within the WLSP Area with a land use designation of VLDR were part of an existing county neighborhood that was annexed into the City. The land use designation was not assigned by the City, and is not anticipated to undergo any redesignations due to existing uses.

Existing Uses

Each site listed in the Site Inventory has been chosen by the City based on its perceived potential for development and/or interest expressed by property owners. These sites encompass a variety of designations, including specific plan areas, planned developments, and parcels zoned for R-1 single-family development and R-3 multi-family development.

Sixteen of the sites in the inventory currently have existing uses, such as single-family residential uses, outbuildings, and agricultural or open space uses. However, in most instances, existing residential uses occupy only a fraction of the parcel, leaving the majority of the land underutilized. This situation is common in suburban and rural areas, where large tracts of land are under private ownership and remain undeveloped throughout the City.

Out of the 16 sites with existing uses, there are 44 existing single-family residences that may require replacement if demolished to allow for redevelopment at higher densities. To address the probability that these existing uses may not cease, realistic capacity assumptions have been adjusted to assess the developable land. In cases where there is adequate underutilized land, the realistic capacity analysis provides scenarios for both total and adjusted use of the parcel, assuming the existing uses persist. This approach aims to offer a comprehensive perspective on the development potential of each site.

Please note, assumptions regarding unit capacities listed in the Site Inventory are based on adjusted realistic capacities, considering the likelihood that existing uses will persist, to provide a conservative estimate of developable sites and unit counts.

Vacant and Underutilized Sites

Table C-5 reports site details for all vacant and underutilized sites included in the Sites Inventory (not including pipeline projects).

Nonvacant Site Analysis Methodology

Government Code Section 65583.2(g)(2)

Existing Uses

Approximately 27 percent of the sites included with the site inventory are vacant. The 16 sites (excluding pipeline projects) with either existing residential and/or accessory structures would likely need to be demolished in order to construct housing as part of a subdivision action, or to build housing at a greater density. However, since many non-vacant sites included in the site inventory consist of predominantly vacant land with a single residence, realistic capacity assumptions for most non-vacant sites measure out vacant land to determine development potential.

Table C-5 Vacant and Underutilized Sites

Site #	APN	Zoning	General Plan	Area	Maximum Density	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Yield % of Max Density	Vacant
Very Low-Density Residential											
3	069-015-013	P-C 52	VLDR	9.10	4.5				35	86%	No
	Subtotal			9.10		0	0	0	35		
Low-Density Residential											
4	040-086-013	R-1	LDR	0.560	7.0				3	86%	No
5	040-086-012	R-1	LDR	0.578	7.0				3	86%	No
6	040-086-011	R-1	LDR	0.570	7.0				3	86%	Vacant
7	053-017-001	R-1	LDR	0.960	7.0				6	86%	No
8	053-017-002	R-1	LDR	0.730	7.0				4	86%	No
9	053-022-081	R-1	LDR	0.910	7.0				5	86%	No
10	053-024-004	R-1	LDR	1.020	7.0				6	86%	No
11	069-015-011	P-C 52	LDR	5.140	7.0				31	86%	No
	Subtotal					0	0	0	63		
Medium-Density Residential											
12	053-024-025	R-1	MDR	1.060	12.0			11		86%	No
13	040-014-090	R-3	MDR	0.320	12.0			3		86%	Vacant
14	040-067-047	R-2	MDR	0.170	12.0			2		86%	Vacant
15	053-024-023	R-3	MDR	1.000	12.0			7		86%	No
16	086-034-008	P-C 49	MDR	1.160	12.0			12		86%	No
17	127-029-001	R-3	MDR	0.210	12.0			2		86%	Vacant

Site #	APN	Zoning	General Plan	Area	Maximum Density	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Yield % of Max Density	Vacant
18	127-030-010	R-3	MDR	0.260	12.0			2		64%	No
	Subtotal					0	0	39	0		
Mixed-Use Residential											
19	053-052-032	PC-43	NC	3.14	25.0	23	23	21		86%	No
	Subtotal					23	23	21			
High-Density Residential											
20	040-008-010	PC-10	HDR	0.880	30.0	13	10			86%	No
21	040-008-011	P-C 10	HDR	0.130	30.0	3				86%	Vacant
22	127-048-006	P-C 47	HDR	0.630	30.0	16				86%	Vacant
	Subtotal					32	10	0	0		
TOTAL						55	33	60	98		

SOURCE: City 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

A goal in selecting sites has been to minimize displacement. In locations where a displaced housing unit was occupied by low or very low-income households, Program 2.5 in [Chapter 2](#) will be in effect to require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3).

Development Trends

Single-family and infill multi-family have recently been constructed or permitted in Ceres. Apartments along transportation corridors have been popular infill locations, with unit numbers between 15 and 145. See [Table C-3](#) for details about pipeline projects. Trends and build out yields for recently approved development projects, as well as City knowledge of achievable residential densities has been incorporated with assumptions described for Site 1-22 with [Tables C-9 through C-46](#)

Market Conditions

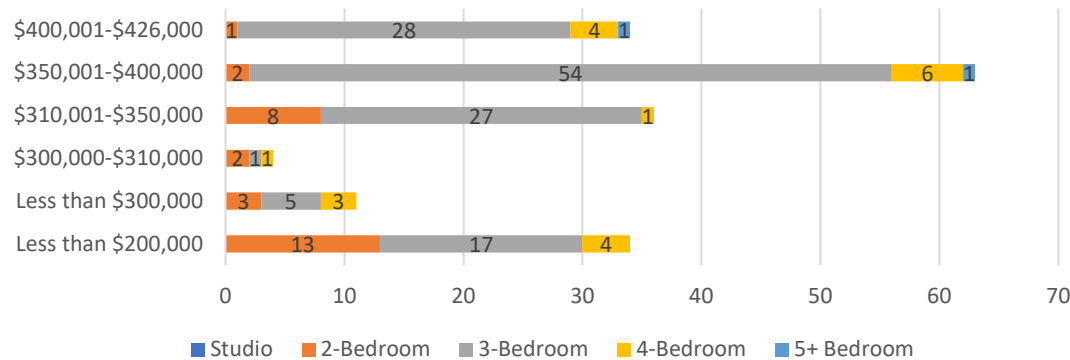
Housing market conditions play a vital role in determining the feasibility or realistic potential of nonvacant sites for residential development. Nonvacant sites in the Downtown Specific Plan area are not yet “ripe” for more intensive, compact and infill development or redevelopment and reuse, so this planning area has not been included with the 6th Cycle Housing Element. The downtown area will likely receive development pressure for increased height and density with the 7th Cycle Housing Element. As concluded in [Appendix B – Constraints](#), there exists no non-governmental constraints that pose an undue constraint on the development of affordable housing in the City of Ceres.

According to Zillow, the median home value is approximately \$435,800 for a single-family home in Ceres in 2023. As discussed in [Appendix A– Housing Needs and Fair Housing Report](#), the 2022 State income limits for Stanislaus County report the maximum affordable price for a moderate-income household is approximately \$426,982; low-income is approximately \$282,512; very low-income is approximately \$176,598; and extremely low-income is \$122,976.³

[Figure C-2](#) and [Figure C-3](#) report single-family homes that were sold in 2022 and 2023 and are within the maximum affordability range for lower-income to moderate-income households in Ceres. Since 2022, a total of 294 single-family homes have sold ranging in price from \$22,473 to \$426,000 and in unit size ranging from 2- to more than 5-bedrooms.

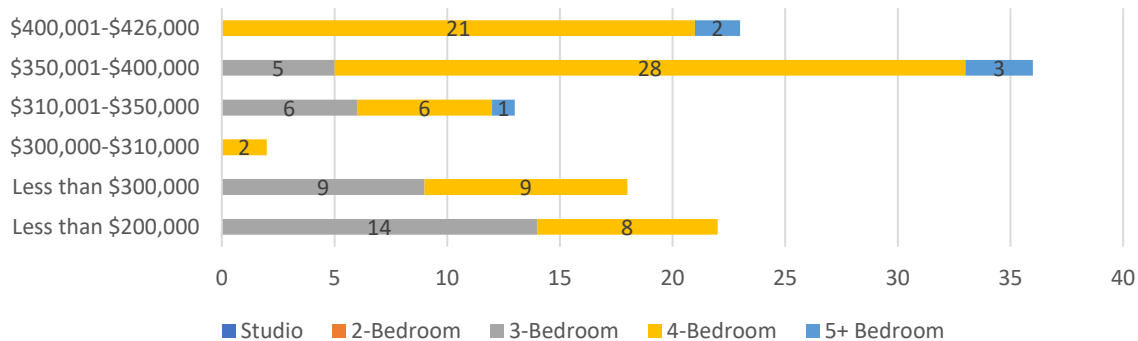
³ Assumption is based on affordability for a four-person household.

Figure C-2 Single-Family Homes Sold in Ceres, 2022



SOURCE: Zillow, Recently Sold Homes Report, Ceres, 2022

Figure C-3 Single-Family Homes Sold in Ceres, 2023



SOURCE: Zillow, Recently Sold Homes Report, Ceres, 2023

Anticipated Tenure of New Units

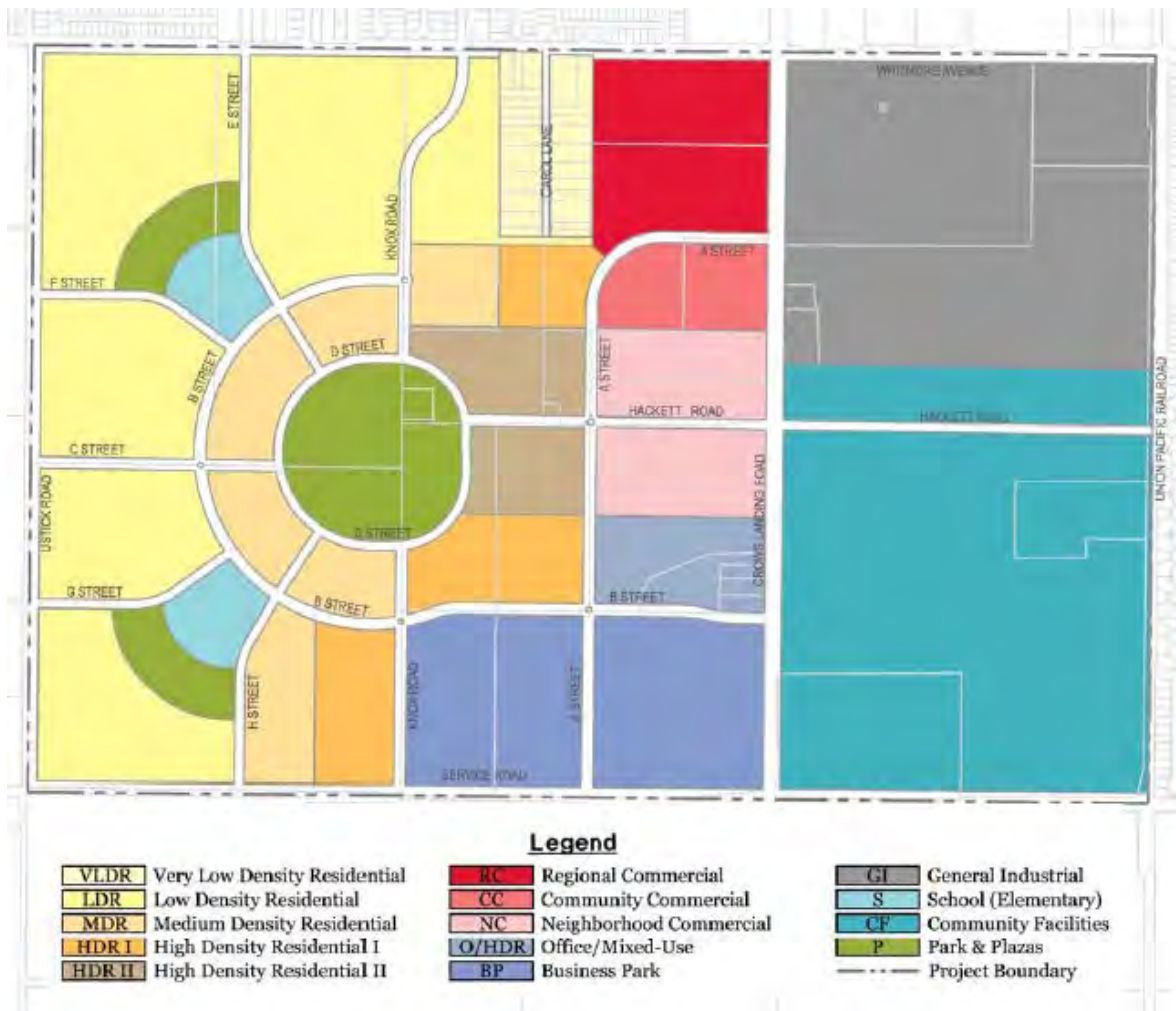
Based on data reported in [Appendix A – Housing Needs and Fair Housing Report](#), housing tenure in Ceres has largely consisted of owner-occupied households. From 2010 through 2021, owner-occupied households average 61 percent and renter-occupied households average 39 percent. The City’s pipeline projects (as listed in [Table C-3](#)) include a mix of apartments and single-family homes, which are anticipated to provide a mix of rental and ownership opportunities in Ceres. None of the developments are anticipated to be deed-restricted. However, market conditions in Ceres have proven to support naturally occurring affordable housing as discussed in [Appendix A](#) and above in “Market Conditions.”

C.4 Capacity Analysis

West Landing Specific Plan (Site 1)

The West Landing Specific Plan (WLSP) 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-4 presents the West Landing Specific Plan's land use diagram.

Figure C-4 West Landing Specific Plan Land Use Diagram



SOURCE: City of Ceres West Landing Specific Plan, Chapter 10, 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, Neighborhood Commercial, and Office). [Table C-6](#) summarizes all residential opportunities provided in the West Landing Specific Plan.

Table C-6 Residential Land Uses, West Landing Specific Plan

Zoning	Land Use	Density Du/Ac.	Area	Units	Percent Total Units
P-C 68	Very Low Density Residential	4.5	18.1	81	2.2%
P-C 68	Low Density Residential	7.0	178.9	1,252	34.2%
P-C 68	Medium Density Residential	12.0	54.9	659	18.0%
P-C 68	Medium High Density Residential	18.0	39.7	715	19.5%
P-C 68	High Density Residential	25.0	26.5	662	18.0%
P-C 68	Neighborhood Commercial	18.0-25.0	34.3	200	5.4%
P-C 68	Office	18.0-25.0	17.7	90	2.5%
Total			370.1	3,659	100.0%

SOURCE: City of Ceres West Landing Specific Plan, 2011

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 were instrumental in delaying full implementation of the West Landing Specific Plan.

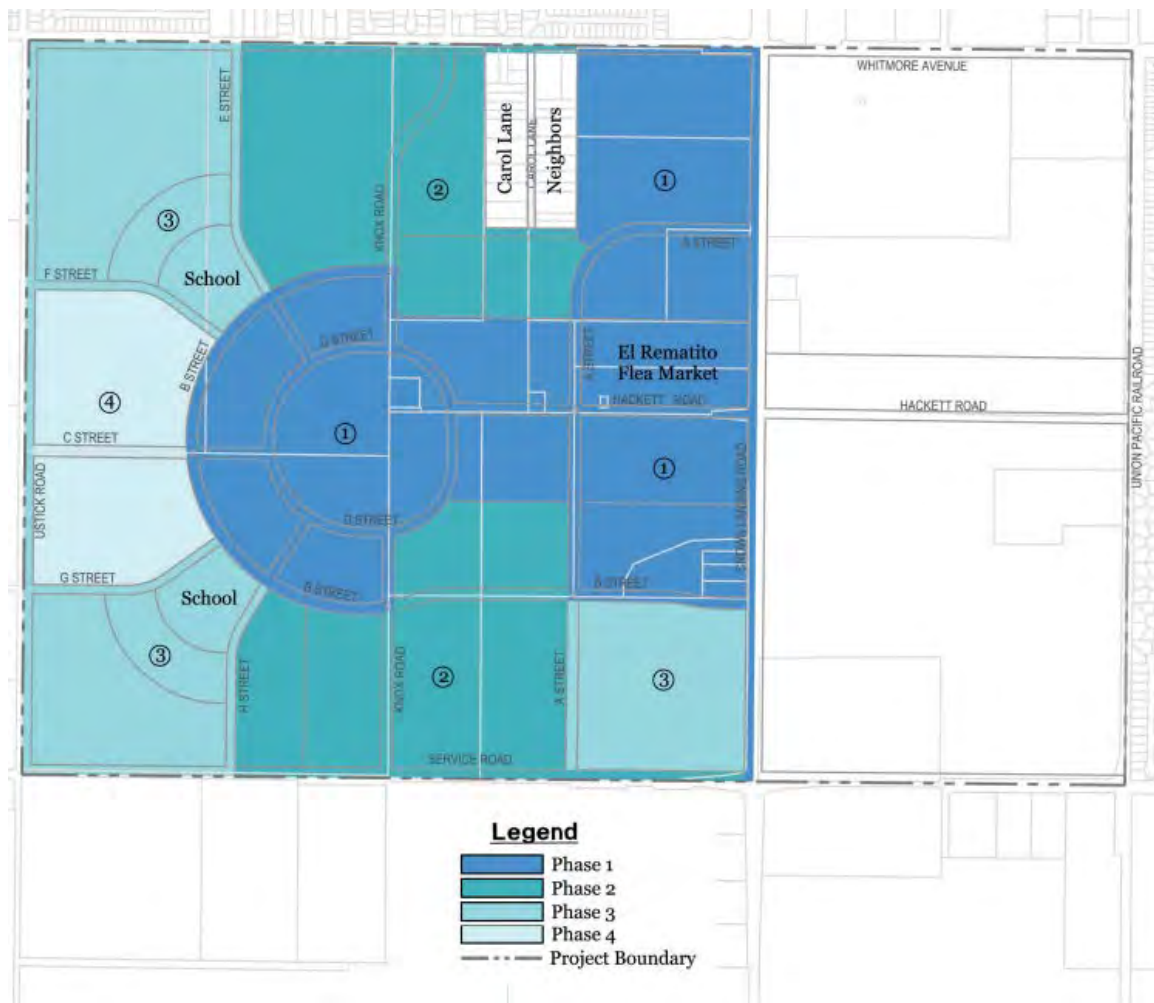
In addition, the Altamont Corridor Express (ACE) rail project is expected to begin service between the San Francisco Bay Area and Modesto/Ceres in the next few years—currently projected for 2026. Express rail service between Ceres and the San Francisco Bay Area would have a positive impact on the Ceres housing market, stimulating the demand for housing around the planned rail station in Downtown Ceres but also driving increased demand for housing more generally, including in new development areas like West Landing.

In consideration of these changing market forces, the City anticipates more robust housing market conditions extending throughout the 6th Cycle planning period. As a result, West Landing

developers and City officials now expect Phase 1 of West Landing to be complete in three (3) years (2026), Phase 2 within five (5) years (2028), Phase 3 within seven (7) years (2030), and Phase 4 within eight (8) years (2031).

A diagram showing the phasing plan is presented in [Figure C-5](#), 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-5 West Landing Phasing Plan



SOURCE: City of Ceres West Landing Specific Plan, Chapter 10, 2011

Phase 1 involves the development of commercial, office, mixed uses, and residential uses ranging from medium to high density. Phase 2 includes business and low density residential uses, while Phases 3 and 4 focus on very low density residential uses, open space, and parks. The City has been in active discussions with non-profit housing developers to ensure the development of affordable multi-family residences within the eight-year planning period.

Capacity Analysis

The City is utilizing 41 parcels in the WLSP Area to accommodate a range of residential housing typologies, including single-family, multi-family, and accessory dwelling units (ADUs). Together, these parcels constitute approximately 344 acres of land that, when developed, will provide 1,307 above moderate-income units, 459 moderate-income units, and 865 lower-income units. Additionally, the City will require ADUs to be constructed on 10 percent of all single-family lots, resulting in a total of 131 ADUs. This brings the total anticipated unit count for the WLSP Area (Site 1) to 2,762 units.

The capacity analysis for anticipated development in the WLSP Area is guided by the Specific Plan, which permits residential land use designations including Very Low Density Residential (VLDR), Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Neighborhood Commercial (NC), and Office/Mixed Use (O). Each land use category has been allocated a specific number of units based on available acreage and permitted development density. VLDR, LDR, and MDR designations prioritize low-density, single-family residential development, with approximately 252 acres earmarked for approximately 1,992 residential units. Conversely, MHDR, HDR, NC, and O designations prioritize high-density, multi-family residential development, with approximately 118 acres designated for roughly 1,667 residential units.

The Site Inventory assumes a conservative development capacity of 86 percent for all identified parcels in the WLSP Area. The capacity analysis for development considers various factors including market demand, construction costs, and financing and investment, all of which influence the development of residential units. [Table C-4](#) above provides a comprehensive capacity analysis, including permitted development densities, site acreage, maximum capacity, realistic capacity, and yield percentages.

Required Accessory Dwelling Units

As part of this 6th Cycle Housing Element update, the City has included a new, innovative program to stimulate the construction of ADUs and JADUs in the West Landing Specific Plan area. Implementing Program 1.5 would require that the City and developers enter into a Development Agreement requiring a minimum of 10 percent of single-family development in the Specific Plan area include an ADU or JADU. West Landing developers have expressed support for this initiative, provided the City would accept a project design wherein every fourth housing unit constructed would follow a single site plan and design scheme, which would be drafted specifically to accommodate an ADU or JADU. City staff responded positively to this condition, so all indications are that the program could be a success. Implementing Program 1.5 would positively impact affordable housing opportunities throughout the low- and very-low density residential areas, ensuring that affordable housing opportunities are not clustered in one particular area but rather mixed with market-rate housing throughout the Specific Plan area.

Available Infrastructure

The West Landing Specific Plan area requires development of a tertiary treatment plant and installation of a sewer lift station to provide wastewater service to the area. The sewer lift station is anticipated to provide for conveyance of flows to existing gravity lines in Service Road, which will direct flows east to the City of Ceres Wastewater Treatment Plant.

Several factors can influence the cost of developing a sewer lift station, including the size and capacity of the station, the type of materials and equipment needed, labor costs, regulatory requirements, and any necessary site preparation work. Discussions with housing developers indicate their interest in understanding the financial implications of installing a sewer lift station as part of the overall project budget before moving forward with the development. The City's engineer conducted an analysis and estimated the cost of constructing the tertiary treatment plant and sewer lift station for the WLSP area to be \$3 million.

Construction of both the tertiary treatment plant and sewer lift station is expected to occur concurrently. Design of the tertiary treatment plant is expected to begin in August 2024, with construction slated for Winter 2026. Design of the sewer lift station is expected to begin in July 2025, with construction slated for July 2026.

Presently, the City is in discussions with G-3, a subsidiary of Gallo Winery, which plans to develop 2,200 single-family homes in the WLSP area, along with a commercial district. Due to G-3's interest in developing the WLSP area, they have committed to financing the construction of the sewer lift station. The City is actively pursuing this agreement. Upon approval of the agreement, developers will remit associated sewer impact fees to G-3 and receive a credit from the City when applying for building permits.

Before the commencement of Phase 1 construction, extended sewer facilities will be built along Service Road, spanning from Crows Landing Road to the eastern boundary of the WLSP area, to ensure sufficient service for the WLSP area. A cost-sharing agreement between the WLSP area and the City will be necessary for the construction of these facilities. This process includes the development of engineering plans and cost estimates, the drafting and review of a legal agreement by the City Attorney, and obtaining final signatures from the involved parties. The City is actively working on this agreement and anticipates the process will be completed by Fall 2024.

For a comprehensive analysis of infrastructure in the city, see [Appendix B – Housing Constraints](#).

Prior Use in 5th Cycle

The West Landing Specific Plan (WLSP) Area was included in the 5th Cycle Housing Element. However, many properties in the area currently have existing uses, such as single-family residences, businesses, agricultural operations, and open spaces. Pursuant to Government Code section 65583.2(c), the jurisdiction must accommodate development by-right when at least 20 percent affordable units to lower-income are provided. Program 1.11 establishes these by-right approval requirements (see [Chapter 2](#)).

While many of the existing residential uses are expected to remain, the agricultural uses are anticipated to sunset before construction begins. The City has been actively engaging with property owners to gauge their interest in discontinuing agricultural uses to facilitate the development of residential, commercial, and mixed-use projects. Additionally, the City has been in discussions with non-profit housing developers to reassure property owners that all necessary components are in place to develop the land within the eight-year planning period. This assurance has been a crucial part of the discussions with property owners, as they want to be confident that if agricultural uses are discontinued, development will proceed without delay and the land will not remain undeveloped.

Potential Limitations to Development

Multiple Property Owners/Williamson Act Contracts

Due to the involvement of multiple property owners on the site, there is a potential for delays in the development of these parcels, particularly those currently used for agricultural purposes. According to the California Department of Conservation, two parcels designated for residential use in the WLSP project area are subject to Williamson Act contracts.⁴ However, the Site Inventory does not include these parcels, due to the lack of certainty in their non-renewal of contracts within the planning period. The City has undertaken essential outreach efforts to engage property owners and continues to employ various outreach methods to ensure that the parcels identified in the Sites Inventory can be developed within the planning period.

Site Size

Subdivision of West Landing parcels is required for development. The WLSP Area includes seven (7) parcels that are larger than 10 acres. The subdivision process is intended to render all lots between 0.5 to 1 acre in size to accommodate low density residential use. None of the parcels that are larger than 10 acres are anticipated to accommodate lower-income units. Further, single-family residential development is inherently more market-friendly due to its typically lower construction costs and simpler financing structures compared to multi-family developments. Therefore, the City does not consider site size a constraint to residential development within the WLSP Area.

⁴ See <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>

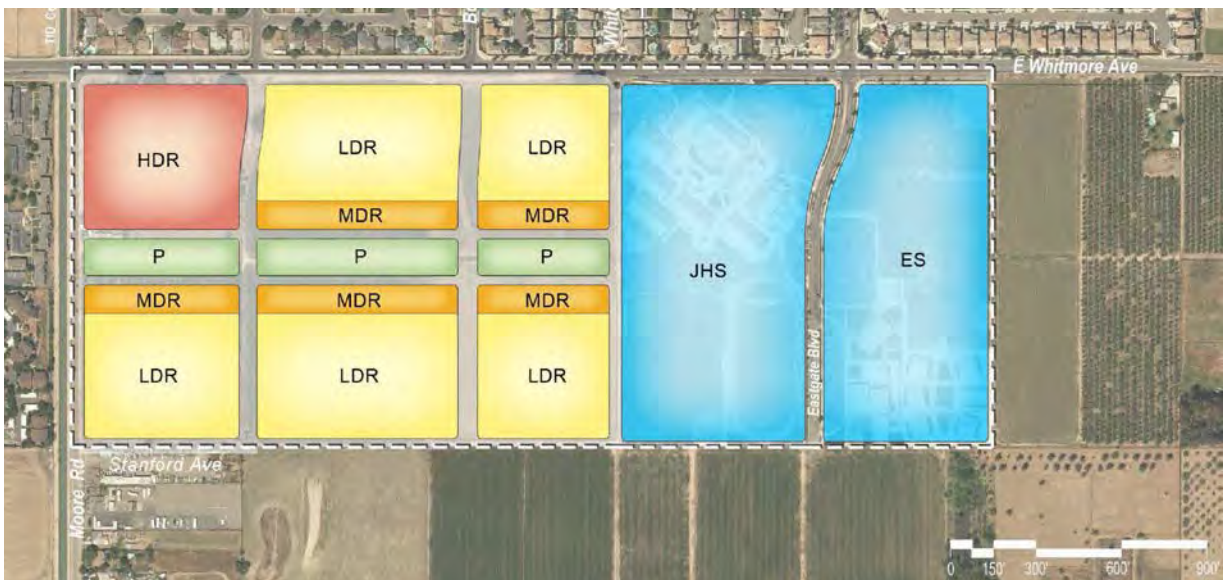
Infrastructure

The requirement for a tertiary treatment plant and sewer lift station has the potential to cause significant delays in the development process for the WLSP Area. The City anticipates City Council approval for both infrastructure improvements by Summer 2024. Based on City Council approval, the anticipated timeline for completion of these improvements is by Summer 2027. Program 1.10 establishes a schedule of actions and alternatives the City is committed to, ensuring that development occurs within the eight-year planning period (see [Chapter 2](#)).

Whitmore Ranch Specific Plan (Site 2)

The Whitmore Ranch Specific Plan Area 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-6](#) presents the Whitmore Ranch Specific Plan's land use diagram.

Figure C-6 Whitmore Ranch Specific Plan 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 C-7](#), Whitmore Ranch Residential Land Uses.

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-7](#) summarizes all residential opportunities provided in the Whitmore Ranch Specific Plan.

Table C-7 Whitmore Ranch Residential Land Uses

Land Use Designation	Area (Acres)	Average Net Density (units/acre)	Dwelling Units	Percent of Area
Low-Density Residential (LDR)	28.0	7	196	30%
Medium-Density Residential (MDR)	6.6	13	85	7%
High-Density Residential (HDR)	6.4	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 of the Whitmore Ranch Specific Plan (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. City staff expects that buildout of initial and remaining phases should occur within the eight-year housing element planning cycle.

[Table C-8](#) reports the phasing plan for Whitmore Ranch. The initial phase of development is slated for low density residential uses such as single-family. Higher density residential uses such as multi-family residential is assigned to the remaining phases. This is likely the result of a myriad of factors, including market demand and financial feasibility, ensuring community services are scaled

properly, and the complexity of design and construction. Each of these factors impacts the feasibility of developing multi-family residential units, with financial feasibility and market demand playing the biggest roles. Early revenue from single-family residential units can often support subsequent phases and provide additional time for necessary infrastructure improvements and community services to be completed and scaled incrementally.

The City's Economic Development Manager has been actively engaging with non-profit affordable housing developers to gauge interest and assess the feasibility of constructing affordable multi-family residential units in the Whitmore Ranch Specific Plan Area. The City is committed to providing developer incentives to ensure the development of affordable units early in the planning period. Program 1.12 establishes development targets and specific actions the City is committed to in order to facilitate development (see [Chapter 2](#)).

Table C-8 Summary of Preliminary Land Uses by Phase

Land Use	Initial Phase		Remaining Phases		Buildout	
	Acres	Units	Acres	Units	Acres	Units
Single-Family Residential						
Low Density	11.6	81	16.4	115	28.0	196
Medium Density	2.8	36	3.8	49	6.6	85
Multi-Family Residential						
High Density			6.4	160	6.4	160
Total	14.4	117	26.6	324	41.0	441

SOURCE: City of Ceres Whitmore Ranch Specific Plan, 2018

Steps for Entitlement

On May 17, 2021 the City of Ceres Planning Commission approved Vesting Tentative Subdivision Map No. 20-10 to subdivide 19.3 acres into 107 residential lots at 3340 E. Whitmore Avenue. On April 17, 2023 the City of Ceres Planning Commission approved a two-year extension for the Vesting Tentative Subdivision Map. As of April 8, 2024, the City Council approved a Subdivision Improvement Agreement and recordation of the Final map for the Whitmore Ranch Phase 1 Subdivision.

Future development projects in the Whitmore Ranch Specific Plan Area would be reviewed for consistency with the Specific Plan and other regulatory documents. A site plan would be required for all residential uses subject to Planning Commission review.

Construction is expected to commence in Fall 2024 and be completed before 2031.

Available Infrastructure

The Whitmore Ranch Area is located near existing sewer, water, and dry utilities. Since these utilities are operational and only require connections to the new development, the site would leverage existing infrastructure rather than constructing new systems. Therefore, the site has adequate access to infrastructure, including dry utilities. For a comprehensive analysis of infrastructure in the city, see [Appendix B – Housing Constraints](#).

Capacity Analysis

The City is utilizing 12 parcels in the Whitmore Ranch Specific Plan Area to accommodate a range of residential housing typologies, including single-family and multi-family residential units. Together, these parcels constitute approximately 41 acres of land that, when developed, will provide 168 above moderate-income units, 67 moderate-income units, and 137 lower-income units. This brings the total anticipated unit count for the Whitmore Ranch Specific Plan Area to 372 units.

The capacity analysis for anticipated development in the Whitmore Ranch Area is guided by the Specific Plan, which permits residential land use designations including Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). Each land use category has been allocated a specific number of units based on available acreage and permitted development density. LDR and MDR designations prioritize low to moderate density, single-family and townhome residential development, with approximately 35 acres earmarked for approximately 281 residential units. Conversely, HDR designated land uses prioritize high-density, multi-family residential development, with approximately six (6) acres designated for roughly 160 residential units.

The Site Inventory assumes a conservative development capacity of 86 percent for all identified parcels in the Whitmore Ranch Specific Plan Area. The capacity analysis for development considers various factors including market demand, construction costs, and financing and investment, all of which influence the development of residential units. [Table C-4](#) above provides a comprehensive capacity analysis, including permitted development densities, site acreage, maximum capacity, realistic capacity, and yield percentages.

Prior Use in 5th Cycle

None of the land that is now included with the Whitmore Ranch Specific Plan was included in the 5th Cycle Housing Element. Most of the land contained in the Whitmore Ranch project area is in agricultural use. The 6.4-acre area located in the northwest corner of the Specific Plan area, however, has multiple owners. This area is designated for high-density residential development, and the timing for development of this area is after the initial phase of development, toward the end of the 6th Cycle planning period.

Potential Limitations to Development

Multiple Property Owners

Due to the involvement of multiple property owners on the site, there is a potential for delays in the development of these parcels, particularly those currently used for agricultural purposes. According to the California Department of Conservation, none of the lands designated for residential use in the Whitmore Ranch Specific Plan project area are subject to Williamson Act contracts.⁵ The City has undertaken essential outreach efforts to engage property owners and continues to employ various outreach methods to ensure that the parcels can be developed within the planning period.

Site Size

Subdivision of parcels in the Whitmore Ranch project area is required for development. The Whitmore Ranch project area includes one (1) parcel that is larger than 10 acres. The subdivision process is intended to render all lots between 0.5 to 1 acre in size to accommodate low density residential use. The single large parcel is not anticipated to accommodate lower-income units. Further, single-family residential development is inherently more market-friendly due to its typically lower construction costs and simpler financing structures compared to multi-family developments. Therefore, the City does not consider site size a constraint to residential development within the Whitmore Ranch project area. Program 1.10 establishes actions the City is committed to facilitate the subdivision process (see [Chapter 2](#)).

Very Low-Density Residential

Site 3 is a non-vacant site located south of East Hatch Road at the far eastern city limit. The site has a land use designation of Very Low Density Residential (VLDR) and is zoned PC-52, which allows residential densities up to 4.5 dwelling units per acre. This site is not intended to undergo any land use or zoning changes. The site is approximately 9 acres.

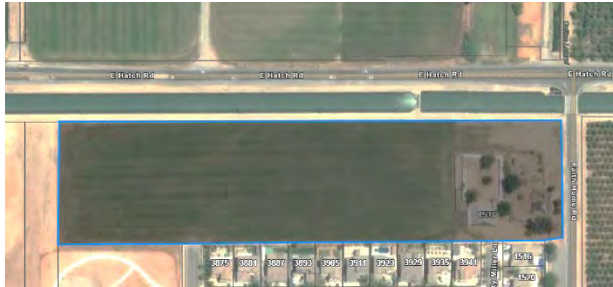
Current use on the site includes a residential use, but most of the site is vacant. To maximize full residential development potential, the site would be fully redeveloped and existing uses would be discontinued.

Developed at a density of four and one-half (4.5) dwelling units per acre, the gross acreage of the site would allow a maximum of 41 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 35 units to accommodate 35 above moderate-income units ([Tables C-9 and C-10](#)). Based on recent development and pipeline projects in Ceres, the City has determined 4.5 dwelling units per acre, including adjustments to be the most feasible density for development on this site

⁵ See <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. Due to the site's identification in a previous planning cycle, it is subject to a by-right, non-discretionary approval process when 20 percent affordable units are proposed. Program 1.11 establishes procedures for by-right approval processes (see [Chapter 2](#)).

Table C-9 Site 3 Description

Site Description		Site Image & Capacity Calculation
APN	069-015-013	
By-Right with 20% Affordable	Yes, used in 5 th cycle	
Size of Site	9.1 acres	
Zoning	PC-52	
Allowable Density	Up to 4.5 du/ac	
RHNA Affordability	Above moderate-income: 35 units	
Existing Use	Non-vacant	Realistic Capacity utilizing factors = $(9.1 \times 4.5) (.95) (.95) (.95) = 35 \text{ units}$ 86% of max density
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	None known	

SOURCE: City of Ceres West Landing Specific Plan, 2011; City of Ceres

Table C-10 Site 3 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement, and retention or replacement of existing structure
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres West Landing Specific Plan, 2011; City of Ceres

Low-Density Residential

Site 4 Description

Sites 4 is a non-vacant site located south of East Hatch Road between Morgan and Central. The site has a land use designation of LDR and is zoned R-1, which allows residential densities up to seven (7) dwelling units per acre. The site is not intended to undergo any land use or zoning changes. The site is approximately 0.560 acres.

Current use on Site 4 includes a greenhouse structure, but most of the site is vacant. To maximize full residential development potential, the site would be fully redeveloped and existing uses would be discontinued.

Developed at a density of seven (7) dwelling units per acre, the gross acreage of the consolidated site would allow a maximum of four (4) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of three (3) above moderate-income units ([Tables C-11 and C-12](#)). Based on recent development and pipeline projects in Ceres, the City has determined seven (7) dwelling units per acre, including adjustments to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-11 Site 4 Development Details

Site Description		Site Image & Capacity Calculation
APN	040-086-013	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	0.560 acres	
Zoning	R-1	
Allowable Density	Up to 7 du/ac	
RHNA Affordability	Above moderate-income: 3 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(0.560 \times 7) (.95) (.95) (.95) = 3 \text{ units}$ 86% of max density
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-12 Site 4 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement, and street access
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 5 Description

Sites 5 is a non-vacant site located south of East Hatch Road between Morgan and Central. The site has a land use designation of LDR and is zoned R-1, which allows residential densities up to seven (7) dwelling units per acre. The site is not intended to undergo any land use or zoning changes. The site is approximately 0.578 acres.

Current use on Site 5 includes a greenhouse structure and single-family residence with ample vacant land. To maximize full residential development potential, the site would be fully redeveloped and existing uses would be discontinued.

Developed at a density of seven (7) dwelling units per acre, the gross acreage of the consolidated site would allow a maximum of four (4) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of three (3) above moderate-income units (Tables C-13 and C-14). Based on recent development and pipeline projects in Ceres, the City has determined seven (7) dwelling units per acre, including adjustments to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, Chapter 2).

Table C-13 Site 5 Development Details

Site Description		Site Image & Capacity Calculation
APN	040-086-012	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	0.578 acres	
Zoning	R-1	
Allowable Density	Up to 7 du/ac	
RHNA Affordability	Above moderate-income: 3 units	
Existing Use	Non-vacant residential	
Infrastructure Availability	040-086-012	Realistic Capacity utilizing factors = $(0.578 \times 7) (.95) (.95) (.95) = 3 \text{ units}$ 86% of max density
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-14 Site 5 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement, and retention or consolidation of existing housing unit(s)
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 6 Description

Sites 6 is a vacant site located south of East Hatch Road between Morgan and Central, just south of Sites 4 and 5. The site has a land use designation of LDR and is zoned R-1, which allows residential densities up to seven (7) dwelling units per acre. The site is not intended to undergo any land use or zoning changes. The site is approximately 0.570 acres.

Developed at a density of seven (7) dwelling units per acre, the gross acreage of the consolidated site would allow a maximum of four (4) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of three (3) above moderate-income units (Tables C-15 and C-16). Based on recent development and pipeline projects in Ceres, the City has determined seven (7) dwelling units per acre, including adjustments to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, Chapter 2).

Table C-15 Site 6 Development Details

Site Description		Site Image & Capacity Calculation
APN	040-086-011	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	0.570 acres	
Zoning	R-1	
Allowable Density	Up to 7 du/ac	
RHNA Affordability	Above moderate-income: 3 units	
Existing Use	Vacant	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(0.570 \times 7) (.95) (.95) (.95) = 3 \text{ units}$ 86% of max density
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-16 Site 6 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement, and vehicular access
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 7 Description

Site 7 is a non-vacant site located east of Morgan Road, south of East Whitmore Avenue. The site has a land use designation of LDR and is zoned R-1, which allows residential densities of up to seven (7) dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 1.78 acres in total.

Current use on the site includes a single-family residence and outbuildings. The majority of the site is vacant with the opportunity for development. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables C-17](#) and [C-18](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity

Utilizing the full acreage of the site (1.78 acres) and developed at a density of seven (7) dwelling units per acre, the gross acreage would accommodate a maximum of 12 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 10 units ([Tables C-17 and C-18](#)).

Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (0.960 acres) and developed at a density of seven (7) dwelling units per acre, the gross acreage would accommodate a maximum of seven (7) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of six (6) above moderate-income units ([Tables C-17 and C-18](#)). Based on recent development and pipeline projects in Ceres, the City has determined seven (7) dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-17 Site 7 Development Details

Site Description		Site Image & Capacity Calculation
APN	053-017-001	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	0.96 acres (vacant)	
Zoning	R-1	
Allowable Density	Up to 7 du/ac	
RHNA Affordability	Above moderate-income: 6 units	
Existing Use	Non-vacant residential	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(0.96 \times 7) (.95) (.95) (.95) = 6 \text{ units}$ 86% of max density
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-18 Site 7 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement, and retention or replacement of existing structure
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 8 Description

Site 8 is a non-vacant site located east of Morgan Road, south of East Whitmore Avenue. The site has a land use designation of LDR and is zoned R-1, which allows residential densities of up to seven (7) dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 3.060 acres in total.

Current use on the site includes a single-family residential uses and outbuildings. A portion of the site is vacant with the opportunity for development. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables C-19](#) and [C-20](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity

Utilizing the full acreage of the site (3.060 acres) and developed at a density of seven (7) dwelling units per acre, the gross acreage would accommodate a maximum of 21 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 18 units ([Tables C-19 and C-20](#)).

Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (0.730 acres) and developed at a density of seven (7) dwelling units per acre, the gross acreage would accommodate a maximum of five (5) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of four (4) above moderate-income units ([Tables C-19 and C-20](#)). Based on recent development and pipeline projects in Ceres, the City has determined seven (7) dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-19 Site 8 Development Details

Site Description		Site Image & Capacity Calculation
APN	053-017-002	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	0.73 acres (vacant)	
Zoning	R-1	
Allowable Density	Up to 7 du/ac	
RHNA Affordability	Above moderate-income: 4 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(0.73 \times 7) (.95) (.95) (.95) = 4 \text{ units}$ 86% of max density
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-20 Site 8 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement, and retention or replacement of existing structures
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 9 Description

Site 9 is non-vacant site located east of Blaker Road, southeast of Downtown Ceres. The site has a land use designation of LDR and is zoned R-1, which allows residential densities of up to seven (7) dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 1.33 acres.

Current use on the site includes a single-family residence. The majority of the site is vacant with the opportunity for development. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables C-21](#) and [C-22](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity

Utilizing the full acreage of the site (1.330 acres) and developed at a density of seven (7) dwelling units per acre, the gross acreage would accommodate a maximum of nine (9) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of seven (7) units ([Tables C-21 and C-22](#)).

Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (0.910 acres) and developed at a density of seven (7) dwelling units per acre, the gross acreage would accommodate a maximum of six (6) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of five (5) above moderate-income units ([Tables C-21 and C-22](#)). Based on recent development and pipeline projects in Ceres, the City has determined seven (7) dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-21 Site 9 Development Details

Site Description		Site Image & Capacity Calculation
APN	053-022-081	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	1.330 total 0.91 acres vacant	
Zoning	R-1	
Allowable Density	Up to 7 du/ac	
RHNA Affordability	Above moderate-income: 5 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(0.91 \times 7) (.95) (.95) (.95) = 5 \text{ units}$ 86% of max density
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-22 Site 9 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement, and retention or replacement of existing structure
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 10 Description

Site 10 is a non-vacant site located east of Blaker Road, southeast of Downtown Ceres. The site has a land use designation of LDR and is zoned R-1, which allows residential densities of up to seven (7) dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 1.470 acres.

Current use on the site includes a single-family residence. The majority of the site is vacant with the opportunity for development. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables C-23](#) and [C-24](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity

Utilizing the full acreage of the site (1.470 acres) and developed at a density of seven (7) dwelling units per acre, the gross acreage would accommodate a maximum of 10 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of eight (8) units ([Tables C-23 and C-24](#)).

Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (1.020 acres) and developed at a density of seven (7) dwelling units per acre, the gross acreage would accommodate a maximum of seven (7) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of six (6) above moderate-income units ([Tables C-23 and C-24](#)). Based on recent development and pipeline projects in Ceres, the City has determined seven (7) dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-23 Site 10 Development Details

Site Description		Site Image & Capacity Calculation	
APN	053-024-004		Realistic Capacity utilizing factors = $(1.02 \times 7) (.95) (.95) (.95) = 6 \text{ units}$ 86% of max density
By-Right with 20% Affordable	Yes, previously used in 5 th cycle		
Size of Site	1.470 acres total 1.02 acres (vacant)		
Zoning	R-1		
Allowable Density	Up to 7 du/ac		
RHNA Affordability	Above moderate-income: 6 units		
Existing Use	Non-vacant		
Infrastructure Availability	Yes, no constraints		
Environmental Constraints	None known		

SOURCE: City of Ceres

Table C-24 Site 10 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement for a site with ample frontage
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 11 Description

Site 11 is a non-vacant site located on Faith Home Road, north of East Whitmore Avenue. The site has a land use designation of LDR and is zoned PC-52, which allows residential densities of up to seven (7) dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 5.140 acres.

Current use on the site includes tractor trailer parking and office buildings. The site is largely underutilized and presents opportunity for development. To maximize full residential development potential, the site would be fully redeveloped and existing uses would be discontinued.

Developed at a density of seven (7) dwelling units per acre, the gross acreage of the consolidated site would allow a maximum of 36 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 31 above moderate-income units ([Tables C-25 and C-26](#)). Based on recent development and pipeline projects in Ceres, the City has determined seven (7) dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-25 Site 11 Development Details

Site Description		Site Image & Capacity Calculation	
APN	069-015-011		Realistic Capacity utilizing factors = $(5.140 \times 7) (.95) (.95) (.95) = 31 \text{ units}$ 86% of max density
By-Right with 20% Affordable	Yes, previously used in 5 th cycle		
Size of Site	5.140 acres		
Zoning	PC-52		
Allowable Density	Up to 7 du/ac		
RHNA Affordability	Above moderate-income: 25 units		
Existing Use	Non-vacant		
Infrastructure Availability	Yes, no constraints		
Environmental Constraints	None known		

SOURCE: City of Ceres

Table C-26 Site 11 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, and utility easement; for a site with ample access opportunities
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 12 Description

Site 12 is located on Pleasant Avenue, west of Central Avenue. The site has a land use designation of MDR and is zoned R-1, which allows residential densities of up to 12 dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 3.540 acres.

Current use on the site includes single-family residential uses and outbuildings. A portion of the site is vacant with the opportunity for development. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables C-27](#) and [C-28](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity

Utilizing the full acreage of the site (3.540 acres) and developed at a density of 12 dwelling units per acre, the gross acreage would accommodate a maximum of 42 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 36 units ([Tables C-27 and C-28](#)).

Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (1.060 acres) and developed at a density of 12 dwelling units per acre, the gross acreage would accommodate a maximum of 13 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 11 moderate-income units ([Tables C-27 and C-28](#)). Based on recent development and pipeline projects in Ceres, the City has determined 12 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-27 Site 12 Development Details

Site Description		Site Image & Capacity Calculation
APN	053-024-025	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	3.540 acres total 1.06 acres (vacant)	
Zoning	R-1	
Allowable Density	7-12 du/ac	
RHNA Affordability	Moderate-income: 11 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(1.06 \times 12) (.95) (.95) (.95) = 11 \text{ units}$ 86% of max density
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-28 Site 12 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, and utility easement; for a site with limited access opportunities and several existing homes to either retain or replace
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Medium-Density Residential

Site 13 Description

Site 13 is a vacant site located on Central Avenue, midway between Hatch Road and Whitmore Avenue. The site has a land use designation of MDR and is zoned R-3, which allows residential densities of up to 12 dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 0.320 acres.

Developed at a density of 12 dwelling units per acre, the gross acreage of the site would allow a maximum of four (4) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of three (3) moderate-income units ([Tables C-29 and C-30](#)). Based on recent development and pipeline projects in Ceres, the City has determined 12 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Potential development for the site includes townhomes or single-family units. Townhomes would likely provide a more affordable option for moderate-income households and maximize development potential on the parcel.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-29 Site 13 Development Details

Site Description		Site Image & Capacity Calculation
APN	040-014-090	
By-Right with 20% Affordable	Yes, see Program 1.11	
Size of Site	0.320 acres	
Zoning	R-3	
Allowable Density	7-12 du/ac	
RHNA Affordability	Moderate-income: 3 units	
Existing Use	Vacant	Realistic Capacity utilizing factors = $(0.320 \times 12) (.95) (.95) (.95) = 3 \text{ units}$ 86% of max density
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-30 Site 13 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, and utility easement; for a site with ample access opportunities
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for townhomes and single-family units
Typical densities	95%	Townhomes and Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 14 Description

Site 14 is a vacant site located on Central Avenue, south of Hatch Road. The site has a land use designation of MDR and is zoned R-3, which allows residential densities of up to 12 dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 0.170 acres.

Developed at a density of 12 dwelling units per acre, the gross acreage of the site would allow a maximum of two (2) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of two (2) moderate-income units ([Tables C-31 and C-32](#)). Based on recent development and pipeline projects in Ceres, the City has determined 12 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Potential development for the site includes townhomes or single-family units. Townhomes would likely provide a more affordable option for moderate-income households and maximize development potential on the parcel.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-31 Site 14 Development Details

Site Description		Site Image & Capacity Calculation
APN	040-067-047	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	0.170 acres	
Zoning	R-2	
Allowable Density	7-12 du/ac	
RHNA Affordability	Moderate-income: 2 units	
Existing Use	Vacant	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(0.170 \times 12) (.95) (.95) (.95) = 2 \text{ units}$ 100% of max density
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-32 Site 14 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, and utility easement; for a site with ample access opportunities
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for townhomes and single-family units
Typical densities	95%	Townhomes and Single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 15 Description

Site 15 is a non-vacant site located on Pleasant Avenue, west of Central Avenue. The site has a land use designation of MDR and is zoned R-3, which allows residential densities of up to 12 dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 0.660 acres.

Current use on the site includes single-family residence. A considerable portion of the site is vacant with the opportunity for development. To maximize full residential development potential, the site would be fully redeveloped and existing uses would be discontinued.

Developed at a density of 12 dwelling units per acre, the gross acreage of the site would allow a maximum of eight (8) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of seven (7) moderate-income units ([Tables C-33 and C-34](#)). Based on recent development and pipeline projects in Ceres, the City has determined 12 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Potential development for the site includes townhomes or single-family units. Townhomes would likely provide a more affordable option for moderate-income households and maximize development potential on the parcel.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-33 Site 15 Development Details

Site Description		Site Image & Capacity Calculation
APN	053-024-023	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	0.660 acres total 0.210 acres (vacant)	
Zoning	R-3	
Allowable Density	7-12 du/ac	
RHNA Affordability	Moderate-income: 7 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(0.66 \times 12) (.95) (.95) (.95) = 7 \text{ units}$ 86% of max density
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-34 Site 15 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks; for a site with ample access opportunities and utility easement in place
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for townhomes and single-family units
Typical densities	95%	Townhomes and single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 16 Description

Site 16 is a non-vacant site located on Morgan Road, north of Service Road. The site has a land use designation of MDR and is zoned PC-49, which allows residential densities of up to 12 dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 1.750 acres.

Current use on the site includes a single-family residence and vacant land. The majority of the site is vacant with the opportunity for development. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables C-35](#) and [C-36](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity

Utilizing the full acreage of the site (1.750 acres) and developed at a density of 12 dwelling units per acre, the gross acreage would accommodate a maximum of 21 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 18 units ([Tables C-35 and C-36](#)).

Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (1.16 acres) and developed at a density of 12 dwelling units per acre, the gross acreage would accommodate a maximum of 14 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 12 moderate-income units ([Tables C-35 and C-36](#)). Based on recent development and pipeline projects in Ceres, the City has determined 12 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Potential development for the site includes townhomes or single-family units. Townhomes would likely provide a more affordable option for moderate-income households and maximize development potential on the parcel.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-35 Site 16 Development Details

Site Description		Site Image & Capacity Calculation
APN	086-034-008	 Realistic Capacity utilizing factors = $(1.16 \times 12) (.95) (.95) (.95) = 12 \text{ units}$ 86% of max density
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	1.750 acres total 1.160 acres (vacant)	
Zoning	PC-49	
Allowable Density	7-12 du/ac	
RHNA Affordability	Moderate-income: 12 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-36 Site 16 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, and utility easement; for a site with limited access opportunities and existing residences to either retain or replace
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for townhomes and single-family units
Typical densities	95%	Townhomes and single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 17 Description

Site 17 is a vacant site located on Pleasant Avenue, west of Central Avenue. The site has a land use designation of MDR and is zoned R-3, which allows residential densities of up to 12 dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 0.210 acres.

Developed at a density of 12 dwelling units per acre, the gross acreage of the site would allow a maximum of three (3) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of two (2) moderate-income units ([Tables C-37 and C-38](#)). Based on recent development and pipeline projects in Ceres, the City has determined 12 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Potential development for the site includes townhomes or single-family units. Townhomes would likely provide a more affordable option for moderate-income households and maximize development potential on the parcel.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-37 Site 17 Development Details

Site Description		Site Image & Capacity Calculation	
APN	127-029-001		Realistic Capacity utilizing factors = $(.210 \times 12) (.90) (.95) (.95) = 2 \text{ units}$ 86% of max density
By-Right with 20% Affordable	Yes, previously used in 5 th cycle		
Size of Site	0.210 acres		
Zoning	R-3		
Allowable Density	7-12 du/ac		
RHNA Affordability	Moderate-income: 2 units		
Existing Use	Vacant		
Infrastructure Availability	Yes, no constraints		
Environmental Constraints	None known		

SOURCE: City of Ceres

Table C-38 Site 17 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, and utility easement; for a vacant site with a direct access opportunity
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for townhomes and single-family units
Typical densities	95%	Townhomes and single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 18 Description

Site 18 is a non-vacant site located north of Pleasant Avenue, west of Central Avenue. The site has a land use designation of MDR and is zoned R-3, which allows residential densities of up to 12 dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 0.260 acres.

Current use on the site includes a single-family residence and vacant land. Nearly half of the site is vacant with the opportunity for development. To maximize full residential development potential, the site would be fully redeveloped and existing uses would be discontinued.

Developed at a density of 12 dwelling units per acre, the gross acreage of the site would allow a maximum of three (3) residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of two (2) moderate-income units ([Tables C-39 and C-40](#)). Based on recent development and pipeline projects in Ceres, the City has determined 12 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Potential development for the site includes townhomes or single-family units. Townhomes would likely provide a more affordable option for moderate-income households and maximize development potential on the parcel.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-39 Site 18 Development Details

Site Description		Site Image & Capacity Calculation	
APN	127-030-010		Realistic Capacity utilizing factors = $(0.260 \times 12) (.95) (.95) (.95) = 2 \text{ units}$ 66% of max density
By-Right with 20% Affordable	Yes, previously used in 5 th cycle		
Size of Site	0.260 acres		
Zoning	R-3		
Allowable Density	7-12 du/ac		
RHNA Affordability	Moderate-income: 2 units		
Existing Use	Non-vacant		
Infrastructure Availability	Yes, no constraints		
Environmental Constraints	None known		

SOURCE: City of Ceres

Table C-40 Site 18 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, and utility easement; and to develop with the existing structure either replaced or retained.
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for townhomes and single-family units
Typical densities	95%	Townhomes and single-family projects in Ceres are built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Mixed-Use Residential

Site 19 Description

Site 19 is a non-vacant site located north of East Service Road and east of Morgan Road. The site has a land use designation of NC and is zoned PC-43, which allows residential densities of up to 25 dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 3.14 acres.

Current use on the site includes an accessory structure and vacant land. The majority of the site is vacant with the opportunity for development. To maximize full residential development potential, the site would be fully redeveloped and existing uses would be discontinued.

Developed at a density of 25 dwelling units per acre, the gross acreage of the site would allow a maximum of 79 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 67 units to accommodate 23 very low-, 23 low-, and 21 moderate-income units ([Tables C-41 and C-42](#)). Based on recent development and pipeline projects in Ceres, the City has determined 25 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-41 Site 19 Development Details

Site Description		Site Image & Capacity Calculation
APN	053-052-032	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	3.14 acres	
Zoning	PC-43	
Allowable Density	12-25 du/acre	
RHNA Affordability	Very low-income: 23 units Low-income: 23 units Moderate-income: 21 units	
Existing Use	Non-vacant	Realistic Capacity utilizing factors = $(3.14 \times 25) (.95) (.95) (.95) = 67 \text{ units}$ 86% of max density
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-42 Site 19 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks.
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in mixed-use residential zones.
Typical densities	95%	Multi-family projects in Ceres are built out close to maximum density due to financial feasibility.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

High-Density Residential

Sites 20-21 Description

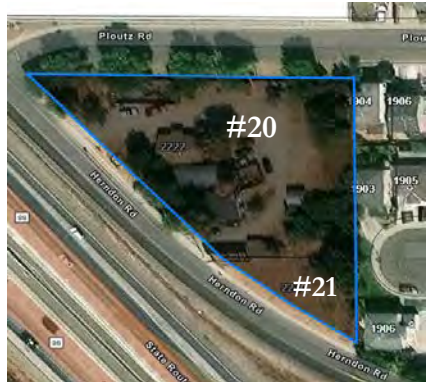
Sites 20-21 are vacant sites located adjacent to each other on Herndon Avenue, east of State Route 99. These sites each have a land use designation of HDR and are zoned PC-10, which allows residential densities of up to 30 dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The combined acreage of the sites equal approximately 1.010 acres. Together, the sites present an opportunity for lot consolidation, which could increase development potential, improve design flexibility, streamline the approval process, and optimize land use, among other benefits.

Site 20 has existing uses on site, including two single-family residences, and Site 21 is vacant. To maximize full residential development potential, the site would be fully redeveloped and existing uses would be discontinued.

Developed at a density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 30 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 26 units to accommodate 16 very low-income units and 10 low-income units ([Tables C-43 and C-44](#)). Based on recent development and pipeline projects in Ceres, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-43 Sites 20-21 Development Details

Site Description		Site Image & Capacity Calculation
APN	Site 20: 040-008-010 Site 21: 040-008-011	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle (only site 21 subject)	
Size of Site	Consolidated: 1.010 acres Site 20: 0.880 acres Site 21: 0.130 acres	
Zoning	PC-10	
Allowable Density	20-30 du/acre	
RHNA Affordability	Very low-income: 16 units Low-income: 10 units	
Existing Use	Vacant	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(1.010 \times 30) (.95) (.95) (.95) = 26 \text{ units}$ 86% of max density
Environmental Constraints	Adjacent to Highway 99 on-ramp	

SOURCE: City of Ceres

Table C-44 Sites 20-21 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, and utility easement; with vehicular access challenge
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the high density residential zone.
Typical densities	95%	Multi-family projects in Ceres are built out close to maximum density due to financial feasibility
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

Site 22 Description

Site 22 is a vacant site located on Herndon Avenue, east of State Route 99. This site has a land use designation of HDR and is zoned PC-47, which allows up to 30 dwelling units per acre. This site is not intended to undergo any changes to land use designation or zoning. The site is approximately 0.630 acres.

Developed at a density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 19 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 17 very low-income units ([Tables C-45 and C-46](#)). Based on recent development and pipeline projects in Ceres, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 (Program 1.11, [Chapter 2](#)).

Table C-45 Site 22 Development Details

Site Description		Site Image & Capacity Calculation
APN	127-048-006	
By-Right with 20% Affordable	Yes, previously used in 5 th cycle	
Size of Site	0.630 acres	
Zoning	PC-47	
Allowable Density	20-30 du/ac	
RHNA Affordability	Very low-income: 16 units	
Existing Use	Vacant	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(0.630 \times 30) (.95) (.95) (.95) = 16 \text{ units}$ 86% of max density
Environmental Constraints	None known	

SOURCE: City of Ceres

Table C-46 Site 22 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, and utility easement; with ample vehicular access.
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the high density residential zones.
Typical densities	95%	Multi-family projects in Ceres are built out close to maximum density due to financial feasibility.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Ceres

C.5 Additional Opportunities for Residential Development and Affordable Housing

Accessory Dwelling Units (ADUs and Junior ADUs)

Projected ADU/JADU Based on Past Production

The number of accessory dwelling units constructed in Ceres 2019-2022 averages three (3) per eight-year period. In an effort to incentivize community members and developers to pursue ADU construction, the City will continue to provide and promote eight unique and free pre-approved ADU plans. This initiative aims to simplify the ADU development process, relieving property owners of the design burden and facilitating smoother project approvals.

Based on the City's average construction rate of ADUs over the past eight years, the City intends to increase marketing efforts related to ADU development to spark local interest among residents and housing developers. As outlined in Program 1.5 in [Chapter 2](#), the City is committed to the following actions to market ADUs:

- Publicizing ADU/JADU information in the City's newsletter and general residential application packet;
- Distributing brochures at the Planning Division and posting information on the City's website; and
- Creating guidance materials, including a FAQ webpage, to guide interested residents and developers.

Additionally, the City is committed to streamlining the ADU development review process in conformance with State law by prioritizing permit processing, reducing permit fees, and providing pre-approved ADU plans to expedite review.

Required ADU/JADU Construction in West Landing

This 6th Cycle Housing Element includes Programs 1.10 in [Chapter 2](#), which requires the developers of West Landing to develop either ADUs or junior accessory dwelling units (JADUs) concurrent with single-family construction. The new program calls for 10 percent of all new single-family construction to include ADUs/JADUs, which would result in approximately 131 additional units. The City is requiring the construction of ADU/JADUs to encourage the development of affordable housing typologies concurrently with single-family. Additionally, recent State law provides more flexibility and encourages the development of ADU/JADUs more than ever, increasing the likelihood of increase development.

Prohousing Community Designation

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 pro-housing 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), and Infill Infrastructure Grant (IIG) programs. Ceres is positioning itself to apply for HCD's Prohousing designation concurrent with the preparation and certification of its 6th Cycle Housing Element.

C.6 Summary and Conclusions

The vacant and underutilized sites identified in this report are sufficient to accommodate approximately 107 percent of the Ceres' 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 were used in the 5th Cycle. Therefore, the opportunity for ministerial review with 20 percent affordable units is likely to increase the likelihood of housing development on these sites for the 6th Cycle planning period.

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Review of Previous Housing Element



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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.

Effectiveness of 5th Cycle Policies and Programs for Special Needs Groups

During the update of the 5th Cycle Housing Element, the City of Ceres committed to enact various programs that targeted some of the special needs populations, and not all. The City acknowledges that these policies and programs were not comprehensive, and inclusive of all of the special needs groups. However, the 6th Cycle Housing Element includes policies and programs that are designed to increase access to affordable housing options for all special needs groups, including: ELI residents and households, seniors, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness. Many of these policies and programs from the 5th Cycle were supportive in nature, with the intent to support the County or other service providers and community organizations in their efforts to address the needs of the protected groups. As such, the effectiveness most of the 5th Cycle policies and programs is subjective, and difficult to be measured.

In an effort to affirmatively further fair housing and provide measurable impact for special needs groups during the 6th Cycle Housing Element and beyond, the City of Ceres has committed to using programmatic action as a means to facilitate affordable housing construction, increase housing mobility and choice, and connect the community to much needed housing and social service resources. The policies and programs that fall under Goal 3 in Chapter 2 of the Housing Element are specifically designed to meet the needs of households that fall into any of the “special needs” categories. Through programmatic actions such as zoning code amendments, community engagement and outreach, fee reductions, downpayment assistance, and other initiatives, the City aims to fill in the gaps that were present after the 5th Cycle Housing Element update, and continuously monitor the effectiveness of 6th Cycle policies and programs through quantified objectives, mid-cycle reviews, and discrete timelines.

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	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.	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. 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.	Continue
Program 1.1	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;	PROGRESS: Completed April 2018. West Landing Specific Plan Area has been annexed and is prepared for development using the new minimum density standard. EFFECTIVENESS: The Cycle 6th RHNA will largely be met constructing units according to the densities and zoning established with the West Landing Specific Plan.	Delete
Program 1.2	PROMOTING SECOND DWELLING UNITS The City shall promote the development of second dwelling units by publicizing information in the City's newsletter and general application packet; providing a brochure at the 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.	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 eight different preapproved ADU unit types for building permit issuance. EFFECTIVENESS: Interest in building ADUs appears to be increasing. 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.	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
Program 1.3	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.	PROGRESS: The City successfully annexed large tracts of vacant land to accommodate new development including the Whitmore Ranch Specific Plan area in 2019. 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.	Continue
Program 1.4	HOUSING DIVERSITY 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.	PROGRESS: Based on community needs, the City continues to encourage a range of housing types. 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.	Modify
Program 1.5	PRESERVATION OF MOBILEHOME PARKS 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.	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. 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.	Modify
Program 1.6	SMALLER MINIMUM LOT SIZES 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.	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.	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
		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.	
Program 1.7	ANNUAL HOUSING ELEMENT MONITORING REPORT 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.	PROGRESS: The City has evaluated the Housing Element annually and submitted reports to HCD. EFFECTIVENESS: City Council is annually updated about progress of housing development in Ceres.	Continue
Program 1.8	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.	PROGRESS: The City continues to update the infill site inventory and make the information available to the public. EFFECTIVENESS: While some sites in the inventory have been developed in the last few years, the City's efforts have not been very effective in attracting enough developers willing to construct affordable housing. As such, the City has added Program 1.4 to the Chapter 2 of the 6 th Cycle Housing Element in an effort to take more proactive steps towards affordable housing development and ensure that developers are aware of the infill/vacant sites within the City's commercial zones that permit residential uses.	Continue
Program 1.9	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.	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. EFFECTIVENESS: Interest in this program has increased in 2023.	Continue
Program 1.10	MULTI-FAMILY LOT CONSOLIDATION PROGRAM 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	PROGRESS: The City worked with property owners to analyze suitable R-3/R-4 sites for consolidation.	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
	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.	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.	
Program 1.11	DOWNTOWN UNDERUTILIZED SITES 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.	PROGRESS: Underutilized sites representing over 500 potential housing units were identified in the adopted Downtown Specific Plan. EFFECTIVENESS: This program has been effective in that the City has been compliant with ensuring that there has been no net loss of residential development potential for the previously identified Downtown sites. Program 1.1 (Chapter 2) and pg. A-101 detail the City's compliance with No Net-loss requirements of Government Code Section 65863.	Continue
Program 1.12	DOWNTOWN SPECIFIC PLAN 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.	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. The City is seeking Prohousing designation to increase opportunities and potential funding to encourage affordable housing production. 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.	Delete
Program 1.13	ADDITIONAL WELLS AND WATER TREATMENT Should additional wells be taken off-line due to failure in meeting State and federal water quality standards, the City shall investigate the feasibility of reopening wells that were taken off line through water treatment measures, such as well blending or well-head treatment or securing new sources of water.	PROGRESS: A Water Master Plan is in progress. The City continues to work with the Stanislaus Regional Water Authority provide additional potable water sources. 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.	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
Program 1.14	LONG-TERM WATER SUPPLY 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.	PROGRESS: The City continues to work with Turlock Irrigation District on creating a surface water distribution system. EFFECTIVENESS: The new surface water treatment plant is expected to open in the Fall of 2023.	Delete
Program 1.15	HOUSING ELEMENT DELIVERY TO WATER AND SEWER PROVIDERS 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.	PROGRESS: The City of Ceres provides water and sewer services throughout the City. The City does not have infrastructure limitations. 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).	Delete
GOAL HE-2: TO ENCOURAGE CONSTRUCTION AND MAINTENANCE OF AFFORDABLE HOUSING IN THE CITY OF CERES			
Program 2.0	HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM 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.	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. EFFECTIVENESS: Although there are very few inquiries at the City, City staff will continue to provide contact information for the Housing Authority.	Modify
Program 2.1	EXTREMELY LOW-INCOME HOUSING DEVELOPMENT FUNDING 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	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.	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
	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.		
Program 2.2	PUBLICIZE DENSITY BONUS PROGRAM The City shall publicize the availability of the density bonus program through the local building industry association, by contacting home builders active in Ceres, by posting information on the City's website, and by information available at the Planning Division counter.	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. 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.	Delete
Program 2.3	INCENTIVES IN CONJUNCTION WITH DENSITY BONUS In addition to the density bonus, the City shall offer at least one other regulatory or financial incentive for the production of 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 basis, the appropriate incentive(s) to offer to make a proposed affordable housing development financially feasible.	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. 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.	Delete
Program 2.4	REDUCED PARKING STANDARDS IN DOWNTOWN SPECIFIC PLAN 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	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. EFFECTIVENESS: Regulatory measures have been adopted to enable this incentive, going forward.	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
	alleys. Reduced parking standards will assist in maximizing the number of residential units to be developed on a specific site.		
Program 2.5	PURSUE STATE AND FEDERAL FUNDING The City shall continue to pursue available and appropriate state and federal funding sources in cooperation with private developers, non-profit housing corporations, the Stanislaus County, 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.	PROGRESS: The City continues to be successful in obtaining HOME and CDBG funds with the Urban County Consortium. EFFECTIVENESS: HOME and CDBG funds have impacted housing opportunities in the following ways: • 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	ADVOCATE ADDITIONAL STATE AND FEDERAL FINANCIAL COMMITMENTS TO HOUSING The City of Ceres shall continue to contact its state and federal legislative and congressional representative to advocate for higher state and federal financial commitments to low- and moderate-income housing programs to allow local governments with greater financial resources to meet federal and state housing mandates.	PROGRESS: The City coordinates with the League of California Cities to interface with legislators on an as-needed basis. 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.	Modify
Program 2.7	GUIDELINES FOR FEE WAIVERS, REDUCTIONS, AND DEFERRALS 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.	PROGRESS: The City has found it infeasible to subsidize affordable housing through waiving or deferring public facility fees. EFFECTIVENESS: This program was not implemented during the 5th Cycle.	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
Program 2.8	SELF HELP HOUSING PROGRAM The City shall continue to allocate redevelopment housing set aside funds, to provide for a local funding match for a Self-Help Housing demonstration project. Such a project would have to be initiated by a nonprofit housing sponsor and use state or federal funds as the primary governmental financing source.	PROGRESS: There were no requests for this program. 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.	Delete
Program 2.9	ACQUIRE SITES FOR SELF HELP HOUSING The City shall assist Habitat for Humanity in acquiring sites in Ceres to help meet the demand from Ceres residents for their self-help program.	PROGRESS: There were no requests for this program. 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.	Delete
Program 2.10	PUBLICIZE SELF HELP HOUSING The City shall publicize information on self-help or sweat equity programs on the City's website. The City shall contact community non-profit organizations to provide information on the existing local opportunities.	PROGRESS: The City maintains contact with potential developers but there were no requests for this program. 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.	Delete
Program 2.11	PUBLICIZE AVAILABLE PROGRAMS 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 periodically posting notices in local newspaper (i.e. Ceres Courier and Modesto Bee).	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. EFFECTIVENESS: Interest in these programs has increased in 2023.	Delete
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).	Delete

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
		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.	
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 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	PROGRESS: The City continues to facilitate and encourage farmworker housing. An informational brochure was developed in 2018 to provide additional information to developers. EFFECTIVENESS: The City did not receive any development proposals for farmworker housing.	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
	sources and other City incentives for the development of farmworker housing and provide this brochure at the Community Development Department and City's website.		
Program 3.4	REGIONAL COOPERATION WITH HOMELESS NEEDS The City shall participate in the Stanislaus County Housing and Support Service Collaborative (SCHSSC) and the Continuum of Care to help address homeless needs in Ceres and Stanislaus County.	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. EFFECTIVENESS: The City continues to participate in the Stanislaus Continuum of Care to address homeless needs.	Modify
Program 3.5	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.	PROGRESS: The City supports Disability Resources Agency for Independent Living (DRAIL) which provides supportive services for persons with developmental disabilities. EFFECTIVENESS: The City has received no inquiries regarding services for persons with developmental disabilities, but continues to support DRAIL.	Modify
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	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	PROGRESS: For the upcoming Housing Element update, the City of Ceres will be considering adoption of a housing rehabilitation program pending community needs. EFFECTIVENESS: There is no need for the City to encourage the Consortium to apply for funds because the funds are received directly from HUD.	Delete/Potentially Add Program
Program 4.1	CONSERVATION OF AT-RISK UNITS 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	PROGRESS: The City continues to monitor at-risk housing units. EFFECTIVENESS: Monitoring is ongoing.	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
	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.		
Program 4.2	RELOCATION OF LOW-INCOME HOUSEHOLDS OCCUPYING DILAPIDATED HOUSING 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.	PROGRESS: The Redevelopment Agency is no longer operational due to State law. There is no displacement occurring. EFFECTIVENESS: not applicable	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	FAIR HOUSING PROGRAM The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, sexual orientation, marital status, ancestry, nation origin, or color by supporting efforts of community groups which provide counseling, investigatory, legal or referral to victims of discrimination. Specifically, the City shall: • Maintain information on state and federal fair housing laws in English and Spanish on the City's website and at the 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.	PROGRESS: Fair Housing information is disseminated through the Urban County Consortium for the HOME and CDBG programs. EFFECTIVENESS: Dissemination of Fair Housing information is ongoing.	Modify

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
Program 5.1	PUBLIC ENGAGEMENT/GENERAL PLAN CONSISTENCY 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. • 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 Housing Element Policies and Programs and the other Elements of the General Plan.	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. EFFECTIVENESS: This program is complete.	Delete
GOAL HE-6: TO ENCOURAGE ENERGY EFFICIENCY IN ALL NEW AND EXISTING HOUSING			
Program 6.0	WEATHERIZATION AND ENERGY CONSERVATION FOR EXISTING DWELLING UNITS The City shall continue to post and distribute information on currently available weatherization and energy conservation programs in conjunction with housing rehabilitation. Provide information at City Hall on Turlock Irrigation District weatherization and energy assistance programs.	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. EFFECTIVENESS: Applicants for all submitted buildings have received this educational information, with an option to voluntarily participate in suggested actions.	Continue
Program 6.1	ENERGY CONSERVATION FOR NEW CONSTRUCTION The City shall enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and shall encourage residential developers to employ additional energy conservation measures with respect to the siding of buildings, landscaping, and solar access. Any landscaping and development design guidelines prepared by the City will include consideration of energy and resource conservation.	PROGRESS: The City continues to enforce Title 24 standards and encourages solar systems. EFFECTIVENESS: All building permits during the 5th Cycle had to meet standards and applicants were encouraged to include solar with their projects.	Continue

Program Number	Programs/Actions	Progress and Effectiveness	Continue/ Modify/ Delete
Program 6.2	PUBLICIZE ENERGY CONSERVATION FOR NEW CONSTRUCTION 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.	PROGRESS: It has been found that this program has limited funding and is ineffectual. EFFECTIVENESS: Not applicable due to lack of funding.	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	AFFORDABLE HOUSING DESIGN 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.	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. EFFECTIVENESS: Existing projects continue to be maintained, and any new proposal will need to meet these standards.	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.

Preservation of “At Risk” Units

According to the 2015 Housing Element, there were 15 affordable units at risk of converting to market rate within the eight-year planning period (2015–2023). Staff is unaware of the loss of any affordable units.

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 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 previous 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 meets its housing obligations.

Outreach and Public Participation

E
APPENDIX

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Appendix E

Outreach and Public Participation

E.1 Introduction

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 an engagement program that is robust, inclusive, and meaningful. The primary purpose of this appendix is to describe the efforts 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 is 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. Included in this appendix is a list of contacted organizations, tribal units, and other stakeholders that were contacted during the preparation of Ceres' 6th Cycle Housing Element.

Included with this appendix are the following attachments:

- Attachment A – Public Draft Comment Report
- Attachment B – Stakeholder Survey
- Attachment C – Outreach Materials

E.2 Outreach and Public Participation

Collaboration with Ceres Partnership

Throughout the duration of the housing element update process, the City of Ceres has been in partnership with the Center for Human Services' Ceres Partnership, located within the jurisdiction. Ceres Partnership defines itself as a neighborhood hub connecting people to essential resources in Ceres and surrounding areas. During the housing element update process, Ceres Partnership assisted with the distribution of English and Spanish brochures and promotional materials that were designed to inform community members about the housing element, and to solicit input on policies and programs to be included in the 6th Cycle Housing Element. Furthermore, Ceres Partnership has assisted City staff with disseminating the Stakeholder Survey (in both English and Spanish), and encouraging individuals serviced by the organization to provide comment on the Public Review Draft. Ceres Partnership's target demographics include: single mothers, seniors, unhoused individuals, farmworkers, female-headed households, residents with limited English-speaking ability, and other groups with special needs.

Given the expansive reach of Ceres Partnership and its position in the community as a one-stop shop for community needs, the City of Ceres anticipates hosting workshops and forums in a small-group setting to further assess the housing needs of Ceres residents. Ceres Partnership reaches over 300 individuals annually, and hosts several events throughout the year to foster community engagement. The City of Ceres looks forward to further collaboration with the Ceres partnership.

Ceres Housing Element Update Website

To begin the public engagement and outreach process, the City and housing consultant developed a dedicated housing element update website, <https://engage.emcplanning.com/cereshousingplan>, where information was provided to inform members of the public on housing element basics and the update process, and to present community engagement opportunities, public notices, and other updates.

Key components of the Ceres 2023-2031 Housing Element Update website included:

- **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.
- **Public Noticing.** All public notices are posted to the Ceres Housing Plan website including, the release of surveys, public meetings, the 30-day public comment period, release of the public draft, and future drafts. [Attachment C – Outreach Materials](#), is included as an attachment to this appendix and provides a collection of promotional materials distributed to the public throughout the housing element update process.
- **Collection of Public Documents.** Key documents such as the Stanislaus Council of Governments (StanCOG) RHNA Methodology, HCD guidance and memos, public meeting presentations, housing element drafts, etc.

Since the publication of the Initial Draft on July 17, 2023, all additional public outreach details and website components were shifted to the City’s official website, <https://www.ci.ceres.ca.us/>. All public drafts and information published during the housing element update process are available to view via the City’s 6th Cycle Housing Element Update webpage.¹

¹ <https://www.ci.ceres.ca.us/1826/6th-Cycle-Housing-Element-Update-2023-20>

Public Meetings

Public meetings are integral to informing and educating the public on the 2023-2031 6th Cycle Housing Element Update planning process. These meetings are ongoing and continue to guide new policies and programs to ensure Ceres' character and values are upheld. The following are public meetings held in the planning process thus far:

- **July 17, 2023 Community Housing Meeting.** Hosted to introduce the 2023-2031 6th Cycle Housing Element Update to community residents and elected officials, demonstrate the Ceres Housing Plan website, and discuss the Public Draft Housing Element;
- **August 7, 2023 Planning Commission Meeting.** Held to gather additional feedback on the Public Draft Housing Element; and
- **August 14, 2023 City Council Meeting.** Held to provide an additional opportunity to solicit feedback on policies and programs included in the Housing Element.

Stakeholder Survey

A Stakeholder Survey was released for public engagement with the Public Draft Housing Element on July 17, 2023 to solicit input from Ceres residents, property owners, business owners, employees, community activists, and visitors. The survey was posted on the Ceres Housing Plan website and advertised via an informational housing element flyer advertised through the City's social media outlets. A summary report of the Stakeholder Survey is provided as [Attachment B](#) to this appendix, documenting survey responses received between July 17, 2023 – August 21, 2023. To gather as much feedback as possible, the survey will remain available for public participation. The housing element contains updated and new policies and programs as guided by the public's perspective, which are included in [Chapter 2 – Goals, Policies, and Programs](#).

For a comprehensive review of the survey, responses received, and revisions to the draft housing element in response to public input, please refer to [Attachment B – Stakeholder Survey](#) included with this appendix.

Property Owner Interest Form

A Property Owner Interest Form was released for public engagement with the Public Draft Housing Element on July 17, 2023 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 – Vacant and Available Sites](#) as they are received.

E.3 Public Draft Housing Element Community Input

In an act of transparency, the Public Draft Housing Element was presented to the community without review or revision from elected officials. Members of the community were 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 was rooted in allowing the community and decision makers alike to have an equal start at developing the 2023-2031 Housing Element.

The City acknowledged 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 presented the community with the 6th Cycle Public Draft 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 & Fair Housing Report](#), of this housing element update, local data is presented. However, community knowledge is necessary to understand and inform the trends and patterns that have occurred over time in Ceres. During the 30-day Public Comment Period, members of the community were encouraged to send their experiences and/or questions via email to Housing@emcplanning.com to help inform the draft housing element. The following summarizes actions taken to improve the draft housing element in response to community input received.

- Program 3.12 – Housing Assistance for Veterans;
- Program 5.5 – Economic Mobility;
- Program 5.4 – Place-Based Strategies to Support Infrastructure Improvements; and
- Additional information provided on homelessness in Stanislaus County and Ceres.

For a comprehensive review of all public comments received and revisions to the draft housing element in response to public input, please refer to [Attachment A – Public Comment Report](#) included with this appendix.

E.4 Ongoing Collaboration with Community Stakeholders

In an effort to promote ongoing collaboration and engagement with stakeholders, the City of Ceres will maintain contact with the community organizations and residents that were contacted during the initial Public Draft period. During the 7-day review period, the public will have the opportunity to provide feedback on the revised Draft Housing Element. The City of Ceres will send emails to local organizations to solicit feedback once the revised Draft is published on the City's website.

E.5 List of Contacted Organizations

This section provides contact information for organizations and agencies in the Stanislaus region that were contacted during housing element preparation.

American Farmland Trust
455 Capitol Mall Suite 410
Sacramento, CA 95814
916-448-1064

Bertolotti Disposal
231 Flamingo Dr.
Modesto, CA 95358
209-537-8000

American Legion Ceres Post 491
2609 Lawrence St.
Ceres, CA, 95307
cerespost491@gmail.com

Building Industry Association of the Greater Valley
1701 W. March Lane, Ste. F
Stockton, CA 95207
209-235-7831

Behavioral Health and Recovery Services - Stanislaus County
800 Scenic Dr.
Modesto, CA 95350
209-525-6201

California Rural Legal Assistance
1020 15th St Suite 20
Modesto, CA 95354
209-577-3811

Bella Casa Realty
2307 Magnolia St.
Ceres, CA
209-537-0996

Catholic Charities - Diocese of Stockton
1106 N El Dorado St.
Stockton, CA 95202
209-444-5900

Benchmark Engineering
915 17th St.
Modesto, CA 95354
209-548-9300

Central Valley Opportunity Center
6838 Bridget Ct.
Winton, CA 95388
209-357-0062
209-409-2676

Ceres Chamber of Commerce
2904 4th St.
Ceres, CA 95307
209-537-2601

Ceres Christian Church
3502 Roeding Rd.
Ceres, CA 95307
209-537-8931

Ceres City Council
2720 2nd St.
Ceres, CA 95307
209-538-5691

Ceres Courier
121 S Center St.
Turlock, CA 95380
209-537-5032

Ceres Fire Protection District
2755 Third St.
Ceres, CA 95307
FirePIO@ci.ceres.ca.us

Ceres Garden Club
2701 4th St.
Ceres, CA, 95307
209-402-2351

Ceres Planning Commission
2220 Magnolia St.
Ceres, CA 95307
209-538-5774

Ceres Street Faire Committee
ceresstreetfaire@gmail.com

Ceres Unified School District
2503 Lawrence St.
Ceres, CA 95307
209-556-1500

Childrens Crisis Center
P.O. Box 1062
Modesto, CA 95353
209-577-0138

City of Modesto
1010 10th St.
Modesto, CA 95354
209-577-5200

City of Turlock
156 S Broadway
Turlock, CA 95380
209-668-5540

Congressman John Duarte

Conifer Health Solutions
15821 Ventura Blvd #600
Encino, CA 91436
818-461-5000

Copper Trails Project Proponent

Court Appointed Special Advocates for
Children - Stanislaus County
<https://www.casaofstanco.org/>

Cultiva La Salud
2409 Merced St.
Fresno, CA 93721
559-498-0870

DF Engineering

3421 Tully Rd Suite J
Modesto, CA 95350
209-529-7450

Disability Resources Agency for Independent Living

1101 Sylvan Ave Suite C-105
Modesto, CA 95350
209-521-7260

El Concilio

445 N. San Joaquin St.
Stockton, CA 95202
209-644-2600

Exit Realty

3425 Coffee Rd.
Modesto, CA 95355
209-569-5253

G3 Enterprises

502 E Whitmore Ave.
Modesto, CA 95358
g3.info@g3enterprises.com

GDR Engineering

3525 Mitchell Rd # G
Ceres, CA 95307
209-538-3360

Habitat for Humanity

2206 Tenaya Dr.
Modesto, CA 95354
209-575-4585

HAVEN - Healthy Alternatives to Violent Environments

618 13th St.
Modesto, CA 95354
209-524-4331

Highland Partners Group

822 Hartz Ave.
Danville, CA 94526
925-683-7052

Howard Prep

1424 Stonum Rd.
Modesto, CA 95351
209-538-4000

Inderjit Toor Construction

2351 Tenaya Dr D
Modesto, CA 95354
209-538-4040

JB Anderson Planning

139 S Stockton Ave.
Ripon, CA 95366
209-599-8377

Latino Community Roundtable - Stanislaus County

P.O. Box 4203
Modesto, CA 95352-4203
lcrstan@gmail.com

Meyer CPR & First Aid

2904 4th St.
Ceres, CA 95307
meyercprandfa@aol.com
209-272-1668

Mo-Cal Office Solutions
811 Wakefield Dr.
Oakdale, CA 95361
209-529-8121

Moms Club of Ceres
P.O. Box 2554
Ceres, CA 95307
momsclubofceres@yahoo.com

Odell Engineering
1165 Scenic Drive, Suite A
Modesto, CA 95350
209-571-1765
info@odellengineering.com

Opportunity Stanislaus
1625 I St.
Modesto, CA 95354
209-422-6420

Parson's Embroidery Plus
6055 Central Ave.
Ceres, CA 95307
cathy@embroideryplussmore.com
209-537-3225

PMZ Real Estate
1600 N. Carpenter Road Suite A1
Modesto, CA 95351
209-527-2010

Pray for Ceres

Project Sentinel
1231 8th St #425
Modesto, CA 95354
800-339-6043

Richland Shopping Center of Ceres
2531 E Whitmore Ave Suite
Ceres, CA 95307

River Crest Apartments
7928 La Riviera Drive
Sacramento, CA 95826
916-312-4808

Second Harvest
1220 Vanderbilt Cir.
Manteca, CA 95337

infosjstan@feedingamerica.org
209-239-2091

Stanislaus County Affordable Housing
Corporation
909 15th St Suite 6
Modesto, CA 95354
209-574-1155

Stanislaus County Supervisor Channce Condit

Stanislaus Farm Supply
624 Service Rd.
Modesto, CA 95358
209-538-7070

Stanislaus LAFCo
1010 10th St Ste 3600
Modesto, CA 95354
209-525-7660

The Michaels Organization
2236 Longport Court, Suite 100
Elk Grove, CA 95758
916-883-1100

Turning Point Community Programs
10850 Gold Center Dr #325
Rancho Cordova, CA 95670
916-364-8395

United Samaritans
220 S Broadway
Turlock, CA 95380
209-668-4853

Valley View Health Center
120 Independence Circle Ste G
Chico, CA 95973
530-513-5892

We Care Turlock
221 S Broadway
Turlock, CA 95380
209-620-2414

Whitmore Oaks Apartments
2617 Blaker Rd.
Ceres, CA 95307
209-581-0704

Whitmore Ranch Subdivision Developer

Wood Rodgers
3301 C Street, Building 100-B
Sacramento, CA 95816
916-341-7760

Wyatt Insurance
3525 Mitchell Rd Ste A
Ceres, CA 95307
209-537-8922

Stanislaus Council of Governments
1111 I Street #308
Modesto, CA 95354
209-525-4600

[Stanislaus Council of Government
\(stancog.org\)](http://stancog.org)

Stanislaus Regional Housing Authority
1701 Robertson Rd
Modesto, CA 95358
209-557-2000

[Stanislaus Regional Housing Authority
\(stanregionalha.org\)](http://stanregionalha.org)

Ceres Partnership
1317 Grandview Ave
Ceres, CA 95307
209-541-0101
[Ceres Partnership](#)

E.6 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

Southern Sierra Miwuk Nation
Sandra Chapman, Chairperson
P.O. Box 186
Mariposa, CA, 95338
sandra47roy@gmail.com

North Valley Yokuts Tribe
Timothy Perez, Chairperson
P.O. Box 717
Linden, CA, 95236
huskanam@gmail.com

Tule River Indian Tribe
Neil Peyron, Chairperson
P.O. Box 589
Porterville, CA, 93258
neil.peyron@tulerivertribe-nsn.gov

North Valley Yokuts Tribe
Katherine Perez, Chairperson
P.O. Box 717
Linden, CA, 95236 canutes@verizon.net

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas, CA 93906
kwood8934@aol.com

E.7 City Contact List

This section provides contact information for City officials that were contacted during housing element preparation.

Lea Simvoulakis
Community Development Director
lea.simvoulakis@ci.ceres.ca.us
209.538.5778

Marjorie Blom
Planning Consultant
Marjorie.Blom@ci.ceres.ca.us
209-538-5774

Christopher Hoem
Former Community Development Director
Christopher.hoem@ci.ceres.ca.us
209-538-5778

Teddie Hernandez
Senior Planner
teddie.hernandez@ci.ceres.ca.us
209-538-5789

Rhonda Rose
Building Permit Technician
Rhonda.Rose@ci.ceres.ca.us
209-538-5753

Appendix E

Attachment A:

Public Draft Comment Report

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1.0 Introduction

1.1 Draft Housing Element

Pursuant to AB 215, the Housing Element must undergo a draft process subject to a 30-day public comment period, and if comments are received, an additional 10-day consideration and revision period prior to Housing and Community Development (HCD) submittal.

Government Code 65585(b)(1) indicates that the purpose of the public review process includes the following:

- Disclosing agency analysis;
- Discovering public concerns; and
- Incorporating public comments.

The following document outlines all public comments received during the 30-day public comment period as well as responses and revisions to the Housing Element.

1.2 Public Notice of 30-Day Public Draft Housing Element Release

The City distributed the Ceres Public Review Draft Housing Element for a 30-day public comment period between July 17, 2023, and August 21, 2023. The Public Review Draft Housing Element was made available to the public in the following formats:

- Posted online at <https://engage.emcplanning.com/cereshousingplan> and the City's Facebook;
- Linked on the City's website at <https://www.ci.ceres.ca.us/194/Housing-Element>;
- Emailed to over 60 local organizations for review and further distribution; and
- Presented and discussed at the July 17, 2023 Community Meeting, the August 7, 2023 City Planning Commission Meeting, and the August 14, 2023 City Council Meeting.

On July 17, 2023, the City hosted a Community Meeting to introduce the 6th Cycle Housing Element Update, discuss the Public Review Draft, and to provide direction on how to submit comments and interact with the online engagement platform, found at <https://engage.emcplanninggroup.com/cereshousingplan>.

On July 18, 2023, the City hosted a table at the Concerts in the Park series held at Whitmore Park in Ceres, to engage with community members and to reiterate the release of the Public Review Draft for those who were unable to attend the Community Meeting. The event provided an opportunity to discuss the Public Review Draft, understand lived experiences of community members, and solicit feedback on policies and programs.

On August 7 and August 14, 2023, the Planning Commission and City Council, respectively, had the opportunity to review and discuss the direction of the Housing Element. Listed below in [Table 1](#) are the public comments received during the public review comment period and information about how each has been addressed.

Due to the timing of this housing element update process, the Public Review Draft Housing Element was released during the summer season, posing unique challenges as many families typically travel and are away from home. To further prioritize outreach, the City has partnered with the Center for Human Services organization, Ceres Partnership, to assist in the distribution of housing element drafts and collecting additional public comment, conducting focus groups to discuss lived experiences and housing needs in Ceres, and to advertise the Housing Element Stakeholder Survey. The City acknowledges that this partnership and continued outreach is integral to developing a housing element that serves the Ceres community.

1.3 HCD Initial Draft Housing Element Report

This Public Comment Report for the Initial Draft Housing Element review has been prepared to address comments received during the public comment period and, together with the Draft Housing Element, constitutes the complete City of Ceres 6th Cycle 2023-2031 Housing Element. This Public Comment Report for the Initial Draft Housing Element is organized according to the date by which comments were received.

Public Comment on the Draft Housing Element

2.1 Public Comment Collection

During the 30-day public review period, public comments were received through the following channels:

- Housing Element Website: <https://engage.emcplanning.com/cereshousingplan>;
- Emailed to City staff: Planning@ci.ceres.ca.us;
- Emailed to the housing consultant: Housing@emcplanning.com; and
- Provided verbally at public meetings.

As discussed previously, three (3) public meetings were held during the public review period, providing multiple opportunities for members of the public and elected officials to provide comment.

2.2 Draft Housing Element Comments and Responses

All comments on the Draft Housing Element and responses to those comments, including revisions to the draft are presented in [Table 1](#).

Table 1 Public Draft Housing Element Comments and Responses

Comment ID	Commenter Name	Comment	Response	Revision Reference in Document
Comment #1	Marjorie Blom, Planning Consultant	The city is working on updating its fees.	Appendix B – Housing Constraints has been updated to include a note that the City of Ceres is working to update its fee schedule.	Appendix B: Fees and Exactions
Comment #2	Nav Athwal	The City should waive impact fees for local builders, provide density bonuses, and encourage more market rate housing.	No revisions were made to address this comment. The City is proactively addressing its growing needs for public facilities through development impact fees. Despite declining property tax revenues due to Proposition 13, the City is committed to improving its facilities to accommodate growth by collecting fees as new developments move forward. A density bonus program exists, per Title 18, Chapter 39 of the Ceres Municipal Code. New housing is encouraged for all income levels, including market rate housing.	
Comment #3	Renee Ledbetter	Will Stanislaus County manage affordable housing funds for all cities? There is a huge shortage of affordable housing in Ceres.	No revisions were made to address this comment. Stanislaus County acts as the lead entity in the Stanislaus Urban County Consortium. The City of Ceres is a member of the Consortium and thus receives funds from the United States Department of Housing and Urban Development (HUD), specifically in the form of Community Development Block Grant and Emergency Solutions Grant funding.	
Comment #4	Harinder Toor	Ceres needs more affordable housing. Builders don't want to pay impact fees—they should be waived for local builders. Why are low income separated from	No revisions were made to address this comment. The City is taking proactive steps to meet its increasing demand for public facilities by	

Comment ID	Commenter Name	Comment	Response	Revision Reference in Document
		higher? There should be tax credits for affordable housing.	implementing development impact fees. Despite the impact of Proposition 13 on property tax revenues, the City remains dedicated to enhancing its infrastructure to support growth by generating fees from new developments as they progress. The City has an assortment of income levels and plans for enabling various densities of residential development throughout the City. Tax credits for affordable housing may be available through programs such as HUD's Low-Income Housing Tax Credit.	
Comment #5	Scott Young, Community Manager, The Michaels Group	There are 200 people on the wait list for Whitmore Oaks senior housing. How many affordable housing units does Ceres have?	No revisions were made to address this comment. Through the Housing Element, the City is planning for the development of at least 3,361 housing units. Of the 3,361 required new units, 1,195 are allocated to lower-income units and 661 are allocated to moderate-income units. Typically, it is understood that moderate-income units are affordable. In terms of existing affordable housing in Ceres, Appendix A, Section A.6, identifies 352 affordable deed-restricted units. This information was provided through the California Housing Partnership Preservation Database. For in-depth details regarding these units please refer to Appendix A, Section A.6, Table A-25.	
Comment #6	Rosalinda Vierra, Ceres City Council	I had several residents in my District ask me if it incorporates housing to special populations such as veterans and senior housing? Or is that part of the high density and doesn't need special classification.	Veterans and senior households are both considered special needs populations. As a result, these groups are a high priority for affordable housing development and assistance. A discussion and analysis of senior households in Ceres and their	Chapter 2; Appendix A

Comment ID	Commenter Name	Comment	Response	Revision Reference in Document
			housing needs is included in Appendix A. Additionally, a discussion and analysis of veterans in Ceres and their housing needs has been added to Appendix A. Program 3.3 addresses housing assistance for senior citizens (see Chapter 2). Program 3.12 has been added to specifically address housing assistance for veterans (see Chapter 2). Additionally, Program 3.9 addresses the development of housing to meet the needs of residents with disabilities (see Chapter 2).	
Comment #7	Rosalinda Vierra, Ceres City Council	Also, the corner of Crows Landing and Whitmore wasn't zoned commercial or mixed use. I was wondering what exactly was planned on that corner since it's a key intersection.	No revisions were made to address this comment. The north side of Whitmore Avenue is outside the city limits. The southwest corner is designated Regional Commercial, is currently vacant, and is planned for commercial development. The southeast corner is designated General Industrial and contains existing commercial and industrial development.	
Comment #8	Bob Kachel	More information is needed on homelessness.	Appendix A – Housing Needs and Fair Housing Assessment has been updated to include trend data for homeless in Stanislaus County, Ceres, and nearby cities. Additionally, Program 3.10 has been added (see Chapter 2), which relates to ensuring that sufficient sites are available for the construction of emergency shelters for homeless individuals.	Appendix A; Chapter 2
Comment #9	Bob Kachel, Ceres Planning Commission	Studies have shown that the term “Latino” is more favorable than “Latinx”.	Revisions have been made to include “Latino” in exchange for “Latinx.”	Chapter 1; Appendix A
Comment #10	Bob Kachel, Ceres Planning Commission	There are various typos that are expected to be cleaned up.	City Staff has reviewed the Housing Element to address typos and other errors prior to the submittal of the Initial Draft Housing Element to HCD.	Entire Document

Comment ID	Commenter Name	Comment	Response	Revision Reference in Document
Comment #11	Bob Kachel, Ceres Planning Commission	Table 3-9 "Housing Unit Growth Trends by Jurisdiction" shows a decrease in units from 2010 to 2015 and from 2015 to 2019. How is this explained?	No revisions were made to address this comment. The housing unit counts in Table 3-9 are based on the U.S. Census Bureau's American Community Survey (ACS). Since the ACS is based on a sample, rather than counting every individual housing unit, the document contains estimates that may have some uncertainty, which is called sampling error. This means that the differences may not be statistically significant. This does not reflect a true loss of units, but rather estimations.	
Comment #12	Bob Kachel, Ceres Planning Commission	Program 1.9 is the crux of the Housing Element.	No revisions were made to address this comment. City staff agrees that this is an important program and intends to make the Zoning Code changes by December 2024.	
Comment #13	Bob Kachel, Ceres Planning Commission	The wave of enthusiasm and focus on the Housing Element should be ridden by implementing packaged changes within three years.	No revisions were made to address this comment. City staff has created an aggressive timeline of achieving goals related to the Housing Element and hopes to implement changes ahead of schedule if possible.	
Comment #14	Dave Pratt, Ceres Planning Commission	How much does the average house cost in Ceres?	No revisions were made to address this comment. The median home value in Ceres in 2022 was \$429,471, according to the Zillow Home Value Index.	
Comment #15	Dave Pratt, Ceres Planning Commission	How is "low income" defined?	No revisions were made to address this comment.	

Comment ID	Commenter Name	Comment	Response	Revision Reference in Document
			Low income is defined as 50% to 80% of the area median income (AMI). For a 1-person household, this equates to an income of approximately \$27,900 to \$44,650.	
Comment #16	Dave Pratt, Ceres Planning Commission	The Housing Element should be posted on Facebook.	No revisions were made to address this comment. A link to the Housing Element website was posted to the City's website and information about the community meeting was shared on social media at the beginning of the public comment period.	
Comment #17	Rosalinda Vierra, Ceres City Council	Have stakeholders been contacted about the Housing Element?	City staff has provided the Public Draft Housing Element to all interested stakeholders, and has advertised the Housing Element Update, community meetings, and provided the Public Draft online via the dedicated Housing Element Update website: https://engage.emcplanning.com/cereshousingplan . Additionally, Appendix E lists stakeholders contacted during the update process, which will continue to be updated as the process continues.	Appendix E
Comment #18	Rosalina Vierra, Ceres City Council	People living in residential areas at the proposed West Landing area may not enjoy the proximity of semi-truck traffic from the neighboring industrial area.	No revisions were made to address this comment. The West Landing Specific Plan underwent an Environmental Impact Report and Traffic Report to fully consider the traffic circulation in the area. Any industrial-related traffic will be oriented towards Service Road, which is designated as a major expressway, and away from residential areas.	
Comment #19	Rosalinda Vierra, Ceres City Council	Crows Landing is a major corridor and should be more commercial-focused.	No revisions were made to address this comment. Crows Landing has an assortment of land use designations, including Neighborhood Commercial,	

Comment ID	Commenter Name	Comment	Response	Revision Reference in Document
			Community Commercial, Regional Commercial, Office, High Density Residential, Public Facilities, Industrial, and Business Park. The main focus of these designations is commercial as the City Council at the time of adoption of the West Landing Specific Plan and Ceres General Plan agreed that Crows Landing should be primarily commercial. Areas beyond this corridor include substantial residential designated areas between Crows Landing Road and Ustick Road.	
Comment #20	Rosalinda Vierra, Ceres City Council	The Pro-Housing designation is important and the City should pursue it.	City staff agrees that the Pro-Housing designation is an important goal for the City of Ceres to pursue.	
Comment #21	Anonymous	I believe it's going to be difficult to achieve Cere's regional housing share of 3,361 units because of the low number of permits issued in the previous housing cycle. I don't see much change in the site inventory and feel like the city is sitting on incredibly valuable and desirable real estate for developers which may help in achieving the housing goal. For example, the Ceres Public Works Department is within walking distance to where the proposed future ACE train will be developed. This would be prime real estate for developers to build high density housing for the projected growth and would benefit the commuter population which is expected over the years. Another example is the bus lot to the North of Walter White Elementary. I don't see any reason why bus storage should be designated prime downtown real estate and	This comment was considered during the revision of Appendix C .	

Comment ID	Commenter Name	Comment	Response	Revision Reference in Document
		don't see a reason why it couldn't be moved to the less desirable areas near the outskirts of town once the city annexes more land to allow for more growth. I believe the areas that can allow for most growth are Whitmore Ranch and the West Landing area. City should consider designating more high-density zoning within these regions, but which are closer to schools to allow for walking commutes for children. One area where I don't see a realistic development, is the high-density area located at the corner of Moore Road and Whitmore Road. Moore Road is probably a contender for the worst road in the city. Adding an incredible amount of traffic on that road may lead to many accidents. It would be ideal to move the high density closer to Cesar Chavez and away from Moore Road. I actually support two high density zonings close to Cesar Chavez Junior High Lastly, if given the opportunity, Ceres should begin rezoning the light industrial area immediately West of the 99 along Railroad Ave and also zone for high density to house as many people as possible and keep them close to the ACE train for commute purposes.		
Comment #22	Estefania Hermosilla	I don't approve of the high-density zoning at the corner of Moore and Whitmore due to traffic safety concerns. A cement barricade	No revisions were made to address this comment.	

Comment ID	Commenter Name	Comment	Response	Revision Reference in Document
		was placed there because so many accidents occur. I believe that instead all high density should be moved to the newly approved Copper Trail master plan because it's closest to an already approved region where high height limits are allowed for buildings. It seems appropriate that copper trails should be strictly for high density or medium density residential.	The High Density Residential portion of the Whitmore Ranch Specific Plan area was designated that way due to its proximity to the Mitchell Road commercial corridor and due to its convenient frontage on both Whitmore Avenue and Moore Road.	
Comment #23	Anita Hellam, CEO, Habitat for Humanity Merced/Stanislaus Counties	It's important for us to include affordable homeownership opportunities. We've had some scattered site success in Ceres over the years. It's really helped those households achieve quality of life. The audience member who mentioned incentives was on point. I agree. CFF assistance and density are most appreciated.	No revisions were made to address this comment. See response to comment #2.	

SOURCE: City of Ceres, 2023

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Appendix E

Attachment B:

Stakeholder Survey Report

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Attachment B

Stakeholder Survey Report

1.1 Executive Summary

The Housing Element Stakeholder Survey was conducted during the 30-day Public Review Period and released on July 17, 2023 to provide residents, business owners, visitors, and people working in Ceres with an opportunity to share what housing needs exist in Ceres and how the City can achieve its Regional Housing Needs Allocation (RHNA). This survey report analyzes survey responses received between July 17, 2023 to August 21, 2023. However, the Stakeholder Survey will remain open for response throughout the housing element update process to provide the community with additional opportunity to engage. The draft housing element will be updated as appropriate to include community feedback.

The survey consists of 19 unique questions designed to inform the City on what demographics exist in Ceres, what the affordable housing needs are, and how the 6th Cycle Housing Element can best meet those housing needs. The survey was designed to collect demographic information from survey respondents, then conditionally direct respondents to the appropriate question set according to the respondent's identified role in the community. The question sets were based on the following roles:

- I am unhoused/do not have permanent housing;
- I own a business in Ceres;
- I work in Ceres;
- I visit the City;
- I own commercial property in Ceres; or
- Other.

Based on the initial survey responses and follow-up question sets, 13 of the 19 survey questions received responses. [Section A.4](#) of this report lists the survey questions. This report details those questions that received responses. The survey was conducted in both English and Spanish, and was made available online at the Ceres Housing Element page (<https://engage.emcplanning.com/cereshousingplan>). During the July 17, 2023 Community Meeting, City staff shared information about how to take the survey. The survey was also distributed to service organizations throughout the City in an effort to reach groups who are not typically

represented. As of August 21, 2023 a total of 21 survey responses were received, of which 18 were submitted in English and in Spanish.

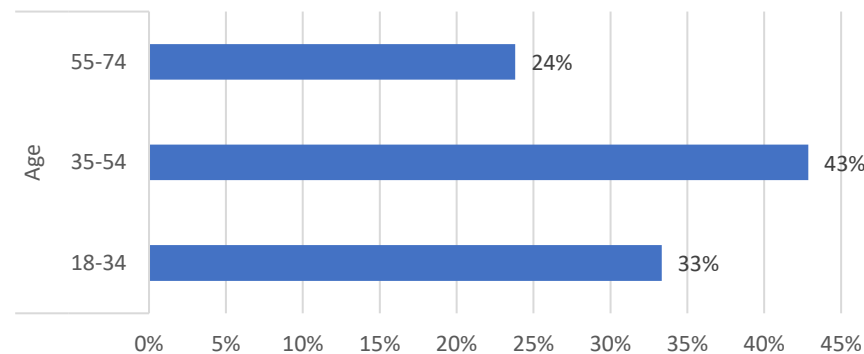
The survey responses discussed below represent an uncontrolled sample size of self-selected community members who are considered to be motivated and interested in the 6th Cycle Housing Element. This can make it difficult to draw conclusions based on the responses received. The following serves as a brief summary of the responses received.

1.2 Analysis of Survey Responses

Respondent Demographics

Figure 1 reports that survey respondents’ ages range from 18 to 74 years old. The fewest survey responses were collected from respondents aged 55-74 (24 percent) and the plurality of survey responses collected were from respondents aged 35-54 (43 percent). Thirty-three (33) percent of survey respondents were aged 18-34.

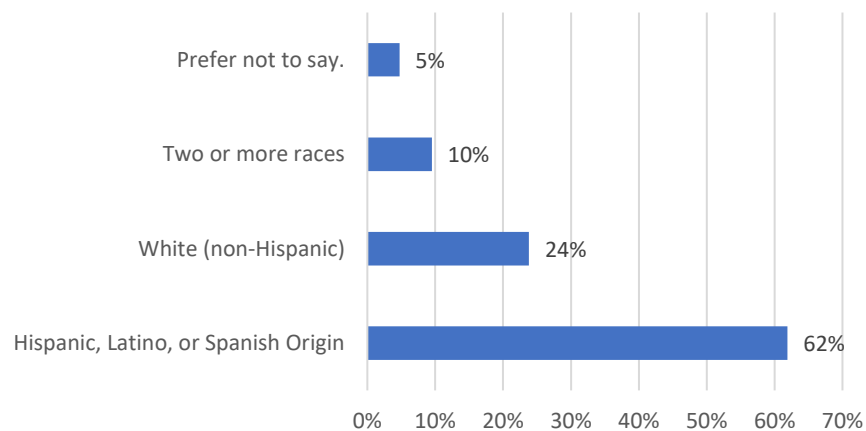
Figure 1 “How old are you?”



SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

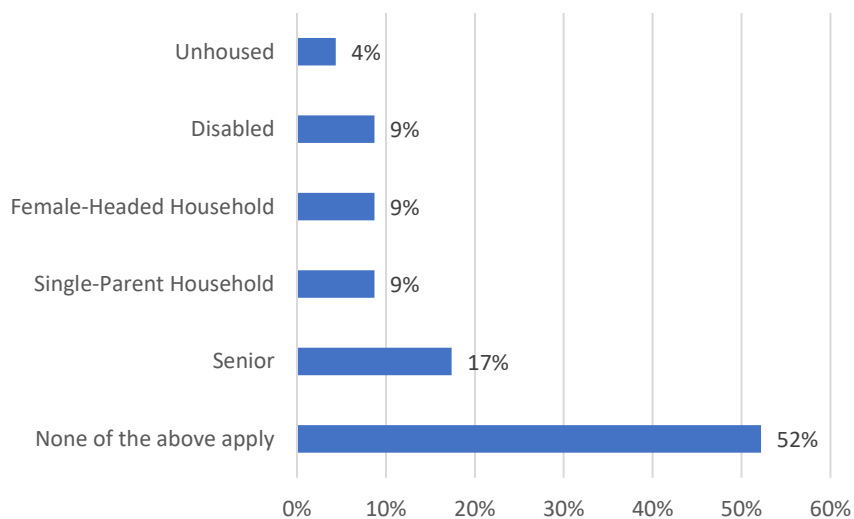
Figure 2 reports the racial and ethnic composition of survey respondents. Sixty-two (62) percent of respondents identified as Hispanic or Latino followed by 24 percent non-Hispanic White. Figure 3 reports the percentage of respondents that identify as a special needs household (i.e.: female headed household, senior, disabled, unhoused, etc.). Approximately 48 percent of respondents identified as some type of special needs household. Seventeen (17) percent identified as seniors, 9 percent identified as disabled, 9 percent identified as a female head of household, 9 percent identified as a single-parent household, and 4 percent identified as unhoused.

Figure 2 “Which racial or ethnic group(s) do you identify as?”



SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

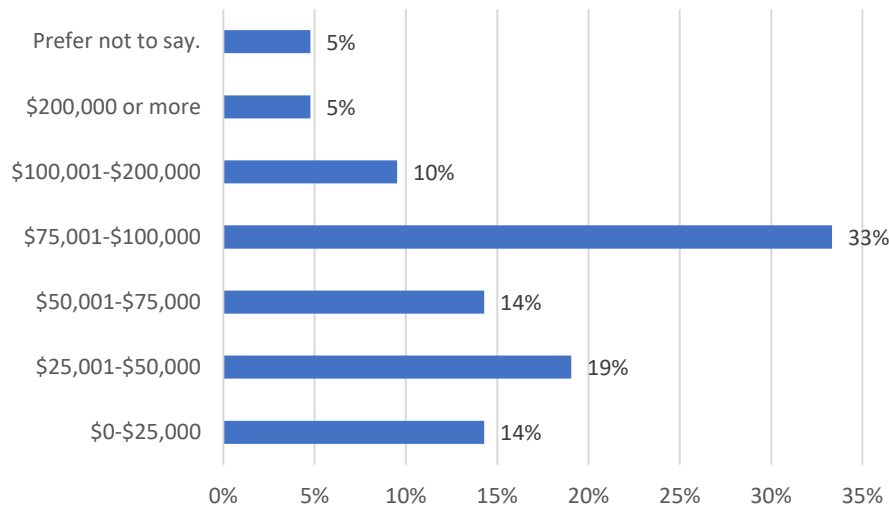
Figure 3 “Do you identify with any of the following? Select all that apply.”



SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

Figure 4 reports survey respondents’ identified annual household income. The plurality of respondents (47 percent) identified as earning \$75,000 or less annually, whereas, the fewest respondents (5 percent) identified as earning \$200,000 or more. Five (5) percent of respondents also preferred not to disclose their annual household income.

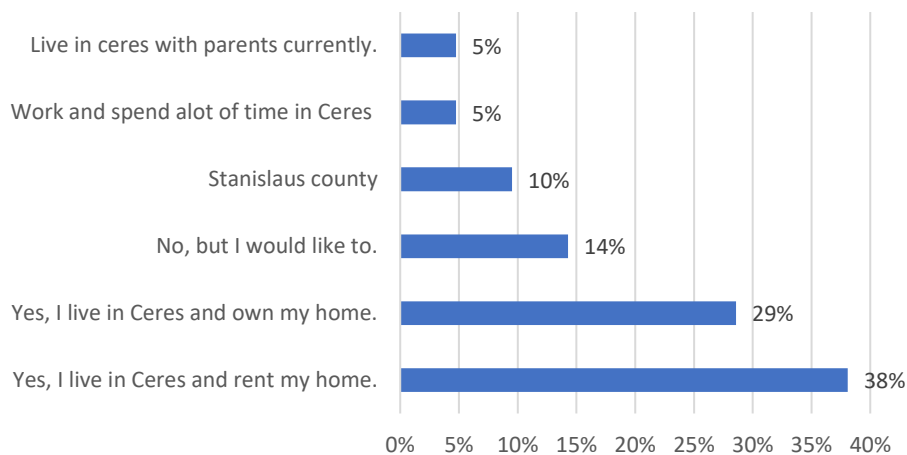
Figure 4 “What is your annual household income?”



SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

Figure 5 reports the percentage of respondents that live in Ceres and if they own or rent their home. Approximately 72 percent of respondents live in Ceres, of which 38 percent rent their home, 29 percent own, and 5 percent live with family. Fourteen (14) percent indicate they do not live in Ceres, but would like to; 5 percent work and spend time in Ceres; and 10 percent live in Stanislaus County.

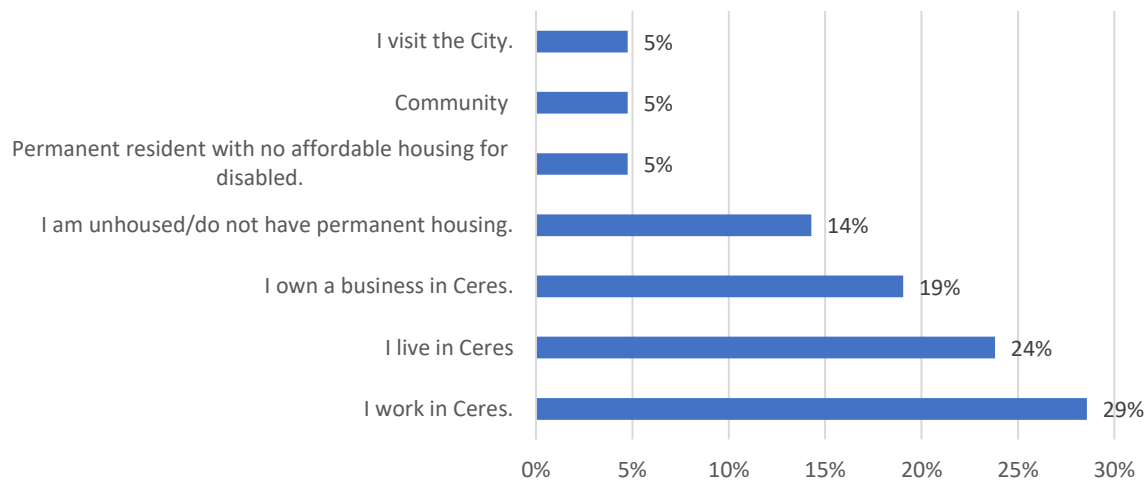
Figure 5 “Do you live in Ceres?”



SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

Figure 6 reports respondents’ identified roles in the community. The majority of respondents work in Ceres (29 percent) followed by 24 percent that live in Ceres, and 19 percent that own a business in Ceres. Fourteen (14) percent of respondents identified as unhoused and/or not having permanent housing, and 5 percent identified as a permanent resident with no affordable housing options for the disabled.

Figure 6 “Describe your role in the Community. Select all that apply.”



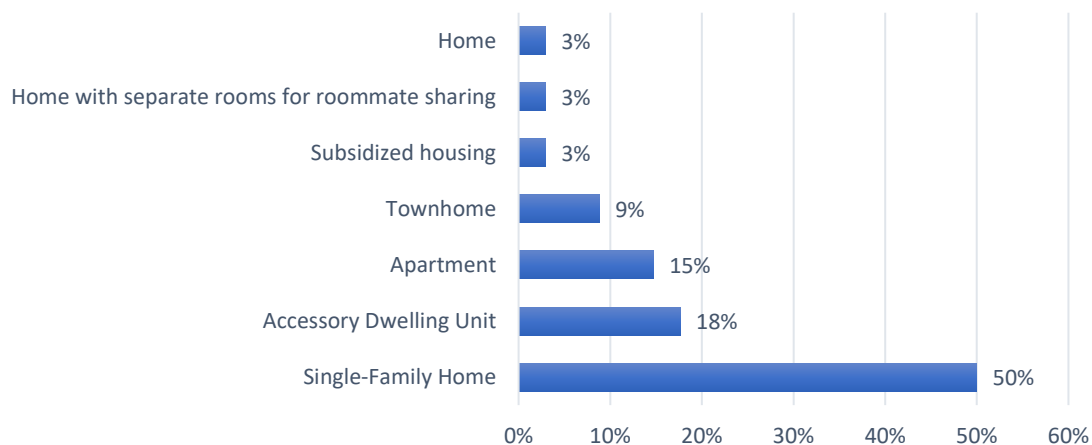
SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

In general, the majority of respondents are between the ages of 35-54, are Hispanic or Latino, earn an annual household income \$75,000 or less, and live in Ceres. Forty-eight (48) percent of respondents identified as some type of special needs household and 14 percent identified as unhoused and/or not having permanent housing.

Desired Housing Types

Figure 7 reports which housing types survey respondents would prefer to live in. Half of the respondents (50 percent) identified single-family homes followed by 18 percent accessory dwelling units (ADU), 15 percent apartments, 9 percent townhomes, and 3 percent subsidized housing.

Figure 7 “Which of these housing types would you prefer to live? Select all that apply.”

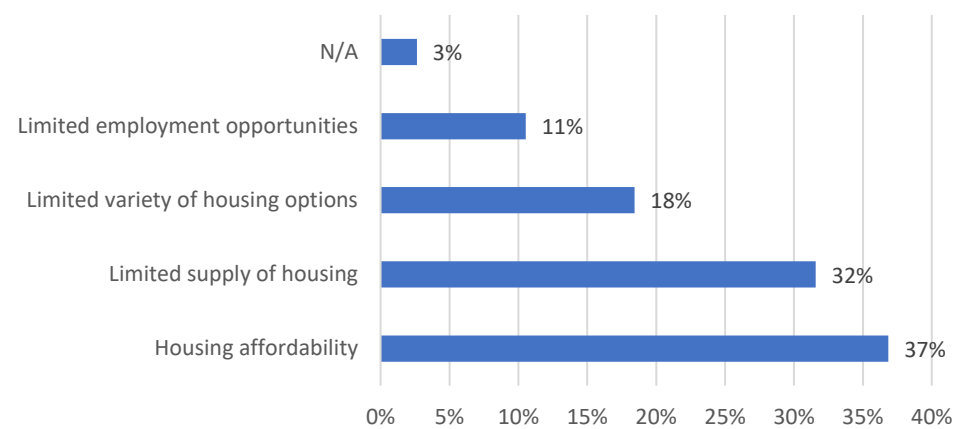


SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

Barriers to Obtaining Permanent Housing

Figure 8 reports the factors survey respondents identified as preventing them from obtaining permanent housing in Ceres. The plurality of respondents (37 percent) identified housing affordability as a factor preventing them from obtaining permanent housing in Ceres, followed by limited supply of housing (32 percent), limited variety of housing options (18 percent), and limited employment opportunities (11 percent).

Figure 8 “What factors prevent you from obtaining permanent housing in Ceres? Select all that apply.”



SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

Homelessness in Stanislaus County

Survey respondents were asked what they see contributing to homelessness in Stanislaus County and what they expect from their city or county regarding homelessness/housing? These questions were presented as open-ended questions, providing respondents the opportunity to write freely in regards to homelessness in Stanislaus County and Ceres. Table 1 and Table 2 report survey respondents’ answers.

Table 1 “What do you see contributing to homelessness in Stanislaus County?”

Comment ID	Open Question Responses
#1	Lack of affordable housing, drugs, poor transportation to support work, family breakdown.
#2	Housing affordability.
#3	I've never actually talked to a homeless person to ask why they are homeless. My assumption might be not applicable to all, but drugs, laziness, and psychological problems.
#4	Yes.
#5	The lack of affordable housing.
#6	Extremely high housing prices, both rental and property values.
#7	Mental illness, addiction, affordability.
#8	I was homeless for a year before moving here, and there is nowhere to park, there is a lack of mental health resources, the ones we currently have do not help only hurt you.
#9	Lack of Education for students exiting high School! Which prevents them to go into the workforce and get proper educate work.
#10	Hate for the homeless.
#11	The lack of obtainable assistance, or knowledge that help is available.
#12	Inflation is on a rise, high interest rates and limited supply of housing options.
#13	Not enough affordable housing. Renting and buying is too expensive compared to what we make working. The average person cannot even afford to live on their own with how much housing is. I live in a nearby town that is about the same rate wise as Ceres is and my fiancée and I both work and we scrape by because we have a child and rent is so expensive but cannot afford to buy because limited housing opportunities as well as the price and mortgage rates are too high for the amount of income we receive. There is also people coming from the Bay Area because they cannot afford the living expenses there anymore but can afford the rent here which is making our housing market here in Stanislaus County sky rocket because other people are willing to pay it and commute to their employment in the Bay.
#14	Lack of intervention education/financial literacy-mental health resources and agencies to host them.
#15	Lack of housing and rehabilitation accessibility.
#16	Costs and increased population.
#17	Prices.
#18	Housing cost, mental health issues and drug issues.
#19	Lack of affordable housing, too many free handouts.
#20	Lack of housing and self-sustaining employment.

SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

Table 2 “What do you expect from your city or county regarding homelessness/housing?”

Comment ID	Open Question Responses
#1	Ceres needs to be part of the homelessness solution instead of forcing everyone to neighboring cities.
#2	Solutions.
#3	I've noticed homeless people tend to hang out in the parks which isn't safe for kids. We don't know what they have or if they can harm the families. They need to have a designated area where they can be at. Create programs that help them out of homelessness. Collaborate with organizations that already have programs.
#4	More opportunities.
#5	I expect them to do the best they can to provide all-around services to the best of their ability.
#6	Affordable housing for everyone.
#7	Affordable Housing, rehabilitation as needed.
#8	I expect you to home them. As all cities should. As all humans deserve a place to call home.
#9	Hold educators accountable for failing our children pushing them into a school to prison pipeline! Hold local government officials accountable for failing to properly service and utilizing federal and state funding were properly belongs this hopefully will prevent homelessness.
#10	Streamline the permit process; give incentives.
#11	Affordable housing and programs for those close to homelessness, with assistance before they get to that point not after they've hit rock bottom.
#12	If the city were to look into building affordable housing for low-income families. Low-income families are suffering. They make barely enough for bills living paycheck to paycheck. Maybe look into turning the old Walmart space into housing.
#13	We need more options at a price that the average family can afford. The cost of living is so high comparative to our income. "Low Income" Housing isn't even low income anymore. The rent for Low Income for a 2 bd 2ba or even 2bd 1ba is \$1600-1800 a month. Then being required to have 2x-3x the rent plus credit plus comes out to making \$30 an hour for a single person. Even with two incomes around the average of \$18-\$22 an hour that's enough for rent but that doesn't leave money for car insurance, car payments (if applicable), food, utilities, health insurance, etc. We need help with controlling the rise in rent from money gauging from all the out of county people moving here and spiking our housing market. Then more families could afford housing and not be Doubled Up or living in shelters or hotels/motels.
#14	Recruit investors to build sanctuaries- that include one stop rehabilitation services- if we build upward, we don't have to invest in a lot of land-however building -single floor or two floor modest dwellings for homeless could be an option.
#15	For individuals to get support with housing and employment opportunities.
#16	Accessibility.
#17	Better housing prices.
#18	A plan to provide more housing and different types of housing.
#19	Have an area for low income. Create a program where homeless can make at least minimum wage while requiring them to attend necessary financial classes and self-development classes to live on their own.
#20	Construction, addressing the needs of the community, such as senior and veterans. Provide housing and land for industries. Limit urban sprawl so we can keep up with the

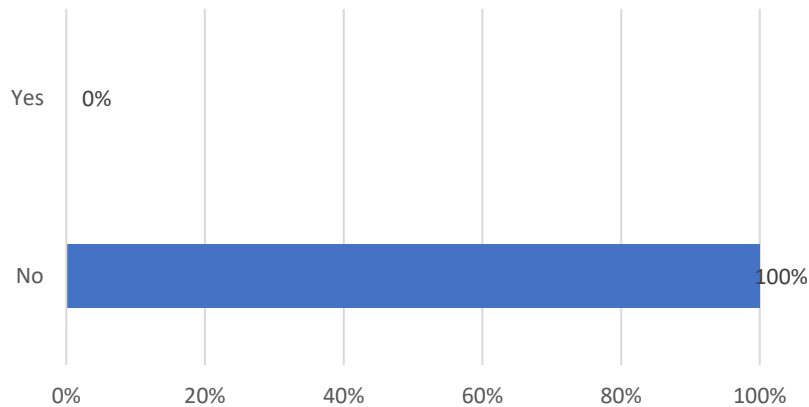
	resources to service the community effectively. Also provide a variety of housing, apartment, duplexes, homes for all income levels. Consider a day center for homeless to easily access resources, and do a better job of coordinating local services and resources already offered. Provide communication to as many citizens and other stakeholders that have vested interest in Ceres for input, in multiple avenues. We can't force people who do not want housing, but we can take steps to mitigated care and needs.
--	---

SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

Barriers to Becoming a Ceres Resident

One survey respondent identified their role in the community as being a visitor of Ceres, for which a specific set of questions was prompted in addition to the demographic questions previously discussed in this report. [Figure 9](#) reports the survey respondent's desire to live in Ceres. The survey respondent indicated no desire to live in Ceres. When asked what factors would attract them to Ceres, the survey respondent indicated housing affordability as the primary attracting factor ([Figure 10](#)).

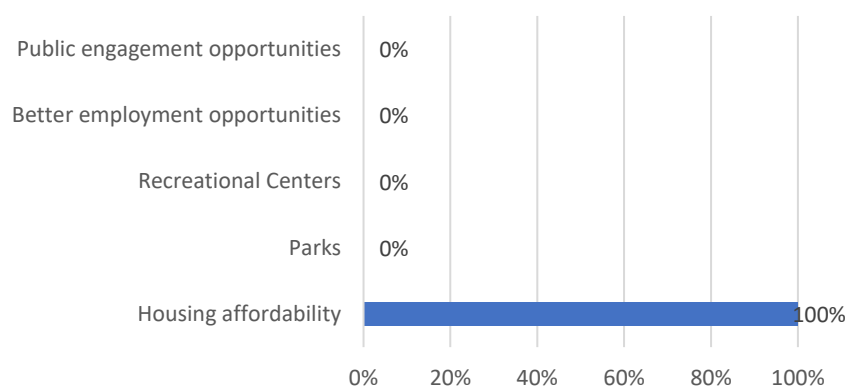
Figure 9 "Would you like to live in Ceres?"



SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

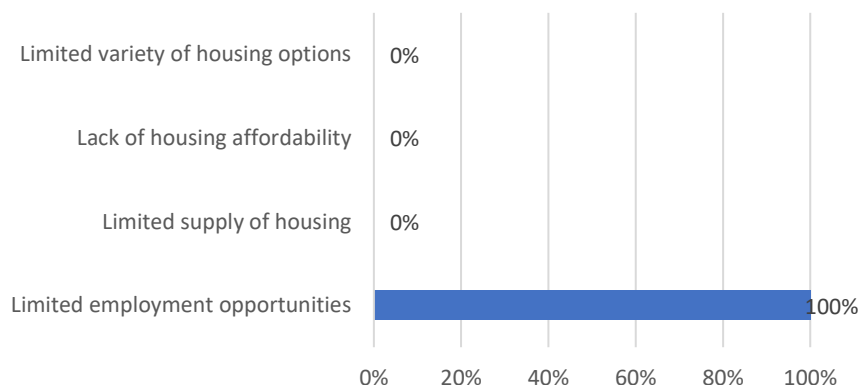
When asked what factors prevent them from being able to live in Ceres, the respondent indicated limited employment opportunity ([Figure 11](#)). The responses presented in [Figures 9-11](#) align with the housing needs analysis completed in the 6th Cycle Draft Housing Element, which reported a 12 percent unemployment rate and a jobs-to-workers imbalance of more workers than jobs in the City.

Figure 10 “What factors would attract you to Ceres? Select all that apply.”



SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

Figure 11 “What factors prevent you from being able to live in Ceres? Select all that apply.”



SOURCE: City of Ceres Housing Element Update Stakeholder Survey, 2023

1.3 Discussion of Results

The majority of respondents are between the ages of 35-54, are Hispanic or Latino, earn an annual household income of \$75,000 or less, and live in Ceres. Forty-eight (48) percent of respondents identified as some type of special needs household and 14 percent identified as unhoused and/or not having permanent housing. Based on demographic findings in the 6th Cycle Draft Housing Element, this survey indicates responses from a group that is generally representative of the city. However, due to the number of survey respondents (21 respondents), the survey may be less than statistically conclusive.

Although survey respondents indicated their preferred housing type to live in is a single-family home, many respondents indicated a need for a more diverse housing stock in the City (Figure 7, Figure 8, Table 2). Survey respondents suggested housing types such as apartments, duplexes, and housing for all income levels (Table 2). The 6th Cycle Housing Element includes programs in

[Chapter 2](#) that address increasing the diversity of housing types in Ceres. Program 3.1 encourages developers to include a range of housing types such as, multi-family, mixed-use, townhomes, condominiums, clustered-unit development, secondary dwelling units, and mobile home/manufactured housing. Additionally, this program commits the City to establishing ministerial approval processes for a variety of housing types including multifamily housing. Program 1.5 promotes the development of secondary dwelling units (accessory dwelling units and junior accessory dwelling units) by enabling ministerial approval in conformance with State law and providing free, pre-approved design plans. Additionally, in [Table 2](#), comment #20 indicates the need for housing assistance specifically for seniors and veterans in Ceres. Program 3.3 and Program 3.12, respectively, address both special needs groups committing the City to supporting housing services and assistance to seniors and veterans.

When asked what factors prevent obtaining affordable housing in Ceres, the majority of survey respondents indicated housing affordability and a limited supply of housing were the greatest contributing factors. This was followed by a limited variety of housing and limited employment opportunity. As discussed previously, the 6th Cycle Housing Element presents several implementation programs aimed at developing a variety of housing types in the next eight-year planning cycle. Program 3.2 commits the City to pursuing state and federal funding sources in cooperation with developers to support efforts in meeting the new construction needs for lower income households and to assist households with rent payments for existing units. Program 3.8 encourages the development of housing for extremely low-income (ELI) households and commits the City to supporting a suite of assistance to ELI households in need.

Most survey respondents indicated that a lack of affordable housing is a primary contributing factor to homelessness in Stanislaus County, coupled with a lack of mental health resources and services, and the increase of Bay Area workers moving into the Central Valley causing market prices to increase. When asked what is expected of the County or City in response to homelessness/housing, survey respondents indicated some of the following types of assistance should be provided:

- Affordable housing programs;
- Programs and rehabilitation centers that provide wrap-around support services for special need groups such as extremely low-income households, the unhoused, the disabled, seniors, veterans, etc.;
- Construction of housing for low-income households; and
- Incentives for landlords to provide rent control.

[Table 1](#) and [Table 2](#) provide full written responses from survey respondents.

Overall, survey respondents indicated that housing affordability, limited housing options, and limited employment opportunities are primary contributing factors that act as barriers to obtaining

permanent housing and/or living in Ceres. Also contributing to affordability issues, survey respondents indicate that the insurgence of Bay Area workers residing in Ceres is increasing market prices, adding to existing challenges locals face. Furthermore, survey respondents attribute homelessness in the region to be the result of affordability issues, a lack of mental health and rehabilitation services, and limited housing types that meet the needs of residents.

Please refer to [Chapter 2](#) of the 6th Cycle Housing Element for a comprehensive list of goals, policies, and implementation programs that address the housing needs of Ceres and those discussed in this report.

1.4 Stakeholder Survey Questions

1. How old are you?

<18

18-34

35-54

55-74

75+

2. Which racial or ethnic group(s) do you identify as? Select all that apply.

Black or African American

White (non-Hispanic)

Asian or Asian American

Hispanic, Latino, or Spanish Origin

Native American

Native Hawaiian or Pacific Islander

Prefer not to say.

Other: _____

3. Do you identify with any of the following? Select all that apply.

Senior

Female-Headed Household

Disabled

Unhoused

Single-Parent Household

None of the above apply.

4. What is your annual household income?

\$0-\$25,000

\$25,001-\$50,000

\$50,001-\$75,000

\$75,001-\$100,000

\$100,001-\$200,000

\$200,001 or more

Prefer not to say.

5. Do you live in Ceres?

Yes, I live in Ceres and rent my home.

Yes, I live in Ceres and own my home.

No, but I would like to.

6. Describe your role in the community. Select all that apply.

I am unhoused/do not have permanent housing.

I own a business in Ceres.

I work in Ceres.

I visit the City.

I own commercial property in Ceres.

Other: _____

7. Which of these housing types would you prefer to live? Select all that apply.

Accessory Dwelling Unit

Single-Family Home

Townhome

Apartment

Other: _____

8. What factors prevent you from obtaining permanent housing in Ceres Select all that apply.

Limited supply of housing

Limited employment opportunities

Housing affordability

Limited variety of housing options

Other: _____

9. What do you see contributing to homelessness in Stanislaus County?

Open-ended question

10. What do you expect from your city or county regarding homelessness/housing?

Open-ended question

11. Would you like to live in Ceres?

Yes

No

Other: _____

12. What factors would attract you to Ceres? Select all that apply.

Parks

Recreational centers

Better employment opportunities

Housing affordability

Public engagement opportunities

Other: _____

13. What factors prevent you from being able to live in Ceres? Select all that apply.

Limited supply of housing

Limited employment opportunities

Lack of housing affordability

Limited variety of housing options

Other: _____

14. What type of housing would you like to see built in Ceres? Select all that apply.

Apartment (rental)

Single-Family Home

Duplex

Accessory Dwelling Unit

Townhome/Row Home

Condominium (owner)

Emergency Housing

Other: _____

15. What affordable housing resources do you believe should be either promoted or created in Ceres?

Open-ended question

16. What factors would convince you to stay in Ceres versus leaving the City for housing options in a different location? Select all that apply.

Parks

Recreational centers

Better employment opportunities

Housing affordability

Public Engagement opportunities

17. What efforts can be made to bridge the gap between increasing the occupancy of existing housing stock and maintaining affordability?

Rent stabilization

Tenant protection

Fair housing education

Other: _____

18. Do you both live and work in Ceres?

Yes

No

19. How would or does living in Ceres benefit you?

Open-ended question

Appendix E

Attachment C:

Outreach Materials



2023-2031 Housing Element **CITY OF CERES**

JOIN THE PROCESS!

The City of Ceres is updating our housing plan per State law and is seeking your participation on housing needs within the City. The following serves to inform the community on the housing element planning process and where to find updates.

WHAT IS A HOUSING ELEMENT?

A Housing Element is a local plan for creating new homes and meeting the housing needs for all members of a community. Housing Elements lay the foundation for housing policies for the next decade to ensure every Californian has a place to call home.

Without a Housing Element that is compliant with State law, cities are at risk of legal repercussion, losing funding opportunities, and forfeiting control of where new housing is developed.

HOW MANY UNITS DO WE NEED?

Ceres is responsible for 3,361 new housing units for the 6th cycle. The City of Ceres is not required to build this number of homes; however, the goals, policies, programs, and objectives in the housing element will guide the City's housing growth to meet the RHNA and related housing needs.

AB 686 AFFIRMATIVELY FURTHERING FAIR HOUSING

Housing plans must protect people against discrimination for housing opportunities and ensure that new homes are being located fairly so all residents have access to good schools, jobs, and transportation opportunities. Community participation is integral to this process of finding an inclusive path forward.

KEY PHASES OF THE HOUSING ELEMENT

- State forecasts regional housing needs considering jobs, costs to buy/rent, and overcrowding.
- StanCOG (Stanislaus Council of Governments) allocates housing for each jurisdiction, known as the Regional Housing Needs Allocation (RHNA).
- Local governments develop new policies, programs, and land uses to address current and future housing needs.
- Local governments draft a housing plan, known as the housing element, to meet the assigned RHNA.



2023-2031 HOUSING ELEMENT

100% Community Focused

The State of California has declared a 'housing supply crisis' and holds all local communities accountable for a portion of the housing need, regardless of available land capacity. Your participation is essential to creating a plan that represents Ceres' core values while meeting regional and state-mandated housing goals. Local power resides in discovering how Ceres will meet these state requirements.

As part of the Housing Element Update, we are asking the community to provide input regarding housing priorities and challenges. Participation from our residents is vital to ensure our community's values are identified and articulated in the Housing Element and the City's approach provides the best fit.

JULY 17 COMMUNITY MEETING

July 17, 2023 at 6:30PM the Planning Department will host a special meeting to introduce the 6th Cycle Housing Element update. The meeting will be held in the City's Council Chambers. All community members are welcome. For meeting details please scan the QR code below.



JULY 18 CONCERTS IN THE PARK

July 18, 2023 at 6:30PM the City of Ceres is hosting a Concerts in the Park series. If you missed the community meeting on the 17th, come by and catch up with City staff. For meeting details please scan the QR code below.



STAKEHOLDER SURVEY

Help the City gain a better understanding of the community and any possible barriers to residing in Ceres. Take a quick survey to inform the process! Scan the QR code below.



PROPERTY OWNER INTEREST FORM

Property owners can actively participate in the 6th Cycle Housing Element by adding an Accessory Dwelling Unit (ADU) or undergoing an SB 9 lot split to make way for new housing.



If you're interested, fill out the Property Owner Interest form online via the QR code below.



STAY CONNECTED

Updates on the Housing Element planning process, community workshops, public meetings, surveys, property owner interest form, and Housing Element drafts will be posted on the Ceres Housing Plan website. Scan the QR code for quick access!



Elemento de Vivienda 2023-2031

CUIDAD DE CERES

¡ÚNANSE AL PROCESO!

La ciudad de Ceres está actualizando nuestro plan de vivienda según la ley estatal y busca su participación en las necesidades de vivienda dentro de la ciudad. Lo siguiente sirve para informar a la comunidad sobre el proceso de planificación de elementos de vivienda y dónde encontrar actualizaciones.

¿QUÉ ES UN ELEMENTO DE VIVIENDA?

Un Elemento de Vivienda es un plan local para crear nuevos hogares y satisfacer las necesidades de vivienda de todos los miembros de una comunidad. Elementos de vivienda sirven como base para las políticas de vivienda de la próxima década para garantizar que todos los residentes de California tengan un lugar al que llamar hogar.

Sin un elemento de vivienda que cumpla con la ley estatal, las ciudades corren el riesgo de sufrir una repercusión legal, perder oportunidades de financiación y perder el control de decidir dónde se desarrollan nuevas viviendas.

¿CUÁNTAS UNIDADES NECESITAMOS?

Ceres es responsable de construir 3,361 viviendas nuevas para el 6th ciclo. La Ciudad de Ceres no está obligada a construir esta cantidad de viviendas, sin embargo, las metas, políticas, programas y objetivos en el elemento de vivienda guiarán el crecimiento de la vivienda de la Ciudad para satisfacer la RHNA y las necesidades de vivienda relacionadas.

AB 686 PROMOCIÓN AFIRMATIVA DE VIVIENDA JUSTA

Los planes de vivienda deben proteger a las personas contra la discriminación por oportunidades de vivienda y garantizar que las nuevas viviendas se ubiquen de manera justa para que todos los residentes tengan acceso a buenas escuelas, empleos y oportunidades de transporte. La participación de la comunidad es parte integral de este proceso de encontrar un camino inclusivo a seguir.

FASES CLAVE DEL ELEMENTO DE VIVIENDA

- El estado prevé las necesidades regionales de vivienda teniendo en cuenta los puestos de trabajo, los costos de compra/alquiler y el hacinamiento.
- El StanCOG (Consejo de Gobiernos de Stanislaus) asigna viviendas para cada jurisdicción, lo que se conoce como Asignación Regional de Necesidades de Vivienda (RHNA).
- Los gobiernos locales desarrollan nuevas políticas, programas y usos de la tierra para abordar las necesidades de vivienda actuales y futuras.
- Los gobiernos locales redactan un plan de vivienda, conocido como elemento de vivienda, para cumplir con la RHNA asignada.



2023-2031 ELEMENTO DE VIVIENDA

100%

Centrado en la Comunidad

El estado de California ha declarado una 'crisis de suministro de viviendas' y responsabiliza a todas las comunidades locales por una parte de la necesidad de vivienda, independientemente de la capacidad de la tierra disponible. Su participación es esencial para crear un plan que represente los valores centrales de Ceres mientras cumple con los objetivos de vivienda exigidos por el estado y la región. El poder local reside en descubrir cómo la ciudad de Ceres cumplirá con estos requisitos estatales.

Como parte de la actualización del elemento de vivienda, le pedimos a la comunidad que brinde información sobre las prioridades y los desafíos de vivienda. La participación de nuestros residentes es vital para garantizar que los valores de nuestra comunidad se identifiquen y articulen en el Elemento de Vivienda y que el enfoque de la Ciudad proporcione la mejor opción.

17 DE JULIO REUNIÓN COMUNITARIA

El 17 de julio de 2023 a las 6:30PM, la Departamento de Planificación organizará una reunión especial para presentar la actualización del elemento de vivienda del sexto ciclo. La reunión se llevará a cabo en el Salón de Actos del Ayuntamiento. Todos los miembros de la comunidad son bienvenidos. Para obtener detalles de la reunión, escaneen el código QR a continuación.



18 DE JULIO CONCIERTOS EN EL PARQUE

El 18 de julio de 2023 a las 6:30PM, la ciudad de Ceres organizará una serie de conciertos en el parque. Si se perdió la reunión comunitaria del día 17, vengan y pónganse al día con el personal de la Ciudad. Para obtener detalles de la reunión, escaneen el código QR a continuación.



ENCUESTA DE PARTES INTERESADAS

Ayuden a la Ciudad a obtener una mejor comprensión de la comunidad y cualquier posible barrera para residir en Ceres. ¡Tomen una encuesta rápida para informar el proceso! Escaneen el código QR a continuación.



FORMULARIO DE INTERÉS DEL PROPIETARIO DE LA PROPIEDAD

Los dueños de propiedades pueden participar activamente en el elemento de vivienda del sexto ciclo al agregar una unidad de vivienda accesoria (ADU) o someterse a una división de lotes SB 9 para dar paso a nuevas viviendas.

Si están interesados, completen el formulario de interés del propietario de la propiedad en línea a través del código QR a continuación.



MANTENTE CONECTADO

Las actualizaciones sobre el proceso de planificación del elemento de vivienda, los talleres comunitarios, las reuniones públicas, las encuestas, el formulario de interés del propietario y los borradores del elemento de vivienda se publicarán en el sitio web del Plan de vivienda de Ceres. ¡Escaneen el código QR para un acceso rápido!