

TABLE 11
HUD INCOME LIMITS BY PERSON PER HOUSEHOLD
Stanislaus County
2014

Stanislaus County Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income Household (30%*)	\$11,800	\$15,730	\$19,790	\$23,850	\$27,910
Very Low-Income Household (50%*)	\$19,600	\$22,400	\$25,200	\$28,000	\$30,250
Low-Income Household (80%*)	\$31,400	\$35,850	\$40,350	\$44,800	\$48,400
Median-Income Household (100%*)	\$36,890	\$42,160	\$47,430	\$52,700	\$56,916

*Percentage of 2014 Estimate of AMI: \$52,700

Source: U.S. Department of Housing and Urban Development (HUD), 2014.

HCD establishes household income limits for the State, based on the AMI of the region and the number of persons per household. The State 2014 AMI for a four-person household in Stanislaus County was \$62,000 (compared to the Federal estimate of \$52,700). Table 12 shows the HCD income limits for Stanislaus County. As shown in the table, HCD income limits consider a family of four in Stanislaus County with an annual income of \$49,600 or less a low-income household.

TABLE 12
HCD INCOME LIMITS BY PERSON PER HOUSEHOLD
Stanislaus County
2014

Stanislaus County Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income Household (30%*)	\$13,050	\$14,900	\$16,750	\$18,600	\$20,100
Very Low-Income Household (50%*)	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500
Low-Income Household (80%*)	\$34,750	\$39,700	\$44,650	\$49,600	\$53,600
Median Income Household (100%*)	\$43,400	\$49,600	\$55,800	\$62,000	\$66,950

*Percentage of 2014 Estimate of AMI: \$62,000

Source: California Department of Housing and Community Development (HCD), 2014.

According to 2011-2013 ACS data, the city of Patterson median household income was higher than the Stanislaus county median household income and several surrounding communities, except for Turlock. While slightly Turlock's median household income was higher than Patterson's (a difference of only \$600), both cities median incomes were nearly \$5,000 more than the county and other surrounding communities.

**TABLE 13
MEDIAN HOUSEHOLD INCOME TRENDS
Patterson and Surrounding Areas
2013**

Jurisdiction	Median Household Income
City of Ceres	\$45,285
City of Modesto	\$45,206
City of Patterson	\$49,697
City of Turlock	\$50,084
County of Stanislaus	\$45,206

Source: American Communities Survey; 3-Year Estimates, 2011-2013.

Between 2000 and 2013 the median household annual income in the City of Patterson increased by 4.01 percent from \$47,780 to \$49,697 (Table 14). At the same time, the median household income in Stanislaus County increased by 12.7 percent from \$40,101 to \$45,206. The median household incomes shown in Table 14 have not been adjusted for inflation.

**TABLE 14
MEDIAN HOUSEHOLD INCOME TRENDS
Patterson and Stanislaus County
1990-2013**

Year	Income	Change	% Change	Average Annual Growth Rate
City of Patterson				
1990	\$33,887			
2000	\$47,780	\$13,893	40.9%	3.5%
2013	\$49,697	\$1,917	4.01%	0.3%
Stanislaus County				
1990	\$29,793			
2000	\$40,101	\$10,308	34.6%	3.0%
2013	\$45,206	\$5,105	12.7%	0.9%

Source: U.S. Census, 1990 and 2000; 3-Year ACS, 2011-2013.

Table 15 shows the number of households across a range of incomes for Patterson from 1990 through 2013. As described above, HCD income limits define a family of four in Patterson with a median income of \$49,600 or less a low-income household, \$31,000 or less a very low-income household, and \$18,600 or less an extremely low-income household. The proportion of households in the city of Patterson with incomes less than \$49,999 (i.e., family of four low-income household) has decreased from 61.8 percent in 1990 to 50.2 percent in 2013, while the proportion of households with incomes greater than \$50,000 have increased from 38.2 percent to 49.8 percent.

TABLE 15
HOUSEHOLDS BY INCOME
Patterson
1990-2013

Income Ranges	1990		2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	288	11.3%	244	7.8%	266	4.4%	329	5.6%
\$10,000-\$14,999	145	5.7%	191	6.1%	208	3.5%	224	3.8%
\$15,000-\$24,999	355	13.9%	331	10.6%	725	12.1%	713	12.1%
\$25,000-\$34,999	419	16.4%	441	14.2%	406	6.8%	427	7.2%
\$35,000-\$49,999	373	14.6%	440	14.2%	1,117	18.6%	1,249	21.3%
\$50,000-\$74,999	473	18.5%	869	28.0%	1,233	20.6%	1,074	18.3%
\$75,000-\$99,999	133	5.2%	332	10.7%	947	15.8%	608	10.3%
\$100,000+	371	14.4%	291	9.1%	1,097	18.3%	1,235	21.0%
Total	2,557	100.0%	3,096	100.0%	5,999	100.0%	5,859	100.0%

Source: U.S. Census, 1990 and 2000; 3-Year ACS, 2011-2013.

Along with persons-per-household figures, household size helps to determine the size of housing units needed within a jurisdiction. While a family of four is generally used as an indicator of affordability, they typically have two wage earners, which can help pay for housing. Other household types and sizes (e.g., single-female headed household, senior household, or large family household) typically have a greater housing cost burden, because they only have a single income earner or require a larger size housing unit. In the city of Patterson, mid-size households containing three to four persons has remained relatively consistent over the past 23 years (Table 16), while one person households and “large” households containing five or more persons fluctuated.

“Large” households represented 22.3 percent of all households in 2013. This is lower than the countywide average, which has 16.6 percent of similarly-sized households (Table 16). Large households in Patterson were also the fastest growing household size component between 1990 and 2000, increasing from 23.1 percent in 1990 to 29.2 percent in 2000. However, the percentage of large households decreased significantly between 2000 and 2013 from 29.2 to 22.3 percent.

BACKGROUND REPORT

One person households have experienced a significant increase in Patterson, while the countywide average has only increased slightly from about 19 percent to 20 percent. In 1990 and 2000 one person households in Patterson represented about 14 percent of households. By 2013, however, the percentage of one person households had increased to 17.6 percent.

**TABLE 16
HOUSEHOLD SIZE TRENDS
Patterson and Stanislaus County
1990-2013**

Household Size	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Patterson						
1 Person	357	13.9%	433	14.0%	1,033	17.6%
2 Person	622	24.3%	634	20.5%	1,254	21.4%
3-4 Person	990	38.7%	1,123	36.3%	2,267	38.7%
5+ Person	588	23.1%	906	29.2%	1,305	22.3%
Stanislaus County						
1 Person	24,792	19.8%	28,211	19.4%	34,756	20.7%
2 Person	38,157	30.4%	41,630	28.8%	49,768	29.6%
3-4 Person	43,120	34.4%	48,856	33.6%	55,412	33.0%
5+ Person	19,662	15.8%	26,449	18.2%	27,927	16.6%

Source: U.S. Census, 1990 and 2000; 3-Year ACS, 2011-2013.

EMPLOYMENT TRENDS AND CHARACTERISTICS

Patterson’s economy has a significant impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and associated income levels for new employment also affect housing demand. This section describes the economic and employment patterns in the city of Patterson and how these patterns influence housing needs.

Employment and Wage Scale by Industry

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide insight into present housing needs.

Table 17 shows employment by industry for Patterson’s employed population. For Patterson residents, the most common industry is education services, and health care and social assistance (17.2 percent). Manufacturing, retail trade, and construction are also a significant source of employment for Patterson residents (12.5 percent, 10.6 percent, and 10.4 percent, respectively).

**TABLE 17
EMPLOYMENT BY INDUSTRY
Patterson
2012**

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	598	7.8%
Construction	792	10.4%
Manufacturing	953	12.5%
Wholesale trade	300	3.9%
Retail trade	813	10.6%
Transportation and warehousing, and utilities	707	9.2%
Information	231	3.0%
Finance and insurance, and real estate and rental and leasing	287	3.8%
Professional, scientific, and management, and administrative and waste management services	507	6.6%
Educational services, and health care and social assistance	1,318	17.2%
Arts, entertainment, and recreation, and accommodation and food services	553	7.2%
Other services, except public administration	249	3.3%
Public administration	343	4.5%
Total civilian employed population 16 years and over	7,651	100.0%

Source: Pre-Approved Data Package, American Communities Survey; 5-Year Estimates, 2008-2012.

Major Employers in the Area

Table 18 shows major employers in Patterson. The top employers in the city of Patterson include Patterson Unified School District, Amazon Distribution Center, and the CVS Caremark Distribution Center.

TABLE 18
PATTERSON MAJOR EMPLOYERS
 Patterson
 2015

Employer Name	Product/Service	Number of Employees
Patterson Unified School District	School District	568
Amazon	Distribution Center	500
CVS Caremark	Distribution Center	491
W.W. Grainger	Distribution Center	260
Wal-Mart	Retailer	220
Traina Dried Fruits	Sun Dried Tomatoes	170
Kohl's Department Store	Distribution Center	150
Save Mart	Retailer	93
Affinia	Distribution Center	84

Source: City of Patterson, 2015.

Labor Force Trends

Patterson's labor force commuting patterns have fluctuated significantly over the past 23 years. According to the 2011-2013 ACS, only 20.3 percent of the labor force that lived within the city of Patterson worked there as well (Table 19). This is a sharp decline from 2000, when 56.5 percent of Patterson's labor force living in the city also worked in the city. Of those working outside of Patterson in 2013, a higher proportion worked in Stanislaus County (50.5 percent) compared to 2000 (34.3 percent). In 2013, 37.6 percent of these workers commuted over 45 minutes to work, a decrease from 2000 (54.8 percent).

TABLE 19
EMPLOYMENT BY COMMUTING PATTERNS
Patterson
1990-2013

Commuting Pattern	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Worked in Patterson	1,022	31.8%	4,166	56.5%	1,478	20.3%
Worked outside Patterson ¹	2,190	68.1%	3,204	43.4%	5,856	80.7%
Worked in the County ¹	1,931	60.0%	2,528	34.3%	3,665	50.5%
Commute Time to Work						
0-15 Minutes	1,054	33.2%	927	34.4%	1,878	25.8%
15-30 Minutes	600	18.9%	226	8.4%	881	12.1%
30-45 Minutes	400	12.6%	960	35.7%	1,762	24.2%
Over 45 Minutes	1,112	30.1%	1,476	54.8%	2,735	37.6%

¹ Numbers are mutually exclusive.

Source: U.S. Census Bureau, 1990 and 2000; Census, American Communities Survey, 3-Year Estimates, 2011-2013.

BACKGROUND REPORT

Table 20 shows Stanislaus Council of Governments (StanCOG) employment projections for the city of Patterson and Stanislaus County from 2010 through 2040. Through 2040 Patterson is projected to add an additional 10,506 jobs. This is a 660 percent increase from 2010 and represents about 13.6 percent of the total employment growth projected for Stanislaus County. Patterson's projected average annual growth rate of nearly 6.5 percent is also much higher than the countywide average of only 1.33 percent.

StanCOG projects that the number of jobs in the city of Patterson will increase dramatically in between 2010 and 2025. In 2010 Patterson was estimated to have about 1,876 employees. StanCOG projects this will increase to 5,378 by 2020 and 7,129 by 2025. This represents a 280 percent increase in employment by 2025. The county's employment is only projected to increase by 24 percent during the same time period. The rate of growth in Patterson is also projected to be much more dramatic compared to the countywide average. Between 2010 and 2025, Patterson is expected to experience an average annual growth rate of 9.3 percent, while the county is only 1.4 percent during the same time period.

While Patterson's growth is projected to start particularly strong, it is expected to taper off by 2030 to about 4.49 percent and then to 3.1 percent by 2040. In contrast, Stanislaus County's employment growth rate is projected to decrease slightly and at a relatively steady rate, from 1.57 percent in 2015 to 1.13 percent in 2040.

**TABLE 20
EMPLOYMENT PROJECTIONS
City of Patterson and Stanislaus County
2010-2040**

Year	Stanislaus County	Percent Change	Average Annual Growth Rate	Patterson	Percent Change	Average Annual Growth Rate
2010	158,500	--	--	1,876	--	--
2015	171,375	8.10%	1.57%	3,627	93.30%	14.09%
2020	184,250	7.50%	1.46%	5,378	48.30%	8.20%
2025	197,125	7.00%	1.36%	7,129	32.60%	5.80%
2030	209,999	6.50%	1.27%	8,880	24.60%	4.49%
2035	222,874	6.10%	1.20%	10,631	19.70%	3.67%
2040	235,749	5.80%	1.13%	12,382	16.50%	3.10%
Change/Average	77,249	148.74%	1.33%	10,506	660.02%	6.49%

Source: Stanislaus Council of Governments, 2015.

Although projections by industry within the city of Patterson are not available, Table 21 shows California Employment Development Department (EDD) industry employment projections by industry type for Stanislaus County through 2020. According to EDD, the Transportation, Warehousing, and Utilities will remain the largest industry in 2020, followed by Government; Educational Services, Health Care, and Social Assistance; and Retail Trade. The Mining, Logging, and Construction industry is projected to experience the most growth from 2010 to 2020 (62.7 percent), followed by Private Household Workers (40.5 percent) and Professional and Business Services (31.2 percent).

TABLE 21
JOB GROWTH BY INDUSTRY SECTOR
Stanislaus County
2010-2020

Industry	Annual Average Employment		Employment Change	
	2010	2020	Number	Percent
Agriculture	12,900	13,000	100	0.8%
Educational Services, Health Care, and Social Assistance	23,200	27,100	3,900	16.8%
Financial Activities	5,500	5,900	400	7.3%
Government	26,200	28,300	2,100	8.0%
Information	1,200	1,300	100	8.3%
Leisure and Hospitality	14,600	17,200	2,600	17.8%
Manufacturing	20,700	21,600	900	4.3%
Mining, Logging, and Construction	5,900	9,600	3,700	62.7%
Other Services	5,100	6,000	900	17.6%
Private Household Workers ¹	3,700	5,200	1,500	40.5%
Professional and Business Services	12,500	16,400	3,900	31.2%
Retail Trade	19,500	23,300	3,800	19.5%
Transportation, Warehousing, and Utilities	31,600	38,800	7,200	22.8%
Total	182,600	213,700	31,100	14.55%

¹ Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.

Source California Employment Development Department, 2010-2020 Stanislaus County Projection. August 2013.

Unemployment

In 2014 the unemployment rate in Patterson was 14.5 percent, compared to 10.5 percent countywide and 7.5 percent statewide (Table 22).

TABLE 22
UNEMPLOYMENT RATE
Patterson and Stanislaus County
2014

	Labor Employment		Unemployment	
	Labor Force	Employment	Number	Rate
State of California	18,811,400	17,397,100	1,414,300	7.5%
Stanislaus County	233,800	209,400	24,400	10.5%
Patterson	5,900	5,100	900	14.5%

Source: California Employment Development Department, 2014.

HOUSING INVENTORY AND MARKET CONDITIONS

The Great Recession significantly curtailed housing growth in Patterson after 2007. Patterson’s housing market has not yet recovered, and as a result few homes have been recently construction. Patterson’s housing stock consists primarily of single family units, many built after 1980 and before 2007. This section describes the housing market, the condition and type of housing, as well as the amount of overcrowding and cost burdened households in Patterson.

RESIDENTIAL CONSTRUCTION TRENDS

Table 23 summarizes single family and multifamily housing construction in Patterson from 1997 through January 2015. Similar to cities throughout California, Patterson experienced a significant amount of housing development during the early to mid 2000s. Over the seven year period from 1997 to 2003, Patterson added 1,048 new units. Then, over just three years (2004-2006), Patterson boomed and developers built 1,379 single-family housing units and 24 multifamily units. After 2006, Patterson’s residential construction almost completely stopped as a result of the Great Recession and hasn’t yet bounced back. Between 2007 and 2015 (the previous Housing Element planning period), a total of 24 housing units were constructed in Patterson.

Patterson has largely only developed conventional single family units. Of the 2,475 new housing units constructed in Patterson since 1997, 98.9 percent have been single family. Multifamily developments have only been built in 2 of the last 19 years and resulted in 27 housing units.

**TABLE 23
BUILDING PERMITS BY YEAR
Patterson
1997-2015**

Year	Single Family Units	Multifamily
1997	54	0
1998	142	0
1999	168	0
2000	233	0
2001	155	0
2002	196	0
2003	100	0
2004	568	0
2005	496	0
2006	315	24
2007	3	0
2008	1	0
2009	0	0
2010	0	0
2011	0	0
2012	0	0
2013	15	0
2014	2	3
2015	0	0
Total	2,448	27

Source: City of Patterson Building Permit records through January 2015.

Housing Stock Profile

Table 24 shows Patterson's housing stock profile. Similar to Patterson's housing construction trends, single family housing units make up most of the housing stock in the city. In 2014, 91.2 percent of the total housing units in Patterson were single-family units and multifamily units (2-5 units) accounted only for 6.7 percent. The proportion of "5+ units" housing structures (i.e., multifamily) have decreased significantly from 14.2 percent in 1980 to 4.2 percent in 2014. This is largely due to the significant number of single family homes built over the past 14 years.

**TABLE 24
HOUSING UNITS BY TYPE
Patterson
1980-2014**

Unit Type	1980		1990		2000		2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single Family	952	70.5%	2,251	83.3%	2,894	89.5%	5,805	91.2%
2-5 Units	131	9.7%	138	5.1%	150	4.6%	156	2.5%
5+ Units	192	14.2%	116	4.3%	62	1.9%	269	4.2%
Mobile Home	76	5.6%	198	7.3%	127	3.9%	133	2.1%
Total	1,351	100.0%	2,703	100.0%	3,233	100.0%	6,363	100.0%

Source: U.S. Census, 1980, 1990, 2000; DOF, 2014.

Table 25 shows comparative data on the housing stock and vacancy rates in Patterson, Stanislaus County, and California for 2010 and 2014. Across all three geographies house types have remained steady over the past 14 years. Single family detached housing units account for 88.4 percent of housing in Patterson, while they only make up 74.6 percent and 58.1 percent of the housing stock in Stanislaus County and California, respectively. Patterson's vacancy rate in 2014 was estimate to be 11.0 percent, which is higher than the Stanislaus County and California averages of 8.0 percent. These vacancy rates are similar to rates in 2000.

TABLE 25
HOUSING STOCK BY TYPE AND VACANCY
Patterson, Stanislaus County and California
2010-2014

Year	Total Units	Single Family		Multifamily		Mobile Homes	Vacancy Rate	
		Detached	Attached	2 to 4	5 plus			
Patterson								
2010	#	6,328	5,592	178	156	269	133	-
	%	100.0%	88.4%	2.8%	2.5%	4.3%	2.1%	11.0%
2014	#	6,363	5,627	178	156	269	133	-
	%	100.0%	88.4%	2.8%	2.5%	4.2%	2.1%	11.0%
Stanislaus County								
2010	#	179,503	133,952	7,484	12,382	17,127	8,558	-
	%	100.0%	74.6%	4.2%	6.9%	9.5%	4.8%	8.0%
2014	#	180,165	134,406	7,485	12,400	17,309	8,565	-
	%	100.0%	74.6%	4.2%	6.9%	9.6%	4.8%	8.0%
California								
2010	#	13,670,304	7,959,072	966,440	1,110,620	3,076,519	557,647	-
	%	100.0%	58.2%	7.1%	8.1%	22.5%	4.1%	8.1%
2014	#	13,845,281	8,038,217	972,976	1,119,175	3,154,907	560,000	-
	%	100.0%	58.1%	7.0%	8.1%	22.8%	4.0%	8.0%

Source: California Department of Finance, 2010 and 2014.

Tenure and Vacancy Rate

Tenure, or the ratio between homeowner and renter households, is affected by many factors, such as, housing cost, housing type, housing availability, job availability, public agency objectives, and consumer preference.

Between 2007 to 2013, the proportion of renter households in Patterson increased slightly from 30.2 percent to 32.9 percent. In the same time period, Stanislaus County’s proportion of renter households increased from 36.1 percent to 43.4 percent. Stanislaus County’s proportion of renter households in 2013 was estimated to be greater than Patterson’s.

TABLE 26
TENURE BY HOUSEHOLDS
Patterson and Stanislaus County
1990-2013

Year	City of Patterson		Stanislaus County	
	Number	Percent	Number	Percent
1990				
Owners	1,756	68.4%	76,103	60.7%
Renters	810	31.6%	49,272	39.3%
2000				
Owners	2,145	69.3%	89,912	61.9%
Renters	951	30.7%	55,341	38.1%
2007				
Owners	4,141	69.8%	100,425	63.9%
Renters	1,791	30.2%	56,837	36.1%
2013				
Owners	3,931	67.1%	94,965	56.6%
Renters	1,928	32.9%	72,898	43.4%

Source: U.S. Census, 1990 and 2000; 3-Year ACS, 2011-2013; American Community Survey 2007-2013.

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether the city has an adequate housing supply to provide choice for housing and mobility. HUD standards indicate that a vacancy rate of five percent is sufficient to provide housing choice and mobility.

Table 27 summarizes the occupancy status of Patterson's housing stock. According to the Census Patterson had a vacancy rate of 11.0 percent in 2010. The California State Department of Finance (DOF) Population Research Unit also publishes an annual estimate of population, housing units, vacancy, and household size for all incorporated cities in the State. The DOF 2014 estimated vacancy rate for all housing units in Patterson is also 11.0 percent. However, the DOF estimate is for all housing unit types and does not exclude seasonal, recreational, or occasional use and all other vacant.

TABLE 27
OCCUPANCY STATUS OF HOUSING STOCK
 City of Patterson
 2010

Type	Number	Percent
Occupied housing units	5,630	89.0%
Vacant housing units	698	11.0%
For rent	110	15.8%
Rented, not occupied	5	0.7%
For sale only	182	26.1%
Sold, not occupied	23	3.3%
For seasonal, recreational, or occasional use	83	11.9%
For migratory workers	10	1.4%
Other vacant	285	40.8%

Source: U.S. Census, 2010.

Housing Stock Conditions

Housing conditions are an important indicator of quality of life. If not regularly maintained over time, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1980) will require minimal repairs and improvements. Housing units over 50 years old (i.e., built before 1960) are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Table 28 shows the age of the housing stock in Patterson and countywide. Only 22.2 percent of the housing in Patterson is over 30 years old, compared to 51.3 percent countywide. A majority of Patterson's housing stock has been built within the last 15 years (58 percent). These units will require minimal repairs or improvements over the Housing Element planning period. Housing built before 1980 may require repairs and improvements.

TABLE 28
AGE OF HOUSING STOCK
Patterson and Stanislaus County
2013

	Total	Built 2010 or later	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 or earlier	Percent built before 1980	Percent built before 1960
Patterson	6,042	56	3,435	455	752	277	921	22.2%	15.2%
Stanislaus County	179,776	378	30,585	26,698	29,901	36,203	37,690	51.3%	20.9%

Source: American Communities Survey, 2011-2013.

Overpayment (Cost Burden)

State and Federal housing law defines overpayment as a household paying more than 30 percent of gross income for housing expenses. As shown in Table 29, a higher percentage of Patterson homeowners are overpaying for housing (54 percent) compared to renters (39 percent). Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. Ninety percent of renters making 30 percent to 50 percent AMI (i.e., very low-income) and 91 percent of renters making less than 30 percent AMI (i.e., extremely low-income) overpaid for their households in 2011. Nearly half of low-income renters (i.e., 50 - 80 percent AMI) overpaid for housing. The percent of renters overpaying declines rapidly as incomes increase. Housing overpayment among owners is common across all income ranges, but generally more so for low-income households (i.e., those making less than 80 percent the regional median income). Those making moderate incomes (i.e., 80 - 100 percent AMI) overpaid for housing at a significant rate (78 percent) as did those making over 100 percent AMI (44 percent).

TABLE 29
HOUSEHOLDS BY INCOME BY OVERPAYMENT
Patterson
2011

Income Range	Renters			Owners		
	Total Renter Households	Number of Households Over paying	Percent of all Renter Households	Total Owner Households	Number of Households Over paying	Percent of all Owner Households
< 30% AMI	170	155	91%	160	150	94%
30% - 50% AMI	300	270	90%	205	155	76%
50% - 80% AMI	395	185	47%	350	230	66%
80% - 100 % AMI	125	35	28%	410	320	78%
> 100% AMI	795	55	7%	2,560	1,120	44%
Total	1,785	700	39%	3,690	1,975	54%

Note: AMI = area median income (\$61,100 in 2011).

Source: Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

Overcrowding

HCD defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. Generally, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families).

Table 30 shows overcrowding by tenure in Patterson and countywide. Overcrowding is more common in Patterson (7.8 percent overcrowded and 2.6 percent severely overcrowded) compared to the county (6.9 percent overcrowded and 1.7 percent severely overcrowded). For both geographies, overcrowding is more of a problem in rental units than owner units. In Patterson 19.1 percent of rental units are overcrowded and 8.0 percent of rental units are severely overcrowded, compared to 11.3 percent and 3.1 percent countywide, respectively.

**TABLE 30
OVERCROWDING BY TENURE
Patterson and Stanislaus County
2012**

	Total Owners	Overcrowded		Severely Overcrowded	
	Number	Number	Percent	Number	Percent
Owner Occupied					
Patterson	3,727	118	3.1%	12	0.3%
Stanislaus County	98,027	3,814	3.8%	769	0.7%
Renter Occupied					
Patterson	1,810	347	19.1%	145	8.0%
Stanislaus County	67,972	7,717	11.3%	2,135	3.1%
Total					
Patterson	5,991	465	7.8%	157	2.6%
Stanislaus County	165,999	11,531	6.9%	2,904	1.7%

Source: HCD Pre-Approved Data Package, 5-Year ACS, 2008-2012.

HOUSING COST AND AFFORDABILITY

High housing costs relative to household income can be a significant barrier to meeting a community’s housing need. This section details the housing costs in Patterson, describes trends in the rental market, and calculates the amount households of various incomes and sizes can pay for housing without becoming cost burdened.

Home Price Trends

Table 31 compares housing price trends for Patterson, Stanislaus County, and several surrounding jurisdictions. According to DQ News, the countywide median sales price in 2014 was \$210,000 . This is a 20 percent increase from 2013 when median sales prices were \$175,000. The median sales price in 2014 in Patterson was \$250,000, which is the third highest median sale price of incorporated cities in Stanislaus County. Similar to the countywide average, Patterson's housing prices increased nearly 20 percent from 2013 to 2014. Oakdale had the most expensive homes with a median sale price of \$270,000, and Waterford had the least expensive homes at \$173,000. While most jurisdictions experienced about a 20 percent increase in housing prices, Hughson's housing prices only increased by 5.8 percent for the same time period.

**TABLE 31
HOME SALES RECORDED
Patterson and Surrounding Jurisdictions
2014**

Jurisdiction	2013	2014	2014 Sale Counts	Percent Change Year to Year
Ceres	\$160,000	\$195,000	426	21.88%
Hughson	\$250,000	\$264,500	111	5.80%
Modesto	\$160,000	\$190,000	3,147	18.75%
Newman	\$145,000	\$173,750	159	19.83%
Oakdale	\$210,000	\$270,000	388	28.57%
Patterson	\$210,000	\$250,000	363	19.05%
Riverbank	\$199,000	\$240,000	350	20.60%
Turlock	\$200,000	\$240,000	795	20.00%
Waterford	\$143,500	\$173,000	115	20.56%
Stanislaus County	\$175,000	\$210,000	6,214	20.00%

Source: DQ News, <http://www.dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR14.aspx>, 2014.

Rental Trends

Table 32 shows the median market-rate rental prices by unit size (i.e., number of bedrooms) in Patterson based on an online survey of online rentals. Rent for a two-bedroom single family home was estimated to be about \$825, and ranges from \$1,200-\$1,399 and \$1,395-\$1,800 for a three- and four-bedroom homes, respectively. Only one multifamily rental unit was available as of March 24, 2015, a three bedroom unit for \$800 per month. This multifamily unit would be affordable to low-income households. Single-family rentals with higher rents are more common in Patterson.

**TABLE 32
MEDIAN RENTAL RATES
City of Patterson
2015**

	Number	Rent Range
2 bedroom	1	\$825
3 bedroom	5	\$1,200-\$1,399
4 bedroom	5	\$1,395-1,800
5+ bedroom	1	\$1,850

Source: trulia.com; zillow.com; Craigslist; March 3, 2015.

Ability To Pay

Table 33 summarizes 2014 HCD-defined household income limits for very low-, low-, and moderate-income households in Stanislaus County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2014 area median income for a family of four in Stanislaus County (\$62,000) could afford to spend up to \$1,550 per month on rent without overpaying. A three-person household would be classified as low-income if its annual income was less than \$33,500. This household could afford a \$744 maximum monthly rent.

For renters this is a straightforward calculation, but home ownership costs are less transparent. An affordable price depends on several factors, including the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice the interaction of these factors as well as insurance, and taxes allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. Interest rates, insurance, and taxes are held constant in the table below in order to determine maximum affordable rent and purchase price for households in each income category. It is important to note that this table is used for illustrative purposes only.

An estimated maximum purchase price for a four-person household earning \$62,000 per year would be \$250,434. This is slightly higher than the median sale price for homes in Patterson in 2014 (\$250,000). Extremely low-, very low-, and low-income households would not be able to afford the 2014 median sale price of \$250,000 without overpaying.

**TABLE 33
ABILITY TO PAY
Stanislaus County
2014**

Extremely Low-Income Households at 30% of 2014 Area Median Income (AMI)						
Number of Persons	1	2	3	4	5	6
Income Level	\$13,000	\$14,900	\$16,750	\$18,600	\$20,100	\$21,600
Max. Monthly Gross Rent (1)	\$325	\$373	\$419	\$465	\$503	\$540
Max. Purchase Price (2)	\$52,510	\$60,185	\$67,658	\$75,130	\$81,189	\$87,248
Very Low-Income Households at 50% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$35,950
Max. Monthly Gross Rent (1)	\$543	\$620	\$698	\$775	\$838	\$899
Max. Purchase Price (2)	\$87,652	\$100,174	\$112,695	\$125,217	\$135,315	\$145,211
Low-Income Households at 70% of 2014 AMI For Sale and 60% of AMI for Rentals						
Number of Persons	1	2	3	4	5	6
Income Level for Sale (70% MFI)	\$30,400	\$34,700	\$39,050	\$43,400	\$46,850	\$50,350
Income Level for Rental (60% MFI)	\$26,050	\$29,750	\$33,500	\$37,200	\$40,200	\$43,150
Max. Monthly Gross Rent (1)	\$651	\$744	\$838	\$930	\$1,005	\$1,079
Max. Purchase Price (2)	\$122,793	\$140,162	\$157,733	\$175,304	\$189,239	\$203,377
Median-Income Households at 100% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$43,400	\$49,600	\$55,800	\$62,000	\$66,950	\$71,900
Max. Monthly Gross Rent (1)	\$1,085	\$1,240	\$1,395	\$1,550	\$1,674	\$1,798
Max. Purchase Price (2)	\$175,304	\$200,347	\$225,391	\$250,434	\$270,428	\$290,423
Moderate-Income Households at 120% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$52,100	\$59,500	\$66,950	\$74,400	\$80,350	\$86,300
Max. Monthly Gross Rent/Payments (1)	\$1,520	\$1,735	\$1,953	\$2,170	\$2,344	\$2,517
Max. Purchase Price (2)	\$245,519	\$280,392	\$315,500	\$350,607	\$378,647	\$406,686

¹Max Monthly Gross Rent calculation assumes that 30 percent of income (or 35 percent for moderate-income households) is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

²Max Purchase Price calculation assumes 95 percent loan at 5 percent annual interest rate and 30-year term with taxes and mortgage insurance at about 21 percent.

³2014 Median Family Income in Stanislaus County is \$62,000

Source: State of California Department of Housing and Community Development, Official State Income Levels for 2014.

SPECIAL NEEDS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(7): elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with single-headed households, and families and persons in need of emergency shelter. This section also describes the needs of extremely low-income households. Where possible, estimates of the population or number of households in Patterson belonging to each group are shown.

Elderly Persons

Seniors are defined as persons 65 years and older and senior households are those households headed by a person 65 years and older. Seniors have special housing needs based on factors such as age, health, self-care capacity, economic status, family arrangement, and homeownership. Particular needs for the elderly include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services. Various programs can help meet the needs of seniors, including, but not limited to, congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For elderly with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitation also benefit from transportation alternatives. Senior housing with these accommodations can allow living that is more independent.

In 2013, 8.2 percent of Patterson’s population was over the age 65 (Table 34). Over the past 23 years, the senior population has remained fairly stable when compared to Patterson’s total population. Between 1990 and 2013, the senior population was as low as 7.2 percent (2000) and as high as 8.6 percent (1990).

TABLE 34
SENIOR POPULATION TRENDS (65+)
Patterson
2013

Year	Total Population	Seniors	Percent Seniors	Average Annual Growth Rate
1990	8,626	739	8.6%	
2000	11,606	840	7.2%	3.0%
2008	21,168	1606	7.6%	7.8%
2013	22,526	1,843	8.2%	1.3%

Source: U.S. Census, 1990, 2000; 3-Year ACS, 2011-2013.

Table 35 shows senior and elderly households by tenure in Patterson and countywide. Patterson has a lower percentage of senior and elderly homeowners compared to the countywide average and significantly lower proportion of elderly renters. In 2012 18.7 percent of owner-occupied households in Patterson were senior householders compared to 24.6 percent countywide. Only 2.8 percent of renter-occupied households in Patterson were senior householders in 2012.

TABLE 35
SENIOR AND ELDERLY HOUSEHOLDS BY TENURE
 Patterson and Stanislaus County
 2012

	Patterson				Stanislaus County			
	Total	Householder 65 to 74 years	Householder 75 years and over	Percent of Households Over 65	Total	Householder 65 to 74 years	Householder 75 years and over	Percent of Households Over 65
Owner Occupied	3,727	435	264	18.7%	98,027	12,935	11,248	24.60%
Renter Occupied	1,810	40	12	2.80%	67,972	4,231	4,237	12.40%

Source: American Communities Survey, 5-Year Estimates, 2008-2012.

As shown in Table 36, 45.8 percent of seniors in Patterson have a disability, which is similar to the countywide rate of 45.5 percent. Physical limitations (e.g., hearing, vision, ambulatory) were the most commonly cited disability among seniors.

TABLE 36
SENIORS WITH DISABILITIES
 Patterson and Stanislaus County
 2013

	Patterson	Stanislaus County
Population on 65 Years and Over	1,843	57,621
With a disability	844	26,227
Percent with a Disability	45.80%	45.50%

Source: American Communities Survey, 3-Year Estimates, 2011-2013.

There are several types of services and facilities available for senior citizens in the city of Patterson and nearby cities, including:

BACKGROUND REPORT

- Residential Care Facilities: Patterson accommodates one assisted living facility, Foothill Manor. Other nearby facilities include Cypress of Emanuel, Las Palmas Estates, Lifespring Senior Campus, Paramount Park, Sequoia Assisted Living, St. Frances Assisted Care, St. Thomas Retirement Center, and Turlock Residential. All are located approximately 16 miles outside of Patterson in the city of Turlock.
- Skilled Nursing Facilities: No skilled nursing facilities are available in Patterson. The nearest facility, San Luis Convalescent Hospital, is located 12 miles to the south in Newman. Other facilities, such as Brandel Manor, Covenant Care, Elness Convalescent Hospital, and Turlock Nursing and Rehabilitation are located in the city of Turlock.
- Senior Housing: Subsidized senior rental housing includes the El Solyo Village Apartments - 45 units of one-and two-bedrooms. Las Palmas Place Senior Apartments – 24 units of one-bedroom units.
- Senior Center: the Senior Center Board operates the senior center with assistance from the Patterson Parks and Recreation Department. The center is limited to providing activities such as exercise classes, lunches, art classes, and music programs. A new 8,500 square foot Senior Center is currently under construction. This new larger center should provide accommodation for more activities.
- Services: The California Rural Legal Assistance Senior Citizens Law Project provides free legal services to seniors in Stanislaus County. Services include helping seniors maintain their income, housing, and health. The center is located in Modesto, 17.5 miles northeast of Patterson. The Center for Senior Employment provides older worker training, employment assistance, on-the-job training, and support to the Senior Program Adult Protective Services. The center is also located in Modesto. The Salvation Army in Turlock provides meals, senior housing, programs and activities, and an immunization clinic for residents of Patterson.
- Transportation: Dial-a-Ride service is available for seniors by appointment.

Large Households

HUD defines a large household as one with five or more members. Large families may have specific needs that differ from other households due to income and housing stock constraints. The most critical housing need of large households is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. As a result, large households may be overcrowded in smaller units. In general, housing for large households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and childcare facilities.

Table 37 shows large households by tenure. In 2011, 26.5 percent of Patterson households were large, compared to 17.6 percent countywide. Similarly, in Patterson and the county just over half of large households were owners (55.3 percent).

**TABLE 37
LARGE HOUSEHOLDS BY TENURE
Patterson and Stanislaus County
2011**

	Patterson	Stanislaus County
Total Households	5,537	165,999
Total Large Households	1,470	29,217
Large Households Owner	813	16,139
Large Households Renter	657	13,078
Percent Large Households	26.50%	17.60%

Source: Pre-Approved Data Package; American Communities Survey, 2007-2011.

Table 38 shows Patterson’s housing stock by number of bedrooms by tenure. A majority of owner households and renter households contain three bedrooms: 44.1 percent and 36.7 percent, respectively. Of the total households in Patterson, almost half contain four or more bedrooms (45.5 percent) and only 12.9 percent have two or fewer rooms.

**TABLE 38
EXISTING HOUSING STOCK NUMBER OF BEDROOMS BY TENURE
Patterson
2013**

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	0	0.0%	0	0.0%	-	0.0%
1 BR	0	0.0%	164	8.5%	164	2.8%
2 BR	387	9.8%	207	10.7%	594	10.1%
3 BR	1,732	44.1%	707	36.7%	2,439	41.6%
4 BR	1,070	27.2%	528	27.4%	1,598	27.3%
5 + BR	742	18.9%	322	16.7%	1,064	18.2%
Total	3,931	100.0%	1,928	100.0%	5,859	100.0%

Source: American Communities Survey, 2011-2013.

Single Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Female-headed households have special housing needs because they are often either single parents or single elderly adults living on low- or poverty-level incomes. Single-parent households with children often require special consideration and assistance because of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Because of their relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing. As shown in Table 39, 14.6 percent of Patterson households and 16.2 percent of countywide households were single female-headed households.

TABLE 39
SINGLE FEMALE-HEADED HOUSEHOLDS
Patterson and Stanislaus County
2013

	Total Households	Female Householder, No Husband Present, Family	Percent
Patterson	5,859	858	14.6%
Stanislaus County	167,863	27,218	16.2%

Source: American Communities Survey; 2011-2013.

Single female-headed households often experience a high rate of poverty. Table 40 shows single female-headed households and family households under the poverty level. Of the 858 total single female-headed households in Patterson, just over one-quarter were below the poverty level (26.9 percent), which is lower than the countywide rate of 35.9 percent. Family households in Patterson are less likely to be under the poverty level. Of the total family households, 13.6 percent are under the poverty level compared to 17.2 percent countywide. Statewide, 10.7 percent of families and 25.5 percent of female-headed households were in poverty.

TABLE 40
HOUSEHOLDS UNDER THE POVERTY LEVEL
Patterson and Stanislaus County
2013

	Patterson	Stanislaus
Female Household, No Husband Present		
Total Family Households	858	27,218
Under Poverty Level	231	9,765
Percent Under Poverty Level	26.90%	35.90%
Family Households		
Total Family Households	4,738	123,974
Under the Poverty Level	642	21,340
Percent Under Poverty Level	13.60%	17.20%

Source: American Communities Survey, 2011-2013.

Persons with Disabilities

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The Census Bureau defines five disabilities: hearing, vision, cognitive, ambulatory, self-care, or independent living disabilities.

Persons with disabilities have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single family units have no accessibility requirements. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Supplemental Security Income (SSI), which is insufficient for market-rate housing.

BACKGROUND REPORT

As shown in Table 41, 8.9 percent of Patterson’s population is living with one or more disability. Residents 65 years and over have the highest rate of disabilities (45.8 percent).

**TABLE 41
DISABILITY BY AGE
Patterson
2013**

	Total	With a Disability	Percent With Disability
Population Under 5 Years	2,305	0	0
Population 5 to 17 Year s	4,981	232	4.7%
Population 18 to 64 Years	11,559	773	6.7%
Population 65 Years and Over	1,843	844	45.8%
Total	20,688	1,849	8.9%

Source: American Communities Survey, 2011-2013.

Table 42 shows persons with disability by employment status in Patterson and countywide. Of the total number of persons employed in 2013 in Patterson, 5.9 percent had a disability, which is slightly higher than the countywide rate of 5.5 percent. A lower percentage unemployed persons in Patterson had a disability (4.0 percent) compared to the countywide rate (9.4 percent).

**TABLE 42
PERSONS WITH DISABILITIES BY EMPLOYMENT
STATUS
Patterson and Stanislaus County
2013**

	Patterson	Stanislaus County
Employed		
Total	7,493	195,859
With a Disability	445	10,851
Percent	5.90%	5.50%
Unemployed		
Total	1,356	39,506
With a Disability	55	3,732
Percent	4.00%	9.40%

Source: American Communities Survey, 2011-2013.

Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work rather normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Table 43 shows the number of people in Patterson receiving assistance in December 2014. A majority of these individuals are under 18 years of age (63.5 percent). It is important to note that this is only a count of those developmentally disabled people receiving services from the Department of Developmental Services as of December 2014. It is likely that the actual count is higher.

**TABLE 43
CLIENTS IN PATTERSON WITH DEVELOPMENTAL
DISABILITIES BY AGE
Patterson
2014**

	0-17 Years	18+ Years	Total
Patterson	115	66	181

Source: Department of Developmental Services, 2014

Licensed Care Facilities

For persons requiring a supportive housing setting, Stanislaus County has over 80 licensed care facilities, including adult residential facilities and assisted living and residential care facilities for the elderly. Patterson has one, Foothill Manor, that serves the elderly.

Homeless

Due to their transient nature, it is difficult to count the homeless in any one area. It should also be noted that there are generally two types of homeless—the "permanent homeless" who are the transient and most visible homeless population and the "temporary homeless" who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can be assisted with finding a more permanent residence.

BACKGROUND REPORT

The Stanislaus County 2015 Point-In-Time Count (PIT), conducted in January 2015, identified a total of 1,408 homeless individuals living in Stanislaus County. This is an increase from the 2014 PIT count of 1,156 individuals. More specifically, volunteers counted 61 homeless individuals in the city of Patterson. The only homeless shelter in Patterson, Helping Others Sleep Tonight (HOST), counted approximately 50 homeless individuals in Patterson in January 2015.

The passage of SB2 requires each municipality to identify at least one zone where emergency shelters are permitted without a conditional use permit or other discretionary action. The City recently approved a 16-bed emergency shelter in the Emergency Shelter Overlay Zone, applied to the parcel 405 South 4th Street, Patterson, CA 95363 with the APN 131-017-025. In addition, the City allows homeless, emergency, and transitional shelters in the High Density Residential, Medium Density Residential, Low Density Residential, and Downtown Residential zones with a conditional use permit.

Generally, services for the homeless are provided on a countywide or regional basis. As a result, the information for homeless facilities and shelters in the Stanislaus County area is collected and reported for the county as a whole. The following table is a list of emergency assistance and shelters for persons in need of transitional and permanent housing. All of the emergency shelters are located within Stanislaus County.

**TABLE 44
EMERGENCY SHELTER FACILITIES FOR THE HOMELESS
Stanislaus County
2015**

Shelter	Type	Address
Bethany's House	Transitional Shelter for Pregnant Women	3048 Hahn Drive Modesto, CA
Central Valley Homeless Vets	Shelter for Homeless Veterans	664 Paradise Road Modesto, CA
Santa Fe Shelter - Inter Faith Ministries	Transitional Winter Housing for Families	120 Kerr Ave. Modesto, CA
The Modesto Gospel Mission	Homeless Shelter	1400 Yosemite Blvd. Modesto, CA
Redwood Family Center – Inter Faith Ministries	Transitional Housing for Women and Children in Drug Treatment Programs	1030 California Ave. Modesto, CA
We Care Program	Emergency Cold Weather Shelter	400 B Street Turlock, CA
Hutton House	Transitional Shelter for Homeless Youth	201 Jennie Street Modesto, CA
Haven's Women Center of Stanislaus County	Transitional Housing for Abused Women	619 13th street, Suite I Modesto, CA
Salvation Army (Winter Shelter)	Transitional Winter Housing / Cold Weather Shelter	320 9th Street Modesto, CA
Community Housing and Shelter Services	Emergency Shelter for Homeless Families	823 15th Street Modesto, CA
HOST	Emergency Shelter	405 S 4th St Patterson, CA 95363

There are other services provided to the homeless in the nearby city of Turlock and in Stanislaus County. In Turlock, the United Samaritans Foundation offers washers and dryers, showers, and a temporary address for homeless persons. The Community Housing and Shelter Services offers the Home Base Program which places homeless families in private rental housing and provides services to families. The Stanislaus Community Assistance Project provides services to people with disabilities. The Stanislaus County Affordable Housing Corp. provides supportive services to homeless families and individuals with special needs.

Farmworkers

Estimating farmworkers and those households associated with farm work within the state is extremely difficult. Generally known as the 'invisible' population, the farmworker population contains two segments: permanent and migratory (seasonal) farmworkers. The permanent population consists of farmworkers who have settled in the region and maintain local residence and who are employed most of the year. The migratory farmworker population consists of those farmworkers who typically migrate to the region during seasonal periods in search of farm labor employment. Because farm workers are of very low income and their employment status is tenuous, they are often unable to compete for housing on the open market.

BACKGROUND REPORT

Traditional sources of population estimates, including the 2012 Census, have tended to underestimate the farmworker population. Moreover, different employment estimation techniques result in diverse estimates of local agricultural employment. Nonetheless, a range of estimates of farmworkers in the state can be derived. Further, by applying assumptions derived from surveys specifically targeted to farmworkers, aggregate population (both workers and households) can be estimated. These estimates indicate that average annual employment of farmworkers in California is about 350,000, with peak period employment of about 450,000. This employment is filled by between 650,000 and 850,000 farmworkers within the state. Total population (including family members) associated with these workers is between 900,000 and 1.35 million persons.

The California Statewide Housing Plan, Phase I, lists the following distinctive characteristics for farmworker households:

- They have low homeownership rates.
- They have large household sizes, and renter households are as large as those of owners.
- They live disproportionately in the housing that is in the poorest condition.
- They tend to have very low incomes and high rates of poverty,
- They have very high rates of overcrowding.

Based on estimates provided by the Stanislaus County Housing Authority, Patterson houses a large number of farm workers. Many of these farmworkers reside in group quarters. The Stanislaus County Housing Authority operates the Walnut Acres Migrant Center in Patterson. Walnut Acres has 44 duplex units. In addition to the Housing Authority's units, the United States Department of Agriculture (USDA) Farmers' Home Administration (FmHA) has 76 year-round farmworker units in Patterson and the California Department of Migrant Services has 45 seasonal housing units.

While Patterson's primary industries are services and manufacturing, the city is located in the heart of the San Joaquin Valley, which is prime agricultural land. Stanislaus County is a leading producer of almonds, apricots, boysenberries, chickens, cling peaches, dry beans, peas, pigeon and squab, walnuts and fruit, nut and grape nursery products. According to 2013 ACS data, there were 629 persons 16 years and over employed in the agriculture, forestry, fishing and hunting, and mining occupations in the city of Patterson. This is an increase of 224 persons since the 2000 Census. There are no fishing or forestry industries in the city and, therefore, it is assumed that many of the 629 persons employed in agriculture were farmworkers, which is about 8.3 percent of employed residents 16 years and over.

**TABLE 45
FARMWORKERS
Patterson
1990-2012**

	1990		2000		2013	
	Number	Percent Total Employment	Number	Percent of Total Employment	Number	Percent of Total Employment
Farming, Fishing and Forestry	318	9.61%	374	8.70%	629	8.3%

Source: U.S. Census, 1990 and 2000; HCD Pre-Approved Data Package, ACS, 2009-2013.

The City provides a number of opportunities for the provision of housing for agricultural employees. The Employee Housing Act requires jurisdictions to permit employee housing for six or fewer employees as a single family use. Employee housing for less than six persons is permitted in single family zones consistent with the Employee Housing Act. Agricultural housing is permitted in any zone that permits the type of housing being built without any special conditions. For example, single family detached dwellings are permitted in the Low Density Residential and Downtown Residential Zones, two family dwellings are permitted in the Medium Density Residential Zone, and apartment buildings and other multifamily structures are permitted in the High Density Residential Zone. Additionally, duplexes and half-plexes are allowed with a conditional use permit or administrative approval on corner lots in most residential zones. Single room occupancy units and boarding houses are allowed in the High Density Residential Zone with a Conditional Use Permit. Accessory dwelling units, or granny flats, are permitted by right in all residential zones. Because the City does not currently have an agricultural zone, employee housing requirements for such zoning does not apply.

Because the percent of the existing farmworker housing population is small, the housing needs of this group are addressed through affordable housing strategies. Table 46 shows a list of the migrant and permanent farmworker designated housing in the city of Patterson. According to the Housing Authority of Stanislaus County (HACS), the Patterson Migrant Center has 42 units for seasonal migrant workers and the Patterson Farm Labor has 76 permanent units for farmworkers.

**TABLE 46
FARMWORKER HOUSING
Patterson
2014**

Name	Type	Location	Number of Units
Patterson Migrant Center	Seasonal	Patterson	42
Patterson Farm Labor	Permanent	Patterson	76

Source: Housing Authority of Stanislaus County, 2014.

Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and/or shared housing, and/or rental subsidies or vouchers. This income group is likely to live in overcrowded and substandard housing conditions. In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance, this group has a high risk of homelessness.

For a family of four in Patterson, a household making under \$23,850 in 2014 would be considered an extremely low-income household. The minimum wage in California is currently \$9.00, but will rise to \$10.00 by January 2016, which is well above the current Federal minimum wage of \$7.25 per hour. With a minimum wage of \$10.00, workers would receive an annual salary of just \$20,000, which by today's income limits would still be extremely low-income.

Table 47 shows the number of extremely low-income households by tenure in Patterson in 2011. Of the 3,690 owner households in Patterson, 4.3 percent were extremely low-income. A slightly higher percentage of renter households were extremely low-income (9.5 percent).

**TABLE 47
EXTREMELY LOW-INCOME HOUSEHOLDS BY TENURE
City of Patterson
2011**

	Total Owner	Extremely Low-Income Owner Occupied		Total Renter	Extremely Low-Income Renter Occupied	
		Number	Percentage		Number	Percentage
Patterson	3,690	160	4.3%	1,785	170	9.5%

Source: *Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.*

Extremely low-income households generally spend more of their annual income on housing compared to other income groups. According to the U.S. Department of Housing and Urban Development, 92.4 percent of the extremely low-income households were severely overpaying for housing (paying more than 50 percent of their income on housing) in 2011.

Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected need of extremely low-income households. The projected extremely low-income need can be assumed as 50 percent of the total need for very low-income households, or 318.

AT-RISK HOUSING

Inventory of At-Risk Rental Housing Units

The following inventories include government assisted rental properties in the city of Patterson that may be at risk of opting out of programs that keep them affordable to low income households over the next 10-year period. Generally, the inventory consists of Housing and Urban Development (HUD), Redevelopment Agency, multifamily bonds, and density bonus properties. Target levels include the extremely low-, very low-, and low-income groups. One project consisting of 24 affordable units are at-risk of converting to market rate within the next 10 years.

**TABLE 48
AT-RISK HOUSING UNITS
Patterson
2015**

Project	Address	Group Served	Funding Source	Total Units	Low Income Units	Expiration Date	Risk Level
El Solyo Village Apartments	850 2 nd Street	Senior	Section 515/ HOME/ Rural Development Rental Assistance	47	46	2028	Not at risk
Las Palmas Place Apartments	1075 W. Las Palmas Ave.	Senior/Disabled	Section 8	24	24	2020	At risk
Patterson Place Apartments	670 North 6 th Street	Large family/Senior	Section 515, LIHTC	40	39	2068	Not at risk
Westley-Patterson Migrant Center	506 Mayette Street	Migrant workers	USDA	92	92	In perpetuity	Not at risk
Total				203	201		
Total At Risk				24	24		

Source: City of Patterson staff, California Housing Partnership Corporation, 2015.

Cost Analysis

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction, or tenant-based rental assistance.

Acquisition and Rehabilitation

In the event that the affordability terms expire on an at-risk development and the property owners of the projects decide to convert the rental rates of the units to be equal to or more than the fair market rental rates, interested parties (nonprofit or for profit) may purchase and rehabilitate the property in order to maintain the affordability of the units. Purchasing the at-risk units depends on the owners’ willingness to sell, interested parties to purchase the project, and available funding assistance. The factors used to analyze the cost to preserve the at-risk housing units include acquisition, rehabilitation, and financing costs. These figures are estimates since actual costs will depend on condition, size, location, existing financing, and the availability of financing:

Currently, loopnet.com does not list any properties for sale in Patterson. However, Modesto can be used to estimate the acquisition cost for the at-risk properties. In Modesto, two properties are listed: a 37-unit complex of two-bedroom cottage homes for \$3,150,000 (\$85,135 per unit) and a 5-unit complex for \$300,000 (\$60,000 per unit). Based on these examples, the City assumed a cost per unit of \$60,000 per unit for a total of \$1.44 million to acquire all 24 of the at-risk units. The average rehabilitation cost in Stanislaus County for each unit is estimated at \$20,000, which means that the estimated total cost to acquire and rehabilitate each unit is \$80,000 (Table 49). The approximate total cost to acquire and rehabilitate the 24 units of Las Palmas Place is \$1.92 million.

**TABLE 49
ESTIMATED REHABILITATION COSTS
Patterson
2015**

Fee/Cost Type	Cost per Unit
Acquisition	\$60,000
Rehabilitation	\$20,000
Total cost per unit	\$80,000

Source: Mintier Harnish, 2015.

New Construction/Replacement

Patterson Place, a recent development in Patterson, cost \$6,372,592 in 2013 for 40 units, or \$159,314 per unit. If the City had to replace the 24 units of Las Palmas Place, it would cost approximately \$3.8 million.

BACKGROUND REPORT

Tenant-based Rental Assistance

Over the last housing element period, no at-risk complexes in Patterson were converted to market rate. The difficulty in estimating cost per unit is that there are many variables, including the household income of the family who will occupy the unit. The ongoing cost to preserve affordability is determined by identifying the gap (subsidy) between the assisted rent and the market rent. The exact amount is difficult to estimate because the rents depend on the size and income level of the household. Table 33 summarized the affordability of housing in the city. Following are some general examples of expected subsidies:

An extremely low-income person can only afford up to \$325 per month and the fair-market rental rate in the city for a 1-bedroom unit is \$720 per month. The subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated \$395 per month, or \$4,740 per year. For 30 years, the subsidy would be about \$142,200 for one household. Subsidizing all 70 units at an extremely low-income rent for 30 years would cost an estimated \$10 million.

A very low-income family of three can afford \$698 a month and the fair-market rent in the city for a 2-bedroom unit is \$923. The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated \$225 per month or \$2,700 per year. For 30 years, the subsidy would be about \$81,000 for one household. Subsidizing all 70 units at a very low-income rent for 30 years would cost an estimated \$5.7 million.

A lower-income family of four could afford up to \$930 per month, and the fair market rent for a three-bedroom unit is \$1,360. The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated \$430 per month, or \$5,160 per year. For 30 years, the subsidy would be about \$154,800 for one household. Subsidizing all 134 units at a low-income rent for 30 years would cost an estimated \$10.8 million.

Qualified Entities

Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects.

Table 50 shows a list of qualified entities who may be available to help preserve at-risk assisted affordable units.

**TABLE 50
LIST OF QUALIFIED ENTITIES
Stanislaus County
2015**

Entity	Contact
Modesto Redevelopment Agency	(209) 577-5247
ROEM Development Corporation	(408) 984-5600
Self-Help Enterprises	(559) 651-1000
Housing Authority of the County of Stanislaus	(209) 523-0705
ACLIC, Inc	(209) 466-6811

Source: HCD, 2015.

PROJECTED HOUSING NEEDS

Under State housing element requirements, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs. Previous sections of this chapter have identified existing needs and needs of special groups. This section focuses on projected housing needs through 2023.

Patterson’s Share of 2014-2023 Regional Housing Needs

State law (Government Code Section 65583(a)) requires each jurisdiction in California to demonstrate the availability of adequate sites with appropriate zoning and development standards and with available public services and facilities. Each jurisdiction must also provide policy and regulatory guidance to accommodate a variety of housing types at a variety of income levels. Section 3 demonstrates that Patterson has adequate sites to accommodate the projected housing need for the 2014-2023 Regional Housing Needs Assessment (RHNA), which covers a 10-year period of January 1, 2014, to September 30, 2023.

The RHNA promotes the following housing objectives:

- Increase the housing supply and mix of housing types;
- Infill development;
- Housing socioeconomic equity;
- Protect environmental and agriculture resources;
- Efficient development patterns; and
- Improve jobs/housing relationships.

BACKGROUND REPORT

The California Department of Housing and Community Development (HCD) apportions statewide housing demand to each of the state's regional governing bodies. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households. The allocation of projected housing demand is divided into four income categories:

- Very Low-Income – up to 50 percent of the median area income;
- Low-Income – 51 to 80 percent of the median area income;
- Moderate-Income – 81 to 120 percent of the median area income; and
- Above Moderate-Income – more than 120 percent of the median area income.

Adjusting the allocation by income category allows for a balanced distribution of lower-income households between jurisdictions. For the 2014-2023 RHNA projection period, HCD assigned 21,330 units (5,225 very low-income, 3,350 low-income, 3,670 moderate-income, and 9,085 above moderate-income) to all of Stanislaus County. Of these, Patterson was assigned 2,491 units (636 very low-income, 408 low-income, 416 moderate-income, and 1,031 above moderate-income).

Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of the total need for very low-income households. In Patterson, this would be half of 636, or 318 units. The City of Patterson must demonstrate it has or will make available adequate sites with appropriate zoning and development standards, as well as services and facilities to accommodate the RHNA. The residential sites inventory in Section 3 shows how the City will meet this requirement through adopted specific plans and other vacant land.

SECTION 3: OPPORTUNITIES

AVAILABLE RESIDENTIAL ZONED LAND

State law requires that the Housing Element contain “An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment...” This inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. The residential land inventory must contain sufficient capacity to accommodate Patterson’s 2014-2023 Regional Housing Needs Allocation (RHNA). Patterson’s RHNA by income is shown in Table 51.

TABLE 51
RHNA BY INCOME (2014-2023)
Patterson
2015

Income Group/Percent of Households	Units
Extremely Low	318 units
Very Low	318 units
Low	408 units
Moderate	416 units
Above Moderate	1,031 units
Total	2,491 units

Source: Regional Housing Needs Allocation, StanCOG 2014.

Approved Projects and Units Built or Under Construction

Units Under Construction

Table 52 lists projects currently under construction in Patterson. As of February 2015, three projects are under construction, and will produce 16 units affordable to low-income households and 66 units affordable to above-moderate income households. There were no units built in Patterson from January 1, 2014, to present.

**TABLE 52
UNITS UNDER CONSTRUCTION
Patterson
2015**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total # of Units
La Paloma Condominiums	0	0	0	0	60	60
Las Palmas Place Senior Apartments	0	0	16	0	0	16
Patterson Gardens	0	0	0	0	6	6
Total	0	0	16	0	66	82

Source: City of Patterson, 2015.

La Paloma Condominiums

This project will be Patterson’s first luxury condominiums, but construction was halted before completion. The majority of the site work and two buildings are nearly complete. The project consists of eight buildings and 60 units.

Las Palmas Place Senior Apartments

Last Palmas Place Senior Apartments is an affordable senior housing project operated by the Housing Authority. The first phase, built in 2007, included 24 affordable units. The 24 units were funded through the Section 8 voucher program and contracts are in place to ensure affordability through 2020. The second phase of this project, which will include 16 units, is currently stalled. However, the 16 units are approved and are expected to be built during the planning period, and will likely use HOME funds.

Patterson Gardens

Patterson Gardens is a large, single family housing development south of Sperry Avenue. Construction of 2,000 to 3,000 square foot homes began in 2005 but ceased in 2006. Six units in this development are currently under construction. New homes built on these parcels would likely be affordable to only above-moderate-income households.

Approved Projects

Since the RHNA projection period begins January 1, 2014, the City can count any units built or under construction since January 1, 2014. The City can also count approved residential development projects that are entitled but not yet built. Table 53 provides a breakdown of previously-approved projects in the city of Patterson along with information regarding the required number of extremely low-, very low-, low-, and median-income housing and Figure 2 shows them on a map of Patterson. Of the approved units, 233 will be affordable to very low-income households, 233 will be affordable to low-income households, and 2,372 will be affordable to moderate-income households. The remainder, 765 units, have no affordability requirements. The approved projects, if built, would provide enough housing to meet the needs of above-moderate- and moderate-income households, but would not meet the needs of low-, very low-, and extremely low-income households.

**TABLE 53
INCOME AFFORDABILITY OF APPROVED PROJECTS
Patterson
2015**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total # of Units
Villages of Patterson		233	233	2,103	531	3,100
Magnolia Green				30		30
Patterson Housing				154		154
Patterson Gardens					189	189
Wilding Ranch					44	44
Patterson Commons				40		40
Mirragio (Shire Place)					1	1
Total	0	233	233	2,327	765	3,558

Source: City of Patterson, 2015.

BACKGROUND REPORT

Villages of Patterson

The Villages of Patterson Final Development Plan anticipates the development of 3,100 new residential units on a 692-acre site. The plan, approved in 2006, calls for 531 low-density residential units, 2,457 medium-density residential units at 5.1-12 dwelling units per acre, and 112 high-density/village circle residential units at 12.1-20 dwelling units per acre. The plan calls for the provision of 233 units for very low-income households and 233 units for low-income households. It is assumed that the 112 high-density/village circle units would count toward the very low- and low-income housing requirement, as well as 354 medium-density units. The remaining medium-density units would count as moderate-income units due to their average density of 5.1 to 12 dwelling units per acre. Based on these assumptions, the Villages of Patterson will provide 531 above-moderate-income units, 2,103 moderate-income units, 233 low-income units, and 233 very-low income units.

The Development Agreement for this project, which has a 20-year life and can be extended, outlines housing timing provisions requiring that affordable housing be built subsequently with market rate units. The City may not issue more than 300 building permits for market rate units unless at least 60 building permits have been issued for affordable units. The City may not issue more than 500 building permits for market rate units unless 75 affordable units are under construction and for subsequent development, the City will issue no more than 500 building permits for market rate units unless an additional 75 units have been constructed or are under construction. Due to current market conditions, the affordable housing component of this project is the only portion moving forward and most of the affordable housing is expected to be completed at the front-end of the project. The City requires that units applied to affordable housing requirements enter into a restrictive covenant or restrictive deed, which requires that rental units be affordable for at least 55 years and owner occupied units be affordable for at least seven years.

Prior to issuance of a building permit for any residential unit, the applicant for this project must submit a program with provisions to ensure the incomes of renters/buyers fall within the ranges established for very low, low, and moderate income households and provisions ensuring that affordable units will remain affordable.

Magnolia Green

The Magnolia Green project, approved in 2008 will construct 30 townhomes with an average size of 1,500 square feet on two parcels. The project is located on 2.44 acres in a Medium-Density Residential zoning district that allows development within a density range of 5.1 to 12.0 dwelling units per acre. Construction on this project has not begun. Due to the modest size of the units, and the density at which they will be built, it assumed that they would be affordable to moderate-income households.

Patterson Housing

The Patterson Housing project was approved in 2007 for 154 apartments on two parcels. The project is located on 12.47 acres of land in a High-Density Residential zoning district that allows development within a density range of 12.1 to 20 dwelling units per acre. The project is to be constructed in two phases; phase one would include 43 townhomes and phase two would include 49 townhomes and 62 multifamily units. All 154 units are categorized as affordable to moderate-income households.

Patterson Gardens

Patterson Gardens is a large, single family housing development south of Sperry Avenue. Construction of 2,000 to 3,000 square foot homes began in 2005 but ceased in 2006. There are 189 vacant parcels zoned Low-Density Residential and suitable for single family home development similar to the homes built in 2005 and 2006. New homes built on these parcels would likely be affordable to above-moderate-income households. Six units within this area are currently under construction and identified in Table 53.

Wilding Ranch

The Wilding Ranch project is a 30-acre single family housing development on the east side of Patterson built in 2005. Before the economic downturn, 90 homes were built in the development, with 44 parcels remaining vacant. The parcels are zoned Low-Density Residential and future development is assumed to be affordable to above-moderate-income households.

Patterson Commons

Patterson Commons is a 2.74-acre townhome project approved in 2005. The parcel is zoned High-Density Residential. Due to the type of housing and density allowed by the zoning, it is assumed that the planned 40 units would be affordable for moderate-income households.

Mirragio

One un-built parcel remains in the 25-parcel Mirragio subdivision on the corner of Sperry Avenue and Ward Avenue. The remaining parcel is zoned Low-Density Residential. We have categorized the remaining potential unit as affordable to above-moderate-income households.

BACKGROUND REPORT

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FIGURE 2: APPROVED PROJECTS

BACKGROUND REPORT

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Vacant and Underutilized Sites

Table 54 is a listing of vacant and underutilized land by zone classification along with the conservative unit capacity for this classification. Our analysis assumes 80 percent of the theoretical maximum number of units will be built. The Map ID value for each site corresponds to a label on Figure 3. As of February 2015, the city contains approximately 15.16 acres of vacant residentially zoned land (with no approved project) that could accommodate 181 housing units affordable to low-income households, 13 units affordable to a moderate-income household, and 12 housing units affordable to above-moderate income households.

Methodology

Zoning and parcel size were the primary criteria for determining the affordability of units built on the vacant and underutilized sites in Table 54. The Low Density Residential (LR) zoning district allows for up to 5 dwelling units per acre, making single family homes the most likely housing type. Housing built on Low Density Residential sites were inventoried as above moderate-income units. The Downtown Residential (DR) allows for up to 10 dwelling units per acre. Sites located in this zoning district were inventoried as moderate-income units. The Downtown Core (DC) and High Density Residential (HR) zoning districts allow for up to 20 dwelling units per acre. Sites located in these zoning districts were inventoried as lower-income units if the size of their site was large enough for multifamily housing (at least 0.50 acres). Smaller sites were inventoried as moderate-income units.

Two of the sites are classified as underutilized. In both cases, the underutilized sites consist of a large site with only a fraction of the land area currently in use. Site S-11 is a 8.93-acre site that is mostly vacant. The site has two homes that could remain in place if the rest of the site was to be developed. The acreage does not include the two homes.

There are no environmental constraints that would prohibit developers from building on the parcels identified in the vacant land survey. While Site S-10, located on North Second Street in the northeast quadrant of Patterson, is located in the 100-year flood plain, all areas of Patterson located within the 100-year flood plain have mitigation measures in place. As a result, no major grading would be required on these parcels.

**TABLE 54
AVAILABLE LAND INVENTORY
Patterson
2015**

Map ID	APN	General Plan	Zoning	Acres	Realistic Estimate of Units	Existing Use
Inventoried as Above Moderate-Income Units						
S-1	047-048-019	Low Density Residential	LR	0.37	1	Vacant
S-2	047-034-035	Low Density Residential	LR	2.12	8	Vacant
S-3	048-054-044	Low Density Residential	LR	0.2	1	Vacant
S-4	047-019-032	Low Density Residential	LR	0.17	1	Vacant
S-5	047-019-030	Low Density Residential	LR	0.09	1	Vacant
Subtotal Above Moderate-Income				2.95	12	
Inventoried as Moderate-Income Units						
S-6	131-018-037	Downtown Residential	DR	0.18	1	Vacant
S-7	131-015-037	Downtown Core	DC	0.32	5	Vacant
S-8	131-008-005	Downtown Core	DC	0.05	1	Vacant
S-8	131-008-006	Downtown Core	DC	0.05	1	Vacant
S-8	131-008-007	Downtown Core	DC	0.05	1	Vacant
S-9	131-015-018	Downtown Core	DC	0.11	2	Vacant
S-9	131-015-017	Downtown Core	DC	0.12	2	Vacant
Subtotal Moderate-Income				0.88	13	
Inventoried as Lower-Income Units						
S-10	047-024-009	High Density Residential	HR	0.67	11	Vacant
S-11	048-048-007	General Commercial	DC	8.93*	71	Underutilized, two single-family homes
Subtotal Lower-Income				9.60	82	
Total				13.43	107	

* This acreage excludes area with existing uses.

Source: City of Patterson, 2015.

FIGURE 3 VACANT AND UNDERUTILIZED

BACKGROUND REPORT

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Summary of Capacity

Table 55 compares the number of units anticipated from approved projects, vacant and underutilized land, and projects under construction to the City of Patterson’s RHNA. The number of units available from these sources is not enough to meet the needs of all income groups in the RHNA. There is enough capacity to meet the RHNA for moderate- and above-moderate-income units. The deficit of 188 above-moderate income units can be covered by the surplus of moderate-income units. The City still needs to identify sites for 496 lower-income units.

**TABLE 55
COMPARISON OF RHNA TO POTENTIAL UNITS
Patterson
2015**

	Extremely Low	Very Low	Low	Moderate	Above Moderate*
RHNA	318	318	408	416	1,031
Projects Under Construction	0	0	16	0	66
Approved Projects	0	233	233	2,173	765
Vacant and Underutilized Land		82		13	12
Deficit (-)/Surplus (+) Capacity		-496		+1,770	-188

* Note: The 188-unit deficit in the above-moderate-income category is met by the surplus in the moderate-income category.

Source: City of Patterson, 2015.

Rezone Program

While the sites identified in Table 55 provide enough capacity in the moderate-income and above-moderate-income categories (when the moderate-income site surplus is applied to the above moderate-income deficit), there is a remaining need of 496 lower-income units. In order to meet this need, the City has identified eight potential rezone sites, summarized in Table 56. These sites could be rezoned to High Density Residential (HR), a district that allows units to be built at a density of 20 dwelling units per acre. Sites that allow this density are inventoried as feasible for lower-income housing. Together, the sites could provide an estimated capacity for 1,713 lower-income units, significantly more than the capacity needed to meet the lower-income unit deficit.

Program H-1.A in the Policy Document describes the City’s rezone program. A rezone program must ensure sites are zoned to allow owner-occupied and rental multifamily uses “by-right,” ensure that the sites permit a minimum of 20 dwelling units per acres, and ensure that at least 50 percent of the low- and very-low income regional housing need be accommodated on sites designated exclusively for residential uses. The City must rezone approximately 25 acres of land to meet its unaccommodated RHNA. The potential rezone sites identified give the City flexibility; they can choose 25 acres from a wide variety of sites. The City must complete the rezoning of at least 25 acres within three years of adoption of the Housing Element and monitor the availability of vacant land.

BACKGROUND REPORT

PR-1

This site, consists of two parcels and zoned HI – Heavy Industrial, offers the potential for 107 units if rezoned to HR – High Density Residential. The site, shown in Figure 4, is currently vacant. This 5.4-acre area is surrounded on the east, north, and west by single-family homes in the DR – Downtown Residential zoning district. Existing uses adjacent to this site include a boat trailer repair shop. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

PR-2

This site, consisting of 13 contiguous parcels and zoned GC – General Commercial, offers the potential for 680 units if rezoned to HR – High Density Residential. This 34.02-acre area, shown in Figure 5, is surrounded by Sperry Avenue, Ward Avenue, West Las Palmas Avenue, and South Ninth Street. Existing uses in this area include vacant land and several single-family homes. The single-family homes in this area were counted as underutilized because they are older and a non-conforming use, as the parcels are zoned General Commercial. The City’s General Plan envisions this site being redeveloped and having the homes replaced. In addition, some parcels are quite large with only one home. Most of the homes are older and in need of rehabilitation and repair. It is reasonable to assume that if rezoned the existing homes would be removed and replaced with higher density housing. Alternatively, the homes could be left in place and multifamily housing could be constructed on currently undeveloped areas of the parcels. A Walgreens is located on the corner of Sperry Avenue and Ward Avenue. It occupies the southwest corner of one of the parcels included in this area. The acreage on which the Walgreens is located was removed from the site for this analysis. The City does not anticipate this use will change. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre on the remaining undeveloped area. The City would not need to rezone all of this site in order to accommodate the RHNA.

PR-3

This site consists of two parcels zoned GC - General Commercial along State Highway 33 near central Patterson and offers the potential for 30 units if rezoned to HR – High Density Residential. The 1.54-acre site, shown in Figure 6, is vacant. Existing uses adjacent to this site include a small professional office and retail space to the south, and single-family homes and duplexes to the north and west. If rezoned to HR-High Density Residential, homes could be built at 20.0 dwelling units per acre.

PR-4

This site consists of two contiguous parcels zoned HI-Heavy Industrial, located between North First Street to the east and State Highway 33 to the west, and offers the potential for 155 units if rezoned to HR – High Density Residential. Part of the 7.78-acre site, shown in Figure 7, is currently used for an auto repair shop and other auto-related industrial uses. A large part of the site south of these uses is currently used for truck parking and outdoor storage. It is reasonable to assume that if rezoned the existing auto repair shops could be removed and replaced with higher density housing. Alternatively, the businesses could be left in place and multifamily housing could be constructed on currently undeveloped areas of the parcels to the south. Existing uses adjacent to this site include single-family homes to the east, industrial uses to the south, commercial and residential uses to the west (separated by a canal, railroad, and State Highway 33), and a place of worship to the north. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

PR-5

This site consists of six contiguous parcels zoned LI-Light Industrial located between South First Street to the west, Locust Avenue to the east, and Orange Avenue to the north. It offers the potential for 592 units if rezoned to HR – High Density Residential. The 29.6-acre site, shown in Figure 8, is currently in agricultural production; however, it is within the City limits and is planned by the City for urbanization. Because the site is farmed with seasonal row crops, there is limited agricultural infrastructure in place or significant crop investment (e.g., orchards). The site could develop at any time. Existing uses adjacent to this site include industrial uses to the west and north and agricultural uses to the east and south. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

PR-6

This site consists of one parcel zoned GC – General Commercial and is located on Sperry Avenue and South Third Street. The 1.01-acre site, shown in Figure 9, is currently in agricultural production. It offers the potential for 20 units if rezoned to HR – High Density Residential. Existing uses adjacent to this site include a house of worship, single-family homes, and light industrial and retail commercial uses. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

BACKGROUND REPORT

PR-7

This site consists of one parcel zoned GC – General Commercial and is located on Sperry Avenue. The 4.75-acre site, shown in Figure 10, has two single-family homes on the northeast side of the site and one home on the southeast of the site. While the site includes the remains of an orchard, the property is located within an urbanized area and many of the trees are dead or dying. The City assumes this part of the site is vacant. It is reasonable to assume that if rezoned the existing homes could be removed and replaced with higher density housing. Alternatively, the homes could be left in place and multifamily housing could be constructed on currently undeveloped areas of the parcel that have readily available access from the street frontage. It offers the potential for 95 units if rezoned to HR – High Density Residential. Existing uses adjacent to this site include single-family homes and a mobile home park. If rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

SR-2

This site is identified as vacant in the Available Land Inventory above (Table 54). The 2.12-acre, shown in Figure 11, site is currently zoned LR-Low Density Residential and has the capacity for eight single family homes with that zoning. It offers the potential for 34 additional units if rezoned to HR – High Density Residential. Existing adjacent uses include single-family homes, a place of worship, and small storage facilities. If the site were rezoned to HR – High Density Residential, homes could be built at 20.0 dwelling units per acre.

In addition to the sites identified above, during the public review process a developer (Mr. Dominic Speno) requested that the City consider rezoning unspecified parcels within the Villa Del Lago project area from highway service commercial to a zone that would allow for the development of multifamily housing (see Appendix A). The City would consider this change as part of an applicant-initiated rezoning.

**TABLE 56
POTENTIAL SITES FOR REZONING
Patterson
2015**

APN	Site Name	Acres	Current Zoning	Potential Zoning	Expected Units with Rezoning	Existing Use
131-17-024	PR-1	2.1	HI - Heavy Industrial	HR - High Density Residential	107	Vacant
131-017-020		3.26				Vacant
Subtotal		5.36			107	
048-047-001	PR-2	2.61	GC - General Commercial	HR - High Density Residential	680	Single-family unit on a large parcel
048-047-002		0.41				Single-family unit
048-047-003		0.41				Single-family unit
048-047-004		1.88				Single-family unit on a large parcel
048-047-005		17.67				One single-family unit, one farm with single-family unit
048-047-007		0.21				Single-family unit
048-047-008		0.24				Single-family unit
048-047-009		3.33				Agriculture
048-047-010		0.25				Single-family unit
048-047-011		0.35				Single-family unit
048-047-012		3.37				Agriculture
048-047-013		3.11				Agriculture
048-047-014		0.18				Agriculture
Subtotal						34.02
047-022-035	PR-3	0.77	GC - General Commercial	HR - High Density Residential	30	Vacant
047-022-36		0.77				Vacant
Subtotal		1.54			30	
131-001-001	PR-4	6.35	HI - Heavy Industrial	HR - High Density Residential	155	Industrial/auto repair
131-002-001		1.43				Industrial/auto repair

BACKGROUND REPORT

Subtotal		7.78			155	
048-008-002	PR-5	6.26	LI - Light Industrial	HR - High Density Residential		Agriculture
048-008-036		7.74				Agriculture
048-008-056		4.47				Agriculture
048-008-004		9.71				Agriculture
048-008-057		1.42				Agriculture
Subtotal		29.60			592	
131-006-058	PR-6	1.01	GC - General Commercial	HR - High Density Residential	20	Vacant
048-043-003	PR-7	4.75	GC - General Commercial	HR - High Density Residential	95	Two single-family units
047-034-035	S-2	2.12	LR - Low Density Residential	HR - High Density Residential	34	Vacant
Total		87.29			1,713	

Source: City of Patterson, 2015.

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FIGURE 4 POTENTIAL REZONE SITE 1

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FIGURE 5 POTENTIAL REZONE SITE 2

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FIGURE 6 POTENTIAL REZONE SITE 3

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BACKGROUND REPORT

FIGURE 7 POTENTIAL REZONE SITE 4

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FIGURE 8 POTENTIAL REZONE SITE 5

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FIGURE 9 POTENTIAL REZONE SITE 6

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BACKGROUND REPORT

FIGURE 10 POTENTIAL REZONE SITE 7

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FIGURE 11 POTENTIAL REZONE SITE S-2

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INFRASTRUCTURE AVAILABILITY

Employing AB1600 impact fees collected from new development, the City of Patterson can supply water and sewer services to all areas within the city limits. The City updated its water, Sewer, and Storm Drainage Master Plans in 2002. In addition, in 2012 the City adopted an urban water management plan consistent with State law. There is sufficient local groundwater capacity for all anticipated growth identified in the General Plan through 2030.

FINANCIAL RESOURCES

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining, increasing, and improving affordable units. The number and availability of programs to assist Cities and Counties in increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. The list includes local, State, and Federal programs.

- **HOME Program**—The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The City of Patterson is part of a greater HOME Consortium. The HOME Consortium includes the City of Patterson, the City of Ceres, the City of Newman, the City of Oakdale, the City of Turlock, the City of Waterford, and unincorporated Stanislaus County. HOME revenue is used for rehabilitation activities, first-time homebuyer's program, administration, and other housing-related activities as needed in the consortium cities. The City implements CDBG and HOME funding, acquired through consortia, to construct affordable housing and rehabilitate housing for income-eligible households.
- **Affordable Fee Fund**—The City of Patterson has established an affordable fee fund for the acquisition of land for affordable development and the construction or rehabilitation of affordable housing unit projects. In 2006 the City adopted an inclusionary housing ordinance requiring projects to provide affordable housing. However, each market-rate housing project that was approved prior to adoption of the inclusionary housing ordinance paid a fee of \$21,946 per market-rate unit as an alternative to provision of affordable units. The City has used this fund to purchase a site and assist in the construction of a 24-unit low-income senior facility.
- **Housing Authority**—Housing Authority of the County of Stanislaus is a Public Housing Authority with jurisdiction within the city of Patterson and Stanislaus County. The Housing Authority administers Federal and State funds for its public housing projects and government assisted housing units such as Section 8 Rent Subsidy.

- **Community Development Block Grant (CDBG) Funds**—The City of Patterson participates in a HUD Consortium consisting of the Cities of Patterson, Ceres, Newman, Oakdale, Waterford, and the County of Stanislaus. The City utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and are used to retain subsidized housing projects whose Federal assistance is expiring among other projects.
- **Community Reinvestment Act (CRA)**—Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to meet with the Community Reinvestment Act Lenders Group organized by the Patterson Community Development Department to discuss future housing needs and applicability of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.
- **Low Income Housing Tax Credit Program (LIHTC)**—The LIHTC Program provides for Federal and State tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at 60 percent of AMI for no less than 30 years. These tax credits can also be used for rehabilitation projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis each year. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.
- **Affordable Housing Program (AHP) and Community Investment Program (CIP)**—The Federal Home Loan System facilitates the Affordable Housing Program (AHP) and Community Investment Program (CIP) for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.
- **California Housing Finance Agency (CalHFA)**—The Preservation Financing Program, operated through California Housing Finance Agency (CalHFA), offers tax exempt financing for the acquisition or refinancing of a project with an expiring Section 8 contract.

BACKGROUND REPORT

In many cases, developers require funding from a variety of funding sources to construct an affordable housing project. For example, developers apply directly to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income tax credits. The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA's HELP program, to which the City applies directly. Finally, there are a few programs, such as the Mortgage Credit Certificate (MCC) Program or the Lease Purchase Program, to which individual households apply to directly.

OPPORTUNITIES FOR ENERGY CONSERVATION

Conservation

Conservation can be accomplished by reducing the use of energy-consuming items or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items.

The State requires local governments to implement energy conservation standards for all new residential development. Under these requirements, every new residential building constructed must meet rigorous building standards for heat gain and heat loss. In mandating these requirements, the State has largely preempted the authority of local governments to regulate building construction with respect to energy conservation.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically-feasible measures that may result in savings in excess of the minimum required by Title 24. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Modesto Junior College operates the "Sunrise Energy Center." The Center was started under a California Energy Commission grant for the development of an energy resource center. "Sunrise" offers conservation and solar energy classes, consumer product information, and computer programs for conservation and solar energy. The Center provides an informational resources clearing house for residents and businesses with a statewide computer link; experimentation in alternative fuels such as methane, solar, and gasohol; outreach services to improve farming practices; and the building in which the center is housed serves as a demonstration/laboratory for solar projects and weatherization.

The Central Valley Opportunity Center (CVOC) offers a Federally-funded Home Weatherization Program to fund the installation of energy conservation devices, minor home repairs, carbon monoxide safety checks, and energy conservation education. This service is provided to both low income homeowners and renters in the county who are at or below 150% of the Poverty Guidelines.

Self-Help Enterprises provide weatherization grants or deferred payment loans for low-income and elderly residents in the county. Deferred payment loans available to qualified homeowners for essential health and safety repairs typically include roofing, plumbing, electrical, heating/cooling, foundation, windows, and handicap accessible modifications. There is no monthly payment. The loan is due and payable upon sale, change of title or change of use – such as change from owner occupied to renter occupied.

Development

Solar energy is a viable alternate energy source for the city of Patterson. There are two basic types of solar systems: passive and active. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to absorb heat more effectively. Properly-placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays to generate electricity and can substantially reduce electric bills. Technology has made the cells increasingly efficient, and has reduced their cost to the level that may make them more popular with the average consumer. The latest "thin film" solar cells promise even greater universal acceptance with lower cost and increased mounting options.

Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to cool and heat a house and to provide it with hot water and electricity. This may mean lower energy costs for Patterson residents who install them.

Approximately 34.7 percent of the city's housing stock has been built since 1980 and most of these units benefit from Title 24 and other energy conservation measures. Some conservation opportunities will come from remodeling existing residences. Major opportunities for residential energy conservation will include insulation and weatherproofing, landscaping, maximizing orientation, and lowering appliance consumption.

Pacific Gas and Electric provides gas and Turlock Irrigation District (TID) provides electric service to Patterson residents. These companies offer a variety of energy conservation programs and information services that are available to residents.

Pacific Gas and Electric Programs:

- Rebates—PG&E offers rebates to homeowners who make improvements that reduce energy use, such as buying an energy-efficient dishwasher, refrigerator, or water heater or sealing and insulating ducts and attics.
- CARE—California Alternate Rates for Energy program provides a 20 percent discount on energy rates for qualifying low and fixed income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.
- Energy Partners—The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- Medical Baseline Allowance—Provides approximately 500 kilowatt-hours (kwh) of electricity and/or 25 therms of gas per month at the lowest price for residential customers if you are dependent on life-support equipment or have special heating and cooling needs due to certain medical conditions.
- LIHEAP—Low Income Home Energy Assistance Program provides financial assistance with energy bills and weatherization projects through the California Department of Health and Human Services. The Federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million, which CSD distributes to contracted community energy service providers.
- FERA—Family Electric Rate Assistance, which is PG&E's rate reduction program for large households of three or more people with low to middle income.
- REACH—Relief for Energy Assistance through Community Help program provides one-time energy assistance to low-income families in jeopardy of losing their electricity services, particularly the elderly, disabled, sick, working poor, and the unemployed. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to \$300

Turlock Irrigation District Programs:

- Rebates: TID offers rebates to homeowners who purchase select energy-efficient appliances, including:
 - Clothes Washer Rebate—Purchase and install a qualifying ENERGY STAR 2001 rated energy-efficient clothes washer and receive a \$35 rebate. Clothes washer must have been purchased within the last six months and residents must have an electric clothes dryer to qualify.

BACKGROUND REPORT

- Refrigerators Rebate—Purchase and install a qualifying ENERGY STAR 2001 rated energy-efficient refrigerator unit and receive a \$35 cash rebate.
- Room Air Conditioner Rebate—Purchase and install a qualifying ENERGY STAR 2000-rated room air conditioner and receive a \$50 cash rebate.
- Shade Tree Rebate Program—Purchase and plant a shade tree in a location that will shade the home and receive a \$20 rebate per tree.
- Solar Rebate Program—provides rebates for customers who install solar equipment.
- CARES Program—Provides a discount to the residential customer charge and on the first 800 kilowatt-hours of use for low-income customers.
- Medical Rate Assistance Program—Provides a 50 percent discount on the first 500-kilowatt hours of electricity used in a home for customers with life support equipment in their homes or medical conditions requiring special heating or air conditioning temperatures.
- Weatherization Assistance Program—Provides low-income customers with free weatherization measures to make homes more energy efficient.

SECTION 4: CONSTRAINTS

The purpose of this chapter is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement, and development of housing in the city of Patterson. A discussion of Patterson's efforts to remove constraints is included.

GOVERNMENTAL CONSTRAINTS

State and Federal Policy

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of Federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or State government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the Federal Clean Air and Water Pollution Control Acts can impact all types of development.

State agencies and local government compliance with State statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers that directly affect residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development impact and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Patterson.

Land Use Controls

General Plan

The General Plan is the primary document controlling land use. This policy document not only establishes the location and amount of land that is designated for residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence. Residential densities are specified for each residential land use designation, and the General Plan provides for a wide range of residential densities, up to 20 units per acre.

**TABLE 57
GENERAL PLAN DESIGNATIONS THAT ALLOW RESIDENTIAL USES
Patterson
2010**

Code	Designation	Density	Uses
LR	Low Density Residential	1.1-5.0 units/acre	This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses.
DR	Downtown Residential	5.1-12.0 units/acre	This designation provides for single family and multifamily residential units, emergency shelters, transitional housing.
HR	High Density Residential	12.1-20.0 units/acre	This designation provides for single family and multifamily residential units, group quarters, emergency shelters, transitional housing, public and quasi-public uses, and similar and compatible uses.
ER	Estate Residential	0.3-2.0 units/acre	This designation provides for the development of large-lot single family detached homes, secondary units, public and quasi-public uses, and similar and compatible uses.
MU	Mixed-Use	12.1-20.0 units/acre (FAR 4.0 for non-residential uses)	The purpose of this designation is to provide for a mixed-use commercial core that is applicable to the City's Downtown and for the Village Center areas. This land use category provides for creative infill projects that include the functional integration of retail or service commercial, professional office, or recreational uses with residential units. This category allows for both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed-use opportunities. Residential uses in this designation will meet the requirements for High Density Residential.
MUHD	Mixed-Use Hillside Development	0.3-2.0 units/acre (FAR 2.0 for non-residential uses)	The purpose of this designation is to provide for a combination of residential and commercial land uses in the foothills west of the I-5 freeway. This land use category provides for the functional integration of primarily large lot residential development in combination with retail or service commercial, professional office, or recreational uses. This category allows for both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed-use opportunities. Residential uses in this designation will meet the requirements for Estate Residential designation.
DC	Downtown Core	12.1-20.0 units/acre	This designation provides for restaurants, retail, service, professional and administrative offices, hotels, multifamily residential units, public and quasi-public uses, and similar and compatible uses. Residential uses in this designation shall be subject to discretionary review and approval, and may be combined with non-residential uses on the same lot.
AG	Agriculture	--	This designation provides for agricultural uses, industrial uses related directly to agriculture, related single family homes, and similar and compatible uses

Source: City of Patterson General Plan, 2010.

BACKGROUND REPORT

Zoning Ordinance

Title 18 of the Patterson Municipal Code, comprising the Patterson Zoning Ordinance, provides the zoning provisions for the city. The City of Patterson Zoning Ordinance provides for five main districts designated for residential purposes. The Downtown Core District, General Commercial District, and the Medical/Professional Office District allow limited residential uses as shown in Table 58. The residential zoning districts are summarized as follows:

- **Estate Residential (ER)** –The ER district is applied to areas of the city where development is limited to very low-density concentrations of single family dwellings. The zone implements the general plan’s estate residential land use designation by allowing residential developments at an intensity of at or less than 1.0 dwelling units per gross acre. The ER district is intended to stabilize and protect the low-intensity residential characteristics of the district, to promote and encourage a suitable environment for family life, and to provide for detached single family dwellings and the services appurtenant thereto.
- **Low Density Residential (LR)**–The LR District is intended to stabilize and protect the residential characteristics of the district, to promote and encourage a suitable environment for family life, and to provide for detached single family dwellings and pertinent services. Detached single family and secondary dwelling units are the principal permitted uses. This district includes two variations: low density residential, narrow (LR-n) has the standard side yard setbacks of five feet, zero inches, and low density residential, wide (LR-w) which has a minimum building separation of fifteen feet, zero inches. The latter district is intended to require increased separation between single family homes. In addition, large child care facilities, duplexes and half-plexes on corner lots, emergency shelters, group care facilities for seven or more persons, and transitional housing are permitted with a conditional use permit. The district allows for densities in the range of 1.1 to 5.0 units per gross acre. Second units are allowed as provided by AB 1866.
- **Downtown Residential District (DR)**–The DR district is intended to stabilize and protect the residential characteristics of the original, historic residential areas, to promote and encourage a suitable residential environment, and to provide for single family detached and attached homes, duplexes, secondary residential uses, and pertinent services. Detached single family is the principle permitted use. Other uses permitted with a conditional use permit include large childcare facilities, and transitional housing. The district allows for densities in the range of 3.1 to 10.0 units per acre.

- Medium Density Residential District (MR)**–The MR district is intended to guide and regulate medium-density development to provide well-designed projects, ample landscaping and open space, appropriate exterior materials, design treatments and scale, adequate on-site parking and circulation, and appropriate density. The zone implements the general plan’s medium density residential land use designation and is intended for higher-density single family homes (attached or detached), condominiums, and small apartment complexes. This district provides a compatible transition between the lower-density residential neighborhoods of the city and the commercial centers. The district allows for densities in the range of 12.1 to 20.0 units per gross acre.
- High Density Residential District (HR)**–The HR district is intended to guide and regulate high-density development to provide well-designed projects, ample landscaping and open space, appropriate exterior materials, design treatments and scale, adequate on-site parking and circulation, and appropriate density. The zone implements the general plan’s high density residential land use designation and is intended for higher-density residential development, such as apartments, condominiums, lofts, and other multi-story residential uses. This district is typically located along major roadways and transit corridors near and adjacent to or within service and employment centers. High-density residential development is designed to be pedestrian- and transit-friendly. The district allows for densities in the range of 20.1 to 40.0 units per gross acre
- Neighborhood Commercial (NC) Zoning District.** The NC district is applied to areas where there is a high concentration of housing to support the neighborhood center concept in the City’s general plan by providing commercial uses that serve daily needs (e.g., retail and personal services) within close proximity to residential uses. This zoning district encourages development that is pedestrian-oriented and is well connected to surrounding residential neighborhoods. This district allows for densities in the range of 3.1 to 10.0 units per gross acre.
- Downtown Core (DC) Zoning District.** The DC district is consistent with the downtown core land use designation in the general plan. The purpose of the DC district is to stabilize, improve, and protect the characteristics of commercial businesses and to provide adequate locations for stores, shops, and offices which are supplying commodities or performing services for residents of the city as a whole. The DC district is intended to guide and regulate commercial development within the historic downtown area. This district allows for densities in the range of 12.1 to 20.0 units per gross acre.

BACKGROUND REPORT

- **General Commercial (GC) Zoning District.** The GC district is consistent with the general commercial land use category in the general plan. The purpose of the GC district is to stabilize, improve, and protect the characteristics of commercial businesses and to provide adequate locations for stores, shops, and offices which are supplying commodities or performing services for residents of the city as a whole. The GC district is intended to guide and regulate general commercial development. The Zoning Ordinance does not define density standards for this zone.
- **Medical/Professional Office (MPO) Zoning District.** The MPO district is consistent with the medical/professional office land use designation in the general plan. The purpose of the MPO district is to provide for concentrations of hospitals, medical facilities, auxiliary uses, and medical services and to encourage the orderly and harmonious development of these facilities, which are performing services for residents of the city as a whole. The MPO district is intended to guide and regulate medical, professional office, and similar and compatible development. The Zoning Ordinance does not define density standards for this zone.

The districts shown in Table 58 provide for a variety of housing types.

**TABLE 58
RESIDENTIAL USES PERMITTED BY ZONE
Patterson
2015**

	ER	LR (n, w)	DR	MIR	HR	NC	HSC	DC	GC5	MPO
Duplexes ¹	AR	AR	AR	AR	AR	CUP	N	CUP	N	N
Group Care Facility (large) ²	N	N	N	N	CUP	N	N	N	N	CUP
Group Care Facility (Small) ²	P	P	P	CUP	CUP	CUP	N	N	CUP	CUP
Live/Work Units	CUP	N	CUP	N	N	CUP	CUP	CUP	N	N
Manufactured Housing ³	P	P	P	P	P	N	N	N	N	N
Mobile Homes (accessory)	P	N	N	N	N	N	N	N	N	N
Multiple-Family Units	N	N	CUP	P	P	CUP	N	CUP	N	N
Single Family, Second Units	P	P	P	N	N	N	N	N	N	N
Single Family Units	P	P	P	CUP	CUP	N	N	N	N	N
Single Family Units, Attached	N	CUP	CUP	P	CUP	N	N	N	N	N
Emergency Shelters ⁴	CUP	CUP	CUP	CUP	CUP	N	N	N	N	N
SROs/Efficiency Units	N	N	N	N	N	N	N	N	N	N

P: Permitted, AR: Administrative, CUP: Conditional Use Permit, N: Not Permitted.

¹ Duplexes and half-plexes may be permitted with administrative use review on corner lots larger than 7,000 square feet.

² Facility shall be State licensed.

³ Manufactured house on permanent foundations, subject to provisions.

⁴ Emergency shelters are also permitted in the Emergency Shelter Overlay Zone, applied to the parcel 405 South 4th Street, Patterson, CA 95363 with the APN 131-017-025.

Source: City of Patterson Zoning Ordinance, 2015.

BACKGROUND REPORT

Provision for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for farmworkers and employees, emergency shelters, transitional and supportive housing, single-room occupancy (SRO) units, group homes and residential care facilities, and second dwelling units.

Multifamily Rental Housing

Multifamily housing includes apartments, condominiums, or townhomes, and can be an important source of affordable housing. In Patterson, multifamily housing is permitted by-right in the MR and HR zones. Multifamily housing requires a CUP in the DR, NC, and DC zones.

Mobile Homes and Factory-Built Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed. California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all “lots zoned for conventional single family residential dwellings.” Permanently sited manufactured homes built to the HUD Code are subject to the same rules as site-built homes as allowed under State law.

In Patterson, manufactured housing on a permanent foundation is permitted in all zones that allow single family units by right or with a CUP (i.e., ER, LR, DR, MR, and HR). Patterson complies with State law.

Farmworker Housing

Employee housing for less than six persons is permitted in single family zones consistent with the Employee Housing Act. State law also requires jurisdictions to permit employee housing of up to 12 units or 36 beds in any zone allowing agricultural uses. While the City does not contain any agricultural zones, the City allows agricultural uses in the industrial zones (LI, HI, IBP and IL zones). The City does not currently permit employee housing in these zones since they are not intended for residential uses; however, the Housing Element contains a program to amend the Zoning Ordinance to comply with the requirements for employee housing.

Emergency Shelters

In 2007 the State Legislature passed Senate Bill 2 (SB2), which strengthened the planning and zoning requirements for emergency shelters and transitional housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone or as an alternative, the jurisdiction may meet the need through a multijurisdictional agreement with up to three adjacent jurisdictions.

Emergency shelters are permitted with a conditional use permit in ER, LR, DR, MR, and HR. Emergency shelters are permitted by right in the Emergency Shelter Overlay Zone, applied to the parcels at north of Sperry Street, west of South 4th Street, and south of C Street. The City recently approved a 16-bed emergency shelter, managed by H.O.S.T., within this area. There is sufficient vacant and underutilized land within the overlay zone to allow for the recently developed emergency shelter to expand or for the development of additional emergency shelters.

Transitional and Supportive Housing

Transitional housing is usually in buildings configured as rental housing developments, but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. Transitional housing may be configured for specialized groups within the homeless population such as people with substance abuse problems, the mentally ill, domestic violence victims, veterans, or people with HIV/AIDS. In many cases transitional housing programs will provide services up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider. State law also requires that transitional and supportive housing be permitted as a residential use and only subject to those requirements that apply to other residential uses of the same type in the same zone.

The City of Patterson defines transitional and supportive housing as a permitted use in all zones that allow residential development subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. The City's zoning code includes the following definitions for transitional housing, supportive housing, and target population:

- Transitional Housing: Rental Housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, and in no case more than two years. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

BACKGROUND REPORT

- **Supportive Housing:** Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.
- **Target Population:** Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Single Room Occupancy (SRO)

Single room occupancy units are not defined in the Zoning Ordinance. Efficiency dwelling units are defined as “a dwelling unit containing only one habitable room and meeting the requirements of Section 1208.4 of The California Building Code as amended and adopted by the City” but are not specifically permitted. Implementation Program XX directs the City to update the Zoning Ordinance to identify where SROs are allowed.

Group Homes and Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) sets out the rights and responsibilities of persons with developmental disabilities. Under the Lanterman Act, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a day basis must be considered a residential use that is permitted in all residential zones.

The City permits group care facilities with six or fewer persons in ER, LR, and DR by right and in the MR and HR zones with a CUP. These are the same permitting procedures as single family units. Group homes with seven or more persons are permitted in HR with a conditional use permit. This allows proponents to locate these facilities in any area they can afford without addition development or permit costs. There are no City regulations relating to the siting of special needs housing in relationship to distance or location to one another, leaving open the option of siting special needs housing where it is most convenient for those who need it.

Second Dwelling Units

A second unit is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second dwelling units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage establishment of second units on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially-zoned areas, or to allow second units on lots zoned for single family or multifamily use that contain an existing single family unit by-right if they meet standards set out by law. Local governments are precluded from totally prohibiting second units in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

Accessory dwelling units, or second dwelling units, are permitted by right in the zones that permit single family units by right (i.e., ER, LR, and DR) subject to standards identified in Chapter 18.66 of the Zoning Ordinance. Patterson complies with State law.

Residential Development Standards

Land use controls are generally minimum standards included in zoning and subdivision ordinances. The Patterson Zoning Ordinance specifies minimum lot size, permitted uses, conditional uses, building height, and front, rear, and side yard setbacks. In addressing the minimum lot size, the zoning districts must be consistent with the densities of the General Plan. Single family zoning districts have minimum lot sizes ranging from 6,000 square feet to 14,000 square feet. Residential lands zoned MR and HR have minimum lot sizes ranging from 9,000 square feet to 10,000 square feet.

Table 59 summarizes Patterson's existing property development regulations. The City's development standards are applicable to residential zoning districts. Development standards include, but are not limited to, building height, yard setbacks, lot area, site plan review, parking space requirements, and parkland requirements. The City of Patterson development standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other small cities in the state. These requirements were adopted through the public hearing process and reflect the minimum standards thought necessary for protection of the public.

**TABLE 59
DEVELOPMENT STANDARDS BY RESIDENTIAL ZONE
Patterson
2015**

Zone District	Max. Height	Yard Setback			Minimum Lot Area	Density Range	Parking Spaces	Max. Lot Coverage
		Front	Side	Rear				
E-R	2-Stories-32 ft.	20 ft	5 ft	20 ft	12,000-14,000 s.f.	Less than 1.0 units/ac.		40%
L-R (n) and L-R (w)	2-Stories-32 ft.	20 ft	5-10 ft	20 ft	6,000-7,000 s.f.	1.1-5.0 units/ ac.	1-2/unit	70%
D-R	3-Stories-45 ft.	20 ft	5-10 ft	20 ft	6,000-7,000 s.f.	3.1-10.0 units/ ac.	1-2/unit	80%
M-R	2-Stories-32 ft.	20 ft	5-10 ft	20 ft	9,000 s.f.	12.1-20.0units/ ac.	1.25-2.25/unit	75%
H-R	3-Stories-45 ft.	25 ft	15 ft	20 ft	10,000 s.f.	20.1-40.0 units/ ac.	1.25-2.25/unit	75%

Source: City of Patterson Zoning Ordinance, 2015.

In addition to these zoning districts, the Patterson Zoning Ordinance also contains overlay districts that affect residential development. These districts are the Planned Development Overlay District, the Historic Preservation Overlay District, the Mixed-Use Overlay District, and the Mixed-Use Hillside Overlay Zoning District.

Planned Development Overlay District (PD)

The PD district zoning designation is generally intended to apply to larger-scale, integrated development as a means of providing opportunities for creative and cohesive design concepts. Planned development districts allow for the use of special design criteria for maximum utility of the site and to allow maximum design flexibility within density limitations. These limitations are determined by the Community Development Director using acceptable planning practices and standards. Within these project areas, special residential development such as clustering and density transfers are encouraged. Planned development areas are allowed in all the residential districts with a conditional use permit. Patterson has also accommodated low-income needs by allowing for increased densities in planned development subdivisions.

Historic Preservation Overlay District (HP)

The City Council is responsible for designating a historic landmark or site within the city. The HP district is intended to provide for additional review and property development standards for the areas, structures, and improvements that reflect Patterson’s heritage. The HP district makes it unlawful for people to demolish, alter, remove, or otherwise affect a historic-designated site without a permit. The City requires specific site plans before any building permits are approved.

Mixed-Use Overlay District (MU)

The MU District is intended to provide special flexibility within areas zoned for commercial or office development (Commercial and Medical/Professional Office Districts) to allow for the addition of residential development. Within the district, residential density is permitted up to 24 units/acre.

Mixed-Use Hillside Overlay District (MUH)

The purpose of the MUH district is to provide special hillside development standards within the mixed-use hillside (MUH) district as designated by the General Plan. Hillside areas are categorized into five slope categories with different limits on development:

1. Slope Zone 1 (5 Percent Natural Slope or Less). This is not a hillside condition. Grading with conventional fully-padded lots and terracing is acceptable.
2. Slope Zone 2 (5 Percent to 7.99 Percent Slope). Development with grading is permitted in this zone, but existing landforms must retain their natural character. Padded building sites are permitted; however, techniques such as contour grading, combined slopes, limited cut and fill, and split-level architectural prototypes, or padding for the structures only, may be required to reduce grading.
3. Slope Zone 3 (8 Percent to 14.9 Percent Slope). This is a hillside condition. Special hillside architectural and design techniques that minimize grading are required in this zone. Architectural prototypes are expected to conform to the natural landform by using techniques such as split-level foundations of greater than 18 inches, stem walls, stacking, and clustering.
4. Slope Zone 4 (15 Percent to 29.9 Percent). Development within this zone is limited to no more than the less visually-prominent slopes and then only where it can be shown that safety, environmental, and aesthetic impacts can be minimized. The use of larger lots, variable setbacks, and variable building structural techniques such as stepped or pole foundations are expected. Structures shall blend with the natural environment through their shape, materials, and colors. Impact of traffic and roadways is to be minimized by following natural contours or using grade separations.
5. Slope Zone 5 (30 Percent and Over). This is an excessive slope condition and development is prohibited, unless all the following are satisfied: (a) at least 75 percent of the lots or parcels that are the subject of the development application are surrounded by lots or parcels improved with structures; (b) the proposed project is determined to appropriately address slope stability and other geological factors of the site and (c) vegetation fuel management for wildfire protection can be achieved and maintained.

BACKGROUND REPORT

Density Bonus

In 2006 the City adopted a Density Bonus Ordinance, consistent with Government Code Sections 65915, 65915.5, and 65917 to facilitate the development of affordable housing in the city. Under the Density Bonus Ordinance (updated in 2013), the City offers a density bonus to developers who include a threshold percentage of housing units affordable to moderate-, low-, very low-, and/or extremely low-income households or senior citizen housing in their development. This density bonus increases if affordable units make up a greater percentage of the project than the determined threshold. Table 60 provides a summary of the density bonus thresholds, which are consistent with State law.

TABLE 60
DENSITY BONUS SUMMARY
Patterson
2015

Target Group	Minimum % Target Units	Density Bonus Granted	Additional Bonus for each 1% Increase in Target Units	% Target Units Required for Maximum 35% Bonus
Very Low Income	5%	20%	2.5%	11%
Low Income	10%	20%	1.5%	20%
Moderate Income (Condo or PD only)	10%	5%	1%	40%
Senior Citizen Housing	100%	20%	-	-

Source: City of Patterson, 2015.

Such projects are also eligible for incentives or concessions based on the number of affordable units provided by the project. Table 61 provides a summary of the number of concessions or incentives available at various thresholds. Incentives and concessions include reductions or modifications of standards, mixed-use zoning, off-site construction of target units, deferred fees, and the incentives and conditions provided under the Inclusionary Housing Ordinance.

**TABLE 61
INCENTIVES/CONCESSIONS SUMMARY
Patterson
2015**

Target Group	Target Units		
	1	2	3
Maximum Incentives/Concessions			
Very Low Income	5%	10%	15%
Low Income	10%	20%	30%
Moderate Income (Condo or PD only)	10%	20%	30%

Source: City of Patterson, 2015.

Inclusionary Housing Ordinance

In 2006 the City also adopted an Affordable Housing Incentives Ordinance. The Inclusionary Housing Ordinance requires that at least 15 percent of all newly-constructed dwelling units in a residential project are developed, offered to, and sold or rented to very-low, low-, and moderate-income households, at an affordable housing cost. Owner-occupied developments must offer 60 percent of those units at prices affordable to moderate-income households and 40 percent affordable to low-income households. Renter-occupied developments must offer 40 percent of the units at rents affordable to very-low income households and 60 percent affordable to low-income households.

Inclusionary units must be comparable with market-rate units. In lieu of providing affordable units on site, a developer may submit an equivalency proposal, such as providing affordable housing off-site, dedicating land for affordable housing, or payment of an in lieu fee, but must provide evidence why compliance with the inclusionary housing ordinance is financially or otherwise infeasible or how the alternative will provide affordable housing opportunities to a greater extent than providing such housing on-site. For complying with the inclusionary housing ordinance, a developer may request concessions and incentives to offset the costs of providing the affordable housing. Such incentives and concessions may include fee waivers or deferrals, modification of standards, use of less expensive interior materials for affordable units, a density bonus, priority processing, and local public funding.

The Patterson Zoning Ordinance (Section 18.86.070) states that no temporary or permanent certificate of occupancy will be issued until the owner of the residential development has met the requirements of the on-site construction inclusionary requirements or has satisfactorily performed one of the alternative actions detailed above.

BACKGROUND REPORT

The Inclusionary housing ordinance was approved at the end of the economic boom and the City has not received any new housing applications since that approval. As a result, no affordable housing units have been built related to this ordinance. The in-lieu fee, to date has been applied to all housing projects other than projects that are exempt or built by the City/Housing Authority. These funds have been used to help in the construction of 24 affordable senior housing units on West Las Palmas Avenue.

On- and Off-Site Improvements

For residential projects the City requires both on- and off-site improvements. These include curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety, and general welfare of the public.

Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust. It also produces a high-speed circulation system and facilitates relatively safe traffic movement. Roadways are classified by the City according to traffic needs. They are as follows:

- Arterial: 4-6 lanes, 100 feet or greater right-of-ways, with left turn median;
- Expressway: 4-6 lanes, 110 feet right-of-ways, with left turn median;
- Collector: 2 lanes, with a 60-70 foot right-of-ways; and
- Local: 2 lanes, 50-54 foot right-of-ways.

Arterials, expressways, and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project and also participate in regional transportation system improvements through payment of a Street Improvement Impact Fee. The City considers Level of Service (LOS) C acceptable for Patterson streets.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children. Sidewalks are one of the hallmarks of healthy communities.

Landscaping is required for all zoning districts. Residential districts require 30 percent of the site to be landscaped. Such landscaping would include, but not be limited to, shrubbery, trees, grass, and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the city by providing relief from developed and paved areas. In hillside areas, landscaping helps prevent erosion. All landscaping is installed by the developer and must be approved prior to occupancy of any building.

Development of, and connection to, municipal water and sewer services are required as a condition of approving tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the disposal of liquid and solid waste. These off-site requirements allow for the development of much higher residential densities.

Local Entitlement Fees and Exactions

Part of the cost of developing residential units is the fees or other exactions required of developers to obtain project approval and the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs, and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

While fees can contribute significantly to increased housing costs, Patterson has had very low planning fees and the fees are not considered a major constraint on the maintenance, improvement, and the development of housing.

**TABLE 62
PLANNING FEE CATEGORIES (SINGLE OR MULTIFAMILY)
Patterson
2015**

Planning and Application Fees	Fee Amount
Annexation	\$3,270
Appeal	\$480
Architectural & Site Plan Review	
Minor	\$570
Major	\$1,290
Conditional Use Permit (Residential)	\$940
Development Agreement	Actual Cost
General Plan Amendment	\$2,760
Home Occupation Use Permit	\$150
Planned Development	\$2,980
Variance (Residential)	\$930
Zone Change	\$3,050
SUBDIVISION	
Final Subdivision Map	\$640
Lot Line Adjustment	\$970
Parcel Map	\$1,670
Tentative Subdivision Map	\$3,390
Time Extension	\$100
ENVIRONMENTAL	
Initial Environmental Study/Negative Declaration (Minor Project)	\$640
Mitigated Negative Declaration (Large Project)	Actual Cost
Environmental Impact Report	\$1,410 + Cost
Mitigation Monitoring Program	
ND	\$1,300 + Cost
EIR	\$1,860 + Cost

Source: City of Patterson, 2015.

In establishing a fee structure, City staff recognized that the homeowner would be undertaking smaller scale projects and should rightfully pay a scaled-down fee for variances, conditional use permits, and other entitlements. In 2004 an impact fee study was specifically undertaken to determine if there is a difference in single family vs. multifamily impacts on streets and utilities. It was subsequently determined that there was no significant difference. As a result, Table 62 shows that the City’s fees do not distinguish between single and multifamily housing other than the Stanislaus County Public Facility Impact Fee, which provides different fee levels for single family, multifamily, and senior housing. When fees are next revisited, the City will be looking at basing fees on unit size as opposed to overall density. The fee total does not include planning fees required for approval of a project.

**TABLE 63
IMPACT FEES
Patterson
2015**

Impact Fee	Fee Amount
Police	\$70
Fire	\$457
Park Development	\$2,585
Water Connection	\$13,505
Sewer Connection	\$4,307
Storm Drain	\$5,379
Street Improvement	\$3,879
Community Facilities Impact Fees	
Community / Senior Center	\$2,313
Aquatics Center	\$615
Sports Complex II	\$916
General Government Impact Fees	
City Hall	\$342
Corporation Yard	\$731
Total City Impact Fees	\$35,099
Stanislaus County Public Facility Impact Fee	
Single family fee	\$7,631
Multifamily fee	\$4,949
School (\$5.38 s.f. or as negotiated with school district)	
Single family fee (shown for 2,000 s.f. house)	\$10,760
Multifamily fee (shown for a 800 s.f. unit in a 33,750 s.f. building with 30 units)	\$6,053
Total	
Single Family	\$53,490
Multifamily	\$46,101

Source: City of Patterson, 2012; Stanislaus County, 2014, 2015.

BACKGROUND REPORT

A brief survey demonstrates the generally average cost in planning fees charged by the City of Patterson. For example, Patterson requires a fee of \$2,760 for a General Plan amendment, while Modesto and Turlock fees are higher. Table 64 shows a selection of planning fees compared with nearby jurisdictions and the county. Patterson’s fees are similar to or lower than most of the other jurisdictions.

**TABLE 64
PLANNING APPLICATION FEES
Patterson and Surrounding Jurisdictions
2015**

Jurisdiction	General Plan Amendment	Zone Change	Tentative Parcel Map	Variance
Turlock	Fully burdened hourly rate applied to a deposit of \$8,275	\$5,990 ¹	\$5,070	\$1,875
Modesto	\$5,231	\$3,550	\$2,622	\$2,155
Patterson	\$2,760	\$3,050	\$1,670	\$1,980 ²
Ceres	Actual cost with a \$2,000 deposit	\$1,440	\$1,940 for 4 or less \$2,040 for 5 or more	\$1,170
Stanislaus County	Actual cost with a \$4,056 deposit	Actual cost with a \$4,156 deposit	\$4,557 + \$30/lot	\$2,864

¹ For applications on five or more acres of land, fee of \$4,495 for applications on less than five acres

² \$930 for residential applications

Source: City and County Planning Departments, 2015.

Given Patterson’s status as a “bedroom community,” the City is at a disadvantage in financing infrastructure extension, maintenance, and improvements. While the community is working hard to attract new retail and manufacturing, new development must currently pay for itself almost in its entirety. Table 65 shows that the development impact fees can total approximately 18 percent of the total development cost for a single family unit and 27 percent of the total development cost for a multifamily unit.

**TABLE 65
PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL
RESIDENTIAL DEVELOPMENT
Patterson
2015**

Development Cost for a Typical Unit	Single ¹	Multifamily ²
Total estimated fees per unit	\$53,490	\$46,101
Land cost per unit ³ \$236,502 per acre	\$54,293	\$19,709
Construction cost per unit ⁴	\$192,000	\$108,000
Total Cost	\$299,783	\$173,810
Estimated proportion of fee cost to overall development cost per unit	17.8%	26.5%

¹Assumes a 2,000 square foot single family home built on a 10,000 square foot lot

²Assumes a 30-unit multifamily building, 33,750 total square feet, with average unit size of 800 square feet (i.e., roughly 12 units per acre)

³Assumes a land cost of \$236,502 per acre

⁴Assumes \$96 per square foot construction cost estimated by Building-Cost.net, based on National Construction Cost Manual calculations

Source: City of Patterson and Mintier Harnish, 2015.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland, schools, and necessary infrastructure (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents.

The significance of the necessary public works improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and nature of the project. Since the passage of Proposition 13 in 1978, local governments rely on impact and connection fees to finance local infrastructure. The City of Patterson charges several fees on residential developments at the building permit stages, as shown in the following table.

In addition to City development fees, Stanislaus County levies development fees on residential and non-residential development on a countywide basis, including development that takes place in incorporated cities. Countywide fees fund roads, jails, courts, libraries, parks, public health, and other county services. The following table lists the countywide development fees for residential uses.

**TABLE 66
COUNTYWIDE DEVELOPMENT FEES FOR RESIDENTIAL USES
Stanislaus County
2014**

	Single Family	Multifamily
Animal Services	\$72	\$51
Behavioral Health	\$148	\$103
Criminal Justice	\$132	\$92
Detention	\$816	\$570
Emergency Services	\$22	\$15
Health	\$303	\$211
Library	\$413	\$288
Other County Facilities	\$879	\$614
Regional Parks	\$344	\$239
Countywide IT	\$47	\$33
RTIF	\$4,379	\$2,684
Admin Charge	\$76	\$49
Total Fee	\$7,631	\$4,949

Source: Stanislaus County Development Impact Fee Summary, 2014.

Processing and Permit Procedures

As shown in Table 67, the time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. An expeditious completion of processing and permit procedures can minimize development-holding costs dramatically. Unfortunately delays can occur in the process, which later translate into increased housing costs for the homebuyer.

Patterson follows differing processing procedures for various planning permits. Zoning modifications must be reviewed by both the Planning Commission and City Council; requiring an average of 60 days. All other use permits, initial environmental assessments, and other project approvals of this type, reviewed by the Planning Commission, require an average of less than 30 days. In cases where an Environmental Impact Report is required, several more months will be added to the processing time. On average, total processing time for an application can take two to six months depending on the complexity of the project. The City of Patterson encourages concurrent application and concurrent plan checks to streamline the application process. In addition, because the building and planning department share office space and administration, building and planning approvals are also concurrent. Processing times in each case in the tables below are maximums and do not allow for plan check corrections and recheck, environmental review, and other delays over which neither the applicant nor the Department have any control. As previously stated, the need for an EIR can greatly extend the approval time for the associated project.

TABLE 67
TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE
 Patterson
 2015

	Single Family Unit	Subdivision	Multifamily < 20 units	Multifamily > 20 units
List Typical Approval Requirements	Arch & Site Plan Review	Map Approval	Map Approval (As Required)	Map Approval (As Required)
		Preliminary/ Final Development Plan	Preliminary/ Final Development Plan	Preliminary/ Final Development Plan
		Environmental Review	Environmental Review	Environmental Review
		Improvement Plan Check	Improvement Plan Check	Improvement Plan Check
		Development Agreement (Optional)	Development Agreement (Optional)	Development Agreement (Optional)
Est. Total Processing Time	3-6 Months	9-12 Months	9-12 Months	9-12 Months

Source: City of Patterson, 2015.

Table 68 lists the deciding body for the various types of approvals.

TABLE 68
DECIDING BODY FOR PROJECT TYPES
 Patterson
 2015

Type of Approval or Permit	Deciding Body
Ministerial Review	City Staff
Permitted Uses	City Staff
Conditional Use Permit	Planning Commission
Variance	Planning Commission
Zone Change	City Council
General Plan Amendment	City Council
Architectural & Site Plan Review	Planning Commission
Subdivision Maps	City Council
Parcel Maps	Planning Commission
Preliminary/Final Development Plan	City Council
Environmental Review	Planning Commission/City Council

Source: City of Patterson, 2015.

Design Review

Patterson intends to maintain and enhance its present character as a compact community, with attractive and pedestrian-oriented commercial areas, well-designed neighborhoods, and a vital downtown. City staff prepared Design Guidelines to describe, and inform project designers and applicants of the City's expectations and preferences for the quality and character of new development. These guidelines are also considered by the Planning Commission and City Council during the Design Review process, implemented in 2013, to evaluate the suitability of proposed projects. The guidelines are intended to keep Patterson architecturally distinctive, design for the pedestrian scale, and respect the natural environment.

Design review is one of several procedures used by the City to guide development. During design review, the Planning Commission considers building design, site planning, landscaping, parking layout, signs, and other features that affect the appearance and function of a project. In general, design review is required for all new and remodeled multifamily residential projects, as well as commercial and industrial projects. Some types of changes are considered "aesthetically insignificant" and can be reviewed instead by the Planning Director, including individual single family homes; new small structures, changes, or additions; demolitions; and minor or incidental projects. While there are no cost provisions within the guidelines, the purpose of the design standards is not to be cost prohibitive but to help developers during the initial design process to ensure that new development is consistent with the character of surrounding neighborhoods.

Building Codes and Enforcement

Compliance with Building Code standards often adds to the cost of construction, but is seen as necessary to protect the health, safety, and welfare of the citizens. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity. The City does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities. The City of Patterson adopted the 2013 California Building Codes. These building codes ensure structural integrity and facilitate the City's efforts to maintain a safe housing supply. The Fire Department provides code enforcement and responds to potential code violations if complaints are raised.

Housing for Persons with Disabilities

Consistent with State law, the City permits group care facilities with six or fewer persons in any residential zone (ER, LR, MR, DR, and HR) without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without addition development or permit costs.

Group homes with seven or more persons are permitted in residential and general commercial districts with a conditional use permit. There are no City regulations relating to the siting of special needs housing in relationship to distance or location to one another, leaving open the option of siting special needs housing where it is most convenient for those who need it.

The City of Patterson holds public hearings for every change or amendment to any ordinance, policy, program, procedure, funding, or other similar action. There is no public comment request for the establishment of a group home for six or fewer persons. Requests for group homes of more than six persons are determined at a noticed public hearing before the Planning Commission. Property owners within 300 feet of the site are noticed and may attend and comment.

The City also provides rehabilitation grants to disabled persons to improve access and mobility in their homes. Further, the City of Patterson avoids one type of housing discrimination by defining family as “an individual or two or more persons living together in a dwelling unit as a single housekeeping unit.” This definition is not restrictive.

The City of Patterson offices are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City will reasonably accommodate any specific verbal or written request for assistance. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.

All multifamily complexes are required to provide handicapped parking at a rate of one for every 25 non-handicapped spaces. One parking space shall be provided for each dwelling unit designed for people with disabilities. The City works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking.

The City of Patterson continually reviews its ordinances, policies, and practices for compliance with the latest updates to fair housing laws.

NON-GOVERNMENTAL CONSTRAINTS

The ability to address the underserved needs of Patterson residents must overcome a variety of obstacles, many of which are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the agencies providing services. Funding limitations exist at all levels.

The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play an important part in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference.

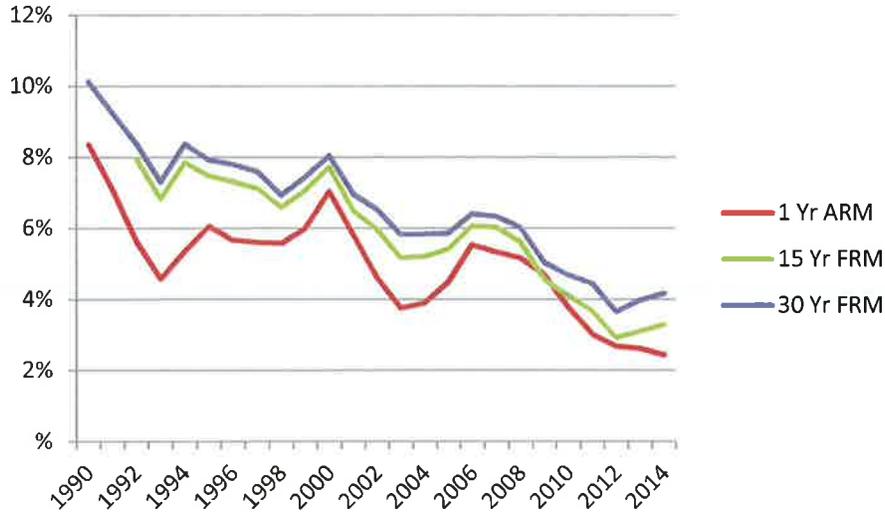
Availability of Financing

Another constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries, but appear to be more dramatic in the homebuilding sector because of the susceptibility of the industry to changes in Federal fiscal and monetary policies. Patterson's housing market tends to follow a 10-year cycle with most growth occurring mid-decade.

One of the significant components to overall housing cost is financing. After decades of fluctuations in the prime rate, the 1980s saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around 10 percent. The decade of the 1990s saw interest rates drop dramatically, fluctuating between 6 and 8 percent.

As shown in Figure 12, mortgage rates have continued to decrease nationwide since 2007, hitting a historic low in 2013 at around 3 percent. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this period.

**FIGURE 12
HISTORICAL MORTGAGE RATES
United States
1972-2014**



Mortgage Rates:
ARM-Adjustable Rate Mortgage
FRM- Fixed Rate Mortgage

Source: Freddie Mac Primary Mortgage Market Survey, 2015.

Table 69 how the variations in interest rates affect a buyer’s monthly mortgage payments on a range of loan amounts.

**TABLE 69
MONTHLY MORTGAGE PAYMENTS**

Interest Rate	\$150,000	\$200,000	\$250,000
4.0%	\$716	\$955	\$1,194
6.0%	\$899	\$1,199	\$1,499
8.0%	\$1,100	\$1,468	\$1,834
10.0%	\$1,316	\$1,755	\$2,194

Based on a 30-year, fixed-rate mortgage, not including real estate taxes, and home insurance. These costs add about two percent of the sales price annually.

Source: bankrate.com, 2015.

BACKGROUND REPORT

Table 70 relates loan interest rates to home loan affordability at various income levels. The median price for a single family home sold in 2013 in Patterson was \$210,000. Assuming a 10 percent down payment and a 30-year fixed rate mortgage, the monthly payments are estimated between \$1,015 for a 3 percent interest rate and \$1,877 for a 10 percent interest rate. These monthly payments are affordable for households with incomes between \$36,561 and \$67,585.

TABLE 70
INCOME/LOAN AMOUNT AFFORDABILITY
Patterson
2013

Interest Rate	Median Selling Price (2013)	Net Monthly Payment*	Income Required **
3.00%	\$210,000	\$1,016	\$36,561
4.00%	\$210,000	\$1,121	\$40,358
5.00%	\$210,000	\$1,233	\$44,400
6.00%	\$210,000	\$1,352	\$48,668
7.00%	\$210,000	\$1,476	\$53,142
8.00%	\$210,000	\$1,606	\$57,801
9.00%	\$210,000	\$1,739	\$62,622
10.00%	\$210,000	\$1,877	\$67,585

* Assumes a 10 percent down payment, 1.25 percent property tax, and PMI of 0.5.

** Assumes 30 percent of income towards net monthly payment.

Source: Mintier Harnish, 2015.

Cost of Land

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain City approvals for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (e.g., streets, water lines) over the maximum number of lots.

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales price of new homes in very small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangements made between the buyer and the seller. Because of the abundant availability of raw land in the area, land costs in the Central Valley housing market area are generally low.

An online survey of developable land for sale showed that price per acre ranged from \$22,924 to \$805,858, with an average cost of \$165,333. Commercial properties cost more than residential properties.

**TABLE 71
LAND FOR SALE
Patterson
2015**

Source	Acreage	Price	Price per Acre	Comments
Residential Land				
Zillow/Realtor.com	0.83	\$85,000	\$102,410	This lot is in a country club.
Realtor.com	0.98	\$85,000	\$86,735	This lot is in a country club.
Realtor.com	1.0	\$85,000	\$85,000	This lot is in a country club.
Realtor.com	2.82	\$275,000	\$97,518	Great views
Realtor.com	7.45	\$333,333	\$44,743	Approx. 7.45 acres of 2nd leaf almonds, 50% nonpareil, and 50% Wood Colony.
Realtor.com	19.63	\$450,000	\$22,924	--
<i>Average Residential Land</i>			\$73,222	
Commercial Land				
Realtor.com	0.32	\$150,000	\$468,750	Commercial
Realtor.com	0.24	\$99,500	\$414,583	Commercial property, could be rezoned to residential to match its surroundings.
<i>Average Commercial Land</i>			\$441,667	
Average			\$165,333	

Source: zillow.com, realtor.com, 2015.

Materials Cost

Residential construction costs vary greatly depending upon the quality, size, and the materials being used. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe. Prices for these goods are affected primarily by the availability and demand for such materials.

Well-developed regional transportation networks serve the Central Valley, which makes availability of materials excellent. In addition, the land in Patterson that is most likely to be developed in the future for housing is well suited for the kind of large projects that allow developers to realize economy-of-scale savings on materials.

BACKGROUND REPORT

Another major cost component of new housing is labor. Inflated labor costs due to inflated wage rates during the housing boom significantly increased the overall cost of housing. With the downturn in construction projects, related jobs have become less common, and labor costs have decreased. Additionally, the Central Valley's cost of living is relatively low; wage scales in the area, therefore, tend to be somewhat lower than in markets with higher living costs; such as the San Francisco Bay Area. In addition labor is generally less costly because the area is predominantly non-union. Labor in highly-unionized markets is typically more expensive.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960s. Numerous interior and exterior design features (larger master bedroom suites, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly-competitive market, many consumers consider these "extra touches" as necessities when buying a new home.

Building-Cost.net is an online resource that provides construction cost estimates based on the calculations used in the National Construction Cost Manual. According to Building-Cost.net, the approximate cost of constructing a basic, 1,700-square foot single family home in the Modesto area is \$163,373. This is about \$96 per square foot. The estimate assumes standard quality building materials and includes a contractor's markup as well as indirect costs. The total indirect cost for the construction of the home is \$19,856 and the total direct cost is \$135,099. Direct costs include estimates for material costs (\$70,604), labor costs (\$62,029), and equipment costs (\$2,466). The contractor markup is estimated at \$19,856.

CONSTRAINT REMOVAL EFFORTS

Although local regulations play a legitimate role in protecting the public health, safety, and welfare, regulations may also constrain the housing market and subsequently impede the development of housing opportunities for all segments of the community. Even though Patterson does not appear to have any overwhelming governmental constraints on housing, the City has taken measures to ease burdens on developers of housing. The following is a list of recent efforts the City has taken to mitigate governmental constraints:

- Streamlined Development Review--The City of Patterson grants authority to the Planning Commission to approve or conditionally approve applications for a conditional use permit and variances, which could result in simplified and less costly review process.
- Planned Developments--The City of Patterson recognizes that regulations have the potential to lessen creative planning and design, including less costly alternatives. The City has established a Planned Development (PD) zoning district that provides opportunities for creative and cohesive design concepts by allowing modification of requirements established by other ordinances.

BACKGROUND REPORT

- Creekside Concept Plan—Upon annexation of the Creekside area, the City established conditions or circumstances allowing smaller than usual minimum lot standards (less than 6,000 square feet for interior lots) and a variety of housing types (i.e., duplexes, patio homes, townhomes, and zero lot line detached homes) in the western extension core area.
- Self-Help/Walnut Square—The City allowed for the lessening of side yard setbacks in order to assist in the provision of affordable single family ownership housing.
- Secondary Unit Ordinance—The City adopted a secondary unit ordinance toward the provision of a variety of housing types and potentially affordable housing through mitigated land costs.

SECTION 5: HOUSING GOALS, POLICIES, AND PROGRAMS

The purpose of this chapter is set a course that will guide the City of Patterson toward the development, improvement and preservation of housing for all economic levels. It is the City's intent to create a municipal climate that encourages and contributes toward quality, varied, affordable housing development by both the public and private sectors.

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. In order to make adequate provision for the housing needs of all economic segments of the community, the Housing Element must do all of the following:

- Identify the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.
- Identify adequate sites which will be made available through appropriate zoning and development standards and with the public services and facilities needed to meet the needs of all income levels. This shall include rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

This section contains the City's Housing Plan for the 2015-2023 Housing Element planning period.

GOAL H-1: NEW HOUSING DEVELOPMENT

Increase the availability of permanent and affordable housing for all residents.

- Policy H-1.1** The City shall ensure an adequate supply of residentially zoned land at sufficient densities is available to accommodate its fair share of existing and future housing needs. (New Policy, Consultants)
- Policy H-1.2** The City shall encourage development of a range of housing types affordable to various income groups, including single family and multifamily dwellings, “move-up” housing, senior housing, secondary and other smaller units, and special needs housing. (New Policy, Consultants)
- Policy H-1.3** The City shall monitor the amount of land zoned for all types of housing and initiate zone changes, as necessary, to ensure an appropriate mix of housing types. (Existing HE)
- Policy H-1.4** The City shall encourage the development of multi-family housing throughout the city, especially in locations near transit stops, shopping and services, and schools. (Existing HE)
- Policy H-1.5** The City shall encourage residential projects to develop at the higher end of the allowable density range. (New Policy, Consultants)
- Policy H-1.6** Consistent with “no-net-loss” density provisions contained in Government Code Section 65863, the City shall consider the potential impact on the City’s ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory. (New Policy, Consultants)
- Policy H-1.7** The City shall encourage the development of second family units in existing and new single-family residential developments. (New Policy, Consultants)
- Policy H-1.8** The City shall encourage development of well-planned and designed projects that provide for the development of compatible residential, commercial, industrial, institutional, open space, or public uses within a single project or neighborhood. (Existing HE, was program)
- Policy H-1.9** The City shall ensure the development of housing has, to the extent possible, easily accessible shopping, services, transit, parks and open space, schools, and jobs. (Existing HE)

GOAL H-2: AFFORDABLE HOUSING

Protect existing sources of affordable housing and facilitate new affordable housing opportunities.

- Policy H-2.1** The City shall strive to conserve the existing housing stock, including existing rental housing that is affordable to lower- and moderate- income households an affordable housing that is at-risk of being converted to market rate housing. (New Policy, Consultants, replaces similar HE policy)

POLICY DOCUMENT

- Policy H-2.2** The City shall impose long-term restrictions on the maximum rents and sale prices of affordable housing that is developed with City assistance as well as inclusionary units provided by private developers. (New Policy, Consultants)
- Policy H-2.3** The City shall continue to apply to HUD and HCD for grant funds for the development of affordable housing and provision of housing-related programs. (Existing HE)
- Policy H-2.4** The City shall use techniques such as mortgage revenue bonds or other mortgage-backed securities to assist in the development of affordable ownership and rental housing. (Existing HE)
- Policy H-2.5** The City shall assist developers, nonprofit housing developers, and other qualified private sector interests in pursuing and applying for Federal, State, NGO, and private financing and grants for the development of affordable housing. (Existing HE)
- Policy H-2.6** The City shall facilitate partnerships between non-profit and for-profit housing developers to encourage affordable housing production. (New Policy, Consultants)
- Policy H-2.7** The City shall allocate funds from available sources to the first time homebuyer program. (Existing HE)
- Policy H-2.8** In accordance with the provisions of State law, the City shall encourage the use of density bonuses for qualifying projects to facilitate the development of affordable and senior citizen housing. (New Policy, Consultants, but very close to an existing program)
- Policy H-2.9** The City shall provide information to Patterson residents about affordable housing programs and opportunities. (New Policy, Consultants)
- Policy H-2.10** The City shall encourage sweat equity programs (allowing buyers to contribute labor hours to lower housing costs) for the construction of homes for first-time homebuyers. (New Policy, Consultants)
- Policy H-2.11** The City shall encourage the construction of affordable units with three or more bedrooms to accommodate the needs of large households. (New Policy, Consultants)
- Policy H-2.12** The City shall continue to allocate staff resources to pursuing partnerships that result in the development of affordable housing. (New Policy, Consultants)

GOAL H-3: SPECIAL NEEDS HOUSING

Provide a range of housing opportunities and services for Patterson residents with special needs.

- Policy H-3.1** The City shall prioritize the development of housing that meets the needs of extremely low-income residents and special needs groups, including: seniors, person with disabilities, single female-headed households with children, large families, farmworkers, and the homeless. (New Policy, Consultants)

- Policy H-3.2** The City shall support efforts to provide emergency shelter, transitional housing, and permanent supportive housing for homeless persons. (New Policy, Consultants, replaces existing policy on same topic)
- Policy H-3.3** The City shall support efforts of homeless service providers in establishing additional short-term beds for all segments of the homeless population by ensuring that development standards will only subject shelters to the same development and management standards that apply to other allowed uses in the approved zones. (Existing HE, was Program)
- Policy H-3.4** The City shall work with homeless service providers and social services organizations to expand shelter opportunities for specialized homeless groups, such as children and families, those with chronic mental illness, and the disabled.
- Policy H-3.5** The City shall coordinate with homeless shelters to pursue funding for the ongoing maintenance and expansion of their services. (New Policy, Consultants)The City shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use, zoning, or building regulations, when necessary to eliminate barriers to housing opportunities. (New Policy, Consultants)
- Policy H-3.6** Where practical and feasible, the City shall support applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities. (Existing HE, was program)
- Policy H-3.7** The City shall maintain a housing rehabilitation program to provide a one-time grant or loan to extremely low- and very low-income disabled persons and senior citizens to improve accessibility and safety. (Existing HE, was program)
- Policy H-3.8** The City shall support developers and non-profit housing developers of farmworker housing by assisting in potential site identification and applying for or supporting applications for funding, such as the Joe Serna Jr. Farmworker Housing Grant Program. (Existing HE, was program)

GOAL H-4: REMOVAL OF GOVERNMENT CONSTRAINTS

Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing.

- Policy H-4.1** The City shall maintain entitlement procedures that provide the City sufficient oversight of the development and design process while offering residential developers a fair, timely, consistent, and predictable process. (New Policy, Consultants)
- Policy H-4.2** The City shall encourage continue to monitor and refine its processes and regulations to barriers to the production of housing, particularly affordable- and higher-density housing. (New Policy, Consultants)

POLICY DOCUMENT

- Policy H-4.3** The City shall ensure adequate infrastructure and public services are provided to serve existing and planned residential development. (New Policy, Consultants)
- Policy H-4.4** The City shall encourage developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements, to reduce processing times. (Existing HE)
- Policy H-4.5** The City shall ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City. (Existing HE)
- Policy H-4.6** The City shall continue to facilitate the review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all residential development. (New Policy, Consultants)
- Policy H-4.7** The City shall facilitate lot consolidation to encourage the development of housing for lower-income households. (New Policy, Consultants)
- Policy H-4.8** The City shall consider, on a case-by-case basis, deferring payment of fees until housing units are sold, ready for occupancy, or long-term financing is in place, as a means of assisting affordable housing projects. (New Policy, Consultants)

GOAL H-5: HOUSING PRESERVATION

Preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

- Policy H-5.1** The City shall protect and stabilize existing residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities. (Existing HE)
- Policy H-5.2** The City shall prioritize code enforcement activities for housing and provide adequate funding and staffing to support code enforcement and graffiti abatement programs. (Existing HE)
- Policy H-5.3** The City shall promote orderly growth of neighborhoods by phasing the approval of building permits to one area of a subdivision at a time to allow for timely extension of infrastructure and efficient use of resources. (Existing HE, was a program)
- Policy H-5.4** The City shall provide technical and financial assistance through grants or low interest loans to all eligible homeowners and residential property owners to rehabilitate existing dwelling units. (Existing HE)

Policy H-5.5 The City shall install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods. (Existing HE)

Policy H-5.6 The City shall strive to preserve existing affordable housing units. (New Policy, Consultants)

GOAL H-6: ENERGY CONSERVATION AND SUSTAINABLE DEVELOPMENT

Improve energy efficiency and water conservation in residential development.

Policy H-6.1 The City shall establish a development pattern that helps reduce vehicle miles traveled and promotes transit ridership, and pedestrian and bicycle access. (New Policy, Consultants)

Policy H-6.2 The City shall continue to promote sustainable housing practices that incorporate a “whole system” approach to siting, designing, and constructing housing that is integrated into the building site; consumes less energy, water, and other resources; and is healthier, safer, more comfortable, and durable. (New Policy, Consultants)

Policy H-6.3 The City shall ensure that all new residential development meets or exceeds the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings), and encourage the retrofitting of existing development to improve energy and conservation. (New Policy, Consultants, replaces similar existing policy)

Policy H-6.4 The City shall encourage homeowners and property owners of existing residential buildings to incorporate energy and water efficient features and renewable energy facilities in structures. (New Policy, Consultants)

GOAL H-7: FAIR HOUSING

Ensure that all existing and future housing opportunities are open and available to all members of the community and are met without discrimination.

Policy H-7.1 The City shall promote fair housing opportunities for all people regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. (New Policy, Consultants)

Policy H-7.2 The City shall assist in the enforcement of fair housing laws by providing information and referrals to the public. (New Policy, Consultant)

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
GOAL H-1: NEW HOUSING DEVELOPMENT			
<p>H-1.A: Rezone Program</p> <p>The City shall rezone enough land to accommodate the remaining housing need of 496 lower-income units within two years of adoption of the Housing Element. Rezoned sites may include those identified in the Rezone Program section in the Housing Element, or will include other sites that provide at least the same capacity. Consistent with Government Code Section 65583.2(h), the City shall ensure that the rezoned sites are large enough to accommodate a minimum of 16 units per site, will permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit, or other discretionary action), and that at least 50 percent of the remaining need will be accommodated on sites zoned for exclusively residential uses. The zone shall allow residential development at an intensity of at least 20 dwelling units per acre.</p>	<p>H-1.1</p>	<p>Community Development Department</p>	<p>Within 2 years of adoption</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-1.B: Vacant Land Inventory</p> <p>The City shall continue to maintain an inventory of vacant residentially-zoned parcels and associated development potential and a list of recently approved residential projects to assist developers in identifying land suitable for residential development. To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City shall continue to annually update the inventory. The City shall continue to make this information available to the public and developers through the City’s website. (New Program, Consultants, replaces existing program on same topic)</p>	<p>H-1.1</p>	<p>Community Development Department</p>	<p>Annually</p>
<p>H-1.C: Lot Consolidation</p> <p>The City shall encourage and, based on available resources, facilitate the consolidation of vacant and underutilized lots for residential development, especially those identified in the Sites Inventory in order to develop vacant and underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this information to the developers, owners, and other interested parties through the City’s website and/or print material at City Hall. (New Program)</p>	<p>H-1.1</p>	<p>Community Development Department</p>	<p>Ongoing</p>
<p>H-1.D: City-Owned Land</p> <p>The City shall develop and maintain a database of all City-owned land, particularly surplus land, for opportunities to rezone, where appropriate, for affordable housing development. (Existing HE)</p>	<p>H-1.1</p>	<p>Community Development Department</p>	<p>2018 with annual review and updates</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-1.E: Second Units The City shall, based on available staff resources, develop and maintain information on the City's website and at City offices (e.g., brochures) about the development of second family units in existing and new single-family residential developments. (New Program, HCD Review)</p>	<p>H-1.10</p>	<p>Community Development Department</p>	<p>2018; Ongoing</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
GOAL H-2: AFFORDABLE HOUSING			
<p>H-2.A: New Funding Sources</p> <p>The City shall work to secure additional funding from State, Federal, and regional sources and support applications for funding that can be used to help increase the supply of affordable housing in Patterson. The City shall review NOFAs annually to determine the City's eligibility and competitiveness for grant funding. Based on available staff resources, funding availability, and expected competitiveness, the City shall prepare and submit one or more funding applications on an annual basis. Such programs may include, but are not limited to:</p> <ul style="list-style-type: none"> • HUD Section 811 funding for supportive housing for extremely low-income residents; • HCD Local Housing Trust Fund Program; • The state Infill Infrastructure Grant program, sponsored by the Department of Housing and Community Development (HCD); and • The state Multifamily Housing Program (MHP), sponsored by HCD. • The City shall also identify Community Development Block Grant (CDBG), City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing. (New Program, Consultants, replaces similar program) 	<p>H-2.3</p>	<p>Community Development Department</p>	<p>Annually</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-2.B: Meetings with the Development Community The City shall conduct annual meetings with the development community to publicize available incentives and housing programs, such as the density bonus ordinance, and foster partnerships between for-profit and non-profit developers. (New Policy, Consultants)</p>	<p>H-2.6</p>	<p>Community Development Department</p>	<p>2015, and annually thereafter</p>
<p>H-2.C: First Time Homebuyer Down Payment Assistance The City shall use HOME funds or alternative funding sources to assist with first time homebuyer down payment assistance scaled to current economic conditions for each qualified household as determined by the City Council. The City shall annually determine households eligible for homebuyer down payment assistance, with a goal of assisting four households per year, based on available staff resources and funding. (Existing HE)</p>	<p>H-2.7</p>	<p>Community Development Department</p>	<p>Ongoing</p>
<p>H-2.D: Regulatory and Financial Incentives The City shall coordinate with affordable housing developers to develop regulatory and financial incentives for the development of extremely low-income housing. The City will annually identify its eligibility and competitiveness for grant funding, and shall pursue or support funding and grant applications to encourage and assist in the development of SROs and/or other housing types consistent with existing City standards and State law. Based on available staff resources, interest from developers, funding availability, and expected competitiveness, the City shall prepare and submit one or more applications on an annual basis (Existing HE)</p>	<p>H-2.6</p>	<p>Community Development Department</p>	<p>Ongoing</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-2.E: City Incentives To preserve affordability, the City shall provide incentives such as density bonus units, fee reductions, fee deferral, and fast-tracking to developers of residential projects who agree to enter into a long-term contract to provide the specified percentage of units mandated by State law at a cost affordable to extremely low-, very low-, and/or low-income households. The City shall strive to create 100 affordable housing units by 2023 through the aforementioned activities, subject to availability of staff resources and funding and subject to developer interest. In addition, the City shall annually review its zoning and permit processing procedures, and may propose changes to the City Council based on prudent fiscal planning and staff availability, to assist in reducing housing costs and average permit processing time. (New Program, Consultants)</p>	<p>H-2.8</p>	<p>Community Development Department</p>	<p>Annually</p>
<p>H-2.F: Project Information Booklet The City shall prepare a Project Information Booklet outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the State and Federal funding for which the City is willing to apply, and other pertinent information. The City shall distribute the booklet to local, regional, and national non-profit and for profit development groups and regional agencies. (Existing HE)</p>	<p>H-2.9</p>	<p>Community Development Department</p>	<p>2015-2016</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-2.G: Section 8 Housing Assistance The City shall continue to collaborate with the Stanislaus County Housing Authority to qualify city residents for Section 8 housing assistance. The City shall provide information on the availability of Housing Authority programs to qualified residents. (Existing HE)</p>	<p>H-2.9</p>	<p>Community Development Department</p>	<p>Ongoing</p>
<p>GOAL H-3: SPECIAL NEEDS HOUSING</p>			
<p>H-3.A: Development of Housing for Persons with Disabilities The City shall conduct annual meetings with developers of supportive housing to encourage development of projects targeted to persons with disabilities, including developmental disabilities. Support applications for County, State, and Federal funding for housing construction and rehabilitation for persons with disabilities, including developmental disabilities. (New Policy, Consultants)</p>	<p>H-3.1</p>	<p>Community Development Department</p>	<p>Annual contact with developers; support applications as opportunities arise</p>
<p>H-3.B: Disabled-Access Units The City shall enforce Building Code requirements for the inclusion of adaptable disabled-accessible units in multifamily development projects that are subject to such requirements.</p>	<p>H-3.1</p>	<p>Community Development Department</p>	<p>Ongoing</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-3.C: Incentives for Large-Family Housing The City shall coordinate with developers and non-profit developers to develop regulatory and financial incentives to encourage the development of multi-family housing, including larger units (i.e. 3-4 bedrooms). (New Policy, Consultants, replaces old policy on same topic)</p>	<p>H-3.1</p>	<p>Community Development Department</p>	<p>2015-2016</p>
<p>H-3.D: Las Palmas Senior Apartments The City shall support the Stanislaus County Housing Authority's plans for the 16 unit expansion of the Las Palmas Senior Apartments with the use of CDBG, HOME, and other available funding. (Existing HE)</p>	<p>H-3.1</p>	<p>Community Development Department</p>	<p>2015-2016</p>
<p>H-3.E: Homeless Count The City shall participate in the Stanislaus County Point in Time Count to quantify local homeless populations and others with a need for emergency shelter. (Existing HE, modified)</p>	<p>H-3.2</p>	<p>Community Development Department</p>	<p>Ongoing, as scheduled by Stanislaus County</p>
<p>H-3.F: Mobility Device Grants The City shall, based on available resources, provide accessibility and mobility enhancing device grants to persons with disabilities. (Existing HE)</p>	<p>H-3.7</p>	<p>Community Development Department</p>	<p>Ongoing</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-3.G: Employee Housing Act The City shall update the Zoning Code to be consistent with the Employee Housing Act (Health and Safety Code 17021), which generally requires employee housing to be permitted by-right, without a CUP, in single-family zones for less than six persons, and in all zones that allow agricultural uses with no more than 12 units or 36 beds.</p>	<p>H-3.8</p>	<p>Community Development Department</p>	<p>2019</p>
<p>H-3.H: Farmworker Housing The City shall seek to coordinate programs and funding from state and federal programs through the Stanislaus County Housing Authority. The City will work with the Housing Authority to explore opportunities for locating farmworker housing within the city, as demand necessitates. Through the Housing Authority and Farm Bureau, the City will meet with stakeholders to discuss the demand for farmworker housing and whether pursuit of funding for this type of housing is needed within Hughson. The City, through the Housing Authority, will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and HCD programs and other funding sources that may become available. The City will assist, based on available staff resources, nonprofit groups and stakeholders in pursuing funding resources, water and sewage availability, and entitlements. In addition, the City will provide, based on available resources, development incentives for the provision of farmworker housing and expediting the permitting process for all farmworker housing projects, to the extent feasible.</p>	<p>H-3.8</p>	<p>Community Development Department</p>	<p>Annually and Ongoing</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-3.I: Single Room Occupancy (SRO) Units The City shall amend the Zoning Ordinance to allow development of Single Room Occupancy (SRO) units in appropriate zones (e.g., those that allow multifamily housing). The Zoning Ordinance will include development standards for SRO units.</p>	<p>H-3.2</p>	<p>Community Development Department</p>	<p>2019</p>
<p>GOAL H-4: REMOVAL OF GOVERNMENT CONSTRAINTS</p>			
<p>H-4.A: Annual Action Plan The City shall publish the City’s Housing Element and updates, Annual Action Plan, and respective notices and post these documents on the City’s website, and shall provide an annual funding application workshop for interested agencies and developers. (Existing HE)</p>	<p>H-4.2</p>	<p>Community Development Department</p>	<p>Annually</p>
<p>H-4.B: Development Fees for Low-Income Housing Based on available resources, prudent fiscal planning, and applications for housing projects, the City shall provide developers of low-, very low-, and extremely low-income housing reduced and or deferred development fees. The City shall strive to assist in the development of 100 affordable housing units through 2023. (Existing HE)</p>	<p>H-4.8</p>	<p>Community Development Department</p>	<p>Ongoing</p>
<p>H-4.C: Design Review The City shall monitor the outcomes of its Design Review process for multifamily projects to ensure findings and project requirements do not result in unreasonable costs. Being added to the development of affordable housing. The City shall annually report to the City Council the</p>	<p>H-4.1</p>	<p>Community Development Department</p>	<p>Annually</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
GOAL H-5: HOUSING PRESERVATION			
<p>H-5.A: Neighborhood Preservation</p> <p>The City shall promote neighborhood preservation and code compliance by regularly monitoring neighborhoods for code violations and graffiti vandalism, and taking action to abate or remedy identified violations as soon as they occur. (Existing HE)</p>	H-5.2	Community Development Department	Ongoing
<p>H-5.B: Code Enforcement</p> <p>The City shall continue to investigate complaints and take action concerning Code Enforcement violations to encourage rehabilitation of substandard residential properties by homeowners and landlords and improve overall housing quality and conditions in the city.</p>	H-5.2	Community Development Department	Ongoing
<p>H-5.C: Housing Rehabilitation Funds</p> <p>The City shall continue to use HOME housing rehabilitation funds for the rehabilitation of 18 units. (Existing HE, edited)</p>	H-5.4	Community Development Department	Ongoing, rehabilitate 18 units within RHNA period
<p>H-5.D: Publicize Rehabilitation Programs</p> <p>The City shall provide information about available housing rehabilitation loan programs to qualifying households. (New Program, Consultants)</p>	H-5.4	Community Development Department	Within six months of Housing Element adoption

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
<p>H-5.E: At-Risk Units Based on available staff resources, the City shall maintain contact with the operators of at-risk affordable housing to ensure the preservation of affordable units. Based on the likelihood of units being converted to market rate, the City shall strive to preserve 24 units through 2023. (New Program, Consultants, replaces program about Patterson Housing and El Solyo)</p>	<p>H-5.6</p>	<p>Community Development Department</p>	<p>Ongoing</p>
<p>H-5.F: Technical Assistance The City shall provide technical assistance to potential purchasers of at-risk affordable housing, including non-profits, developers, and tenants to help preserve affordable housing in Patterson. (Existing HE)</p>	<p>H-5.6</p>	<p>Community Development Department</p>	<p>Ongoing, bi-annual check-ins</p>
<p>GOAL H-6: ENERGY CONSERVATION AND SUSTAINABLE DEVELOPMENT</p>			
<p>H-6.A: Energy Efficiency and Water Conservation Awareness Based on available resources, the City shall develop and periodically update energy efficiency and water conservation awareness brochures and provide them in all publicly accessible City buildings and in City information sources (e.g. the Citizen's Newsletter). (Existing HE)</p>	<p>H-6.4</p>	<p>Community Development Department</p>	<p>Developed by 2018. Ongoing updates and publication.</p>

**TABLE 72
HOUSING ELEMENT PROGRAMS**

Implementation Program	Policies Implemented	Responsibility	Timeframe
GOAL H-7: FAIR HOUSING			
<p>H-7.A: Fair Housing Materials Based on available resources, the City shall develop, periodically update, and regularly distribute fair housing materials at a number of locations throughout the city, such as City government buildings, the post office, and the library and to service organizations, non-profits, and other groups to educate property owners and managers about housing discrimination.</p>	H-7.1	Community Development Department	Developed by 2018. Ongoing updates and publication.
<p>H-7.B: Project Sentinel The City shall refer housing discrimination complaints to Project Sentinel, a HUD-approved housing counseling agency. (Existing HE, edited)</p>	H-7.2	Community Development Department	Ongoing

QUANTIFIED OBJECTIVES

The following quantified objectives are based on the Housing Element's identification of existing and projected housing needs, potential housing development sites and financial resources, and the Element's analysis of constraints to the development and maintenance of housing. This information has been used to establish reasonable estimates of what these programs and policies can accomplish. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

The tables below estimate the number of units likely to be constructed, rehabilitated, and conserved/preserved during the planning period (December 31, 2015 to December 31, 2023). The quantified objectives do not represent a ceiling, but rather set a goal for the City to achieve, based on needs, resources and constraints.

TABLE 73
QUANTIFIED OBJECTIVES, 2015-2023
Patterson
2015

Target Income Group	New Construction	Rehabilitation	Conservation/Preservation
Extremely Low ($\leq 30\%$ of AMI ¹)	115		
Very Low (31 - 50% of AMI)	115		
Low (51 - 80% of AMI)	230	18	24
Moderate (81 - 120% of AMI)	1,100		
Above Moderate ($\geq 120\%$ of AMI)	850		
Total	2,410	18	24

¹ Area Median Income

APPENDICES

APPENDIX A: PUBLIC PARTICIPATION

On Wednesday, April 29, 2015, the City of Patterson conducted a stakeholder/community workshop on the Housing Element Update. The purpose of the workshop was to provide an overview of the Housing Element Update process and to solicit input from the public on housing issues prior to preparing the Draft 2015-2023 Housing Element. The following represents a summary of input provided by participants.

Exercise 1: Major Housing Issues

- There is a need for more senior-dedicated housing options, especially rental options
- Overcrowding in single family rental units is a major issue.
- There is a need for multifamily/high-density rental units.
- There is NIMBY opposition to multifamily and affordable housing developments.
- The community is concerned about accommodating new growth when there is a lack of water. The City currently has sufficient water supplies to meet the 2015-2012 RHNA.
- Residents need more employment opportunities in order to have income to pay for housing.
- Currently developers pay impact fees to both the City and the County. Both fees raise development costs. There is a lack of accessibility to the County's fee waiver/deferral program for affordable housing projects.
- There are no shelters or services in the city to address habitual homelessness and homeless children/families. The existing shelter only serves adults.
- The existing homeless shelter (HOST) is under-funded. Its only able to open for part of the year.
- There is a lack of support by the City to pursue grants for homelessness. Shelters have requested City assistance, but the City hasn't been helpful.
- The City receives insufficient funding through the Stanislaus County HOME/CDBG Consortium.
- There is potential for Patterson to lose designation as a "rural" community when it exceeds the maximum population to qualify after the 2020 census. That time period will be covered under this Housing Element and it could become an impediment to affordable single-family development.

Exercise 2: Solution to Housing Issues

- Improve coordination with County to address fee waiver/deferral issues for affordable housing projects. Incentivize affordable housing by providing fee waivers/deferrals.

- Encourage or require second units in new single-family developments.
- Locate higher density zoning near transit, parks, and services.
- Pursue Tenant-based Rental Assistance, Housing Trust Fund, and Emerging Solutions grants.
- Work with Self Help to determine if high density residential areas are eligible for tax credits.
- Small business assistance with the Alliance job program
- Consider leaving the Stanislaus County Consortium. Patterson could become an entitlement jurisdiction and apply directly to state for more HOME and CDBG funding.
- Partner with HOST and other affordable housing groups to pursue grants. Provide grant writing services to non-profit housing organizations.

Stakeholder Invite List

In preparing for the workshops, the City contacted several key housing stakeholders and requested their attendance at the workshops. The City emailed a notice to the list of stakeholders on April 16, 2015, and April 28, 2015, and called each stakeholder directly the week prior to the workshops. Following the workshops, the City emailed a summary of both workshops to the complete stakeholder list and to all workshop participants.

- Pamela Seacrest, Helping Others Sleep Tonight (HOST)
- Albertina Reynoso, Patterson Family Resource Center
- Philip Alfano, Superintendent, Patterson Unified School District
- Susan Franco, President, Patterson Education Foundation
- Juliene Flanders, Hammon Senior Center
- Coleda Wilson, Administration, Housing Authority of the County of Stanislaus
- Olga Holcombe, President, Westside Food Pantry
- Tony Weber, CEO, Golden Valley Health Center
- Ignacio Musino, California Rural Legal Assistance
- Simona Rios, Catholic Charities Stanislaus
- Barry Smith, Executive Director, Disability Resource Agency for Independent Living (DRAIL)
- Tom Collishaw, President/CEO, Self-Help Enterprises
- Anita Hellam, Executive Director, Stanislaus County Habitat for Humanity
- Dave White, CEO, Stanislaus Economic Development & Workforce Alliance
- Francine DiCiano, President/CEO, United Way of Stanislaus County
- Jeff Rowe, Director, Stanislaus Alliance Worknet
- Bill Padget, President, Central Valley Homeless Veterans Assistance Program
- Duane Scheuber, Realty World Scheuber & Arendsee Properties
- Teresa Madrigal, PMZ Real Estate - Patterson

APPENDICES

- Greg Nunes, Greg Nunes Realty
- Connie Chesley, Century 21 M&M and Associates
- Marlene Amaral, Amaral & Associates Realty, Inc.
- Kathy Goss, Bossgoss & Associates
- David Best, Shea Homes
- Heidi Vento, Heidi Vento Broker
- Jeremy White, Vice President, The Grupe Company
- Rick Kiper, KDH Group, L.P.
- Gary Chase, Jonathan Homes
- Ethan Conrad, Ethan Conrad Properties, Inc
- Al Valdez, Bright Development
- John Marquez, Marrad Group
- Scott Mulvey, Better Building Development
- Mostafa Khweled, Khweled & Khweled, Inc.
- John Ramos, Eli Development Corporation
- John Beckman, Executive Officer CA Building Industry Association of the Greater Valley
- Bret White, Religious Leader, Church of Christ
- Reverend Scott van Bibber, New Hope Church of the Nazarene
- Reverend Kenneth, Moren Family Christian Center
- Reverend Steve Stoppe, First Baptist Church
- Reverend Rex Hays, Sacred Heart Catholic Church
- Pastor Anthony Gordon, Agape Baptist Church
- Ken Hasekamp, Senior Pastor, Christian Adventure Church
- Cesar Buitrago, Patterson Christian Fellowship
- Pastor Eun-Joo Myung, Patterson Federated Church
- Lucy Machado, Treasurer Festa de Devina Espritos Santos de Patterson
- Reverend David. K. Bernard, United Pentecostal Church
- Pastor Gilbert Ybarra, The River of Life Christian Fellowship Church
- Pastor Timothy Benefield, Golden Valley Baptist Church
- Kingdom Hall of Jehovah's Witnesses
- Pastor Hercules Lofa, First Samoan Assembly of God
- Linda DeForest, The Patterson Rotary Club
- Tori Hughes, Chief of Police, Patterson Police Dept.
- Elias Funez, Editor, Patterson Irrigator Newspaper
- Howard Sword, Presiden, Patterson-Westley Chamber of Commerce

Planning Commission Study Session (June 25, 2015)

On June 25, 2015, the City of Patterson held a study session and presented the Public Review Draft Housing Element to the Planning Commission. The Planning Commission provided input on the Draft Housing Element. The following is a meeting summary:

- **Existing Conditions Data.** There was general concern with the accuracy and date of some demographic and housing data contained in the draft Element. Commissioners were concerned that the data sources did not reflect current conditions. A member of the public suggested checking with the School District on the data and information to ensure it is accurate.
- **Demographic Projections.** The Commission commented that demographic projections prepared by Stanislaus Council of Governments overestimate actual population growth. The Commission requested additional information be included in the projections section showing actual growth and discussing the accuracy of projections.
- **Workforce Housing.** The Commission requested that additional information be provided in the constraints section of the Housing Element on issues with workforce housing affordability and FHA limits.
- **Farmworker Housing.** A member of the public commented that the farmworker housing unit estimates in the draft Element undercount the actual number of units available in and around the city.
- **Water.** The Commission commented that the City's water supply may not be sufficient to meet the housing growth included in the RHNA. The Commission requested that additional, current information on the City's available water supply be added to the draft Element.
- **Second Units and Duplexes.** The Commission commented that the Element should include additional or revised programs that result in more second unit and duplex construction. The Commission suggested the City provide incentives to encourage more second unit and duplex construction.

APPENDICES

APPENDIX B: EVALUATION

The following table provides an overview of the objectives and goals in the 2009-2014 Housing Element and its progress on implementation.

APPENDICES

TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
<p>The City will actively coordinate with the State HCD and HUD staff to ensure that it will be eligible and among the first jurisdictions to apply for all existing and new funding sources. This will include attendance at HCD- and HUD-sponsored training and conferences, frequent monitoring of HCD and HUD web sites for updates on available funding and regular contact with HCD and HUD field representatives.</p> <p>Update the current Program Information Booklet outlining City participation and incentives, housing needs from the current RHNA, a listing of State and Federal funding for which the City is eligible to apply and other pertinent information. Distribute the booklet to local non-profit and for profit development groups, and regional agencies.</p>	<p>On-going, annual request, Annual Action Plan</p>	<p>The City continues to participate in the Stanislaus County CDBG and HOME HUD Consortia, which provides the City with entitlement community status. The City continues to seek after and apply for other funding assistance to address affordable housing with limited success.</p>	<p>Maintain program to pursue funding for affordable housing.</p>
<p>Update the current Program Information Booklet outlining City participation and incentives, housing needs from the current RHNA, a listing of State and Federal funding for which the City is eligible to apply and other pertinent information. Distribute the booklet to local non-profit and for profit development groups, and regional agencies.</p>	<p>December 1, 2009</p>	<p>The City has not updated the current program information booklet.</p>	<p>Delete program. Make information available on City website.</p>

**TABLE B-1
EVALUATION OF 2009-2014 HOUSING ELEMENT**

Program	Time Frame	Evaluation of Progress	Recommendation
Support developers and non-profit housing developers of farmworker housing by assisting in potential site identification and applying for or supporting applications for funding, such as the Joe Serna, Jr. Farmworker Housing Grant Program.	Ongoing. Meet with developers annually. Pursue one funding application by June 2014	There were no proposals for farmworker housing during the planning period and State funding for farmworker housing is limited.	Maintain program as a policy and pursue opportunities as they arise.
Use HOME funds or alternative funding sources to assist households with first time homebuyer down payment assistance scaled to current economic conditions for each qualified household, as determined by the City Council.	Ongoing	This is an ongoing program. Patterson's First Time Homebuyer Assistance program provides downpayment assistance programs to qualified homebuyers.	Maintain
Arrange an annual consultation with professionals in the real estate field, or other database owners to track local activity.	December 2009 or in conjunction with already established meeting schedules	City officials did not arrange an annual consultation with professionals in the real estate field as there was little economic activity during the recession.	Delete program.
Working with local and regional resources, quantify local homeless populations and others with a need for emergency shelter.	January 2010	The City participates in the Stanislaus County Point in Time Count, which provides this information.	Maintain program to participate in the annual point-in-time count.

TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
Continue to actively support efforts of homeless service providers in establishing additional short-term beds for all segments of the homeless population including specialized groups such as those with chronic mental illness and the disabled by ensuring that development standards will only subject shelters to the same development and management standards that apply to other allowed uses in the approved zones.	January 2010	Emergency shelters are permitted in the emergency shelter overlay zone subject to development, operational, and management standards. The new homeless shelter Helping Others Sleep Tonight (HOST) counted approximately 50 in January 2015.	Maintain program.
Research available sites to ensure adequate size exists for need. Amend the Light Industrial and Heavy Industrial Zoning Ordinance to allow emergency shelters as a permitted use consistent with SB 2.	2012	The City adopted Ordinance 736 on October 16, 2012 establishing an emergency shelter overlay zone. The overlay zone currently (2014) applies to one parcel at 405 South 4th Street. Currently (2014), Helping Others Sleep Tonight (HOST), an emergency shelter, is operating on that parcel.	Identify at least one parcel where the emergency shelter overlay zone will be applied.
Determine that requirements and standards for Emergency/Homeless Shelters are reasonable and not onerous or detrimental to the development of same	January 2010	Emergency shelters are permitted in the emergency shelter overlay zone subject to development, operational, and management standards that are allowed by State law. The standards are not onerous.	Complete. Delete program.

**TABLE B-1
EVALUATION OF 2009-2014 HOUSING ELEMENT**

Program	Time Frame	Evaluation of Progress	Recommendation
<p>consistent with SB 2 by ensuring that development standards will only subject shelters to the same development and management standards that apply to other allowed uses in the approved zones.</p>			
<p>Amend the Low Density Residential, Medium Density Residential, High Density Residential, and Downtown Residential zones to allow transitional and supportive housing as a permitted use consistent with SB 2.</p>	<p>January 2010.</p>	<p>The City is in the process of amending the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses. This program is anticipated to be implemented prior to adopting the 2015 Housing Element.</p>	<p>Delete program. Will be completed prior to adoption of 2015 Housing Element.</p>
<p>Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs.</p>	<p>January 2010</p>	<p>The City's density bonus ordinance is up to date. Other incentives have not been identified.</p>	<p>Program language is not clear. Delete program.</p>
<p>Publish and update quarterly, with assistance from the Housing Authority, a comprehensive listing of units reserved for lower-income and disabled households in the City.</p>	<p>January 2010</p>	<p>The Housing Authority publishes such a list which includes resources in the City of Patterson.</p>	<p>Delete program. This is implemented by the Housing Authority.</p>
<p>Use Federal and State funds</p>	<p>None given</p>	<p>The City receives Federal CDBG and HOME funds</p>	<p>Replace with program to</p>

TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
to provide new units of supportive housing for persons with disabilities using HOME and CDBG funds or encourage and assist others in doing so.		annually through the Stanislaus County Consortium. These funds are not adequate to fund the construction of new supportive housing.	pursue other funding opportunities for supportive housing.
Continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that receive Federal funds.	Ongoing	The City does not have any policies or regulations that would prohibit persons with disabilities from living in senior citizen facilities. Persons with disabilities are a protected class under the Fair Housing Act and this policy is not needed to ensure equal access to housing.	Delete.
Support the Stanislaus County Housing Authority's plans for the 16 unit expansion of the Las Palmas Senior Apartments with the use of CDBG, HOME, and other available funding.	June 2014	The first phase of the Las Palmas Senior Apartments is complete. Units are pending available funding. Staff is working with the Urban County Consortium for additional funding	Continue.
Continue to provide the housing rehabilitation program to provide a one-time grant or loan to extremely low- and very low-income disabled persons and senior citizens to improve accessibility and safety.	Ongoing	Since 2008 the City has received between \$148,361 and \$270,927 each fiscal year.	Continue.
Continue to monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with	Annually	The City is in the process of adopting a formal reasonable accommodation ordinance. This program is anticipated to be completed prior to adoption of the 2015 Housing Element.	Will be completed prior to adoption of 2015 Housing Element. Delete program.

**TABLE B-1
EVALUATION OF 2009-2014 HOUSING ELEMENT**

Program	Time Frame	Evaluation of Progress	Recommendation
<p>the “reasonable accommodation” for disabled provisions. Work with Stanislaus County Housing Authority, farm owners, farm labor contractors, and other stakeholders to determine the number of farmworkers who may need housing. The resulting report should address permanent, seasonal, and migrant workers.</p>	<p>Not completed</p>	<p>Due to limited staff resources, this program was not completed. The Housing Authority manages 376 units of farmworker housing and 218 migrant farm worker housing units.</p>	<p>Delete program.</p>
<p>Meet with developers and non-profit developers to develop regulatory and financial incentives to encourage the development of multifamily housing, including larger bedroom sizes (i.e., 3-4 bedrooms).</p>	<p>Ongoing</p>	<p>The City continues to encourage the development of multifamily housing. Ivy Terrace, a new multifamily development, has 3-bedroom units.</p>	<p>Replace with policy to encourage larger units in affordable housing.</p>
<p>Work with the Stanislaus Housing Authority and other agencies and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.</p>	<p>Not completed</p>	<p>The City’s ability to implement this program is limited.</p>	<p>Delete program.</p>
<p>Continue to collaborate with the Housing Authority to</p>	<p>Ongoing</p>	<p>The City continues to collaborate with the Housing Authority and provide this information to residents.</p>	<p>Continue</p>

TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
qualify City residents for Section 8 housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.	Ongoing	Patterson continues to partner with Self Help and other non-profit housing corporations as the opportunity arises.	Continue as a policy.
As opportunities present themselves, continue to establish cooperative agreements with non-profit housing corporations such as Self Help Enterprises Inc. as a support agency to the City.	Ongoing	The City continues to be open to identifying the housing needs of the community. The Housing Element public participation segment is one example of the City working with members of the community to identify housing needs of the community. This program is not an effective use of staff resources since the Housing Element already accomplishes this.	Delete program.
Endeavor to meet with employers, members of the housing community, and local leaders in efforts to identify the housing needs of the community.	Ongoing	Resources are not available to support this program. No action was taken.	Delete program
Enter into cooperative agreements with a non-profit housing corporation as a support agency to the City.	Not completed	The City makes available a program to waive, reduce, or defer development fees, administrative fees, and financing fees for affordable units.	Continue program.
Provide developers of extremely low-, very low-, and low-income housing reduced and/or deferred	Ongoing		

**TABLE B-1
EVALUATION OF 2009-2014 HOUSING ELEMENT**

Program	Time Frame	Evaluation of Progress	Recommendation
<p>development fees. Meet with developers of extremely low-income households to develop regulatory and financial incentives for the development of extremely low-income households. The City will identify and pursue or support funding applications to assist in development and encourage the development of SROs and/or other housing types consistent with existing City standards and State law. If necessary, amend City ordinances and/or standards to conform to State law.</p>	<p>Ongoing</p>	<p>As previously stated, the City can waive, reduce, or defer fees for lower-income housing developments. No developers of extremely low-income housing expressed interest during the planning period.</p>	<p>Modify to remove reference to conformance with State law. The City has completed this review for conformance.</p>
<p>Prepare a Project Information Booklet outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the State and Federal funding for which the City is willing to apply and other pertinent information. Distribute the booklet to local</p>	<p>Not Started</p>	<p>Project Information Booklet was not prepared due to a lack of staff resources.</p>	<p>Delete.</p>

APPENDICES

TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
non-profit and for profit development groups and regional agencies. Provide incentives (e.g., density bonuses, fee reduction, etc.) to developers who agree to construct at least 15 percent of very low- and low-income units or senior citizen affordable units.	Ongoing	The Density Bonus Ordinance complies with State law. In addition, the City can waive, reduce, or defer fees for lower-income developments. There were no developers requesting density bonuses during the previous planning period.	Continue program.
Publish the City's Housing Element and updates, Annual Action Plan, Annual Redevelopment Agency Report and respective notices and post these documents on the City's website. Provide an annual funding application workshop for interested agencies and developers.	Ongoing	The Redevelopment Agency was dissolved in 2012; however, the City posts other available information on the City website.	Modify to remove reference to Redevelopment Agency reports.
Continue to track development on all vacant land in the City on a quarterly basis.	Ongoing	The City continues to track vacant land. The Housing Element provides information on the vacant land suitable for development.	Continue program.
Encourage development of well-planned and designed projects that provide for the development of compatible residential, commercial,	Ongoing	The City continues to encourage well-planned and designed projects.	Continue as a policy.

TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT		
Program	Time Frame	Evaluation of Progress
		Recommendation
<p>industrial, institutional, open space, or public uses within a single project or neighborhood, all within walking distance.</p> <p>Monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing. Ensure that a sufficient amount of residentially-zoned land is maintained.</p>	Ongoing	<p>The Housing Element includes a rezone program to ensure that a sufficient amount of residentially-zoned land is maintained.</p> <p>Replace with a policy to ensure no net loss of zoning.</p>
<p>Maintain a database of all City-owned land, particularly surplus land, for opportunities to rezone, where appropriate, for affordable housing development.</p>	Not Started	<p>The database was not prepared due to a lack of staff resources.</p> <p>Delete.</p>
<p>Promote orderly growth of neighborhoods through the establishment of and adherence to policies that focus growth to one area of a subdivision at a time to allow for timely extension of infrastructure and efficient use of resources.</p>	Ongoing	<p>The City continues to promote growth that uses existing infrastructure and resources.</p> <p>Continue as a policy.</p>

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TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
Promote neighborhood preservation and code compliance by regular observation of code violations in all areas and abatement of graffiti vandalism as soon as it occurs.	Ongoing	The Patterson Code Enforcement works to facilitate corrections of violations as soon as they arise.	Continue program.
Supply energy conservation awareness brochures in all public meeting places.	Ongoing	The City has included energy conservation awareness information in the Citizen Newsletter.	Continue program
Continue to use Redevelopment and CDBG funds for public facilities.	Redevelopment Agency was dissolved.	The Redevelopment Agency was dissolved in 2012 and this program is not directly related to meeting housing needs.	Delete program.
Advertise in building trade journals for partners in developing green building alternatives in the city.	Not Started	Advertizing was not undertaken due to a lack of staff resources and funding.	Delete program.
Continue to aggressively market CDBG single family housing rehabilitation funds. Rehabilitate 18 units.	Ongoing	The City uses HOME funding for housing rehabilitation units.	Continue program.
Expand rehabilitation program eligibility to include multifamily rental properties.	Ongoing	The City has only provided rehabilitation program to owner occupied units.	Continue program.
Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner	Completed	The City contacted the California Housing Partnership Corporation in the updating of the at-risk analysis for the Housing Element. This program is not necessary for the continued monitoring of at-risk units.	Delete program

<p>TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT</p>		
<p>Program</p>	<p>Time Frame</p>	<p>Evaluation of Progress</p>
<p>Program</p>	<p>Time Frame</p>	<p>Evaluation of Progress</p>
<p>notifications of intent to opt-out. Request to be placed on their email notification list.</p>	<p>Not started.</p>	<p>This program has not been initiated due to a lack of staff resources and funding.</p>
<p>Continue regular contact with the owner/ operators of the Patterson Place Apartments, and El Solyo Senior Apartments.</p>	<p>Not started.</p>	<p>This program has not been initiated due to a lack of staff resources and funding.</p>
<p>Provide technical assistance to potential purchasers, including non-profits, developers, and tenants of potentially-converting affordable properties.</p>	<p>Ongoing</p>	<p>The City continues to support equal housing opportunities.</p>
<p>Support the intent and spirit of equal housing opportunities.</p>	<p>Not started.</p>	<p>This program has not been initiated due to a lack of staff resources and funding.</p>
<p>Provide information through booklets or workshops on the fair housing laws to educate property owners and managers and real estate professionals about race and disability discrimination and familial status protections.</p>	<p>Ongoing</p>	<p>The City has received complaints and has referred the complaints to Project Sentinel.</p>
<p>Refer discrimination complaints to Project Sentinel</p>	<p>Complete</p>	<p>The City prepare and distributed fair housing information at City hall and other public buildings.</p>
<p>Distribute fair housing materials at a number of</p>		<p>Combine with program above to distribute fair</p>

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TABLE B-1 EVALUATION OF 2009-2014 HOUSING ELEMENT			
Program	Time Frame	Evaluation of Progress	Recommendation
locations throughout the City, such as City government buildings, the post office, and the library and to service organizations, non-profits, and other groups.			housing information.
Adopt a reasonable accommodation ordinance to allow exceptions in zoning and land use for housing as requested and found necessary for persons with disabilities.	In process.	The City is in the process of adopting a reasonable accommodation ordinance. This ordinance is anticipated to be adopted prior to adoption of this Housing Element.	Delete program. Will be completed prior to adoption of 2015 Housing Element.
Use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly-funded housing.	Not implemented	No new publicly-funded housing was built during the planning period, and CDBG and HOME funds would not be adequate to support this program.	Delete program.

APPENDIX C: LIST OF ACRONYMS

- AHP: Affordable Housing Program
- AMI: Area Median Income
- CDBG: Community Development Block Grant
- CalHFA: California Housing Finance Agency
- CIP: Community Investment Program
- CMSA: Consolidated Metropolitan Statistical Area
- COG: Council of Governments
- CRA: Community Reinvestment Act
- CTCAC: California Tax Credit Allocation Committee
- CUP: Conditional Use Permit
- EDD: Employment Development Department
- EIR: Environmental Impact Report
- DOF: Department of Finance
- HUD: Housing and Urban Development
- LIHTC: Low Income Housing Tax Credit
- MCC: Mortgage Credit Certificate
- PD: Planned Development
- RHNA: Regional Housing Needs Assessment
- SRO: Single Room Occupancy
- StanCOG: Stanislaus Council of Governments
- TID: Turlock Irrigation District
- USDA: United States Department of Agriculture

APPENDICES

APPENDIX D: SOURCES

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- Building-cost.net, 2014
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- Comprehensive Housing Affordability Strategy (CHAS), 2007-2011
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- Stanislaus COG, Pre-Approved Data Package, 2013
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- Zillow.com, 2014