

Mitigated Negative Declaration

6th Cycle Housing Element Update

City of Newman

July 12, 2024



**Prepared by
EMC Planning Group**

MITIGATED NEGATIVE DECLARATION

6TH CYCLE HOUSING ELEMENT UPDATE
CITY OF NEWMAN

PREPARED FOR

City of Newman

Michael E. Holland, City Manager

938 Fresno Street

Newman, CA 95360

Tel 209.862.3725

PREPARED BY

EMC Planning Group Inc.

601 Abrego Street

Monterey, CA 93940

Tel 831.649.1799

Fax 831.649.8399

Teri Wissler Adam, Senior Principal

wissler@emcplanning.com

www.emcplanning.com

July 12, 2024

This document was produced on recycled paper.



MITIGATED NEGATIVE DECLARATION

In Compliance with the California Environmental Quality Act (CEQA)

Project Name	City of Newman 6th Cycle Housing Element Update (2023-2031) and Safety Element Update
Lead Agency	City of Newman
Project Proponent	City of Newman
Project Location	City of Newman
Project Description	<p>The project includes the update to the <i>City of Newman 6th Cycle Housing Element Update Housing and Community Development (HCD) Revised Draft</i> (dated May 28, 2024). The Housing Element Update plans for 1,832 housing units over the next eight years, which is 784 units more than the City's RHNA. A total of 23 housing opportunity sites have been identified to meet the RHNA; however, one site is a pipeline project and is therefore not evaluated in this initial study.</p> <p>It is not expected that the updates to the City's Safety Element would result in any reasonably foreseeable physical changes. Therefore, this initial study will focus primarily on the physical changes of the Housing Element Update and include analysis of the Safety Element update as appropriate.</p>
Public Review Period	Begins – July 24, 2024 Ends – August 23, 2024
Written Comments To	Michael E. Holland, City Manager mholland@cityofnewman.com City of Newman 938 Fresno Street P.O. Box 787 Newman, CA 95360
Proposed Findings	<p>The City of Newman is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based.</p> <p>The initial study indicates that the proposed project has the potential to result in significant adverse environmental impacts. However, the mitigation measures identified in the initial study would reduce the impacts to a less than</p>

significant level. There is no substantial evidence, in light of the whole record before the lead agency City of Newman that the project, with mitigation measures incorporated, may have a significant effect on the environment. See the following project-specific mitigation measures:

Mitigation Measures

Air Quality

- AQ-1 The Community Development Department shall require an air quality analysis for residential projects whose dwelling unit count exceeds the dwelling unit screening threshold for residential uses as identified in the San Joaquin Valley Air Pollution Control District's Small Project Analysis Level: Residential Table. If the impact of an individual proposed residential project is found to be significant, the air quality analysis shall include mitigation measures to reduce operational criteria air pollutant emissions consistent with the air district's applicable criteria emissions thresholds of significance. The developer will be required to implement the measures.
- AQ-2 Future developers of individual residential opportunity sites shall prepare a Construction Management Plan for review and approval by the Community Development Director or his designate. The Construction Management Plan shall include the following measures to reduce TAC emissions during construction at individual housing opportunity sites:
- a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation;
 - b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes;
 - c. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator; and
 - d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.

Biological Resources

- BIO-1 Not more than 14 days prior to the commencement of ground-disturbing construction activities on the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, and 17), housing developers shall hire a qualified wildlife biologist to conduct surveys of the habitat on site to identify any potential American badger burrows/dens. If the survey results are negative (i.e., no badger dens observed), a letter report confirming absence shall be prepared and

submitted to the City of Newman Community Development Department prior to issuance of a grading permit for the housing site and no further mitigation is required.

If the results are positive (badger dens are observed), the qualified biologist shall determine if the dens are active by installing a game camera for three days and three nights to determine if the den is in use.

- a. If the biologist determines that a den may be active, coordination with the California Department of Fish and Wildlife shall be undertaken to develop a suitable strategy to avoid impacts to American badger. The strategy may include the following: the biologist shall install a one-way door in the den opening and continue use of the game camera. Once the camera captures the individual exiting the one-way door, the den can be excavated with hand tools to prevent badgers from reusing them. If the biologist determines that the den is a maternity den, construction activities shall be delayed during the maternity season (February to August), or until the badgers leave the den on their own accord or the biologist determines that the den is no longer in use.
- b. If the game camera does not capture an individual entering/exiting the den, the den can be excavated with hand tools to prevent badgers from reusing them.
- c. After dens have been excavated and the absence of American badger confirmed, a letter report shall be prepared and submitted to the City of Newman Community Development Department, prior to issuance of a grading permit for a housing site.

BIO-2 Worker Environmental Awareness Training. Prior to approval of a grading permit on the City's peripheral undeveloped housing sites (e.g. Sites 1, 8, 9, 10, 17, and 19), a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the housing site vicinity, including, but not limited to, American badger, San Joaquin kit fox, burrowing owl, Swainson's hawk, hoary bat, pallid bat, western red bat, and loggerhead shrike. Their habitats, general measures that are being implemented to conserve species as they relate to the housing site, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training. Documentation of completion of this training shall be submitted to the City of Newman Community Development Department prior to the start of ground disturbing activities.

BIO-3 The U.S. Fish and Wildlife Service *Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance* (USFWS 2011) shall be implemented prior to initiation of and during any construction activity on the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, and 17) by housing project developers to avoid unintended take of individual San Joaquin kit foxes.

Preconstruction/pre-activity surveys for San Joaquin kit fox shall be conducted no less than 30 days prior to the beginning of ground disturbance and/or construction activities or any project activity that may impact San Joaquin kit fox. The surveys shall include all work areas and a minimum 200-foot buffer of the construction site. The preconstruction surveys shall identify kit fox habitat features on the project site, evaluate use by kit fox and, if possible, assess the potential impacts of the proposed activity. The status of all dens shall be determined and mapped.

If a natal/pupping den is discovered at a housing opportunity site or within 200 feet of the site, the applicant shall consult with the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service to establish an appropriate avoidance buffer. The avoidance buffer shall be maintained until such time as the burrow is no longer active and/or an incidental take permit is determined to be required and is obtained.

In addition, the following measures shall be observed:

- a. Project-related vehicles shall observe a 20-mph speed limit in all project areas; this is particularly important at night when kit foxes are most active. To the extent possible, night-time construction shall be minimized. Off-road traffic outside of designated project area shall be prohibited.
- b. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of any project, all excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the procedures under number 11 of the Construction and Operational Requirements in the Standardized Recommendations must be followed.
- c. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipe becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the U.S. Fish and Wildlife Service has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox has escaped.
- d. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from a construction or project site.
- e. No firearms shall be allowed on the project site during construction activities.

- f. To prevent harassment, mortality of kit foxes or destruction of dens by dogs or cats, no pets shall be permitted on site during construction activities.
- g. Use of rodenticides and herbicides on the project site during construction shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the U.S. Fish and Wildlife Service. If rodent control must be conducted, zinc phosphide shall be used because of proven lower risk to kit fox.
- h. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape.
- i. Any contractor, employee, or agency personnel who inadvertently kills or injures a San Joaquin kit fox shall immediately report the incident to the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service.
- j. The applicant shall submit weekly reports on construction monitoring activities to the City of Newman Community Development Department. An occupancy permit shall not be issued without receipt of the weekly reports.

BIO-4 To avoid loss of or harm to burrowing owl, the following measures shall be implemented by housing project developers:

- a. Prior to issuance of a grading permit on the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, 17, and 19), and to avoid/minimize impacts to burrowing owls potentially occurring within the project site, the applicant shall retain a biologist qualified in ornithology to conduct surveys for burrowing owl. The qualified biologist shall conduct a two-visit (i.e., morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site boundary no less than 14 days prior to the start of construction or ground disturbance activities. Surveys shall be conducted according to the methods for take avoidance described in the Burrowing Owl Survey Protocol and Mitigation Guidelines (CBOC 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). If no burrowing owls are found, a letter report confirming absence shall be prepared and submitted to the City of Newman Community Development Department and no further measures are required.
- b. Because burrowing owls occupy habitat year-round, seasonal no-disturbance buffers, as outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (CBOC 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012), shall be in place around occupied habitat prior to and during any ground disturbance activities. The following table includes buffer areas based on the time of year and

level of disturbance (CDFW 2012), unless a qualified biologist approved by the California Department of Fish and Wildlife verifies through non-invasive measures that either: 1) birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Location	Time of Year	Level of Disturbance Buffers (meters)		
		Low	Med	High
Nesting Sites	April 1 – Aug 15	200 m	500 m	500 m
Nesting Sites	Aug 16 – Oct 15	200 m	200 m	500 m
Nesting Sites	Oct 16 – Mar 31	50 m	100 m	500 m

- c. If burrowing owl is found and avoidance is not possible, burrow exclusion may be conducted by qualified biologists only during the non-breeding season, before breeding behavior is exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. Occupied burrows shall be replaced with artificial burrows at a ratio of one collapsed burrow to one constructed artificial burrow (1:1). Evicted burrowing owls may attempt to colonize or re-colonize an area that would be impacted, thus ongoing surveillance during project activities shall be conducted at a rate sufficient to detect burrowing owls if they return.
- d. If surveys locate occupied burrows in or near construction areas, consultation with the California Department of Fish and Wildlife shall occur to interpret survey results and develop a project-specific avoidance and minimization approach. Once the absence of burrowing owl has been confirmed, a letter report shall be prepared and submitted to the City of Newman Community Development Department.

BIO-5 For development proposed on the City’s peripheral housing sites (e.g. Sites 1, 8, 9, 10, 17, and 19), housing project development shall implement the following measures to avoid loss of or harm to Swainson’s hawk and other raptors:

- a. Tree and vegetation removal shall be completed during the nonbreeding season for raptors (September 16–January 31).
- b. To avoid, minimize, and mitigate potential impacts on Swainson’s hawk and other raptors nesting on or adjacent to the project site, retain a qualified biologist to conduct preconstruction surveys and identify active nests on and within 0.5 mile of the project site for construction activities conducted during the breeding season (February 1–September 15). The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no

more than 30 days before the beginning of construction. Guidelines, provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) or updated, current guidance, shall be followed for surveys for Swainson's hawk. If no nests are found, a report documenting the results of the survey shall be submitted to the City of Newman Community Development Department and no further mitigation will be required.

- c. Impacts on nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. No project activity shall commence within the buffer areas until a qualified biologist has determined, in coordination with California Department of Fish and Wildlife, the young have fledged, the nest is no longer active, or reducing the buffer would not result in nest abandonment. California Department of Fish and Wildlife guidelines recommend implementation of 0.25- or 0.5-mile-wide buffers for Swainson's hawk nests, but the size of the buffer may be decreased if a qualified biologist, in consultation with California Department of Fish and Wildlife, determine that such an adjustment would not be likely to adversely affect the nest.

The appropriate no-disturbance buffer for other raptor nests (i.e., species other than Swainson's hawk) shall be determined by a qualified biologist based on site-specific conditions, the species of nesting bird, nature of the project activity, visibility of the disturbance from the nest site, and other relevant circumstances.

Monitoring of all active raptor nests by a qualified biologist during construction activities will be required if the activity has potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance buffer shall be increased until the agitated behavior ceases. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined appropriate by a qualified biologist.

BIO-6 If there is an active nest within ten miles of the project site, the following measures shall be implemented to mitigate for the loss of Swainson's hawk foraging habitat:

- a. Prior to ground-disturbing activities, suitable Swainson's hawk foraging habitat shall be preserved to ensure replacement of foraging habitat lost as a result of the project, as determined by a qualified biologist, in consultation with California Department of Fish and Wildlife.
- b. The habitat value shall be based on Swainson's hawk nesting distribution and an assessment of habitat quality, availability, and use within Stanislaus County. The mitigation ratio shall be consistent with the guidelines included in the Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the

Central Valley of California (CDFG 1994). These guidelines specify that the mitigation ratio shall be 1:1 if there is an active nest within one mile of the project site, 0.75:1 if there is an active nest within five miles but greater than one mile away, and 0.5:1 if there is an active nest within 10 miles but greater than five miles away. If there is an active nest within one mile of the project site, the mitigation ratio can be reduced to 0.5:1 if all of the mitigation land can be actively managed for prey production. Such mitigation shall be accomplished through either the transfer of fee title or perpetual conservation easement. The mitigation land shall be located within the known foraging area within Stanislaus County.

- c. There are two active (within the past five years) Swainson's hawk nests within five miles of the project site (CNDDDB Occurrences Nos. 2449 and 2451). To mitigate for the loss of foraging habitat for these nests, replacement foraging habitat shall be preserved at a mitigation ratio of 0.75:1 in consultation with California Department of Fish and Wildlife. Such mitigation shall be accomplished through either the transfer of fee title or perpetual conservation easement. The mitigation land shall be located within the known foraging area within Stanislaus County.

BIO-7 All housing project developers shall implement the following measures to avoid loss of or harm to special-status bat species on any housing site:

- a. Approximately 14 days prior to tree removal or construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees to be removed and in trees or building exteriors within 50 feet of any project construction. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked.
- b. If no roosting sites or bats are found, a letter report confirming absence shall be prepared and submitted to the City of Newman Community Development Department and no further mitigation is required.
- c. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.
- d. If bats are found roosting outside of the nursery season (May 1 through October 1), California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan will be submitted to California Department of Fish and Wildlife for written

approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

BIO-8 To avoid impacts to raptors and other nesting birds during the nesting season (January 15 through September 15), all construction activities on any housing site should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled to begin during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

- a. Two surveys for active bird nests will occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Newman Community Development Department and no further mitigation is required.
- b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to

cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City of Newman Community Development Department.

BIO-9 Prior to initiation of ground disturbance or construction on the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, and 17), housing project developers shall retain a qualified biologist to determine the extent of potential wetlands and waterways regulated by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW).

If the USACE claims jurisdiction, the applicant shall obtain a Clean Water Act Section 404 Nationwide Permit. If the impacts to the drainage features do not qualify for a Nationwide Permit, the applicant will proceed in obtaining an Individual Permit from the USACE. The applicant will then coordinate with the RWQCB to obtain a Clean Water Act Section 401 Water Quality Certification. If necessary, the applicant will coordinate with the CDFW to obtain a Streambed Alteration Agreement.

To compensate for temporary and/or permanent impacts to Waters of the U.S. that would be impacted as a result of the proposed project, mitigation shall be provided as required by the regulatory permits. Mitigation would be provided through one of the following mechanisms:

- a. A Wetland Mitigation and Monitoring Plan shall be developed that outlines mitigation and monitoring obligations for temporary impacts to wetlands and other waters as a result of construction activities. The Wetland Mitigation and Monitoring Plan would include thresholds of success, monitoring and reporting requirements, and site-specific plans to compensate for wetland losses resulting from the project. The Wetland Mitigation and Monitoring Plan shall be submitted to the appropriate regulatory agencies for review and approval during the permit application process.
- b. To compensate for permanent impacts, the purchase and/or dedication of land to provide suitable wetland restoration or creation shall ensure a no net loss of wetland values or functions. If restoration is available and feasible, a minimum 1:1 impact to mitigation ratio would apply to projects for which mitigation is provided in advance.

For improvements on the project site, the applicant shall comply with terms and conditions of the permits, including measures to protect and maintain water quality, restore work sites, and mitigation to offset temporary and/or permanent wetland impacts. applicant shall be responsible for implementation of this mitigation measure prior to issuance of a grading permit.

Cultural Resources

- CR-1 If any prehistoric or historic subsurface archaeological resources, including tribal cultural resources, are discovered during ground-disturbing activities:
- a. All work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines Section 15064.5.
 - b. If any find is determined to be significant, representatives from the City of Newman Community Development Department and the archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation.
 - c. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be, returned to Native American tribes traditionally and culturally affiliated with the area.
 - d. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed project design, costs, and other considerations.
 - e. If avoidance is infeasible, other appropriate measures (e.g., data recovery) would be implemented.
 - f. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.
- CR-2 California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Stanislaus County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains. Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Geology and Soils

GEO-1 The following language shall be included in all demolition and grading permits associated with development of the housing opportunity sites: “If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the City Community Development Department.”

Greenhouse Gas Emissions

GHG-1 All future individual projects proposed per the 6th Cycle Housing Element shall: 1) include no natural gas infrastructure (all projects shall be all-electric), and 2) include electric vehicle support improvements consistent with Tier 2 voluntary measures included in the latest adopted version the CALGreen, except that all EV capable spaces shall be instead EV ready. Inclusion of these design elements in each future residential project shall be verified by the City Building Official prior to issuance of a building permit.

Hazards and Hazardous Materials

HAZ-1 Developers of the housing opportunity sites are required to prepare a Phase I Environmental Site Assessment and submit for review and approval to the City of Newman’s Community Development Department. The assessment shall include, but is not limited to:

- Results of the soil samples;
- Discussion of any environmental concerns onsite;
- Recommended mitigation measures, as necessary; and
- Confirmation of the need for a Phase 2 Environmental Site Assessment.

PUBLIC REVIEW INITIAL STUDY

6TH CYCLE HOUSING ELEMENT UPDATE

CITY OF NEWMAN

PREPARED FOR

City of Newman

Michael E. Holland, City Manager

938 Fresno Street

Newman, CA 95360

Tel 209.862.3725

PREPARED BY

EMC Planning Group Inc.

601 Abrego Street

Monterey, CA 93940

Tel 831.649.1799

Fax 831.649.8399

Teri Wissler Adam, Senior Principal

wissler@emcplanning.com

www.emcplanning.com

July 12, 2024

This document was produced on recycled paper.



TABLE OF CONTENTS

A.	BACKGROUND.....	1
B.	ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	9
C.	DETERMINATION.....	10
D.	EVALUATION OF ENVIRONMENTAL IMPACTS	11
1.	Aesthetics	13
2.	Agriculture and Forest Resources.....	15
3.	Air Quality.....	18
4.	Biological Resources	25
5.	Cultural Resources	47
6.	Energy.....	50
7.	Geology and Soils	53
8.	Greenhouse Gas Emissions	57
9.	Hazards and Hazardous Materials.....	61
10.	Hydrology and Water Quality	64
11.	Land Use and Planning	69
12.	Mineral Resources.....	71
13.	Noise.....	72
14.	Population and Housing.....	74
15.	Public Services.....	75
16.	Recreation	79
17.	Transportation.....	80
18.	Tribal Cultural Resources	83
19.	Utilities and Service Systems	84
20.	Wildfire	87
21.	Mandatory Findings of Significance.....	88
E.	SOURCES.....	89

Appendices

Appendix A	City of Newman 6th Cycle Housing Element Update Housing and Community Development (HCD) Revised Draft (dated May 28, 2024)
Appendix B	Site Inventory Table
Appendix C	Special-Status Species in the Vicinity of the Housing Sites
Appendix D	City of Newman Housing Element Vehicle Miles Travelled (VMT) Analysis
Appendix E	City of Newman CalEEMod Energy Results
Appendix F	City of Newman 2031 Housing Element Fuel Demand

Figures

Figure 1	Location Map	5
Figure 2	Housing Sites Inventory Locations.....	7
Figure 3	Habitat Map.....	29
Figure 4	Special-Status Species in the Project Vicinity.....	31

Tables

Table 1	Regional Housing Needs Allocation.....	2
Table 2	Housing Element Affordable Housing Categories.....	3
Table 3	Small Project Analysis Level: Residential.....	22

A. BACKGROUND

Project Title	City of Newman 6 th Cycle Housing Element Update (2023-2031) and Safety Element Update
Lead Agency Contact Person and Phone Number	Michael E. Holland, City Manager 938 Fresno Street Newman, CA 95360 209.862.3725
Date Prepared	July 12, 2024
Study Prepared by	EMC Planning Group Inc. 601 Abrego Street Monterey, CA 93940
Project Location	City of Newman
Project Sponsor Name and Address	City of Newman 938 Fresno Street P.O. Box 787 Newman, CA 95360
General Plan Designation	Various
Zoning	Various

Setting

The City of Newman is located in Stanislaus County in the Central Valley, approximately 30 miles west of Merced. The City of Newman is approximately two square miles and is surrounded by agricultural land. The City of Newman's topography is relatively flat. Key access points to the City of Newman include State Route 33 and State Route 140. State Route 33 runs north to south, parallel to and just five miles east of the Interstate 5, which is the major freeway connecting northern and southern California. State Route 140 runs east to west, connecting the City of Newman to the Interstate 5, Merced, and the Sierra Nevada Mountain range.

[Figure 1, Location Map](#), presents the relationship between the City of Newman and the nearby cities and unincorporated Stanislaus County, as well as the state highway system.

Background

Housing Element Update

The City of Newman (City) has prepared a draft 6th Cycle Housing Element that covers the planning period 2023 through 2031 consistent with the requirements under California state law. Updating the Housing Element requires that the City identify adequate housing sites to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the City by the

California Department of Housing and Development (HCD) and the Stanislaus Council of Governments (StanCOG). The RHNA identified for the City’s 6th Cycle Housing Element is 1,048 units, and is presented in Table 1 below.

Table 1 Regional Housing Needs Allocation

Income Group	Percentage of Area Median Income (AMI)	Share
Extremely Low-Income	0-30	99
Very Low-Income	<50	98
Low Income	51-80	136
Moderate-Income	81-120	218
Above Moderate-Income	121+	497
Total		1,048

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

The *City of Newman 6th Cycle Housing Element Update Housing and Community Development (HCD) Revised Draft* (dated May 28, 2024) can be found in [Appendix A](#).

Safety Element Update

The City is in the process of preparing an update to its *City of Newman General Plan Health and Safety Element* (hereafter referred to as the City’s “Safety Element”). Since the latest Safety Element in 2007, several pieces of legislature have been passed. Therefore, the Safety Element update includes, but is not limited to:

- Updates to the Geology and Seismic Hazards and Evacuation Routes;
- Updates to mapping and figures;
- Updates to State Fire and Building Code language;
- Updates to fire severity zone maps reflecting the California Department of Forestry and Fire maps; and
- Updates to reflect any applicable federal, state, or local laws relating to hazardous materials since 2009.

Description of Project

The project includes the update to the *City of Newman 6th Cycle Housing Element Update Housing and Community Development (HCD) Revised Draft* (dated May 28, 2024) (“Housing Element Update”) and the update to the City’s Safety Element (together, the “proposed project”). The proposed project requires these updates in order to comply with the state’s housing goals set forth in the Government Code as well as updated legislation associated with safety hazards. The adoption of these two element updates would be an amendment to the City’s general plan.

It is not expected that the updates to the City’s Safety Element would result in any reasonably foreseeable physical changes. Therefore, this initial study will focus primarily on the physical changes of the Housing Element Update and include analysis of the Safety Element update as appropriate.

[Appendix B, Site Inventory Table](#), provides details and capacity estimates for each of the parcels, sites, and housing resources that make up the City’s housing sites inventory. [Figure 2, Housing Sites Inventory Locations](#), shows an overview of the proposed sites inventory map. The housing site numbers in [Figure 2](#) refer to the numbers in the Site Inventory Table in [Appendix B](#). A total of 23 housing opportunity sites have been identified in the Housing Element Update to meet the RHNA; however, one of these sites is a pipeline project (Site #23), which means its environmental review has already taken place and the project is waiting to begin construction. Therefore, this site will not be evaluated in this initial study.

The Housing Element Update plans for 1,832 housing units over the next eight years, which is 784 units more than the City’s RHNA. Using 3.29 persons per household, development of these housing units would result in a population increase of approximately 6,028 people (California Department of Finance 2024). The Housing Element Update includes goals, policies, and programs to support public and/or private development of 1,832 housing units. Of the 1,832 housing units, 751 of the units are considered affordable, as shown below in [Table 2, Housing Element Affordable Housing Categories](#).

Table 2 Housing Element Affordable Housing Categories

Housing Resource	Very Low-Income Capacity	Low-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity
Northwest Newman Master Plan	150	0	0	771	921
Mattos Ranch Phase 1	0	0	40	40	80
Mattos Ranch Phase 2	0	0	22	21	43
Vacant Sites	103	164	117	17	401
Underutilized Sites	195	139	53	0	387
Total	448	303	232	849	1,832

SOURCE: City of Newman 2023

The housing opportunity sites are located within and adjacent to the City. The housing sites within the City would result in redevelopment of underutilized lots or infill development of vacant lots within the urban pattern of the City.

The Housing Element includes two Master Plan areas: Mattos Ranch and Northwest Newman Master Plan. Mattos Ranch is located in the southeast area of the City and includes both residential and retail uses. The opportunity site identified just outside the City is the Northwest Newman Master Plan area. The Northwest Newman Master Plan was adopted in April 2017 and

plans for the 362-acre area to include the following uses: residential, business park, community commercial, office, parks, and schools. Of this area, 187-acres is dedicated to residential uses.

Land use designation changes at some of the housing opportunity sites will be required. Additionally, zoning designation changes will also be required at some of the sites.

A land use designation change will be required for Mattos Ranch Phase 2, the Northwest Newman Master Plan area (which is located just outside Newman city limits in unincorporated Stanislaus County), and sites 15, 18, 20, 21, and 22. A zoning change will be required for site 19. [Appendix B, Site Inventory Table](#), shows the proposed sites and their current and proposed general plan land use designations.

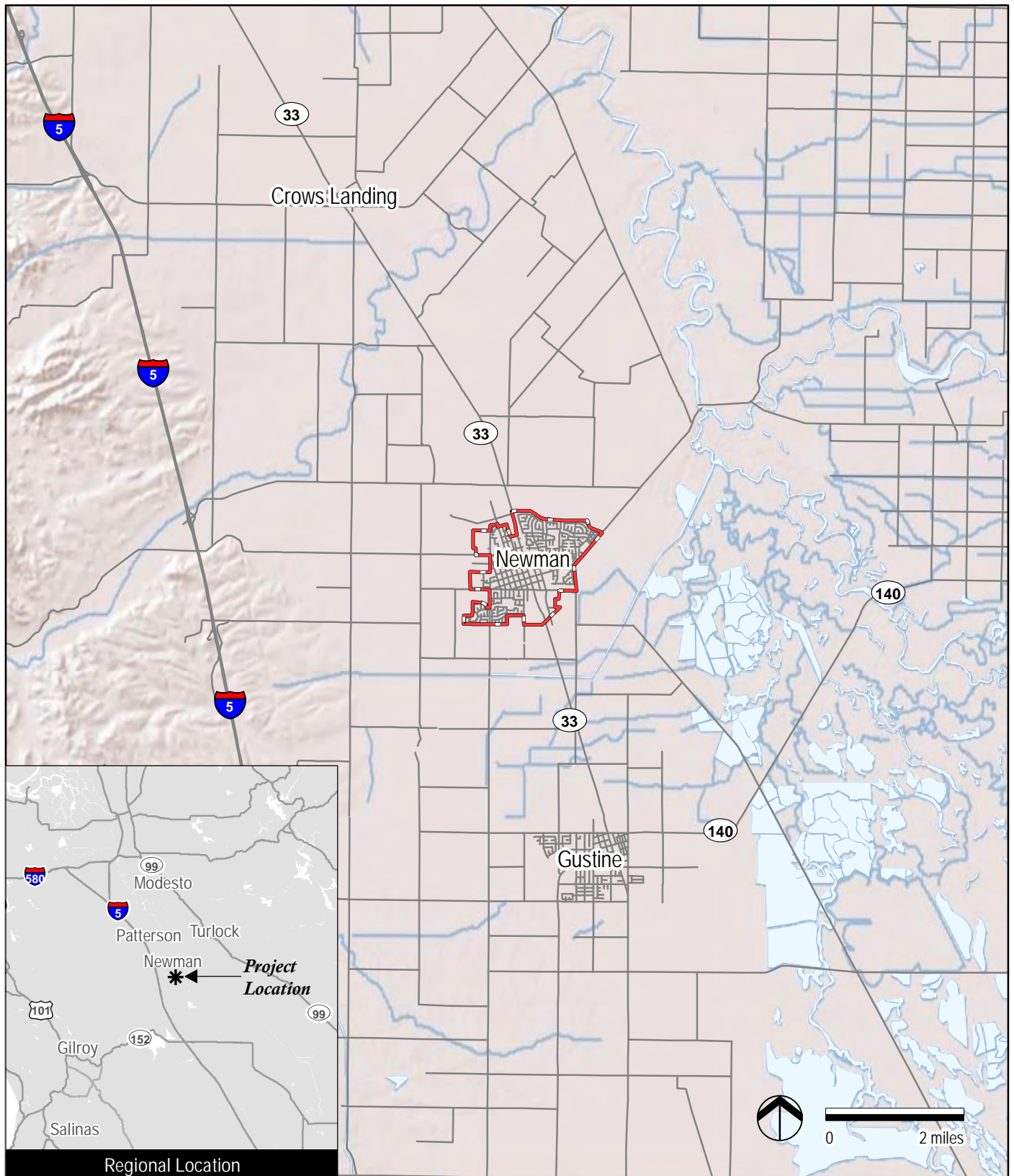
Other Public Agencies Whose Approval May Be Required

- California Department of Housing and Community Development

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City sent out letters to Native American tribes traditionally and culturally affiliated with the City of Newman on May 22, 2023 asking if any request for AB 52 or SB 18 consultation. The City received one response from the Southern Sierra Miwuk Nation on June 13, 2023 stating that the Southern Sierra Miwuk Nation has concerns with the project. On November 7, 2023 the City responded to the Southern Sierra Miwuk Nation stating that the City has a stable project description and would like to set up a meeting to learn about the Southern Sierra Miwuk Nation's concerns. On December 11, 2023, the Tribe contacted the City asking for a refresher on what the project is and on December 12, 2023, the City followed up with the May 22, 2023 letter the City originally sent the Tribe, a housing sites inventory map, and a link to the housing element document. As of January 9, 2024 the City of Newman has not heard back from the Southern Sierra Miwuk Nation to set up a consultation meeting (Michael Holland, email message, February 9, 2024).

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.



Source: ESRI 2023

 Newman City Limit

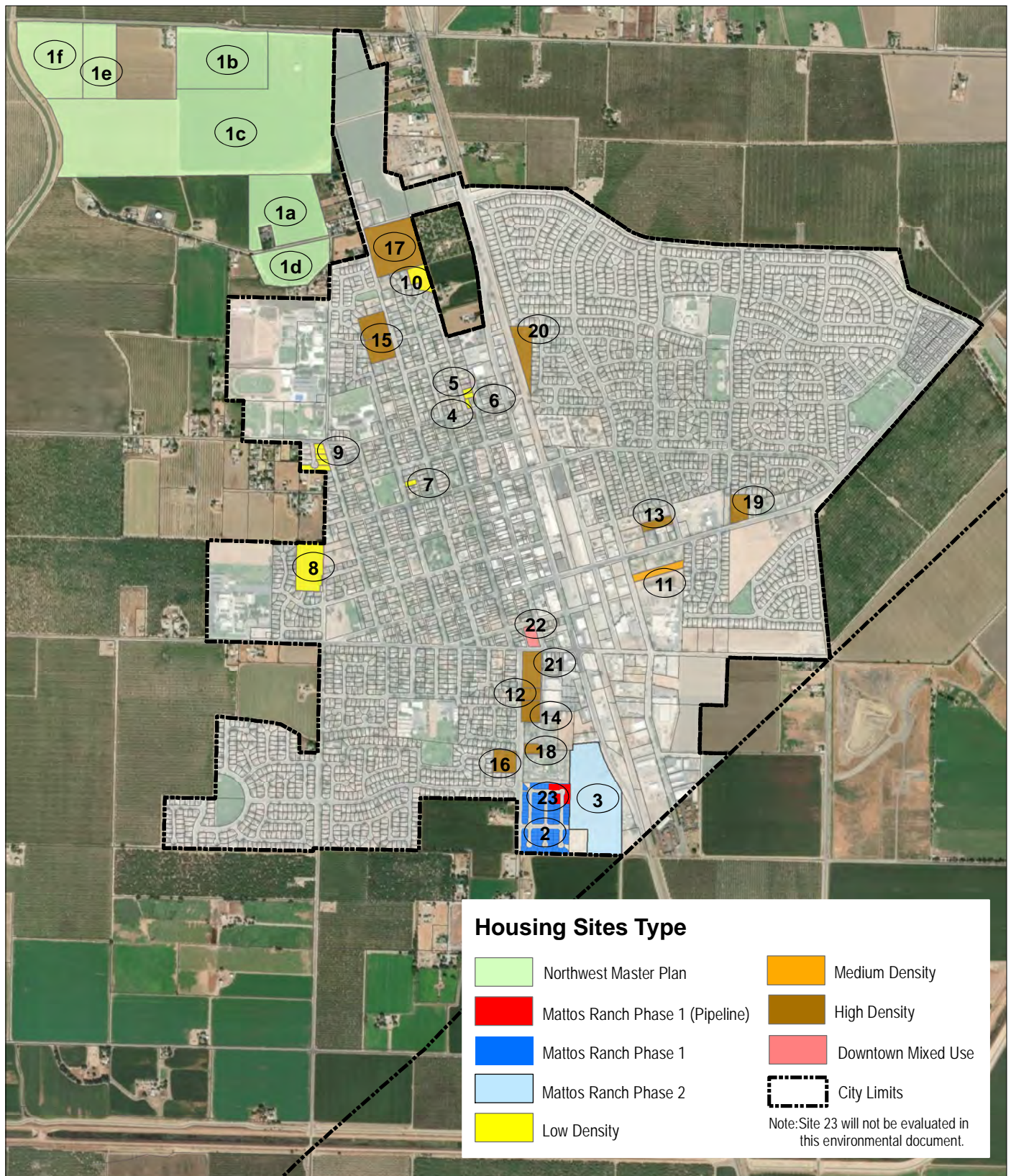
Figure 1

Location Map



Newman 6th Cycle Housing Element Initial Study

This side intentionally left blank.



Source: ESRI 2023, Stanislaus County GIS 2023, EMC Planning Group 2023

Figure 2

Housing Sites Inventory Locations

Newman 6th Cycle Housing Element Initial Study



This side intentionally left blank.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

C. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michael Holland, City Manager

Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

1. AESTHETICS

Except as provided in Public Resources Code Section 21099 (Modernization of Transportation Analysis for Transit-Oriented Infill Projects), would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. According to the *Newman 2030 General Plan EIR* (general plan EIR), the Diablo Mountain range to the west of the City of Newman and the surrounding agricultural lands greatly contribute to the visual character of Newman (p. 4.1-12 and 4.1-6).

The housing opportunity sites are located within and adjacent to the City of Newman. The housing opportunity sites within the City are considered infill development and would be visually compatible with their surrounding uses, and would not impact views of surrounding agricultural land or of the distant Diablo Mountain Range. Additionally, development of housing must continue to be found consistent with City design and development regulations. Therefore, development of the housing sites within City limits would have no impact on scenic vistas.

The housing opportunity site located outside of and adjacent to the City of Newman is the Northwest Newman Master Plan area (see Sites 1a-1f, Figure 2). This land is currently in agricultural use. Development of this area consistent with the Housing Element Update would result in changes in views from agricultural to residential. The *Northwest Newman Master Plan Draft Environmental Impact Report* (April 2017) considered the impacts this would have on scenic vistas and concluded that the changes in the visual character would be consistent and compatible with the existing adjacent community, and as a result, would not significantly impact scenic vistas.

- b. According to the general plan EIR, there are no state-designated scenic highways in or around the City of Newman. Therefore, the proposed project would not impact visual resources within a state-designated scenic highway.
- c. The majority of the housing sites are located within Newman city limits, and therefore, are located within already developed areas. Therefore, implementation of the Housing Element update will mostly result in the redevelopment of already developed lands and infill development on vacant parcels. All new development associated with the housing sites would be required to comply with the City's general design requirements.

There is one designated housing site, the Northwest Newman Master Plan area, that is located at the City's urban-rural edge, just outside the City, with State Route 33 to the east, Stuhr Road and agricultural land to the north, agricultural land to the west, and the City of Newman and agricultural land to the south. The Northwest Newman Master Plan area has not been zoned by the City of Newman yet, since it is not yet in the City's jurisdiction. Under the County of Stanislaus General Plan, the area is designated as urban transition. The *Newman 2030 General Plan* (general plan) shows the area designated as planned mixed residential, community commercial, and business park. Once annexed, the entire area will be pre-zoned consistent with the Master Plan and the general plan regulations.

The residential development proposed under the Northwest Newman Master Plan would be an extension of, and is visually compatible with, the existing adjacent community, and implementation of the proposed Northwest Newman Master Plan would not substantially degrade the visual quality of this area or its surroundings. As a result, the Northwest Newman Master Plan found that impacts to visual character from this development would be less than significant.

- d. Development of the housing sites identified within the city limits would include lighting of similar types and intensities that already exist within the City, and must conform to the general design guidelines set forth in the City's Zoning Code.

Development of housing within the Northwest Newman Master Plan area would introduce new light to that area; however, development of this area has been evaluated in the general plan EIR and the master plan EIR, and are anticipated by the general plan. The planned annexation of this area for residential and commercial uses would extend the urban boundary of Newman, and the lighting for these uses would remain consistent with the existing urban lighting in the City.

The general plan EIR concluded that with enforcement of its existing regulations regarding light and glare in its Standard Conditions of Approval and City zoning code, impacts related to light and glare by urban development allowed under the general plan would be less than significant.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. The Housing Element Update designates multiple sites which consist of Prime and Unique Farmland (California Department of Conservation 2022). These sites include the Northwest Newman Master Plan area, Mattos Ranch, and Sites 10 and 17 (see [Figure 2, Housing Sites Inventory Locations](#)).

Mattos Ranch contains Unique and Prime Farmland as designated by the California Department of Conservation. The *Mattos Ranch Subdivision Phase 2 Mitigated Public Review*

Initial Study/Negative Declaration (2023) concluded that this area would not result in significant impacts to farmland because California Agricultural Land Evaluation and Site Assessment Model (LESA model) results were below the threshold of significance.

The Northwest Newman Master Plan area is designated as Prime Farmland by the California Department of Conservation. The *Northwest Newman Master Plan Draft EIR* (2017) concluded that this area would not result in significant impacts to farmland because the impact related to the conversion of farmland was acknowledged by the general plan EIR, and the City Council adopted a statement of overriding considerations.

Similarly, future development of Sites 10 and 17 will result in the loss of Prime Farmland, however, the general plan anticipates infill development within the city limits and as a result, the Housing Element would not result in new impacts related to the conversion of farmland.

- b. According to the general plan, there were no Williamson Act contracts within Newman city limits as of 2005. However, two parcels within the Northwest Newman Master Plan area, which are identified in the Housing Site Inventory, are under Williamson Act contracts. The *Northwest Newman Master Plan Draft EIR* (2017) adopted by the City in April 2017 determined that the loss of 14.05 acres of land under Williamson Act contract would be less than significant because the Northwest Newman Master Plan includes a policy which allows the areas under contract to remain until they are either non-renewed by the property owners or cancelled by action of the City of Newman or County of Stanislaus.

Regarding zoning, all of the agricultural land in the City of Newman's Sphere of Influence, which includes all of the sites designated by the Housing Element Update, is designated for urban uses under the general plan. The Master Plan areas will result in rezonings to be consistent with the general plan, and therefore are anticipated and will not result in a significant impact.

- c. There are no forest lands within the City of Newman, or within the Northwest Newman Master Plan area which is located just outside the City of Newman in unincorporated Stanislaus County, as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). Therefore, development on any of the housing sites on the inventory list would not conflict with existing zoning, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.
- d. There are no forest lands within the City of Newman or within the Northwest Newman Master Plan area which is located just outside the City of Newman in Stanislaus County. Therefore, development on any of the housing sites on the inventory list would not result in the loss of forest land or conversion of forest land to non-forest use.

- e. Although development of some of the Housing Inventory Sites would result in the conversion of Farmland to non-agricultural uses as discussed above, there is no evidence, and it would be speculative to conclude, that development of these sites would result in additional areas to convert from Farmland to nonagricultural use.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions, such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The City of Newman is located in the San Joaquin Valley Air Basin, which is within the jurisdiction of the San Joaquin Valley Air Pollution Control District (“air district”). The discussion in this section is based primarily on the air district’s *Guidance for Assessing and Mitigating Air Quality Impacts* (2015) (GAMAQI), the *Small Project Analysis Levels* (2020) (SPAL), and the *2018 PM_{2.5} Plan for the San Joaquin Valley* (2021) (2018 PM_{2.5} Plan).

Comments:

- a. The air district has primary responsibility for assuring that national and state ambient air quality standards are attained and maintained in the air basin. CEQA requires that proposed projects be analyzed for conflicts with applicable air quality plans. An air quality plan describes air pollution control strategies to be implemented by a city, county, or region classified as a non-attainment area. The main purpose of an air quality plan is to bring the area into compliance with the requirements of Federal and State ambient air quality standards.

Attainment status is found on the air district website (SJVAPCD 2022a). The primary air pollutants of concern in the air basin are ozone and particulate matter, for which the air basin is in nonattainment. According to the air district, the air basin is in nonattainment for the federal and state standards for ozone (eight-hour) and PM_{2.5}, and with the state standards for ozone (one hour) and PM₁₀. The air basin is either unclassified or in attainment with all other State and Federal ambient air quality standards.

On August 19, 2021, the air district approved the 2018 PM_{2.5} Plan. The air district adopted the Initial State Implementation Plan on October 19, 2023, which fulfills the initial mandate required through the Clean Air Act for Serious PM_{2.5} nonattainment areas, including updated emissions inventory, precursor demonstration, and the demonstration that best available control measure requirements continue to satisfy regional air quality standards. The remaining elements of the Initial State Implementation Plan, including emissions control strategy, modeling analysis, attainment demonstration, contingency measures, and reasonable further progress and quantitative milestones, were scheduled for release in December, 2023, but were not available at the time of this assessment.

The air district has adopted thresholds, rules, and regulations to implement the 2018 PM_{2.5} Plan and address ozone and particulate matter emissions in the air basin. The air district's Indirect Source Review Rule (Rule 9510) addresses reduction measures for NO_x and PM₁₀, both from construction and operations of new land use projects. The rule is the result of State requirements outlined in the regions' portion of the State Implementation Plan. Projects with more than 50 residential units are subject to compliance with Rule 9510, which is administered and monitored by the air district. Rule 9510 requires qualifying projects to mitigate operational NO_x and PM₁₀ emissions by applying air district-approved mitigation measures and paying fees to support programs that reduce emissions. Fees apply to the unmitigated portion of the emissions and are based on estimated costs to reduce the emissions from other sources plus program administration costs.

The air district controls fugitive dust PM₁₀ emissions through Regulation VIII, the purpose of which is to reduce ambient concentrations of PM₁₀ by requiring actions to prevent, reduce or mitigate anthropogenic (human caused) fugitive dust emissions. Emissions reduction measures also reduce PM_{2.5} emissions. This applies to activities such as construction, bulk materials, open areas, paved and unpaved roads, material transport, and agricultural areas. Sources regulated are required to provide dust control plans that meet the regulation requirements. Fees are collected by the air district to cover costs for reviewing plans and conducting field inspections. As described in greater detail in item "b" below, future residential development pursuant to the Housing Element Update is subject to compliance with Regulation VIII as part of the building permit review process. Compliance with Regulation VIII ensures that construction fugitive dust PM₁₀ emissions are reduced to a less-than-significant level and would therefore conform to the air district's applicable air quality plans.

Guidance for analyzing air quality impacts of land use projects is provided in the air district's *Guidance for Assessing and Mitigating Air Quality Impacts* (GAMAQI) (SJVAPCD 2015). The GAMAQI includes screening criteria for project types and sizes to help determine if a project's construction and operation emissions would have the potential to violate ambient air quality standards. Projects that do not exceed the screening criteria levels or criteria pollutant emissions volume thresholds would not conflict with or obstruct implementation of the air quality plan. Projects that exceed the screening sizes

have the potential to generate emissions that exceed the ambient air quality standards, which would be considered a potentially significant impact, and a potential conflict with the air quality plan.

The general plan includes a number of policies intended to reduce air emissions from new development and in turn, to facilitate consistency with air quality control plans. The policies are primarily focused on promoting mixed-use land uses and alternative modes of transportation that would reduce transportation-related emissions by reducing vehicle trip volumes. Other policies would reduce air pollution associated with energy usage. Policies and Actions under Goal NR-4 in the Natural Resources Element specifically focus on promoting and improving air quality. These include Policy NR-4.1, which encourages the City to attain compliance with federal and State air quality standards, and Policies NR-4.2, NR-4.3, NR-4.4 and NR-4.10, which require using air district methodologies and thresholds for evaluating air quality impact, and adherence to air district guidelines for implementing construction period pollution control measures. Policy NR-4.5 requires the City to design intersections to reduce air pollution emissions, and Policy NR-4.6 addresses the location of sensitive receptors away from potential generators of air pollutants. Policy NR-4.9 requires the City to support efforts of the air district and other agencies in regional air quality management planning, programs, educational and enforcement measures. Other policies under Goal NR-4 call for expanding employment opportunities to reduce commuting times and increasing ridesharing and transit use (policies NR-4.7 and NR-4.8); requiring installation of cleaner, gas-burning fireplaces in new developments (Policy NR-4.12); requiring new developments to comply with Rule 9510 (Policy NR-4.11); encouraging construction of bicycle, pedestrian and transit facilities (Policy NR-4.13); and requiring features in new developments that reduce reliance of gas-powered landscape equipment (Policy NR-4.14).

The proposed Housing Element Update includes programs whose adoption would also have air quality benefits. Program 3.1 requires the City to promote weatherization and energy conservation programs to reduce energy demand from existing homes. Program 3.2 requires the City to continually update its building code to reflect energy efficiency requirements in the latest version of the California Green Building Standards Code.

The approach for addressing the programmatic air quality impacts of implementing the Housing Element Update, which would promote consistency with the air district's air quality plans, is addressed in item "b" below. With implementation of mitigation measure AQ-1 below, the proposed project would not conflict with applicable air quality plans.

- b. **Construction Emissions.** Emissions from construction activities represent temporary impacts that are typically short in duration, depending on the size, phasing, and type of project, and generally do not contribute to long-term cumulative air quality impacts. Air quality impacts can, nevertheless, be acute during construction periods, resulting in significant localized impacts to air quality. Compliance with Rule 9510 and Regulation VIII is required to ensure that individual future residential projects contribute their share of emission reductions to achieve the reduction targets established in the air district's

ozone and particulate matter attainment plans. Rule 9510 requires that individual qualifying projects reduce construction NO_x exhaust emissions by 20 percent and construction PM₁₀ exhaust emissions by 45 percent. These reductions are typically achieved by using construction fleet equipment with newer or retrofitted engines, reducing construction traffic, electrifying construction sites and stationary equipment, and implementing idling restrictions for equipment and trucks.

Regulation VIII requires implementation of fugitive dust control measures to reduce PM₁₀ emissions. A dust control plan is required and subject to review and approval by the air district prior to construction as part of the building permit process. The dust control plan must outline control measures for each phase of construction, which may include all or a combination of the following measures:

- Effective dust suppression (e.g., watering) for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill and demolition activities.
- Effective stabilization of all disturbed areas of a construction site, including storage piles, not used for seven or more days.
- Control of fugitive dust from on-site unpaved roads and off-site unpaved roads.
- Removal of accumulations of mud or dirt at the end of the workday or once every 24 hours from public paved roads, shoulders and access ways adjacent to the site.
- Cease outdoor construction activities that disturb soils during high winds periods.
- Record keeping for each day dust control measures are implemented.
- Limit traffic speeds on unpaved roads to 15 mph.
- Install erosion control measures to prevent silt runoff to public roadways.
- Landscape or replant vegetation in disturbed areas as quickly as possible.
- Prevent the tracking of dirt on public roadways. Limit access to the construction sites, so tracking of mud or dirt on to public roadways can be prevented. If necessary, use wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Suspend grading activity when winds (instantaneous gusts) exceed 25 mph or dust clouds cannot be prevented from extending beyond the site.
- Anyone who prepares or implements a dust control plan must attend a training course conducted by the air district. Construction sites are subject to air district inspections under this regulation.

Rule 9510 and Regulation VIII are uniformly applied regulations. Required compliance of qualifying projects with these regulations ensures their consistency with the district's air quality plans and in so doing, that construction emission impacts are reduced to less than significant. No mitigation is required.

Operational Emissions. Occupying 1,832 residential units pursuant to the Housing Element Update would result in new mobile (transportation) source and new area source criteria air emissions. Individual projects that meet the air district's Small Project Analysis

Level (SPAL) criteria for residential projects would not contribute to cumulative criteria air pollutant impacts of implementing the proposed project. The SPAL criteria are identified in the GAMAQI as shown in [Table 3, Small Project Analysis Level: Residential](#). Individual residential projects with a development capacity that falls below the maximum dwelling unit size for the respective residential density levels are deemed by the air district to have a less than significant impact on air quality, and quantification of criteria air pollutant volumes is not necessary.

Table 3 Small Project Analysis Level: Residential

Land Use Type	Size		Average Daily One-Way Trips for All Fleet Types (Except HHDT)	Average Daily One-way for HHDT Trips Only (50-Mile Trip Length)
Single Family	155 dwelling units	AND LESS THAN	800	15
Apartment, Low Rise	224 dwelling units			
Apartment, Mid Rise	225 dwelling units			
Apartment, High Rise	340 dwelling units			
Condominiums/Townhouse	256 dwelling units			
Condominiums, High Rise	352 dwelling units			
Mobile Home Park	292 dwelling units			
Retirement Community	580 dwelling units			
Congregate Care Assisted	536 dwelling units			

SOURCE: San Joaquin Valley Air Pollution Control District Small Project Analysis Level, 2020
NOTE: HHDT = Heavy-Heavy Duty Trucks

[Appendix B, Site Inventory Table](#), shows projected unit numbers for each opportunity site and the planned residential development density for each. One opportunity site planned for single family residential development has a development capacity of 348 units, which exceeds the associated SPAL screening criteria of 155 units. None of the development capacities for other sites exceed the screening criteria based on their assumed dwelling unit capacity and planned densities. Where a typical residential project does not exceed the dwelling unit capacity number shown in [Table 3](#), it is assumed that it would also meet the vehicle trip criteria. For residential projects, the heavy-duty truck criteria is typically not relevant, as residential projects generate few if any heavy-duty truck trips. To ensure that air quality effects of any individual residential project with a development capacity that exceeds the SPAL criteria are addressed consistent with air district guidance, the following mitigation measure shall be implemented:

Mitigation Measure

AQ-1 The Community Development Department shall require an air quality analysis for residential projects whose dwelling unit count exceeds the dwelling unit screening threshold for residential uses as identified in the San Joaquin Valley Air Pollution Control District's Small Project Analysis Level: Residential Table. If the impact of an individual proposed residential project is found to be significant, the air quality

analysis shall include mitigation measures to reduce operational criteria air pollutant emissions consistent with the air district's applicable criteria emissions thresholds of significance. The developer will be required to implement the measures.

- c. The proposed project has the potential to exposure sensitive receptors to localized health risks associated with toxic air contaminant (TAC) emissions from construction equipment exhaust emitted at individual future housing construction sites. TACs are pollutants that may result in an increase in mortality, serious illness, or may pose a present or potential hazard to human health at elevated concentrations and durations of exposure. Health effects could potentially include cancer, birth defects, neurological damage, damage to the body's natural defense system, and diseases that lead to death. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuels combustion, and commercial operations (e.g., dry cleaners). Diesel exhaust is the predominant TAC in urban air and is estimated to represent about two-thirds of the cancer risk from TACs. Diesel particulate matter is the primary TAC of concern within diesel exhaust. The primary community risk impact issues associated with construction exhaust emissions are cancer risk from diesel particulate matter exposure and exposure to PM_{2.5}.

According to the air district's CEQA guidelines, a sensitive receptor is generally defined as a location where there is reasonable expectation that human populations, especially children, seniors, and sick persons, could be continuously exposed to TACs. Typical sensitive receptors include residences, hospitals, and schools.

Operations of residential uses are not generally sources of TACs that would increase health risks. However, construction activities at each housing site could generate temporary and limited localized TAC emissions from diesel construction equipment. Many of the planned housing sites are located adjacent to existing residential development. The air district recommends using best management practices during construction to reduce related diesel emissions consistent with consistent with Regulation VIII as described above. Additionally, emissions from diesel engines used in construction are subject to control under regulations adopted by both the California Air Resources Board and U.S. EPA. U.S. EPA promulgated new emission standards for off-road engines in 1998, with the California Air Resources Board adopting parallel standards in 2000. In 2004, Tier 4 emission standards were adopted and were phased in for new engines between 2011 and 2014. In 2007 CARB adopted an off-road equipment regulation to accelerate reductions of NO_x and diesel PM from existing off-road engines. Beginning in 2012 and through 2023, the off-road regulation required operators of older equipment to either install abatement devices, upgrade to Tier 3 and eventually Tier 4 engines, or to retire older equipment.

Implementation of the following mitigation measure would ensure that the health risks from potential exposures to construction TAC emissions would be less than significant by requiring that best management practices be implemented to reduce emissions and to ensure compliance with diesel engine regulations designed to reduce diesel emissions.

Mitigation Measure

AQ-2 Future developers of individual residential opportunity sites shall prepare a Construction Management Plan for review and approval by the Community Development Director or his designate. The Construction Management Plan shall include the following measures to reduce TAC emissions during construction at individual housing opportunity sites:

- a. Heavy-duty diesel vehicles will have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation;
 - b. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes;
 - c. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator; and
 - d. All non-road diesel construction equipment will, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment will use alternative fuels such as compressed natural gas, propane, electricity or biodiesel.
- d. Residential development is not a source of objectionable odors. Construction diesel vehicles and equipment in could create localized odors. These odors would be temporary and would dissipate relatively quickly and thus would not likely to be noticeable for extended periods of time much beyond individual project site boundaries. The proposed project would not result in significant impacts related to odors.

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

This section evaluates the potential effects of development pursuant to the Housing Element Update on sensitive biological resources present on or in the vicinity of the housing opportunity sites (project site) in the City of Newman. The Housing Element Update identifies housing sites on vacant and underutilized residential sites, focusing on infill development and redevelopment within already developed areas, and on future growth areas outside of city limits, including on farmland identified as part of the Northwest Newman Master Plan area (City of Newman 2016, City of Newman 2017).

This evaluation utilizes the federal, state, and regional/local regulatory framework pertaining to biological resources and anticipates impacts to biological resources as a result of the development of the housing opportunity sites. This evaluation is a high-level analysis for the proposed Housing Element Update. Specific subsequent projects and their potential effects on biological resources are not fully known at this time. Accordingly, this analysis uses a programmatic approach to evaluating potential impacts to sensitive biological resources that may result from implementation of the proposed project, corresponding with the conceptual level of project information available. The proposed project includes the potential future development of 1,832 housing units.

Information in this section is derived from various sources including:

- *City of Newman 2030 General Plan* (2007);
- *City of Newman 2030 General Plan EIR* (2006);
- City of Newman Code of Ordinances (2023);
- *Northwest Newman Master Plan Draft Environmental Impact Report* (April 2017);
- *Northwest Newman Master Plan Final Environmental Impact Report* (October 2017);
- California Department of Fish and Wildlife (CDFW) *California Natural Diversity Database* (CDFW 2023a, CDFW 2023b);
- California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants Database* (CNPS 2023); and
- U.S. Fish and Wildlife Service (USFWS) *Endangered Species Program Database* (USFWS 2023a) and *National Wetlands Inventory Database* (USFWS 2023b).

EMC Planning Group assessed the housing opportunity site locations shown in [Figure 2, Housing Sites Inventory Locations](#), including housing sites within the city limits and in the adjacent Northwest Newman Master Plan area, and reviewed biological resource database accounts, aerial photographs, technical background information, and policies applicable to projects located in City of Newman. This included searching the U.S. Fish and Wildlife Service (USFWS) *Endangered Species Database* (USFWS 2023a), California Department of Fish and Wildlife (CDFW) *California Natural Diversity Database* (“CNDDDB”, CDFW 2023a, CDFW 2023b), and California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants* (CNPS 2023) to identify special-status plants, wildlife, and habitats known to occur in the vicinity of the housing sites. A review of the U.S. Fish and Wildlife Service’s National Wetlands Inventory (NWI) database was also conducted to identify jurisdictional aquatic features (wetlands, drainages, and/or riparian areas) on or adjacent to proposed housing sites (USFWS 2023b).

Environmental Setting. The proposed housing opportunity sites are located within and adjacent to the City of Newman in Stanislaus County, California. The City of Newman is situated on the Newman U.S. Geological Survey (USGS) 7.5-minute quadrangle map, and has a generally flat topography and an approximate elevation of 90 feet above sea level. Newman is within the Central Valley Bioregion, which encompasses a diversity of plant communities ranging from oak woodlands and grasslands to riparian forests and farmland. The bioregion is also California’s top

agricultural area. The climate in the area is Mediterranean, with hot and dry summers, and winters tending to be cool and wet. Most of the annual rainfall occurs between the months of December and March.

Extensive wetlands are found to the east of Newman, formed by the meeting of the Merced River and San Joaquin River. High-quality plant and wildlife habitat is protected here by the Kesterson National Wildlife Refuge and Great Valley Grasslands State Park. See [Figure 3, Habitat Map](#), below.

The City is comprised primarily of single-family homes with commercial and light industrial land uses and is bisected by State Route 33. The adjacent unincorporated areas are predominately under agricultural use and contain scattered single-family ranchette residences.

Plant Communities and Wildlife Habitat. The plant and wildlife habitat on the proposed housing sites within the interior of the City is of poor quality and would not be adequate to support special-status species. Urban plant and wildlife habitats within the City include parks, vacant lots, gardens, yards, and an abundance of trees. Potential habitat on or immediately adjacent to urban housing sites include gardens with a diverse variety of shrubs and trees. This habitat supports urban-adapted bird and wildlife species such as American crow (*Corvus brachyrhynchos*), European starling (*Sturnus vulgaris*), Eurasian collared-dove (*Streptopelia decaocto*), California scrub-jay (*Aphelocoma californica*), California towhee (*Melospiza crissalis*), dark-eyed junco (*Junco hyemalis*), Anna's hummingbird (*Calypte anna*), raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), and western gray squirrel (*Sciurus griseus*). Nesting birds, protected by the Migratory Bird Treaty Act, are abundant during the nesting season (January 15 through September 15). Bat species could also potentially be present within the developed areas of the City.

Proposed housing sites on the City edges support slightly higher quality plant and wildlife habitats than within the City center and may harbor special-status species, however disturbance from development and agricultural activities limit habitat quality. These areas could be vacant lots or agricultural lands within the city limits, or adjacent farmland to be annexed, such as the Northwest Newman Master Plan area. Agricultural land cover encompasses all areas where the native vegetation has been cleared for agricultural use. These areas include orchard, row-crop, hay and pasture, and disked fallow land. Wildlife habitat quality within areas of agricultural land cover is considered low due to the high level of disturbance from farm activities.

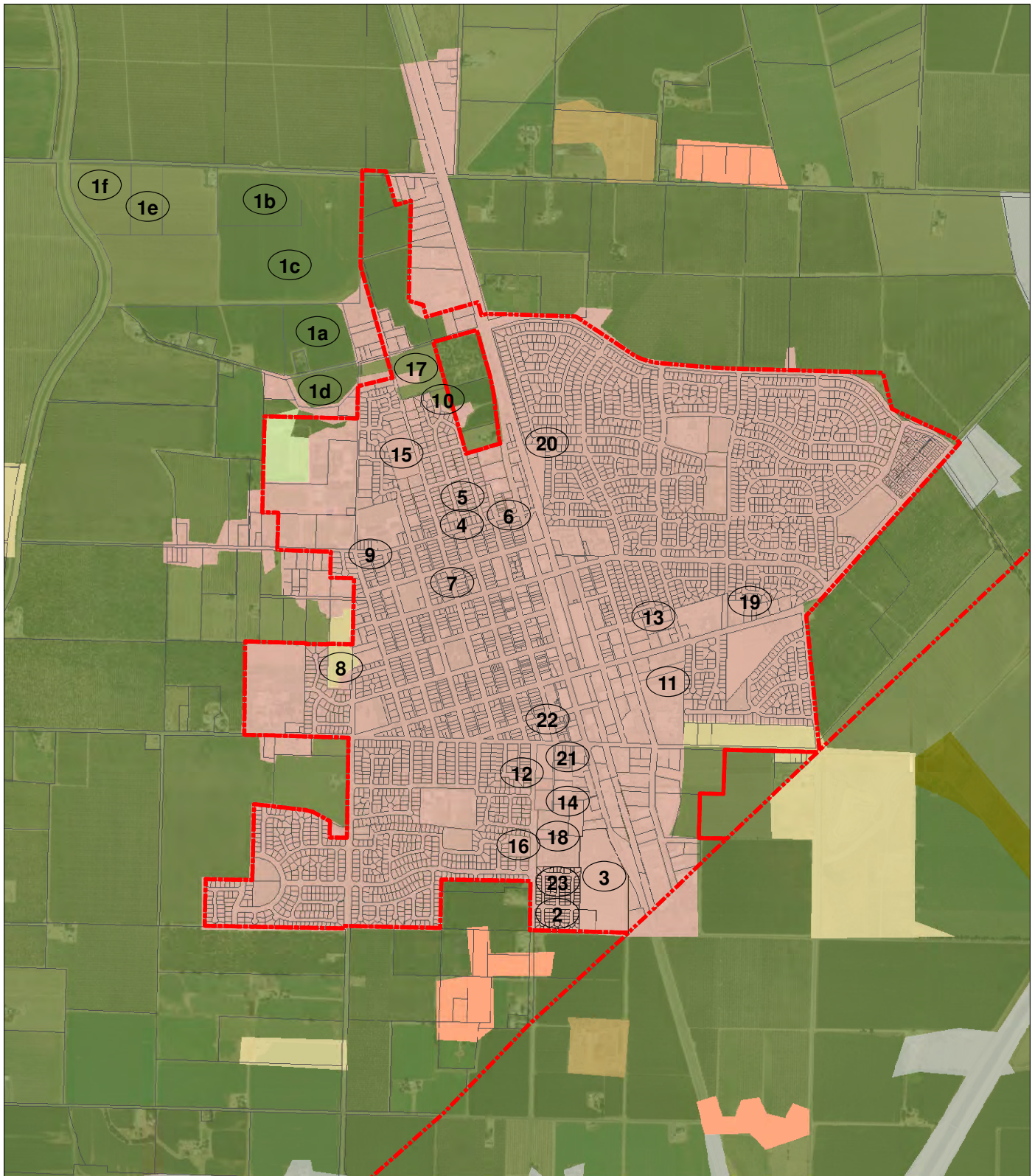
- a. **Special-Status Species.** Special-status species are those listed as Endangered, Threatened, or Rare, or as candidates for listing by the U.S. Fish and Wildlife Service and/or California Department of Fish and Wildlife; as Species of Special Concern or Fully Protected species by the California Department of Fish and Wildlife; or as Rare Plant Rank 1B or 2B species by California Native Plant Society. [Appendix C, Special-Status Species in the Vicinity of the Housing Sites](#), presents tables with database search results, and lists special-status species documented within the vicinity of the housing sites, their listing status and suitable habitat description, and their potential to occur on the housing sites. [Figure 4, Special-Status Species in the Project Vicinity](#), presents a map of California Natural Diversity Database results.

The housing opportunity sites within the Newman city limits provide very limited to no habitat for most special-status species known to occur in or near the City of Newman, however development facilitated by the Housing Element Update could impact individual trees and pockets of vegetation in the urbanized areas of Newman. Areas that could provide some marginal habitat for special-status species are primarily located on the City periphery and on and adjacent to agricultural lands identified as part of the Northwest Newman Master Plan area. Many raptor species, such as Swainson's hawk (*Buteo swainsoni*), depend on these habitats. Other special-status and protected species that may be found on the City edges and adjacent farmland include American badger (*Taxidea taxus*), San Joaquin kit fox (*Vulpes macrotis mutica*), burrowing owl (*Athene cunicularia*), hoary bat (*Lasiurus cinereus*), pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillei*), loggerhead shrike (*Lanius ludovicianus*), and protected nesting birds.

Special-Status Plant Species. There are 21 special-status plant species that occur in the vicinity of Newman that were assessed for their potential to occur on or adjacent to a housing site. All 21 special-status plant species are considered unlikely to occur ([Appendix C](#)). No suitable habitat for special-status plant species recorded as occurring in the vicinity is expected at the housing sites, within or adjacent to the City. The special-status plant species in the vicinity are not adapted to disturbed or developed sites or farmland edges. Many of the special-status plant species in the project vicinity are adapted to special conditions not found in the City vicinity, including alkaline soils and vernal pools. Therefore, the proposed project would have no impact on special-status plant species.

Special-Status Wildlife Species. Of the 30 special-status wildlife species assessed for their potential to occur on or adjacent to the proposed housing sites, nine species were determined to have the potential to occur along the City edges and within adjacent farmland: American badger, San Joaquin kit fox, burrowing owl, Swainson's hawk, hoary bat, pallid bat, western red bat, loggerhead shrike, and protected nesting birds ([Appendix C](#)). These species are discussed further below.

American Badger. American badger is a California Species of Special Concern. It is an uncommon, permanent resident found throughout most of the state, except in the northern North Coast area. Typical habitats include drier open stages of most shrub, forest, and herbaceous habitats with friable soils suitable for burrows. Prey species include burrowing rodents such as rats, mice, chipmunks, ground squirrels, and pocket gophers. Badger diet shifts seasonally depending on the availability of prey and may also include reptiles, insects, earthworms, eggs, birds, and carrion. Mixed oak woodland, coastal scrub, and grassland habitats provide cover, drier soils for burrowing, and prey resources for this species. American badger was recorded approximately 7.4 miles west of Newman (Occ. No. 66, CDFW 2023b) and 8.9 miles southeast of Newman (Occ. No. 67, CDFW 2023b). Potential ruderal and farmland habitat on or adjacent to the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, and 17), including the Northwest Newman Master Plan area, could potentially support American badger.



Source: ESRI 2023, Stanislaus County GIS 2023
GoogleEarth May 2023

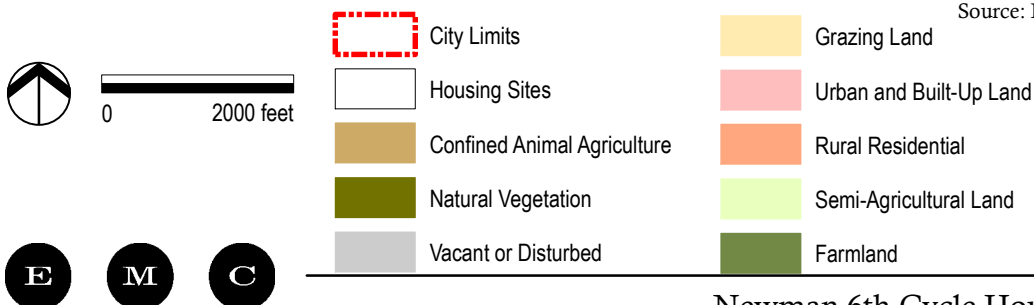
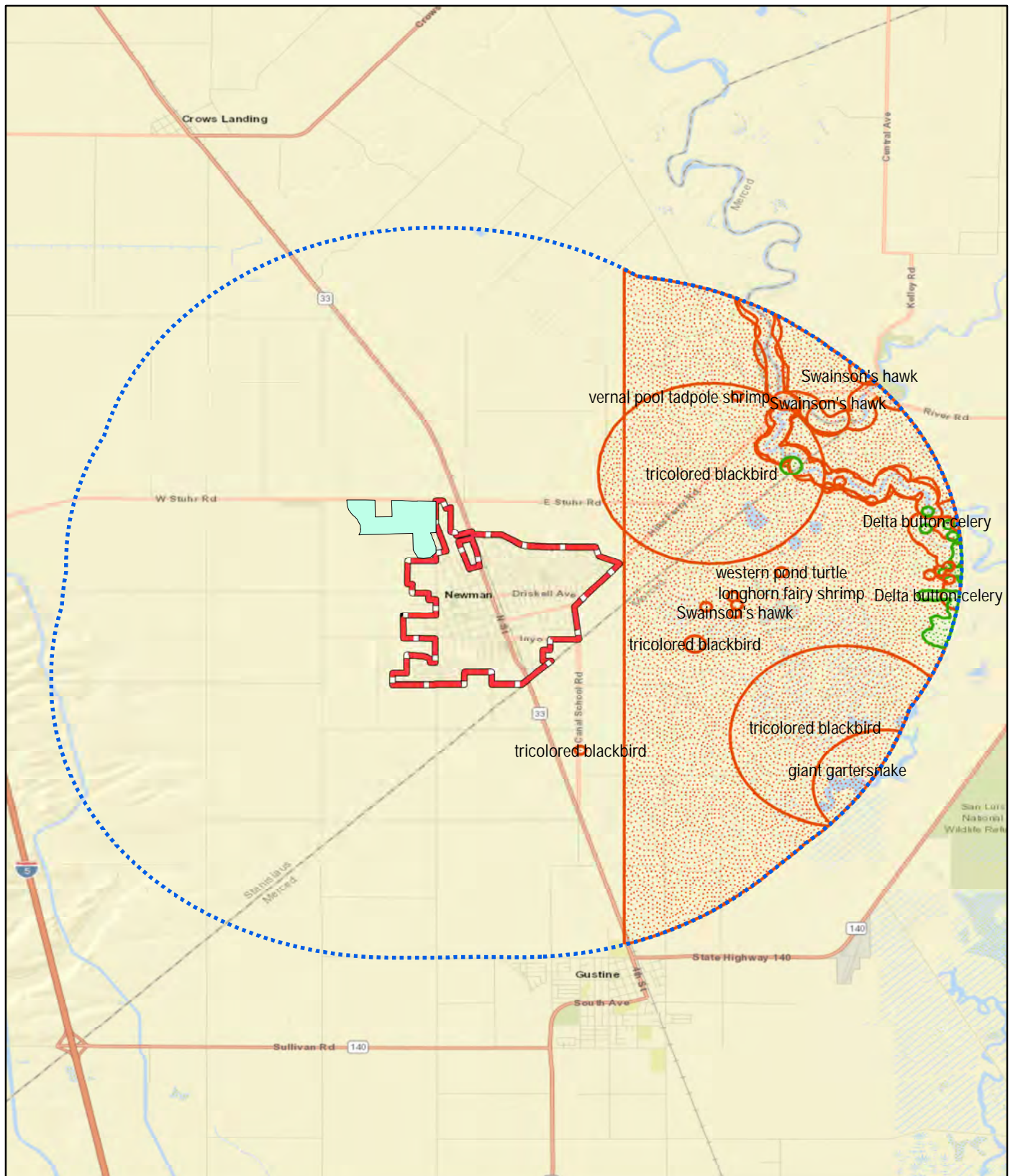


Figure 3
Habitat Map

Newman 6th Cycle Housing Element Initial Study

This side intentionally left blank.



Source: ESRI 2023, CDFW CNDDDB 2023

Figure 4

Special-Status Species in the Project Vicinity

Newman 6th Cycle Housing Element Initial Study



0 8,000 feet



City Limit



3-Mile Radius



Northwest Newman Master Plan Area



Special-Status Plants



Special-Status Wildlife



This side intentionally left blank.

As American badgers are known to occur in the region and could den and forage on a proposed housing project site located on the City edges and adjacent farmland, project development could result in impacts to this species from disturbance, injury, or mortality during construction. Loss or harm to American badger is considered a significant, adverse impact. Implementation of Mitigation Measures BIO-1 and BIO-2 would reduce potential, significant impacts to American badger to a less-than-significant level.

Mitigation Measures

BIO-1 Not more than 14 days prior to the commencement of ground-disturbing construction activities on the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, and 17), housing developers shall hire a qualified wildlife biologist to conduct surveys of the habitat on site to identify any potential American badger burrows/dens. If the survey results are negative (i.e., no badger dens observed), a letter report confirming absence shall be prepared and submitted to the City of Newman Community Development Department prior to issuance of a grading permit for the housing site and no further mitigation is required.

If the results are positive (badger dens are observed), the qualified biologist shall determine if the dens are active by installing a game camera for three days and three nights to determine if the den is in use.

- a. If the biologist determines that a den may be active, coordination with the California Department of Fish and Wildlife shall be undertaken to develop a suitable strategy to avoid impacts to American badger. The strategy may include the following: the biologist shall install a one-way door in the den opening and continue use of the game camera. Once the camera captures the individual exiting the one-way door, the den can be excavated with hand tools to prevent badgers from reusing them. If the biologist determines that the den is a maternity den, construction activities shall be delayed during the maternity season (February to August), or until the badgers leave the den on their own accord or the biologist determines that the den is no longer in use.
- b. If the game camera does not capture an individual entering/exiting the den, the den can be excavated with hand tools to prevent badgers from reusing them.
- c. After dens have been excavated and the absence of American badger confirmed, a letter report shall be prepared and submitted to the City of Newman Community Development Department, prior to issuance of a grading permit for a housing site.

BIO-2 Worker Environmental Awareness Training. Prior to approval of a grading permit on the City's peripheral undeveloped housing sites (e.g. Sites 1, 8, 9, 10, 17, and 19), a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the housing site vicinity, including, but not limited

to, American badger, San Joaquin kit fox, burrowing owl, Swainson's hawk, hoary bat, pallid bat, western red bat, and loggerhead shrike. Their habitats, general measures that are being implemented to conserve species as they relate to the housing site, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training. Documentation of completion of this training shall be submitted to the City of Newman Community Development Department prior to the start of ground disturbing activities.

Implementation of these mitigation measures would reduce the potential, significant impact to American badger to a less-than-significant level by requiring pre-construction training and surveys for active badger dens and the implementation of avoidance, minimization, and mitigation measures should they be found on the project site.

San Joaquin Kit Fox. The San Joaquin kit fox is a federally-listed endangered species and a state-listed threatened species. The present range of the San Joaquin kit fox extends from the southern end of the San Joaquin Valley, north to Tulare County, and along the interior Coast Range valleys and foothills to central Contra Costa County. San Joaquin kit foxes typically inhabit annual grasslands or grassy open spaces with scattered shrubby vegetation but can also be found in some agricultural habitats and urban areas. This species needs loose-textured sandy soils for burrowing, and they also need areas that provide a suitable prey base, including black-tailed hare, desert cottontails, and California ground squirrels, as well as birds, reptiles, and carrion.

According to the CDFW, kit foxes have become established in urban settings of the Central Valley, such as Bakersfield, Taft, and Coalinga (Harrison et. al 2011). When kit foxes have easy access to trash and pet food, they often lose fear of people and urban environments. Potential ruderal and farmland habitat on or adjacent to the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, and 17), including the Northwest Newman Master Plan area could potentially support San Joaquin kit fox. Observations of this species have been documented approximately five miles to the southwest of Newman (Occurrence No. 414, CNDDDB 2023) and approximately five miles to the southeast of Newman (Occurrence No. 600, CNDDDB 2023).

The likelihood of this species occurring on the proposed housing sites is considered low. However, kit fox can use marginal habitat on the City edges and adjacent farmland. Loss of or harm to individual kit foxes could result if they are present on a housing site and seek shelter during construction within artificial structures, such as stored pipes or exposed trenches. Loss or harm to San Joaquin kit fox is considered a significant adverse impact.

Implementation of Mitigation Measure BIO-2, presented earlier, which requires a training session on special-status species potentially present on a housing construction site for all personnel and BIO-3, below, would reduce potential, significant impacts to San Joaquin kit fox to a less-than-significant level.

Mitigation Measure

BIO-3 The U.S. Fish and Wildlife Service *Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance* (USFWS 2011) shall be implemented prior to initiation of and during any construction activity on the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, and 17) by housing project developers to avoid unintended take of individual San Joaquin kit foxes.

Preconstruction/pre-activity surveys for San Joaquin kit fox shall be conducted no less than 30 days prior to the beginning of ground disturbance and/or construction activities or any project activity that may impact San Joaquin kit fox. The surveys shall include all work areas and a minimum 200-foot buffer of the construction site. The preconstruction surveys shall identify kit fox habitat features on the project site, evaluate use by kit fox and, if possible, assess the potential impacts of the proposed activity. The status of all dens shall be determined and mapped.

If a natal/pupping den is discovered at a housing opportunity site or within 200 feet of the site, the applicant shall consult with the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service to establish an appropriate avoidance buffer. The avoidance buffer shall be maintained until such time as the burrow is no longer active and/or an incidental take permit is determined to be required and is obtained.

In addition, the following measures shall be observed:

- a. Project-related vehicles shall observe a 20-mph speed limit in all project areas; this is particularly important at night when kit foxes are most active. To the extent possible, night-time construction shall be minimized. Off-road traffic outside of designated project area shall be prohibited.
- b. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of any project, all excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the procedures under number 11 of the Construction and Operational Requirements in the Standardized Recommendations must be followed.

- c. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipe becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the U.S. Fish and Wildlife Service has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox has escaped.
- d. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from a construction or project site.
- e. No firearms shall be allowed on the project site during construction activities.
- f. To prevent harassment, mortality of kit foxes or destruction of dens by dogs or cats, no pets shall be permitted on site during construction activities.
- g. Use of rodenticides and herbicides on the project site during construction shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the U.S. Fish and Wildlife Service. If rodent control must be conducted, zinc phosphide shall be used because of proven lower risk to kit fox.
- h. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape.
- i. Any contractor, employee, or agency personnel who inadvertently kills or injures a San Joaquin kit fox shall immediately report the incident to the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service.
- j. The applicant shall submit weekly reports on construction monitoring activities to the City of Newman Community Development Department. An occupancy permit shall not be issued without receipt of the weekly reports.

Implementation of these mitigation measures would reduce the potential significant impact to San Joaquin kit fox to a less-than-significant level by requiring pre-construction surveys for kit fox and the implementation of avoidance, minimization, and mitigation measures should they be found on the project site.

Burrowing Owl. Burrowing owl is a California Species of Special Concern. Burrowing owls live and breed in burrows in the ground, especially in abandoned California ground squirrel burrows. Optimal habitat conditions include large open, dry and nearly level grasslands or prairies with short to moderate vegetation height and cover, areas of bare ground, and populations of burrowing mammals. This species has been observed approximately nine miles southwest of Newman (Occurrence No. 199, CNDDDB 2023) and approximately 13 miles northwest of Newman within the City of Patterson (Occurrence No. 588, CNDDDB 2023). Potential ruderal and farmland habitat on or adjacent to the City's peripheral housing sites, including the Northwest Newman Master Plan area could potentially support burrowing owl, and California ground squirrel burrows have been observed on the project site (City of Newman 2017). The likelihood of this species occurring on a proposed housing site is considered low. However, burrowing owl can use marginal habitat on the City edges and adjacent farmland. If burrowing owl is present on or adjacent to a project site, construction activities could result in the loss or disturbance of individual animals. Loss or harm to burrowing owl is considered a significant, adverse impact. Implementation of Mitigation Measure BIO-2, presented earlier, which requires a training session on special-status species potentially present on a housing construction site for all personnel and BIO-4, below, would reduce potential, significant impacts to burrowing owl to a less-than-significant level.

Mitigation Measure

BIO-4 To avoid loss of or harm to burrowing owl, the following measures shall be implemented by housing project developers:

- a. Prior to issuance of a grading permit on the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, 17, and 19), and to avoid/minimize impacts to burrowing owls potentially occurring within the project site, the applicant shall retain a biologist qualified in ornithology to conduct surveys for burrowing owl. The qualified biologist shall conduct a two-visit (i.e., morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site boundary no less than 14 days prior to the start of construction or ground disturbance activities. Surveys shall be conducted according to the methods for take avoidance described in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (CBOC 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). If no burrowing owls are found, a letter report confirming absence shall be prepared and submitted to the City of Newman Community Development Department and no further measures are required.
- b. Because burrowing owls occupy habitat year-round, seasonal no-disturbance buffers, as outlined in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (CBOC 1993) and the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012), shall be in place around occupied habitat prior to and during any ground disturbance activities. The following table includes buffer areas based on the time of year and level of disturbance (CDFW 2012), unless a qualified

biologist approved by the California Department of Fish and Wildlife verifies through non-invasive measures that either: 1) birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Location	Time of Year	Level of Disturbance Buffers (meters)		
		Low	Med	High
Nesting Sites	April 1 – Aug 15	200 m	500 m	500 m
Nesting Sites	Aug 16 – Oct 15	200 m	200 m	500 m
Nesting Sites	Oct 16 – Mar 31	50 m	100 m	500 m

- c. If burrowing owl is found and avoidance is not possible, burrow exclusion may be conducted by qualified biologists only during the non-breeding season, before breeding behavior is exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. Occupied burrows shall be replaced with artificial burrows at a ratio of one collapsed burrow to one constructed artificial burrow (1:1). Evicted burrowing owls may attempt to colonize or re-colonize an area that would be impacted, thus ongoing surveillance during project activities shall be conducted at a rate sufficient to detect burrowing owls if they return.
- d. If surveys locate occupied burrows in or near construction areas, consultation with the California Department of Fish and Wildlife shall occur to interpret survey results and develop a project-specific avoidance and minimization approach. Once the absence of burrowing owl has been confirmed, a letter report shall be prepared and submitted to the City of Newman Community Development Department.

Implementation of these mitigation measures would reduce the potential significant impact to burrowing owl to a less-than-significant level by requiring pre-construction surveys for active nests/burrows and the implementation of avoidance, minimization, and mitigation measures should they be found on a development site.

Swainson's hawk. Swainson's hawk is listed as a threatened species under the California Endangered Species Act (CESA). Swainson's hawk is a long-distance migrator. Their nesting grounds occur in northwestern Canada, the western U.S., and Mexico and most populations migrate to wintering grounds in the open pampas and agricultural areas of South America (Argentina, Uruguay, southern Brazil). This round-trip journey may exceed 14,000 miles. The birds return to the nesting grounds and establish nesting territories in early March.

Swainson's hawk nests in the Central Valley of California are generally found in scattered trees or along riparian systems adjacent to agricultural fields or pastures. These open fields and pastures are their primary foraging areas. Suitable foraging habitat for Swainson's hawk is found in the open agricultural fields on or adjacent to the City's peripheral housing sites, including the Northwest Newman Master Plan area, where a Swainson's hawk was observed foraging in the fields to the west (City of Newman 2017). Additionally, nine observations of this species have been recorded within five miles of Newman (CNDDDB 2023).

Construction activities at the housing sites could result in the disturbance of nesting sites occupied by Swainson's hawk on or adjacent to the project site, if present. The change in land use from agricultural to developed uses would cause a loss of Swainson's hawk foraging habitat at the project site. Loss or harm to Swainson's hawk or its foraging habitat is considered a significant adverse impact. The California Department of Fish and Game's (now California Department of Fish and Wildlife) *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks in the Central Valley of California* (CDFG 1994) provides guidance on how impacts on Swainson's hawk are to be mitigated. Implementation of Mitigation Measure BIO-2, presented earlier, which requires a training session on special-status species potentially present on a housing construction site for all personnel and BIO-5 and BIO-6, below, would reduce potential, significant impacts to Swainson's hawk to a less-than-significant level.

Mitigation Measures

BIO-5 For development proposed on the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, 17, and 19), housing project development shall implement the following measures to avoid loss of or harm to Swainson's hawk and other raptors:

- a. Tree and vegetation removal shall be completed during the nonbreeding season for raptors (September 16–January 31).
- b. To avoid, minimize, and mitigate potential impacts on Swainson's hawk and other raptors nesting on or adjacent to the project site, retain a qualified biologist to conduct preconstruction surveys and identify active nests on and within 0.5 mile of the project site for construction activities conducted during the breeding season (February 1–September 15). The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction. Guidelines, provided in *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley* (Swainson's Hawk Technical Advisory Committee 2000) or updated, current guidance, shall be followed for surveys for Swainson's hawk. If no nests are found, a report documenting the results of the survey shall be submitted to the City of Newman Community Development Department and no further mitigation will be required.

- c. Impacts on nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. No project activity shall commence within the buffer areas until a qualified biologist has determined, in coordination with California Department of Fish and Wildlife, the young have fledged, the nest is no longer active, or reducing the buffer would not result in nest abandonment. California Department of Fish and Wildlife guidelines recommend implementation of 0.25- or 0.5-mile-wide buffers for Swainson's hawk nests, but the size of the buffer may be decreased if a qualified biologist, in consultation with California Department of Fish and Wildlife, determine that such an adjustment would not be likely to adversely affect the nest.

The appropriate no-disturbance buffer for other raptor nests (i.e., species other than Swainson's hawk) shall be determined by a qualified biologist based on site-specific conditions, the species of nesting bird, nature of the project activity, visibility of the disturbance from the nest site, and other relevant circumstances.

Monitoring of all active raptor nests by a qualified biologist during construction activities will be required if the activity has potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance buffer shall be increased until the agitated behavior ceases. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined appropriate by a qualified biologist.

BIO-6 If there is an active nest within ten miles of the project site, the following measures shall be implemented to mitigate for the loss of Swainson's hawk foraging habitat:

- a. Prior to ground-disturbing activities, suitable Swainson's hawk foraging habitat shall be preserved to ensure replacement of foraging habitat lost as a result of the project, as determined by a qualified biologist, in consultation with California Department of Fish and Wildlife.
- b. The habitat value shall be based on Swainson's hawk nesting distribution and an assessment of habitat quality, availability, and use within Stanislaus County. The mitigation ratio shall be consistent with the guidelines included in the *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California* (CDFG 1994). These guidelines specify that the mitigation ratio shall be 1:1 if there is an active nest within one mile of the project site, 0.75:1 if there is an active nest within five miles but greater than one mile away, and 0.5:1 if there is an active nest within 10

miles but greater than five miles away. If there is an active nest within one mile of the project site, the mitigation ratio can be reduced to 0.5:1 if all of the mitigation land can be actively managed for prey production. Such mitigation shall be accomplished through either the transfer of fee title or perpetual conservation easement. The mitigation land shall be located within the known foraging area within Stanislaus County.

- c. There are two active (within the past five years) Swainson's hawk nests within five miles of the project site (CNDDDB Occurrences Nos. 2449 and 2451). To mitigate for the loss of foraging habitat for these nests, replacement foraging habitat shall be preserved at a mitigation ratio of 0.75:1 in consultation with California Department of Fish and Wildlife. Such mitigation shall be accomplished through either the transfer of fee title or perpetual conservation easement. The mitigation land shall be located within the known foraging area within Stanislaus County.

If required, pre-construction Swainson's hawk surveys may be required to identify additional nests within ten miles of the project site. If additional nests are observed, foraging habitat shall be preserved following the mitigation ratios outlined above.

Implementation of these mitigation measures would reduce the potential significant impact to Swainson's hawk to a less-than-significant level by requiring foraging habitat mitigation and pre-construction surveys for Swainson's hawk nests on or near the project site.

Bats. Trees in the project area and/or buildings or structures on or adjacent to housing sites could provide roosting habitat for special-status bat species known to occur in the vicinity of the project site: hoary bat, pallid bat, and western red bat. These bat species inhabit a wide variety of habitats including grasslands, woodlands, and forests. All three species roost in dense foliage of medium to large trees. Construction activities at a project site could result in the disturbance of roost and natal sites occupied by special-status bats on or adjacent to the project site, if present.

Loss or harm to special-status bats is considered a significant, adverse impact. Implementation of Mitigation Measure BIO-2, presented earlier, which requires a training session on special-status species potentially present on a housing construction site for all personnel and BIO-7, below, would reduce potential, significant impacts to special-status bats to a less-than-significant level.

Mitigation Measure

BIO-7 All housing project developers shall implement the following measures to avoid loss of or harm to special-status bat species on any housing site:

- a. Approximately 14 days prior to tree removal or construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees to be removed and in trees or building exteriors within

50 feet of any project construction. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an “Anabat” unit. Potential roosting features found during the survey shall be flagged or marked.

- b. If no roosting sites or bats are found, a letter report confirming absence shall be prepared and submitted to the City of Newman Community Development Department and no further mitigation is required.
- c. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.
- d. If bats are found roosting outside of the nursery season (May 1 through October 1), California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan will be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

Implementation of this mitigation measure would reduce the potential significant impact to special-status bat species to a less-than-significant level by requiring pre-construction surveys for bats and potential roosting sites and, if found, avoiding any disturbance.

Nesting Birds. Protected nesting bird species, such as loggerhead shrike, and raptor species, such as white-tailed kite, have the potential to nest in buildings or structures, on open ground, or in any type of vegetation, including trees, during the nesting bird season

(January 15 through September 15). The project site and surrounding areas contain a variety of trees, shrubs, and open grassland areas suitable for nesting. Construction activities, including ground disturbance, can impact nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should nesting birds be present during construction. If protected bird species are nesting adjacent to the project site during the bird nesting season, then noise-generating construction activities could result in the loss of fertile eggs, nestlings, or otherwise lead to the abandonment of nests. Implementation of Mitigation Measure BIO-2, presented earlier, which requires a training session on special-status species potentially present on a housing construction site for all personnel and the following mitigation measure would reduce the potential impact to nesting birds, including loggerhead shrike, to a less-than-significant level.

Mitigation Measure

BIO-8 To avoid impacts to raptors and other nesting birds during the nesting season (January 15 through September 15), all construction activities on any housing site should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled to begin during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

- a. Two surveys for active bird nests will occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Newman Community Development Department and no further mitigation is required.
- b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the

authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City of Newman Community Development Department.

Implementation of this mitigation measure would reduce the potential significant impact to nesting birds to a less-than-significant level by requiring pre-construction surveys for active bird nests and the implementation of avoidance, minimization, and mitigation measures should they be found on the project site.

- b. **Riparian Habitat or Sensitive Natural Communities.** A review of the NWI online database was conducted to identify potential riparian habitat or sensitive natural communities on or adjacent to housing opportunity sites (USFWS 2023b). Results showed that no riparian habitat or sensitive natural communities are located on or adjacent to housing opportunity sites. Therefore, development of a housing site would not have a substantial adverse effect on any riparian habitat or other sensitive natural communities.
- c. **State or Federally Protected Wetlands.** A review of the NWI online database was conducted to identify potential jurisdictional wetland features on or adjacent to housing opportunity sites (USFWS 2023b). Results showed that no state or federally protected wetlands are mapped or previously identified on or adjacent to housing opportunity sites.

Agricultural drainage channels and irrigation canals could potentially occur on the City's peripheral housing sites. Drainage channels are defined by their ordinary high-water marks on channel banks and their connection to other waterways or aquatic features. Drainage channels may also feed into the City's stormwater system which may have connectivity to tributaries or natural streams. Therefore, development of a housing site could potentially have a substantial adverse effect on state or federally protected wetlands.

Drainage channels may be subject to USACE jurisdiction under the Clean Water Act, as well as by the Central Valley Regional Water Quality Control Board or California Department of Fish and Wildlife.

Project development of a housing site on the City's periphery could result in the loss of jurisdictional wetlands and waters. Loss of wetlands is considered a significant adverse impact. Implementation of the following mitigation measure would reduce the potential impact to wetlands and other waters of the U.S. to a less-than-significant level.

Mitigation Measure

BIO-9 Prior to initiation of ground disturbance or construction on the City's peripheral housing sites (e.g. Sites 1, 8, 9, 10, and 17), housing project developers shall retain a qualified biologist to determine the extent of potential wetlands and waterways regulated by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW).

If the USACE claims jurisdiction, the applicant shall obtain a Clean Water Act Section 404 Nationwide Permit. If the impacts to the drainage features do not qualify for a Nationwide Permit, the applicant will proceed in obtaining an Individual Permit from the USACE. The applicant will then coordinate with the RWQCB to obtain a Clean Water Act Section 401 Water Quality Certification. If necessary, the applicant will coordinate with the CDFW to obtain a Streambed Alteration Agreement.

To compensate for temporary and/or permanent impacts to Waters of the U.S. that would be impacted as a result of the proposed project, mitigation shall be provided as required by the regulatory permits. Mitigation would be provided through one of the following mechanisms:

- a. A Wetland Mitigation and Monitoring Plan shall be developed that outlines mitigation and monitoring obligations for temporary impacts to wetlands and other waters as a result of construction activities. The Wetland Mitigation and Monitoring Plan would include thresholds of success, monitoring and reporting requirements, and site-specific plans to compensate for wetland losses resulting from the project. The Wetland Mitigation and Monitoring Plan shall be submitted to the appropriate regulatory agencies for review and approval during the permit application process.
- b. To compensate for permanent impacts, the purchase and/or dedication of land to provide suitable wetland restoration or creation shall ensure a no net loss of wetland values or functions. If restoration is available and feasible, a minimum 1:1 impact to mitigation ratio would apply to projects for which mitigation is provided in advance.

For improvements on the project site, the applicant shall comply with terms and conditions of the permits, including measures to protect and maintain water quality, restore work sites, and mitigation to offset temporary and/or permanent wetland impacts. applicant shall be responsible for implementation of this mitigation measure prior to issuance of a grading permit.

Implementation of this mitigation measure shall ensure that impacts to potentially jurisdictional wetlands and waterways within the project site boundary are mitigated to a less-than-significant level by requiring a wetland assessment/jurisdictional determination and associated permitting.

- d. **Wildlife Movement.** The *California Essential Habitat Connectivity Project* provides a statewide wildlife habitat connectivity map using the California Department of Fish and Wildlife's Biogeographic Information and Observation System (CDFW 2023d). This system was queried to determine the presence or absence of wildlife corridors on or adjacent to housing opportunity sites.

Results showed that there are no Essential Habitat Connectivity Areas or wildlife corridors located on or adjacent to the housing opportunity sites. Therefore, development of a housing site would not interfere substantially with the movement of wildlife.

e. **Local Biological Resource Policies/Ordinances.**

City of Newman 2030 General Plan

The general plan is a comprehensive statement of the planning goals and policies for the City. The general plan has goals in place for conserving local biological resources. The Natural Resources Element provides direction regarding the conservation, development, and use of natural resources in and around Newman, including agricultural land, water quality, vegetation and wildlife, and air quality.

City of Newman Code of Ordinances

Trees. Chapter 11.04 of the Code of Ordinances, Street Tree Regulations, contains ordinances that apply to all trees planted or growing within the public rights-of-way, public access easements, streets, parking strips, alleys, roads and ways within the City of Newman.

No person shall plant or remove any street tree without first obtaining a permit from the City Clerk. All work done pursuant to a permit shall be done under the supervision of the Director of Public Works. Whenever any street tree is removed or needs replacing, it must be replaced with a tree approved for that specific street tree area.

No development is proposed at this time and no trees are currently proposed for removal. Future development of a proposed housing site may result in street tree removal or impacts to street trees adjacent to a construction area.

Development of a housing opportunity site would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f. **Conservation Plans.** There are no critical habitat boundaries, habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans applicable to the proposed housing site locations and no conflict with any conservation plan is anticipated (USFWS 2023c).

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

a/b. **Historic Structures.** In 1985, the City of Newman published a report entitled, “City of Newman, Historic Resources Survey Final Report.” This report details approximately 200 properties that are historical and/or have unique architectural elements. The Downtown Mixed-Use Area contains many of these buildings and any renovations would need to be cross-checked with this list. In March of 2019, the Caltrans Structure and Maintenance Investigations Historical Significance - Local Agency Bridges of District 10 List shows that of the 342 bridges listed, one is located in the vicinity of Newman: the Orestimba Bridge. This bridge is located approximately $\frac{3}{4}$ of a mile west of the City and would not be impacted by development of the housing opportunity sites.

Historic and Unique Archaeological Resources. As of November 21, 2023, no archaeological resources within $\frac{1}{4}$ mile of Newman have been reported to the Central California Information Center. This includes prehistoric and historic archaeological sites. However, there could be disturbance or destruction of unknown cultural or historic resources resulting from the development of the housing opportunity sites. Although there is no evidence of archaeological resources at these locations, there is the potential during project-related excavation and construction for the discovery of unknown archaeological resources. This could be considered a significant impact. Implementation of the following mitigation measures would reduce this potential, significant impact to a less than significant level.

Mitigation Measure

CR-1 If any prehistoric or historic subsurface archaeological resources, including tribal cultural resources, are discovered during ground-disturbing activities:

- a. All work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines Section 15064.5.

- b. If any find is determined to be significant, representatives from the City of Newman Community Development Department and the archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation.
 - c. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be, returned to Native American tribes traditionally and culturally affiliated with the area.
 - d. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed project design, costs, and other considerations.
 - e. If avoidance is infeasible, other appropriate measures (e.g., data recovery) would be implemented.
 - f. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.
- c. Although there are no formal cemeteries or Native American burial grounds known to exist at any of the housing opportunity sites, there is a potential that construction activities could accidentally uncover human remains. Disturbance of Native American skeletal remains during construction activities would be a significant, adverse environmental impact. However, implementation of the following mitigation measure would ensure potential impacts are less than significant.

Mitigation Measure

CR-2 California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Stanislaus County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains. Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate

dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

6. Energy

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. Energy impacts are assessed based on the proposed project energy demand profile and on its relationship to the state's energy efficiency regulations, which are summarized below. The California Emissions Estimator Model (CalEEMod) was used to generate approximate values for projected operational electric and natural gas demand, as well as estimated vehicle miles traveled associated with the proposed development identified in the Housing Element Update. Although the specific details of future individual residential projects are currently unknown, the projected energy use estimated in CalEEMod can be used to assess the significance of a proposed developments wasteful, inefficient, or unnecessary consumption of energy resources.

Projected Energy Use. Buildout under the Housing Element Update guidance will increase demand for electricity, natural gas, and transportation fuel. A summary of projected energy demand is provided below.

Regarding electricity demand, according to the California Energy Commission Electricity Consumption by County database, in 2022, total electricity consumption in Stanislaus County was 5,245,207,692 kilowatt-hours (kWh). Section 5.11, Operational Energy Consumption – Electricity, in the project CalEEMod results included in [Appendix E](#) show the total projected electricity demand would be approximately 12,530,227 kWh per year. The projected electricity demand would be approximately 0.2 percent of countywide demand in 2022.

Regarding natural gas, the California Energy Commission Gas Consumption by County database shows that in 2022, total natural gas consumption in Stanislaus County was 203,198,712 therms. Section 5.11, Operational Energy Consumption – Natural Gas, in the project CalEEMod results included in [Appendix E](#) show that projected natural gas demand would be about 42,030,591 kBtu per year or approximately 420,406 therms per year. This is roughly 0.2 percent of countywide demand in 2022. As described in Section 8, Greenhouse Gas Emissions, a mitigation measure has been included that

would prohibit providing natural gas infrastructure in new residential development – all new residential development would be all electric. Consequently, the natural gas demand reported here would be eliminated.

The proposed project would generate new traffic trips that would increase vehicle miles traveled. With increased vehicle miles comes an increase in transportation fuel consumption. Table 5.9, Operational Mobile Sources, in the CalEEMod results, included in [Appendix E](#), show the projected annual vehicle miles traveled at 62,793,035. The Emissions Factor Model was used to calculate fuel demand based on the vehicle miles traveled. The model uses vehicle miles traveled as an input, with one of the outputs being transportation fuel demand projections. The results, included in [Appendix F](#), show that annual fuel demand would be about 2,500,602 gallons (gasoline and diesel).

The analysis in Section 17, Transportation, concludes that the proposed project would have a less-than-significant impact from generating vehicle miles traveled. Approximately 40 percent of the planned units would be affordable. This compares to about 18 percent of the existing City housing capacity being categorized as affordable. Affordable housing units generate less vehicle miles traveled than market rate residential units. Consequently, the proposed project would reduce existing baseline vehicle miles/capita in the City. This suggests that transportation fuel demand/dwelling unit from the proposed housing units would be lower than for existing residential development and would be lower than expected for a project whose vehicle miles traveled impact is significant.

Regulatory Requirements. A multitude of State regulations and legislative acts are aimed at improving vehicle fuel efficiency, energy efficiency, and enhancing energy conservation. For example, the Pavley I standards focus on transportation fuel efficiency. The gradual increased use of electric cars powered with cleaner electricity will reduce consumption of fossil fuel. Vehicle miles traveled are expected to decline with the continuing implementation of Senate Bill 743, resulting in less vehicle travel and less fuel consumption. In the renewable energy use sector, representative legislation for the use of renewable energy includes, but is not limited to, Senate Bill 100 (which requires renewables to supply 50 percent of state electricity by 2026 and 60 percent by 2030) and Senate Bill 1020 (which requires renewable and zero carbon resources to supply 90 percent of electricity sales by 2035 and 95 percent by 2040). In the building energy use sector, representative legislation and standards for reducing natural gas and electricity consumption include, but are not limited to Assembly Bill 2021, CALGreen, and the California Building Energy Standards Code.

The California Building Standards Code is enforceable at the project level. The California Energy Code (California Code of Regulations, Title 24, Part 6), which is incorporated into the California Building Standards Code, was first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The California Energy Code is updated every three years by the California Energy Commission as the Building Energy Efficiency Standards to allow consideration and possible incorporation of new energy efficiency technologies and construction methods into new construction,

renovations, and existing buildings. Energy standards have supported California's long-term strategy to meet energy demand, and conserve resources. The Energy Code governs window and door materials, lighting, electrical panels, insulation, faucets and additional building features. The requirements vary between home and business buildings, as well as among climate zones in which they are implemented. The current 2022 Energy Code updates the prior 2019 code by requiring actions/features that continue to support California's gradual transition away from use of fossil fuels, as well as to improve environmental quality.

The Green Building Standards Code (CALGreen), which requires all new buildings in the state to be more energy efficient and environmentally responsible, was updated in July 2022 and became effective on January 1, 2023. These comprehensive regulations are intended to achieve major reductions in interior and exterior building energy consumption.

A project could be considered to result in significant energy impacts if its energy use is wasteful, inefficient, or unnecessary, and/or if its energy demand is extraordinary relative to common land use types, its gross energy demand is excessive relative to total demand in Stanislaus County, and/or it fails to comply with energy efficiency/conservation regulations that are within the applicant's control. The residential development proposed in the Housing Element Update is a common land use type which is planned to help meet critical housing demand. Energy would not be excessive relative to total countywide demand or relative to other land use projects and would not inherently be a source of wasteful energy use. Future project applicants would be required to comply with Title 24 of the current California Building Code with respect to energy efficiency. In compliance with these regulatory standards, energy consumption resulting from the additional residential units would not be inefficient, wasteful, or unnecessary. Therefore, the resulting impact would be less than significant.

- b. There are no local or State renewable energy plans that apply to the proposed project. However, the California Building Standards Code requires that residential projects be built to meet the Building Energy Efficiency Standards that are in effect at the time building permits for individual homes are issued. These standards require that each home include a solar photovoltaic system to ensure that each unit has net zero energy demand. The Building Energy Efficiency Standards also include requirements for building energy efficiency. The future projects within the identified housing sites would be required to comply with the fundamental State energy use standards for residential development. Therefore, future residential development consistent with the Housing Element Update would not conflict with or obstruct a State or local plan for energy efficiency.

7. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The analysis presented below has been written against the backdrop of CEQA case law addressing the scope of analysis required for potential impacts resulting from existing environmental hazards found at the site or in the vicinity of a site for a proposed project. In *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62

Cal.4th 369, 377, the California Supreme Court held that “agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project’s future users or residents” (*italics added*). The court reasoned that “ordinary CEQA analysis is concerned with a project’s impact on the environment, rather than with the environment’s impact on a project and its users or residents” (*Id.* at p. 378).

The court did not hold, however, that CEQA never requires consideration of the effects of existing environmental conditions on the future occupants or users of a proposed project. But the circumstances in which such conditions may be considered are narrow: “when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. In those specific instances, it is the project’s impact on the environment—and not the environment’s impact on the project—that compels an evaluation of how future residents or users could be affected by exacerbated conditions” (*Id.* at pp. 377-378, *italics added*).

- a. **Known Earthquake Fault.** The housing opportunity sites are not located within an earthquake fault zone designated by the Chief of the California Geological Survey pursuant to the Alquist-Priolo Act (California Department of Conservation 2021). The nearest fault to the City of Newman is the San Joaquin Fault located approximately two miles west of the western city limits. Therefore, the proposed project would not exacerbate the potential substantial adverse effects involving rupture of a known earthquake fault.

Seismic Ground-Shaking. Faults in the region are capable of generating significant earthquakes producing ground shaking in the City of Newman. According to the general plan EIR, ground-shaking seismic hazards in the City of Newman are lower than most of California (City of Newman 2006, p. 4.6-7). Further, the general plan policies HS-1.3 and HS-1.4 require new construction to conform to the California Building Code, which includes seismic design and construction requirements. Therefore, with compliance of policies HS-1.3 and HS-1.4, the proposed project would not exacerbate the potential substantial adverse effects involving seismic ground-shaking.

Liquefaction. According to the California Department of Conservation’s “EQ Zapp,” the City of Newman and surrounding areas have not yet been mapped to identify the potential for soil liquefaction (California Department of Conservation 2021). However, the general plan EIR concludes that areas in and around Newman most susceptible to liquefaction include areas along the San Joaquin River and where there are high groundwater levels (City of Newman 2006, p. 4.6-7). The housing opportunity sites are not located along the San Joaquin River nor do high groundwater levels exist; therefore, the risk of the project exposing people or structures to liquefaction hazards is low and would not exacerbate the potential for liquefaction.

Landslides. The housing opportunity sites are relatively flat and not adjacent to any slopes that could result in a landslide event. Therefore, the proposed project would not exacerbate potential adverse effects involving landslides.

- b. **Soil Erosion.** The project area contains multiple different soil types, as shown on Figure 4.6-3 of the general plan EIR. While some of the soil types present within Newman are expansive soils, due to the relatively flat topography, there is little potential for erosion. Policy HS-1.1 of the general plan requires preparation of soils reports for all new development and Policy NR-2.4 requires developers to prepare and implement a soil erosion and sediment control plan prior to approval of new development. These policies adequately mitigate and reduce the potential for sediment run-off, and as a result, project development of the housing opportunity sites would not result in substantial soil erosion or the loss of topsoil.
- c. **Unstable Geologic Unit or Soil.** Based on the general plan, general plan EIR and the *Groundwater Sustainability Plan for the San Joaquin River Exchange Contractors GSP Group in the Delta-Mendota Subbasin* (San Joaquin River Exchange Contractors GSP Group 2019, Appendix Q), there is no indication that unstable geologic units are located in the City of Newman. Therefore, the housing opportunity sites are not located on a geologic unit or soil that is unstable, or that would become unstable as a result of development, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.
- d. **Expansive Soil.** According to the general plan EIR, there are multiple soil types present within the project area (City of Newman 2006, Figure 4.6-3). These soils include, but are not limited to, Vernalis Loam, Pedcat, El Solyo, and Vernalis-Zacharias Complex. Generally, these soils range in expansion potential from low/moderate to moderate/high. Development of the housing opportunity sites would be required to comply with general plan policies HS-1.3 and HS-1.4, which require new construction to conform to the California Building Code inclusive of seismic design and construction requirements. Final design of the developments would require review and approval by the City of Newman Building Department to confirm conformance with the California Building Code standards. Therefore, the proposed project would not create a direct or indirect risk to life or property associated with expansive soils.
- e. All future housing development would connect to the City's municipal wastewater treatment system.
- f. **Unique Geologic Features.** The housing opportunity sites are relatively flat with no unique geologic features present (Google Earth 2023).

Paleontological Resources. According to the general plan EIR (2006), the closest paleontological resources (i.e., fossils) to the City of Newman are located around the City of Gustine and City of Patterson, both of which are approximately four miles south and twelve miles north of the City of Newman, respectively. However, the 2016 Stanislaus County General Plan EIR (Figure 3.6-5 General Paleontological Sensitivity Map of Stanislaus County) identifies the City of Newman in a high paleontological sensitivity zone. Therefore, it is possible that paleontological resources could be accidentally discovered during excavations or other related construction activities associated with development of the housing opportunity sites. Directly or indirectly destroying a unique

paleontological site is considered a significant, adverse environmental impact. Implementation of the following mitigation measure would ensure this potential impact would be less than significant.

Mitigation Measure

GEO-1 The following language shall be included in all demolition and grading permits associated with development of the housing opportunity sites: “If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the City Community Development Department.”

8. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. The proposed project will generate greenhouse gas (GHG) emissions primarily from transportation, energy, water and wastewater, and solid waste disposal sources. These emissions will contribute to the cumulative accumulation of GHG's in the atmosphere. The GHG emissions that are already in the atmosphere will continue to cause climate change for years, just as the warming being experienced now is the result of emissions produced in the past.

Increased atmospheric concentrations of GHGs result in increased air, surface, and ocean temperatures. Effects of climate change include, but are not limited to: reduced snowpack, more frequent and extreme storm events, sea level rise, reduced water supply availability, diminished air quality, increased wildfire hazards, increased public health concerns, and ecosystem changes. These effects are global and cumulative. That is, the contribution of any single land use development project to any one or more of these effects cannot be isolated.

Federal, State, and local governments have adopted statutes, regulations, and plans to reduce GHG emissions from land use projects like housing projects. California has been at the forefront of addressing climate change and employs a suite of statutes, regulations and guidance to implement the statutes, and executive orders for this purpose. The statutes can be categorized into four broad categories: (i) statutes setting numerical statewide targets for GHG reductions, and authorizing California Air Resources Board to enact regulations to achieve such targets; (ii) statutes setting separate targets for increasing the use of renewable energy for the generation of electricity throughout the state; (iii) statutes addressing the carbon intensity of vehicle fuels, which prompted the adoption of regulations by California Air Resources Board; and (iv) statutes intended to facilitate land use planning consistent with statewide climate objectives.

The City of Newman has not adopted a plan for reducing GHGs, nor has the City adopted a threshold of significance for GHGs. Lacking their own adopted guidance, local agencies commonly refer to guidance from regional air districts for assessing the impacts of GHGs. Newman is located within the boundary of the San Joaquin Valley Air Pollution Control District. The San Joaquin Valley Air Pollution Control District developed GHG analysis guidance in 2008. Given the evolution of climate change science, regulatory environment, and case law that has occurred since then, that guidance is no longer applicable. Such local and regional GHG reduction plans are commonly adopted to guide local agencies in reducing their fair share of GHG emissions to help meet state wide GHG reduction targets.

Given the absence of a local or regional threshold of significance or plan for reducing GHGs, the City of Newman is referencing guidance provided by an adjacent air district, the Sacramento Metropolitan Air Quality Management District (SMAQMD), for determining the significance of GHG impacts of the proposed project. The SMAQMD guidance is found in Chapter 6, Greenhouse Gas Emissions, its *Guide to Air Quality Assessment in Sacramento County* (Sacramento Metropolitan Air Quality Management District 2021). The “assessment guide” was originally adopted in 2009, but was most recently updated in 2021. Thus, it reflects the practice and the cumulative efforts of the State and the SMAQMD to manage GHG emissions from land use projects.

For addressing GHG impacts in CEQA documents, the assessment guide relies on the SMAQMD’s *CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plan* (Sacramento Metropolitan Air Quality Management District 2020). The “thresholds guidance” document includes substantial evidence used to identify quantified construction and operational thresholds of significance and to identify best management practices (BMPs) for new land development projects, which if incorporated into a proposed project, would render its operational GHG impact less than significant, and its contribution to cumulative impacts less than cumulatively considerable. The thresholds are designed to reduce emissions from individual land use projects. The thresholds guidance is based largely on SMAQMD’s analysis of GHG emissions trends and on State level GHG reduction targets and strategies embedded in State statutes and executive orders. The document identifies a key role for local governments by recommending that they establish GHG reduction goals for both their municipal operations and the community consistent with those of the State, particularly the state’s 2030 goal of reducing 1990 GHG emissions by 40 percent before 2030, and the more aggressive goal embodied in Executive Order B-55-18 (and subsequently codified in AB 1279), which identifies the state goal of net zero GHG emissions by 2045. The proposed project would be operational well before 2045. Therefore, the SMAQMD’s guidance for reducing emissions to meet the state 2045 target is particularly relevant.

Construction GHG Emissions. The SMAQMD threshold of significance for construction emissions is 1,100 metric tons of GHG equivalent (MT CO₂e) per year. Construction emissions for the proposed project were quantified using CalEEMod. Section 2.2. Construction Emissions by Year, Unmitigated, in the CalEEMod results in

Appendix E, shows that over the construction period, the highest annual construction emissions volume is projected at 423 MT CO₂e in 2024. This is substantially below the threshold of significance. Construction GHG impacts would be less than significant.

Operational GHG Emissions. For operational emissions (emissions that would occur annually due to the long-term operation of a project), the significance determination is based on a multi-step process.

To be consistent with GHG emissions targets described in the thresholds guidance document, individual projects must incorporate the following two best management practices (BMPs) independent of their annual operational emissions volume:

1. No natural gas: Projects shall be designed and constructed without natural gas infrastructure; and
2. Electric vehicle (EV) ready: Projects shall meet the current California Green Building Code (CALGreen) Tier 2 standards for single-family, townhome and duplex projects, except all EV spaces shall instead be EV ready.

If either or both of these BMPs cannot be implemented, alternatives may be proposed that demonstrate the same level of GHG reductions that would accrue from implementing each of the BMPs.

The SMAQMD has established a de minimis threshold of significance for operational GHG emissions of 1,100 MT CO₂e. As stated in the threshold guidance, if after subtracting the GHG reduction volumes from implementing BMPs 1 and 2 from a project's annual operations emissions volume, the volume drops below 1,100 MT CO₂e, the project can be found to have a less-than-significant impact and no further analysis or other measures are required.

Where the project GHG emissions volume exceeds 1,100 MT CO₂e per year after implementing BMPs 1 and 2, a third BMP is required:

3. Residential projects shall achieve a 15 percent reduction in vehicle miles traveled (VMT) per resident.

The *City of Newman Housing Element Vehicle Miles Traveled (VMT) Analysis* (VRPA Technologies 2024) was prepared to evaluate the VMT impacts associated with buildout under the Housing Element Update. The methodology and conclusions of the analysis are described in detail in Section 17, Transportation, in this initial study. The analysis concludes that the VMT impact is less than significant because the project would include a higher percentage of affordable residential units (40 percent) than does the City's current housing inventory (18 percent). Affordable units generate fewer trips per day than do market rate units, so with a higher percentage of affordable units, the proposed project would reduce existing average VMT/capita in the City. Any future individual housing project implemented under the Housing Element Update which incorporates more than 18 percent of its units as affordable would; therefore, reduce existing average VMT/capita and have a less than significant VMT impact.

As stated in the thresholds guidance document, projects that incorporate BMPs 1 and 2 and meet the BMP 3 requirement regarding VMT can be found to have a less than significant GHG impact and a less than cumulatively considerable GHG impact. VMT impacts and mitigation to reduce VMT impacts to less than significant are described in Section 17, Transportation. Implementation of the following mitigation measure would ensure that project design features needed to implement BMPs 1 and 2 are integrated into individual future residential projects on opportunity sites identified in Housing Element Update. The following mitigation, combined in the noted VMT mitigation, would reduce GHG impacts of the Housing Element Update to less than significant.

Mitigation Measure

GHG-1 All future individual projects proposed per the 6th Cycle Housing Element shall:

- 1) include no natural gas infrastructure (all projects shall be all-electric), and
- 2) include electric vehicle support improvements consistent with Tier 2 voluntary measures included in the latest adopted version the CALGreen, except that all EV capable spaces shall be instead EV ready. Inclusion of these design elements in each future residential project shall be verified by the City Building Official prior to issuance of a building permit.

- b. Given that the City does not have an adopted plan for reducing GHG emissions, the SMAQMD's guidance for assessing GHG emissions is considered to be the applicable plan for reducing GHG emissions. The SMAQMD's guidance is based in significant part on assuring that new land use development projects demonstrate consistency with key statewide legislation for reducing GHG emissions, including the state's 2045 net zero GHG emissions goal embodied in AB 1279. Because buildout of the Housing Element Update is assumed to occur well before 2045 and all individual future projects which implement it are required to meet the three BMPs identified in the SMAQMD thresholds guidance (per mitigation measure GHG-1 above and VMT mitigation included in Section 17, Transportation), the proposed project would have no impact from conflict with the applicable plan for reducing GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or a public-use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. Residential development does not commonly involve the use of acutely hazardous materials of the types that could pose a threat to public health and safety. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b. A number of the housing sites are currently used for, or have historically been used for, agricultural uses and have the potential to release pesticides, herbicides, and fertilizers.

The potential of an accidental release of hazardous materials from the development site soils into the environment would be most likely to occur during the site grading activities and site remediation activities. This potential risk would be considered a significant environmental impact. The general plan includes policy HS-4.4, which requires that a site assessment for hazardous and toxic soil contamination be prepared prior to approving development where it is deemed necessary based on the history of a property's land use.

Where deemed necessary based on the history of land use, future residential development would be required to implement the following mitigation in order to ensure impacts related to the potential to release of hazardous materials into the environment during project implementation are reduced to a less-than-significant level.

Mitigation Measure

HAZ-1 Developers of the housing opportunity sites are required to prepare a Phase I Environmental Site Assessment and submit for review and approval to the City of Newman's Community Development Department. The assessment shall include, but is not limited to:

- Results of the soil samples;
- Discussion of any environmental concerns onsite;
- Recommended mitigation measures, as necessary; and
- Confirmation of the need for a Phase 2 Environmental Site Assessment.

With implementation of Mitigation Measure HAZ-1, developers of the housing opportunity sites will comply with general plan policy HS-4.4 and result in less than significant impacts related to the potential for accidental hazardous materials into the environment during implementation activities.

- c. The housing sites are located within one-quarter of a mile from the following schools: Hunt Elementary School, Von Renner Elementary School, Yolo Middle School, Orestimba High School, and West Side Valley High School. However, implementation of the proposed project would not result in the development of uses that could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d. The following lists were reviewed:
 - Hazardous Materials Waste and Substances Sites from the Department of Toxic Substances Control EnviroStor Database (Department of Toxic Substances Control 2023);
 - Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker Database (State Water Resources Board 2023);

- Solid Waste Disposal Sites Identified by Water Board with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit (California Environmental Protection Agency 2023a);
- “Active” Cease and Desist Order and Cleanup and Abatement Orders from Water Board (California Environmental Protection Agency 2023b); and
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the Department of Toxic Substances Control (California Environmental Protection Agency 2023c).

The housing opportunity sites are not located on or adjacent to any of these lists. Therefore, the proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

- e. The housing opportunity sites are not located within two miles of a public airport or public use airport; the nearest is the Gustine Airport located over four miles southeast of the City of Newman. Therefore, the project would not expose persons to a safety hazard related to airports.
- f. The housing sites are located within and adjacent to the City of Newman on vacant or underutilized parcels. Development or redevelopment of these parcels is not expected to result in changes to the street system or the City’s emergency evacuation plan.

Development of the master plan areas will follow general plan policies set in place to ensure that identified emergency routes are kept free of all traffic impediments resulting from new projects both during and after construction. Such policies include policy HS-5.4, which requires new neighborhoods in the City of Newman to have adequate emergency response times for new development.

All new development will be required to comply with the general plan policies and the City of Newman fire and building departments shall review construction plans for roadway modifications and establish that the proposed road and driveways meet all ordinance and California Building Code requirements for emergency access.

As a result, the project will have a less-than-significant impact on the City’s emergency response and evacuation plan.

- g. The housing opportunity sites are not located in a state responsibility area. Within the local responsibility area, none of the sites are located within or near a very high fire hazard severity zone. The proposed project will have no impact on significant loss related to wildland fires.

10. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(1) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. **Construction Water Quality Impacts.** The development and redevelopment of the housing opportunity sites would involve soil disturbance associated with site preparation, grading, and in some cases potentially excavation activities. Delivery, handling and storage of construction materials and wastes; equipment refueling; and construction equipment use and maintenance could result in spills of oil, grease, or related pollutants. These activities have the potential to cause water quality degradation if eroded soil or other pollutants are carried by storm water into storm water drainage systems and ultimately into downstream water bodies.

Newman City Code Chapter 11.12.070 includes a number of policies to reduce stormwater pollutants. These include implementation of best management practices to control the volume, rate and potential pollutant load of storm water runoff from new development and redevelopment; landscaping stabilization requirements; and implementation of storm water pollution prevention plans as required under the Clean Water Act.

Implementation of City policies and procedures presented above would ensure that future residential construction would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

Operational Water Quality Impacts. Construction of new housing units as identified in the Housing Element Update will result in less permeable surfaces within the City and could contribute to stormwater runoff. According to the general plan, stormwater runoff in the City is collected in underground pipes and the Central California Irrigation District ((CCID) ditches and is piped to a pump station at Inyo Avenue and Canal School Road. Stormwater within the City is not treated in Newman, but drains into the Wasteway south and east of the City and eventually drains into the San Joaquin River and adjoining wetlands east of the City.

The Newman Wasteway and San Joaquin River are listed as impaired water bodies under section 303(d) of the federal Clean Water Act and stormwater discharge from future residential development would be regulated. The City has adopted stormwater management and discharge control ordinances (Chapter 11.12 of the zoning code) and the general plan includes policies NR-2.2 (stating that new developments shall be designed and constructed using best management practices), NR-2.5 (which requires developers to prepare and implement sediment control and soil erosion plans featuring mitigation of sediment runoff), and NR-2.6 (stating that the City shall comply with the requirements of the National Pollutant Discharge Elimination System). Implementation of these general plan policies would apply to all future development of the housing opportunity sites.

Additionally, if a project creates or replaces more than 2,500 square feet of impervious surfaces, the project would be subject to the requirements of the National Pollutant Discharge Elimination System Phase II Small MS4 General Stormwater Permit. These requirements include the use of low impact design, which address the capture and reuse of runoff from impervious services, methods of stormwater harvesting, and the prevention of hydromodification. The use of low impact design measures would ensure that pollutants in stormwater are treated before being discharged from project sites, and would ensure that peak runoff from the site does not exceed existing volumes.

According to the general plan, once the City reaches a population of 10,000, the City is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for its stormwater system. The City's current population is around 12,000 people, which is above the 10,000 threshold and requires NPDES permitting pursuant to the Clean

Water Act and implementation of a city-wide stormwater management. Compliance with these regulations and the general plan policies would reduce impacts to less than significant.

- b. The City of Newman relies entirely on groundwater and is located within the Delta-Mendota Subbasin. Groundwater storage under the City of Newman is positively impacted through recharge from the San Joaquin River Exchange Contractors Groundwater Sustainability Agency (Newman's groundwater sustainability agency) whose contribution of recharge helps maintain adequate groundwater storage to offset storage reductions caused by development within the City of Newman (San Joaquin River Exchange Contractors GSP Group 2019).

The City owns and operates a public water system that includes four active groundwater wells that extract groundwater from the Delta-Mendota Subbasin. The City's water supply is exclusively groundwater, of which supply has successfully met the City's demand to date and is expected to meet future demand. Build-out of Newman has been evaluated in the general plan EIR and anticipated in the general plan, which accounts for the annexation of the Northwest Newman Master Plan area into the City. According to the City's *2020 Urban Water Management Plan*, the City anticipates having a sufficient water supply to meet the projected annual water demands in both a single-dry year and a five-consecutive-year drought scenario through the year 2045. Therefore, impacts would be less than significant.

- c. There are no streams or rivers which run directly through the City of Newman; however, the San Joaquin River and surrounding wetlands are approximately four miles east of Newman. Future development would increase the number of impervious surfaces due to residential construction which has the potential to alter the existing drainage pattern within Newman. Potential impacts from the increase in impervious surfaces are discussed below:

Erosion. Development of the housing sites may lead to siltation and/or erosion on- or offsite, though not at substantial levels. The project would comply with general plan policies HS-1.1, HS-1.2, and HS-1.4, which serve to reduce the potential for erosion associated with soil conditions by requiring soils and geotechnical reports for new development and complying with the California Building Code. Compliance with these general plan policies would ensure this impact would remain less than significant.

Flooding and Runoff. As previously discussed in checklist question "a" above, the proposed project could result in changes to surface conditions at one or more of the individual housing site locations from pervious to impervious features. This type of change in surface conditions could increase storm water runoff relative to existing conditions where a portion of storm water currently percolates through exposed soil back to groundwater. Increases in the rate or volume of storm water runoff could contribute to localized flooding if stormwater infrastructure is not designed or sized to accommodate the increased flows. Section 11.12 of the Newman City Code requires best management practices to control the volume, rate and potential pollutant load of storm water runoff

from new development and redevelopment; landscaping stabilization requirements; and implementation of storm water pollution prevention plans as required under the Clean Water Act. Implementation of Section 11.12 of the Newman City Code and NPDES permit requirements would reduce impacts to less than significant.

Flood Flows. Portions of the City, including the Northwest Newman Master Plan area to be annexed into the City, are located within a 100-year flood hazard zone and, therefore, flood flows may be of concern in relation to future residential development of the opportunity sites. However, the general plan EIR concludes that with implementation of general plan policies, development anticipated by the general plan would have a less than significant impact with respect to flooding. Additionally, the Northwest Newman Master Plan EIR contains mitigation measures for development within the master plan area, including requiring future residential development within a mapped flood zone to submit design-level hydro calculations. The EIR concludes that implementation of this mitigation measure would reduce impacts to less than significant. See checklist question “d” below for general plan policies and ordinances applicable to the project.

- d. The housing sites are not located within a coastal area; therefore, tsunamis are not considered a hazard at the site. The housing sites are also not located within any dam inundation area as identified in the general plan EIR Figure 4.8-2 and the potential risk of seiche is low in the City of Newman (City of Newman 2006, p. 4.18-15).

A number of the housing sites are located within a 100-year flood hazard zone (FEMA 2023). The City has adopted a floodplain management ordinance (Chapter 4.11 of the zoning code) to regulate construction within mapped flood zones. Future development of the opportunity sites would also be subject to general plan policies HS-2.1 and HS-2.5, which require that new residential development be constructed so that the lowest floor is at least 12 inches above the 100-year flood level and ensuring that all regulations adopted by the Federal Emergency Management Agency are complied with.

The proposed project would comply with the general plan policies and ordinances related to flood hazards in residential developments in order to reduce any potential impacts to a less-than-significant level.

- e. The Sustainable Groundwater Management Act is a state law requiring groundwater basins to be sustainable. The act enables eligible local agencies to form groundwater sustainability agencies, develop groundwater sustainability plans for designated basins in their jurisdiction by 2020, and achieve groundwater sustainability within 20 years of plan implementation. The San Joaquin River Exchange Contractors is the groundwater sustainability agency for the City of Newman. In December 2019, the *Groundwater Sustainability Plan for the San Joaquin River Exchange Contractors GSP Group in the Delta-Mendota Subbasin* (the Groundwater Sustainability Plan) was adopted.

The Groundwater Sustainability Plan sets forth a number of projects and criteria to assist the City in achieving and maintaining sustainability while planning for growth. The historic consumptive water use in Newman is approximately 1,800 acre-feet per year.

According to the Groundwater Sustainability Plan, the projected consumptive use for the City is anticipated to increase to 3,200 acre-feet by 2070. To offset overdraft from projected and planned growth, the City will implement: 1) storm water capture, 2) demand reduction through reduced watering, 3) surface water transfer, 4) purchasing groundwater credits, 5) participation in recharge projects 6) reclaimed water for outdoor watering and 7) the City will continue to investigate other types of projects.

All future residential construction as outlined under the Housing Element Update would also implement the general plan policies and ordinance discussed under checklist question “a” in order to reduce adverse impacts to groundwater recharge. As concluded in the discussion under checklist question “b,” the proposed project would not contribute to a substantial depletion of groundwater supplies or interfere substantially with groundwater recharge, and, therefore, would not conflict with the sustainable groundwater management plan.

11. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause any significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. All of the housing sites identified in the site inventory, besides the sites located in the Northwest Newman Master Plan area, are located within Newman city limits and will be developed with residential uses, similar to the uses found throughout the City. The sites identified within the Northwest Newman Master Plan are located adjacent to Newman city limits, and will be annexed into the City and developed compatible with existing development within the City. The proposed project would not physically divide an established community.
- b. The proposed project will require land use designation and zoning changes for a number of sites. The opportunity sites are located within and adjacent to Newman and are within the City of Newman's Primary Sphere of Influence, which considers higher density and mixed residential development a priority (see general plan Figure LU-3). Therefore, implementation of the Housing Element Update is consistent with the general plan.

As discussed in Section 3, Air Quality, housing projects would be required to comply with applicable general plan policies, the requirements of the air district's clean air plans, and Mitigation Measure AQ-1. Therefore, the proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating air quality impacts.

As discussed in Section 4, Biological Resources, there are no critical habitat boundaries, habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans applicable to the proposed project site. Housing projects would be required to comply with applicable general plan policies and mitigation measures presented in this initial study. Therefore, the proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating biological resources impacts.

As discussed in Section 8, Greenhouse Gas Emissions, the project, as mitigated, would reduce GHG emissions and would not conflict with a GHG emissions reduction plans.

As concluded in Section 10, Hydrology and Water Quality, the proposed project would not conflict with the adopted groundwater sustainability plan through its implementation of stormwater control measures and best management practices.

As discussed in Section 13, Noise, compliance with the applicable general plan policies and City Code requirements would ensure less than significant impacts associated with reducing exposures to unacceptable noise due to project construction.

Section 17, Transportation, concludes that compliance with the applicable general plan policies related to the City's circulation system and any improvements to transportation facilities associated with future projects would be constructed based on industry design standards and best practices consistent with the City's zoning code, building design, and inspection requirements and, therefore, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system.

For these reasons, the proposed project would not result in significant physical environmental impacts due to conflicts with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

12. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a/b. According to the general plan EIR, the City of Newman does not have designated important mineral resources recovery areas around Newman (City of Newman 2006, p. 4.6-4). Development in accordance with the general plan would not directly affect any designated Aggregate Resource Areas or areas classified as MRZ-2 for concrete-grade aggregate, since such areas are well outside the City of Newman Sphere of Influence where housing sites have been identified. Therefore, the proposed project would not result in the loss of availability of a known or locally important mineral resources.

13. NOISE

Would the project result in:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-use airport, expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. **Temporary – Construction Noise.** Future development at each of the housing sites would result in a temporary increase in ambient noise levels in the vicinity of the project. However, because there are no specific development plans included as part of the project, it would be speculative to predict noise levels, locations, or time periods for construction of such projects, or construction noise at adjacent properties. Nonetheless, at the time future development is proposed at any of the housing sites, the regulations identified within Chapter 9.13, Noise Regulations, of the Newman City Code, would apply. These regulations prohibit noise which unreasonably disturbs the peace and quiet of any neighborhood. Policy HS-6.9 of the general plan requires that reasonable noise reduction measures shall be utilized to minimize excessive noise levels during all phases of construction. These measures include limiting the hours of construction activities, using noise suppression devices, and avoiding staging equipment within 200 feet of noise-sensitive land uses. Implementation of these measures would reduce noise impacts to less than significant.

Permanent – Operational Noise. Exiting sensitive noise receptors could be affected by buildout of operational noise occurring onsite at properties developed or redeveloped under the proposed project. Noise generated by onsite activities for the new residential development would be subject to the City's noise regulations contained in Chapter 9.13 of the Newman City Code. Additionally, future development would be required to comply with general plan policy HS-6.1, which requires that all new residential commercial, and mixed-use proposals, including condominium conversions, apply the

noise and land use compatibility standards shown in Figure HS-5 of the general plan. Compliance with these noise thresholds would reduce potential onsite noise impacts to a less-than-significant level.

- b. The dominant sources of man-made vibration are sonic booms, blasting, pile driving, pavement breaking, demolition, diesel locomotives, and rail-car coupling. None of these activities are anticipated to occur with construction or operation of the proposed Housing Element Update, with the exception of pavement breaking and demolition of on-site structures, as well as possible pile driving. Vibration from construction activities could be detected at the closest sensitive land uses, some of which are located adjacent to housing site locations, especially during movements by heavy equipment or loaded trucks and during some paving activities.

As discussed in checklist question “a” above, construction noises (which includes vibration-related activities) are limited to 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 7:00 pm Saturday, pursuant to general plan policy HS-6.9. In addition, future development at the housing sites would each be required to comply with the general plan policy HS-6.6, which requires an acoustical analysis and inclusion of noise mitigation measures for projects that would substantially increase noise. Acoustical analysis typically evaluate vibration impacts for proposed projects and, therefore, would provide mitigation measures to reduce significant impacts associated with potential vibration activities.

Compliance with the general plan policies HS-6.9 and HS-6.6, as well as implementation of the vibration mitigation impacts in the acoustical analysis, would ensure that the impacts associated with the generation of excessive ground-borne vibration or ground borne noise levels during implementation of housing projects would be less than significant.

- c. The housing sites are not located within two miles of a public airport or private airstrip. The Gustine Municipal Airport is located approximately four miles southeast of the City of Newman. The City is also not located within the vicinity of an airport land use plan. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels.

14. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. The proposed project would result in new residential development and an increase in population in Newman; the project anticipates an increase in approximately 6,028 residents. This growth is being planned for as part of this environmental analysis. Therefore, the environmental impacts associated with this growth is evaluated throughout this initial study.
- b. Eight of the housing site locations currently include residential uses (Sites 3, 8, 12, 14, 15b, 16, 19, and 20). Demolition of existing residential uses will result in the loss of eight units. However, as a whole, the Housing Element Update plans for 1,832 new housing units. It is for this reason that implementation of the Housing Element Update would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. The Newman Fire Department currently serves the City of Newman for fire protection and emergency medical services. The Newman Fire Department is located at 1162 N Street and receives mutual aid from the West Stanislaus County Fire Protection District. The Newman Fire Department is a 20- member volunteer force (City of Newman 2022) and has an ISO rating of 04/4Y (Justin Hendrix, email message, April 20, 2022).

According to the Fire Chief, the current facility is at capacity and a new station will be required to meet the planned increase in residents under the 6th Cycle Housing Element (Keith Bowen, email correspondence, November 1, 2023). The construction of a new facility has the potential to cause significant environmental impacts.

The Newman City Code Section 1.15.060 (Municipal Facilities Fund established) plans for future growth and expansion of municipal facilities, including the City Fire Department, by placing all municipal facilities charges in a special fund to be used towards the acquisition or construction of new facilities. Additionally, the general plan recognized there would be a growth-inducing demand for fire and medical response, and includes several policies to address this growth and maintain a level of service of five or better. Policy PFS-9.3 states that the City will continue to maintain mutual aid with the West Stanislaus County Fire Protection District to ensure fire service is maintained and expanded as Newman grows.

The specific environmental impact of expanding or constructing a new fire station cannot be analyzed at this broad level of analysis, since the specifics of the expansion or new construction are not known at this time. At the time of the proposal for the expansion or

new construction of the facility, an additional project specific environmental analysis would be required. At this time, Newman City Code Section 1.15.060 and general plan policy PFS-9.3 address the need for future expansion of fire protection facilities and reduce the impact to less than significant.

- b. Police services are provided by the Newman Police Department within the city limits and by the Stanislaus County Sheriff's Department in unincorporated areas. As reported in the general plan EIR, both the Newman Police Department and the Stanislaus County Sheriff's Department provide frequent mutual aid and back-up services to each other. The police department headquarters, the Newman Police Department, is located at 1200 Main Street.

According to the Police Chief, the Newman Police Department is currently at its maximum service capacity and would need a complete remodel of their current footprint or construction of a new facility to meet anticipated demand (Randy Richardson, email correspondence, November 14, 2023). The construction of a new facility has the potential to cause significant environmental impacts.

Similar to the response to (a.) above, the specific environmental impact of expanding or constructing a new police station cannot be analyzed at this broad level of analysis, since the specifics of the expansion or new construction are not known at this time. At the time of the proposal for the expansion or new construction of the facility, an additional project specific environmental analysis would be required.

The general plan acknowledges and plans for the impact that growth will have on public services within the City. PFS-1.3 and PFS-1.8 ensure that new development will pay their share of the costs for developing new facilities through the payment of development fees, which are reviewed and updated annually, as necessary.

At this time, Newman City Code 1.15.060 and general plan policy PFS-1.3 and PFS-1.8 address the need for future expansion of the Newman Police Department and reduce the impact to less than significant.

- c. The students generated by the proposed project would be served by the schools within the Newman Crows-Landing Unified School District. This increase in students would increase the demand on the school district and would result in the need for new or physically altered facilities, the construction of which could cause significant environmental impacts.

Discussions with the school district Assistant Superintendent indicated that the school district currently has some capacity to accommodate an increase in students, however new facilities would be required to accommodate the potential increase in 1,165 new students over the next eight years. The district has plans to build a new elementary school to service the Northwest Newman Master Plan development, and to add classroom capacities to the middle and high schools (Caralyn Mendoza, email correspondence, November 1, 2023).

Buildout of the Housing Element Update is planned for within eight years. Therefore, it is conservatively assumed that implementation of the proposed project would result in the need for new or physically altered facilities, the construction of which could cause significant environmental impacts.

The school district uses a student generation rate of 0.58 students per household for single family units and 0.69 students per household for multi-family units (Caralyn Mendoza, email message, April 7, 2022). Therefore, the project has the potential to generate approximately 1,165 new students over the next eight years (911 new single-family households x 0.58 students per household plus 921 new multi-family households x 0.69 students per household).

The general plan acknowledges the potential for 7,142 new students within the planning period, which would require new school facilities. To plan for this, the general plan includes Policy PSF-1.5 which requires that the City deny developments which would result in service levels falling below City standards; Policy PFS-10.1, PFS-10.2, PFS-10.3, and PFS-10.4, and PFS-10.5 which require the City to work with the school district to plan for, finance and develop adequate school facilities to meet the needs of existing and future development.

In accordance with Senate Bill 50, the project developers for the housing sites would be required to pay development impact fees to the school district at the time of the building permit issuance for each individual housing site. The school district would use collected funds towards new facilities to offset any impacts associated with new development. Pursuant to California Government Code Section 65996, payment of these fees is deemed to fully mitigate cumulative CEQA impacts of new development on school facilities. Therefore, payment of state-mandated impact fees and impact fees required by the general plan would reduce potential impacts on school facilities to a less-than-significant level.

- d. Due to the proposed project's potential to result in an increase in population over the next eight years, an increase in the use of parks within the City may occur. The general plan requires 5 acres of parkland per 1,000 residents (policy RC-1.1). To meet this standard, general plan policy RCR-1.2 requires new development to dedicate land, improvements, or pay in-lieu fees towards the development of parkland. The project could result in 6,028 new residents over the next eight years, resulting in the need for approximately 30 acres of parkland. As residential development occurs over the next eight years, developers will be responsible for contributing to the creation of parkland at the time of development.

Policy RCR-1.4 states that master plans for each Master Plan Subarea shall include parks, recreational facilities and trails. The project includes two sites that are considered master plan areas: the Northwest Newman Master Plan and Mattos Ranch. The Northwest Newman Master Plan will include 38.5 acres of parks, including a sports complex, open space, picnicking facilities, jogging trails, and recreational facilities (Northwest Newman Master Plan Draft EIR, 2017). Mattos Ranch does not include parks within its design, but will pay a development impact fee (EMC Planning Group 2023).

The general plan requirement that all development shall either dedicate land, improvements, or pay in-lieu fees towards the development of parkland reduces the impact to parks to less-than-significant.

- e. Due to the proposed project's potential to result in an increase in population over the next eight years, an increased demand for library services may occur. The City of Newman is a member of the Stanislaus County Library system, with its local branch (the Newman Public Library) located at 1305 Kern Street.

The general plan includes policies that address the provision of library services such as continuing to work with the Stanislaus County Library system to ensure that adequate funding is available to continue the level of service currently provided by the Newman Library (Policy PFS-11.1) and assisting the Stanislaus County Library with identifying new locations for additional library facilities if new facilities are needed as the City grows (Policy PFS-11.2).

Although the proposed project may result in the increase in use of the Newman Branch Library, this type of development is anticipated by the general plan and evaluated in the general plan EIR. The general plan EIR does not identify any impacts in relation to library services in association with new construction with implementation of the general plan.

Therefore, the proposed project is not anticipated to result in significant impacts to the City's existing library facilities.

16. RECREATION

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a/b. The proposed project is the implementation of the Housing Element Update, which would result in an increase in population and could also result in the increased use of existing parks or other recreational facilities within the City of Newman.

A variety of different parklands and recreational facilities are provided by the City of Newman to serve the needs of the community. Parks include large community parks, mid-sized neighborhood parks, and small mini-parks/playgrounds. Refer back to Section 15.0, Public Services, checklist questions “d” and “e” for more information on potential impacts the proposed project could have on the City’s parks and recreational facilities.

17. TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. There is no evidence to suggest that the proposed housing element update would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Housing projects pursuant to the house element would be subject to all applicable City guidelines, standards, and specifications related to transit, bicycle, or pedestrian facilities.
- b. VRPA Technologies, Inc prepared a memorandum (*City of Newman Housing Element Vehicle Miles Travelled (VMT) Analysis* (“VMT analysis”), dated January 3, 2024 for the proposed project to determine whether the project would result in a significant vehicle mile traveled (VMT) impact. The memorandum is included as [Appendix D](#).

Per the requirements of Senate Bill 743 (SB 743), VMT is the new performance measure used in CEQA transportation analysis. VMT became the required performance measure on July 1, 2020 replacing the previous performance measure which was level of service (LOS). The VMT generated by land development projects is compared to various screening criteria and significance thresholds to determine whether the level of VMT would be considered to be significant.

CEQA allows agencies to adopt formal methodologies and thresholds of significance that will be used for environmental evaluation or to use methodologies and thresholds of significance determined on a case-by-case basis. The City of Newman has not adopted methodologies and thresholds of significance for VMT analysis; therefore, the analysis conducted for this project was based on statewide guidance, as well as regional guidance, provided by other agencies located in the San Joaquin Valley. For this analysis, Merced County Association of Governments (MCAG) guidance was followed due to the proximity of Merced County to Newman.

The analysis is based on a determination of whether the development of the opportunity sites would increase VMT per capita, which would result in a significant impact. The analysis looks at the VMT per capita without the project and with the project. Approximately 40 percent of the residential units planned in the Housing Element are considered affordable, whereas approximately 12 percent of the existing residential stock in Newman is considered affordable (United States Census Bureau 2023). Affordable residential units are considered to generate less VMT than market-rate residential units. The MCAG guidelines include provisions for screening out residential projects out of the requirement for a VMT analysis when they are 100 percent affordable (VRPA Technologies, Inc. 2023). Thus, implementation of the project would increase the affordable housing stock within Newman and would therefore decrease the average VMT per capita within Newman. Therefore, build out of the housing element over the next eight years, assuming 40 percent of the units are affordable, the project is expected to have a less than significant VMT impact.

However, individual housing projects that do not include a sufficient affordable housing component, have the potential to result in a project-level VMT impact. To ensure that VMT impacts are addressed with individual housing projects, the following mitigation measures shall be implemented.

Mitigation Measure

TRANS-1 The City of Newman Community Development Department shall evaluate housing applications pursuant to the housing element update to determine if a vehicle miles traveled (VMT) analysis is required. If the City of Newman or Stanislaus Council of Governments (StanCOG) have not adopted guidelines for evaluation of VMT impacts, the City will use the Office of Planning and Research (OPR) guidelines in effect at the time of development application. The current OPR guidelines screen out those projects that result in less than 110 vehicle trips per day.

VMT analysis shall be subject to review and approval by the Community Development Department, prior to approval of individual housing projects.

- c. Subsequent projects under the proposed project, including any new roadway, bicycle, or pedestrian infrastructure improvements would be subject to, and designed in accordance with, City standards and specifications that address potential design hazards including sight distance, driveway placement, and signage (general plan policy TC-1.11). Additionally, any new transportation facilities, or improvements to such facilities associated with subsequent projects, would be constructed based on industry design standards and best practices consistent with the City's zoning code, building design, and inspection requirements. Therefore, the proposed project would not result in a design feature that would increase hazards.

- d. Specific housing sites would be analyzed for adequacy of emergency access when they are proposed. General plan policy TC-1.12 requires all new development to ensure that safe emergency vehicle access is provided and general plan policy TC-1.6 requires that street widths for new or improved arterials, collector and local streets be limited to the minimum width necessary to adequately carry the volume of anticipated traffic and meet the City's Level of Service Policy of C while allowing for adequate bicycle and pedestrian facilities and emergency access.

Based on the above considerations, adequate emergency access would be provided to the housing sites.

18. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. The City sent out letters to Native American tribes traditionally and culturally affiliated with the City of Newman on May 22, 2023 asking if any request for AB 52 or SB 18 consultation. The City received one response from the Southern Sierra Miwuk Nation on June 13, 2023 stating that the Southern Sierra Miwuk Nation has concerns with the project. On November 7, 2023 the City responded to the Southern Sierra Miwuk Nation stating that the City has a stable project description and would like to set up a meeting to learn about the Southern Sierra Miwuk Nation's concerns. On December 11, 2023, the Tribe contacted the City asking for a refresher on what the project is and on December 12, 2023, the City followed up with the May 22, 2023 letter the City originally sent the Tribe, a housing sites inventory map, and a link to the housing element document. As of January 9, 2024 the City of Newman has not heard back from the Southern Sierra Miwuk Nation to set up a consultation meeting (Michael Holland, email message, February 9, 2024).

19. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, single-dry and multiple- dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. The City of Newman is served by existing water, wastewater, storm water drainage, electric power, natural gas, and telecommunications facilities. Reasonably foreseeable development resulting from implementation of the proposed project would increase demand and may require new or expanded facilities.

It would be speculative at this time to determine the impacts related to the construction of new, or expansion of existing, facilities. Impacts from any infrastructure improvements required by new development associated with the project would be further analyzed when specific projects are proposed and determinations are made on the type, scope, and location of the infrastructure improvements. If required, utilities would be installed during each individual project construction and are not anticipated to result in significant environmental effects beyond those identified throughout this initial study.

Therefore, the proposed project would not require or result in the relocation or construction of new or expanded water facilities, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects beyond those already identified throughout this initial study.

- b. The City of Newman's source of potable water is groundwater. Table 5 of the City of Newman 2013 "Water Supply Assessment Report for Master Plan Area 3" provides water demand factors in gallons per day (gpd) per connection for different land use types. Single-family residential uses have a water demand factor of 500 gpd per connection and multi-family residential uses have a water demand factor of 1,400 gpd per connection. Therefore, the proposed project has the potential to result in a demand increase of 479,300 gpd of water (911 new single-family connections x 500 gpd per connection plus 17¹ new multi-family connections x 1,400 gpd per connection). The total of 479,300 gpd of water is equivalent to 175 million gallons (MG) per year (479,300 gpd x 365 days divided by 1 million).

Table 4-3 of the City of Newman 2020 Urban Water Management Plan (UWMP) demonstrates that in 2020 water use demands for single-family and multi-family connections were 481 MG per year combined. Table 4-5 of the UWMP projects that water use for single-family and multi-family residential uses will be 703 MG per year in 2040. The additional water use from this project (175 MG per year plus 481 MG per year) would bring the annual water use from single-family and multi-family units to 656 MG per year, which is below the projected water use for single-family and multi-family dwellings in 2040.

The UWMP anticipates a population of 18,024 by 2040 (p. 3). The City of Newman's current population is 12,121 (California Department of Finance 2024). The Housing Element Update could result in an increase in 6,028 residents, which could bring the City's population to approximately just over 18,000 residents in the next eight years. This number of residents is anticipated under the general plan and the UWMP, which anticipates supplies of groundwater to be sufficient to meet all demands through the year 2040 even under drought conditions (p. 58). Therefore, the proposed project will have sufficient water supplies available to serve its needs, and no physical changes would be necessary. Therefore, sufficient water supplies would be available to serve the proposed project and reasonably foreseeable future development during normal, dry and multiple dry years.

¹ 15 Housing opportunity sites have been identified for multi-family residential development. One multi-family connection is assumed per site, unless the site is 5 acres or greater, then two connections are assumed.

- c. According to the general plan, the City of Newman provides wastewater treatment and collection for most residential, commercial and industrial developments within its City limits. Some individual septic systems are used both inside and outside of the City limits. The existing wastewater collection system is adequate to serve existing demand within the City of Newman. Additionally, a new wastewater main was constructed along Sherman Parkway from State Route 33 to Hills Ferry Road (City of Newman 2007).

This main turns west on Hills Ferry Road and then runs into the existing outfall lines at Merced/Hills Ferry Road. This system is designed to take in all wastewater connections from new development north of Sherman Parkway to Stuhr Road, from the CCID canal to the west and Hills Ferry Road to the east. The southwest portion of the City does not, however, have additional wastewater capacity to accommodate future demand generated by new development. Any further annexations in this area would require master plan improvements to the pipes conveying flows to the outfall lines.

Newman's Wastewater Treatment and Disposal Facilities are located on 450 acres of City land next to the San Joaquin River, one mile northeast of town on Hills Ferry Road. The general location of these facilities is shown on Figure PFS-1 of the general plan.

The wastewater treatment plant has an operational capacity of 1.37 million gallons a day (MGD) and a permitted capacity of 1.69 MGD. Currently, the capacity of the wastewater treatment plant is the major factor limiting growth in Newman. According Lance Perry (email correspondence, November 29, 2023), expansion of the WWTP would be required to accommodate the growth associated with the Housing Element Update. The City is currently working with their engineering consultant, Stantec, and the Central Valley Regional Water Quality Control Board (RWQCB) to implement their plans for growth outline in their Waste Discharge Requirements (WDR).

General plan policy LU-2.1 ensures that growth will occur with the pace of public facilities and services and that new development will not negatively impact existing infrastructure and level of services. The project's compliance with this policy would ensure that impacts are less than significant.

- d/e. The Bertolotti Disposal Company serves as the waste hauler for the City of Newman and would collect the waste generated by future development of the opportunity sites. Disposal would be collected and sent to the Fink Road Landfill located at 4000 Fink Road in Crows Landing. According to CalRecycle, the landfill has a permitted daily maximum of 2,400 tons of solid waste per day and a remaining capacity of 7,184,701 tons (CalRecycle 2023a).

The proposed project would generate approximately 37,976 pounds of solid waste per day (6,028 residents x 6.3 pounds of solid waste per person per day) (CalRecycle, 2023b), or approximately 6,931 tons of solid waste per year. Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a-d. The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones (CalFire 2022). Therefore, the proposed project would not expose people or structures to a significant risk involving wildfires nor exacerbate the risk of wildfire and analysis is not necessary.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. As discussed in Section 4, Biological Resources, Mitigation Measures BIO-1 through BIO-9 would ensure that the proposed project would not substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or substantially reduce the number or restrict the range of an endangered, rare, or threatened species.
- As discussed in Section 5, Cultural Resources, Mitigation Measures CR-1 and CR-2 would ensure that the proposed project would not eliminate important examples of the major periods of California history or prehistory.
- b. Proposed project impacts that contribute to cumulative project impacts are required to be lessened per the mitigation measures presented in this initial study. With implementation of the mitigation measures, standard conditions of approval, and policies identified herein, the project’s contribution to cumulative project impacts would not be considerable.
- c. Based on the analysis provided in this initial study, the proposed project would not result in significant environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

E. SOURCES

Environmental Setting

City of Newman. April 2007. *Newman 2030 General Plan*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/36-general-plan-final-version/file.html>

City of Newman. October 2006. *Newman 2030 General Plan EIR*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/2-general-plan-eir/file.html>

City of Newman. Newman City Code. Last modified on June 27, 2023.
<https://www.codepublishing.com/CA/Newman/>

EMC Planning Group. February 2023. *Public Review Initial Study/Mitigated Negative Declaration Mattos Ranch Subdivision Phase 2*. Newman, CA.

Google Earth. Accessed in November 2023.

Project Description

California Department of Finance. May 2024. “E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2024, with 2020 Benchmark.”
<https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/>

City of Newman. May 28, 2024. *City of Newman 6th Cycle Housing Element Update Housing and Community Development (HCD) Revised Draft*.

Aesthetics

City of Newman. October 2006. *Newman 2030 General Plan EIR*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/2-general-plan-eir/file.html>

City of Newman. May 28, 2024. *City of Newman 6th Cycle Housing Element Update Housing and Community Development (HCD) Revised Draft*.

City of Newman. April 2017. *Northwest Newman Master Plan Draft EIR*. Newman, CA.

EMC Planning Group. February 2023. *Public Review Initial Study/Mitigated Negative Declaration Mattos Ranch Subdivision Phase 2*. Newman, CA.

California Department of Transportation. “California State Scenic Highway System Map.” Accessed November 2023.
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

City of Newman. April 2007. *Newman 2030 General Plan*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/36-general-plan-final-version/file.html>

City of Newman. Newman City Code. Last modified on June 27, 2023.
<https://www.codepublishing.com/CA/Newman/>

Agriculture

California Department of Conservation. “California Important Farmland Finder.”
Accessed November 2023. <https://maps.conservation.ca.gov/DLRP/CIFF/>

EMC Planning Group. February 2023. *Public Review Initial Study/Mitigated Negative Declaration Mattos Ranch Subdivision Phase 2*. Newman, CA.

City of Newman. April 2017. *Northwest Newman Master Plan Draft EIR*. Newman, CA.

City of Newman. October 2006. *Newman 2030 General Plan EIR*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/2-general-plan-eir/file.html>

City of Newman. April 2007. *Newman 2030 General Plan*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/36-general-plan-final-version/file.html>

City of Newman. Newman City Code. Last modified on June 27, 2023.
<https://www.codepublishing.com/CA/Newman/>

Air Quality

City of Neman. 2006. *Newman 2030 General Plan EIR*. October 4, 2006.
<https://cityofnewman.com/~documents/community-development-department/general-plan-eir/?layout=default>

San Joaquin Valley Air Pollution Control District (SJVAPCD). 2015. *Guide for Assessing Air Quality Impacts*. March 19, 2015. <https://www.valleyair.org/transportation/GAMAQI.pdf>

San Joaquin Valley Air Pollution Control District (SJVAPCD). 2018. *Policy APR-1906 Framework for Performing Health Risk Assessments*. July 1, 2018.
http://www.valleyair.org/policies_per/Policies/APR-1906-7-1-18.pdf

San Joaquin Valley Air Pollution Control District (SJVAPCD). 2020. *Small Project Analysis Levels*. November 13, 2020. <https://valleyair.org/transportation/CEQA%20Rules/GAMAQI-SPAL.PDF>

San Joaquin Valley Air Pollution Control District (SJVAPCD). 2021. *2018 PM_{2.5} Plan for the San Joaquin Valley*. <https://ww2.valleyair.org/plans/2018-pm-2-5-plan-for-the-san-joaquin-valley/>

- San Joaquin Valley Air Pollution Control District (SJVAPCD). 2022a. Webpage: *Ambient Air Quality Standards & Valley Attainment Status*. Accessed December 10, 2023 at <https://www.valleyair.org/aqinfo/attainment.htm>
- San Joaquin Valley Air Pollution Control District (SJVAPCD). 2022b. Webpage: *CEQA*. Accessed December 10, 2023: https://www.valleyair.org/transportation/ceqa_idx.htm
- San Joaquin Valley Air Pollution Control District (SJVAPCD). 2023. *Initial State Implementation Plan Requirements for the 2012 Annual PM2.5 Standard*. October 19, 2023. <https://ww2.valleyair.org/rules-and-planning/air-quality-plans/particulate-matter-plans/2023-pm25-plan-for-the-san-joaquin-valley/>
- California Department of Transportation. 2022. Traffic Census Program Webpage. 2020-AADT. Accessed March 10, 2022, at: <https://dot.ca.gov/programs/traffic-operations/census>

Biological Resources

- California Burrowing Owl Consortium (CBOC). 1993. *Burrowing Owl Survey Protocol and Mitigation Guidelines*.
- California Department of Fish and Game (CDFG). 1994. *Staff Report regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California*.
- California Department of Fish and Wildlife (CDFW). 2012. *Staff Report on Burrowing Owl Mitigation*. State of California Natural Resources Agency.
- California Native Plant Society (CNPS). 2023. *Inventory of Rare and Endangered Plants of California* online database. Records of occurrence for Newman, Gustine, Hatch, Crows Landing, Howard Ranch, Ingomar, Orestimba Peak, Patterson, and Crevison Peak USGS quadrangles. Sacramento, California. Accessed December 2023. <http://www.rareplants.cnps.org>
- California Department of Fish and Wildlife (CDFW). 2023a. *California Natural Diversity Database (CNDDB)* online database. Records of occurrence for Newman, Gustine, Hatch, Crows Landing, Howard Ranch, Ingomar, Orestimba Peak, Patterson, and Crevison Peak USGS quadrangles. Sacramento, California. Accessed December 2023. <https://wildlife.ca.gov/data/cnddb>
- CDFW. 2023b. *Biogeographic Information and Observation System (BIOS)* online database. Sacramento, California. Accessed December 2023. <http://bios.dfg.ca.gov>
- CDFW. 2023c. *California Natural Community List*. Sacramento, California. Accessed December 2023.
- CDFW. 2023d. *California Essential Habitat Connectivity Project*. Sacramento, California. Accessed December 2023. <https://wildlife.ca.gov/Conservation/Planning/Connectivity/CEHC>

- City of Newman. 2006. *Newman 2030 General Plan Draft Environmental Impact Report*. Newman, CA.
- City of Newman. 2007. *Newman 2030 General Plan*. Newman, CA.
- City of Newman. 2016. *Newman 2030 General Plan Housing Element*. Newman, CA.
- City of Newman. April 2017. *Northwest Newman Master Plan Draft Environmental Impact Report*. Newman, CA.
- City of Newman. October 2017. *Northwest Newman Master Plan Final Environmental Impact Report*. Newman, CA.
- City of Newman. Newman City Code. Last modified on June 27, 2023.
<https://www.codepublishing.com/CA/Newman/>
- Harrison et. al. 2011. *Resource use overlap between urban carnivores: Implications for endangered San Joaquin kit foxes (*Vulpes macrotis mutica*)*. Urban Ecosystems (2011) 14:3030-311.
- Jameson, E. W., and Hans J. Peeters. 2004. *Mammals of California*. University of California Press.
- Swainson's Hawk Technical Advisory Committee. 2000. *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley*.
- U.S. Fish and Wildlife Service (USFWS). 2011. *Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance*.
- USFWS. 2023a. *Endangered Species Program* online database. Species list for Stanislaus County. Washington, D.C. Accessed December 2023.
<http://www.fws.gov/endangered/>
- USFWS. 2023b. *National Wetlands Inventory* online database. Washington, D.C. Accessed December 2023.
<http://www.fws.gov/wetlands/>
- USFWS. 2023c. *Critical Habitat for Threatened and Endangered Species* online mapper. Accessed December 2023.
<https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5c265ad4fe09893cf75b8dbfb77>

Cultural Resources

- City of Newman. 1985. City of Newman, Historic Resources Survey Final Report. Central California Information Center (CCIC) report no. #2223
- Caltrans Structure and Maintenance Investigations Historical Significance - Local Agency Bridges of District 10. March 2019.

Energy

California Air Pollution Control Officers Association. 2022. *California Emissions Estimator Model Version 2022.1*. <https://www.caleemod.com/>. Accessed January 3, 2023

California Energy Commission. 2022. *Electricity Consumption by County*.
<https://ecdms.energy.ca.gov/elecbycounty.aspx>. Accessed December 6, 2023

California Energy Commission. 2022. *Gas Consumption by County*.
<https://ecdms.energy.ca.gov/gasbycounty.aspx>. Accessed December 6, 2023

Geology and Soils

California Department of Conservation. “EQ Zapp: California Earthquake Hazards Zone.”
Accessed on June 13, 2022. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

City of Newman. October 2006. *Newman 2030 General Plan EIR*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/2-general-plan-eir/file.html>

Google Earth. Accessed in November 2023.

City of Newman. April 2007. *Newman 2030 General Plan*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/36-general-plan-final-version/file.html>

San Joaquin River Exchange Contractors GSP Group. December 2019. *Groundwater Sustainability Plan for the San Joaquin River Exchange Contractors GSP Group in the Delta-Mendota Subbasin*.
<http://www.cityofnewman.com/docman/public-works-department/1026-groundwater-sustainability-plan-for-the-san-joaquin-river-exchange-contractorsgroup/file.html>

City of Newman. Newman City Code. Last modified on June 27, 2023.
<https://www.codepublishing.com/CA/Newman/>

Greenhouse Gas Emissions

California Air Pollution Control Officers Association. 2022. *California Emissions Estimator Model Version 2022.1*. <https://www.caleemod.com/>. Accessed January 3, 2023

California Air Resources Board. 2017. *California’s 2017 Climate Change Scoping Plan*.
November, 2017.
https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/scoping_plan_2017.pdf

Sacramento Metropolitan Air Quality Management District. 2020. *CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plan*.
<https://www.airquality.org/LandUseTransportation/Documents/SMAQMDGHGThresholds2020-03-04v2.pdf>

Sacramento Metropolitan Air Quality Management District. 2021. Guide to Air Quality Assessment in Sacramento County. <https://www.airquality.org/residents/ceqa-land-use-planning/ceqa-guidance-tools#:~:text=The%20Guide%20to%20Air%20Quality,complying%20with%20the%20California%20Environmental>

State of California. 2018. Executive Order B-55-18 to Achieve Carbon Neutrality. September 2018. <https://www.ca.gov/archive/gov39/wp-content/uploads/2018/09/9.10.18-Executive-Order.pdf>

VPR Technologies Inc. 2024. *City of Newman Housing Element Vehicle Miles Traveled (VMT) Analysis*. January 9, 2024

Hazards and Hazardous Materials

City of Newman. April 2007. *Newman 2030 General Plan*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/36-general-plan-final-version/file.html>

California Department of Toxic Substances Control. “Envirostor – Hazardous Waste and Substances Site List (Cortese).” Accessed November 2023.
https://www.envirostor.dtsc.ca.gov/public/search.asp?page=1&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site_type=CSITES%2CFUDS&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocierp=&hwmp=False&permitted=&pc_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile=&school_district=&orderby=county

California Environmental Protection Agency. “List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF).” Accessed November 2023a. chrome-extension://efaidnbmninnibpcapjpcgclclefindmkaj/<https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf>

California Environmental Protection Agency. “List of “active” CDO and CAO from Water Board (MS Excel, 1,453 KB).” Accessed November 2023b.

<https://calepa.ca.gov/sitecleanup/corteselist/>

California Environmental Protection Agency. “List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.” Accessed November 2023c.

<https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/?emrc=63f01af3d8806>

California Department of Forestry and Fire Protection. “FHSZ Viewer.”

Accessed on July 21, 2023. <https://egis.fire.ca.gov/FHSZ/>

State Water Resources Control Board. “GeoTracker.” Accessed on July 28, 2023.

https://geotracker.waterboards.ca.gov/map/?myaddress=California&from=header&cq_id=9235730826

Google Earth. Accessed in November 2023.

Hydrology and Water Quality

City of Newman. Newman City Code. Last modified on June 27, 2023.

<https://www.codepublishing.com/CA/Newman/>

City of Newman. November 2021. *2020 Urban Water Management Plan*.

<http://www.cityofnewman.com/docman/public-works-department/785-draft-2015-urban-water-management-plan/file.html>

Land Use and Planning

City of Newman. May 28, 2024. *City of Newman 6th Cycle Housing Element Update Housing and Community Development (HCD) Revised Draft*.

Mineral Resources

City of Newman. October 2006. *Newman 2030 General Plan EIR*. Newman, CA.

<https://www.cityofnewman.com/docman/community-development-department/2-general-plan-eir/file.html>

City of Newman. April 2007. *Newman 2030 General Plan*. Newman, CA.

<https://www.cityofnewman.com/docman/community-development-department/36-general-plan-final-version/file.html>

Noise

City of Newman. Newman City Code. Last modified on June 27, 2023.

<https://www.codepublishing.com/CA/Newman/>

City of Newman. April 2007. *Newman 2030 General Plan*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/36-general-plan-final-version/file.html>

Google Earth. Accessed in November 2023.

Population and Housing

California Department of Finance. May 2024. “E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2024, with 2020 Benchmark.”
<https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/>

City of Newman. May 28, 2024. *City of Newman 6th Cycle Housing Element Update Housing and Community Development (HCD) Revised Draft*.

Public Services

Richardson, Randy, Chief of Police, City of Newman. Email message to consultant, 14 November 2023.

Mendoza, Caralyn, Assistant Superintendent, Newman-Crows Landing Unified School District. Email message to consultant, 1 November 2023.

Bowen, Keith, Fire Division Chief, Newman DF – West Stanislaus FPD. Email message to consultant, 1 November 2023.

Hendrix, Justin, City Planner. City of Newman. Email message to consultant, 20 April 2022.

City of Newman. Newman City Code. Last modified on June 27, 2023.
<https://www.codepublishing.com/CA/Newman/>

City of Newman. April 2007. *Newman 2030 General Plan*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/36-general-plan-final-version/file.html>

City of Newman. October 2006. *Newman 2030 General Plan EIR*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/2-general-plan-eir/file.html>

City of Newman. April 2017. *Northwest Newman Master Plan Draft EIR*. Newman, CA.

Recreation

City of Newman. April 2007. *Newman 2030 General Plan*. Newman, CA.
<https://www.cityofnewman.com/docman/community-development-department/36-general-plan-final-version/file.html>

Transportation

United States Census Bureau. “Table DP04 Selected Housing Characteristics”.

Accessed on December 20, 2023.

<https://data.census.gov/table/ACSDP5Y2022.DP04?q=dp04&g=160XX00US0651140>

VRPA Technologies, Inc. January 2023. *City of Newman Housing Element Vehicle Miles Traveled (VMT) Analysis*.

Tribal Cultural Resources

Holland, Michael, City Manager, City of Newman. Email message to consultant January 8, 2024.

Utilities and Service Systems

Perry, Lance, Waste Water Treatment Plant Superintendent, City of Newman. Email message to consultant, 29 November 2023.

California Department of Finance. May 2024. “E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2024, with 2020 Benchmark.”

<https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/>

CalRecycle. “SWIS Facility/Site Activity Details – Fink Road Landfill (50-AA-0001).”

Accessed on December 5, 2023a.

<https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/992?siteID=3733>

Cal Recycle. “Disposal Rate Calculator”. Accessed on December 7, 2023b.

<https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/DisposalRateCalculator>

City of Newman. July 2013. *Water Supply Assessment Report For Master Plan Area 3*.

[https://files.ceqanet.opr.ca.gov/209205-](https://files.ceqanet.opr.ca.gov/209205-4/attachment/R_o8FkzeiAJZDStDdE5QuQYlF5cHpy3ozMACVe2qCAPOG7EqfkLSVPQ-DCHtk2y3rVSgn7jd8KDMVEmL0)

[4/attachment/R_o8FkzeiAJZDStDdE5QuQYlF5cHpy3ozMACVe2qCAPOG7EqfkLSVPQ-DCHtk2y3rVSgn7jd8KDMVEmL0](https://files.ceqanet.opr.ca.gov/209205-4/attachment/R_o8FkzeiAJZDStDdE5QuQYlF5cHpy3ozMACVe2qCAPOG7EqfkLSVPQ-DCHtk2y3rVSgn7jd8KDMVEmL0)

City of Newman. November 2021. *2020 Urban Water Management Plan*.

<http://www.cityofnewman.com/docman/public-works-department/785-draft-2015-urban-water-management-plan/file.html>

City of Newman. April 2007. *Newman 2030 General Plan*. Newman, CA.

<https://www.cityofnewman.com/docman/community-development-department/36-general-plan-final-version/file.html>

Wildfire

CalFire. “FHSZ Viewer.” Accessed on January 25, 2022. <https://egis.fire.ca.gov/FHSZ/>

This side intentionally left blank.

City of Newman 6th Cycle Housing Element Update
Housing and Community Development (HCD)
Revised Draft (dated May 28, 2024)



HCD Revised Draft

City of Newman 6th Cycle Housing Element Update

May 28, 2024



Prepared by
EMC Planning Group

HCD REVISED DRAFT

CITY OF NEWMAN 6TH CYCLE HOUSING ELEMENT UPDATE

PREPARED FOR

City of Newman

Michael E. Holland, City Manager

938 Fresno Street

Newman, CA 95360

Tel 209.862.3725

mholland@cityofnewman.com

PREPARED BY

EMC Planning Group Inc.

601 Abrego Street

Monterey, CA 93940

Tel 831.649.1799

Fax 831.649.8399

Anastazia Aziz, AIC, Principal

aziz@emcplanning.com

www.emcplanning.com

May 28, 2024

This document was produced on recycled paper.



ACKNOWLEDGEMENTS

Mayor Casey Graham

Scott Ball, Councilmember

Shane Tomlinson, Councilmember

Laroy McDonald, Councilmember

John Pimental, Councilmember

Mary Moore, Treasurer

City Administration

Michael Holland, City Manager

City Project Team

Kathryn Reyes, Public Works Director

Joanna Lainez, Building Technician

Alicia Mendoza, Recreation Director/Community Liaison

Consultants

EMC Planning Group, Inc.

Table of Contents

CITY OF NEWMAN 2023–2031 HOUSING ELEMENT.....	ES-1
Executive Summary.....	ES-1
Chapter 1.0 Introduction.....	ES-1
Chapter 2.0 Goals, Policies, and Programs.....	ES-2
Chapter 3.0 Housing Needs & Fair Housing Report.....	ES-3
Chapter 4.0 Housing Constraints.....	ES-6
Chapter 5.0 Vacant Sites and Available Sites.....	ES-9
Chapter 6.0 AFFH Analysis of Sites.....	ES-10
Chapter 7.0 Energy Conservation.....	ES-12
Appendix A: Review of the Previous Housing Element.....	ES-12
Appendix B: Outreach & Public Participation.....	ES-12
 1.0 INTRODUCTION.....	 1-1
1.1 Introduction.....	1-1
1.2 California’s Housing Crisis.....	1-2
1.3 Regional Housing Needs Allocation.....	1-3
1.4 Affirmatively Furthering Fair Housing.....	1-3
1.5 Overview of Planning Efforts.....	1-7
1.6 Public Participation.....	1-9
 2.0 GOALS, POLICIES, AND PROGRAMS.....	 2-1
2.1 Introduction.....	2-1
2.2 What’s New.....	2-1
2.3 Program Overview and Quantified Objectives.....	2-2
2.4 Goals, Policies, and Programs.....	2-2
 3.0 HOUSING NEEDS AND FAIR HOUSING REPORT.....	 3-1
3.1 Introduction.....	3-1
3.2 Population, Employment, and Household Characteristics.....	3-6

3.3	Integration and Segregation.....	3-17
3.4	Disproportionate Housing Needs	3-46
3.5	Special Needs Groups	3-58
3.6	Access to Opportunity	3-82
3.7	Housing Stock Characteristics.....	3-91
3.8	Fair Housing Enforcement and Outreach Capacity	3-108
3.9	Contributing Factors and Fair Housing Recommendations.....	3-114
3.10	Conclusion	3-118
4.0	HOUSING CONSTRAINTS	4-1
4.1	Introduction.....	4-1
4.2	Governmental Constraints	4-1
4.3	Non-Governmental Constraints.....	4-37
5.0	VACANT AND AVAILABLE SITES	5-1
5.1	Introduction.....	5-1
5.2	Regional Housing Needs Allocation	5-1
5.3	Overview of Sites Inventory.....	5-4
5.4	Capacity Analysis.....	5-17
5.5	Additional Opportunities for Residential Development and Affordable Housing... 65	5-65
5.6	Summary and Conclusions	5-66
6.0	AFFH ANALYSIS OF SITES	6-1
6.1	Site Inventory Analysis Requirements	6-1
6.2	Potential Effect on Access to Opportunity	6-6
6.3	Potential Effect on Patterns of Integration and Segregation	6-15
6.4	Potential Effect on Special Needs Households.....	6-22
6.5	Potential Effect on Disproportionate Housing Needs and Displacement Risk....	6-25
6.6	Summary and Conclusions	6-30

7.0	ENERGY CONSERVATION	7-1
7.1	Introduction	7-1
7.2	Opportunities for Energy Conservation	7-1
7.3	Housing Element Programs Related to Energy Efficiency.....	7-3

Appendices

Appendix A	Review of Previous Housing Element
Appendix B	Outreach and Public Participation
Appendix C	City of Newman CDBG Projects

Tables

Table 1-1	Regional Housing Needs Allocation	1-3
Table 2-1	Quantified Objectives.....	2-2
Table 2-2	Reused Sites Subject to Ministerial Approval with 20 Percent Affordable	2-6
Table 2-3	Northwest Newman Master Plan Phasing, 2026-2031	2-8
Table 2-4	Sites to be Rezoned and/or Change Land Use Designation	2-14
Table 2-5	Place-Based Infrastructure Projects.....	2-30
Table 3-1	Population Growth by Jurisdiction, 2010-2019.....	3-6
Table 3-2	Population Projection, Newman, 2020-2050.....	3-6
Table 3-3	Population Age Distribution by Jurisdiction, 2019	3-8
Table 3-4	Housing Forecast by Jurisdiction, 2020-2050	3-8
Table 3-5	Employment Growth Forecast by Jurisdiction, 2020-2050	3-11
Table 3-6	Employment by Sector, Newman, 2010 and 2019.....	3-12
Table 3-7	Unemployment Rate, Newman, 2019	3-15
Table 3-8	Regional Housing Needs Allocation 2023 – 2031.....	3-16
Table 3-9	Occupations by Mean Salary, Stanislaus County, 2019	3-17
Table 3-10	Population by Race by Jurisdiction, 2019	3-20
Table 3-11	Dissimilarity Indices, Stanislaus County, 2000-2020.....	3-21
Table 3-12	Dissimilarity Indices, Newman, 2000-2020.....	3-25
Table 3-13	Employment Status by Disability Status, Stanislaus County, 2019.....	3-27
Table 3-14	Tenure by Household Type and Presence of Children, Stanislaus County, 2019.....	3-30
Table 3-15	Maximum Household Income by Household Size, Stanislaus County, 2022....	3-34
Table 3-16	Households by Affordability, Newman, 2015-2019	3-40
Table 3-17	Overview of Special Needs Groups	3-59
Table 3-18	Extremely Low-Income Households, Newman, 2015-2019	3-60
Table 3-19	Disability Status by Age, Newman, 2021.....	3-67

Table 3-20	Population with Developmental Disabilities by Age, Newman, 2021	3-68
Table 3-21	Population with Developmental Disabilities by Residence, Newman, 2021	3-68
Table 3-22	Homeless Population, 2018-2023	3-79
Table 3-23	Homelessness by Household Type and Shelter Status, Stanislaus County, 2022	3-80
Table 3-24	Housing Unit Growth Trends by Jurisdiction, 2010-2019	3-91
Table 3-25	Housing Units by Type by Jurisdiction, 2019	3-92
Table 3-26	Housing Units by Type and Tenure, Newman, 2019	3-93
Table 3-27	Household Size by Tenure by Jurisdiction, 2019	3-94
Table 3-28	Vacant Housing Units by Type, Newman, 2019	3-96
Table 3-29	Housing Permits by Income Group, Newman, 2015-2021	3-97
Table 3-30	Assisted Units At-Risk of Conversion, Newman, 2023	3-98
Table 3-31	Median Home Value by Jurisdiction, 2019-2022	3-104
Table 3-32	Average Rent by Number of Bedrooms, Newman, 2023	3-104
Table 3-33	Housing Affordability, Newman, 2022	3-105
Table 3-34	Fair Housing Issues, Contributing Factors, and AFFH Programmatic Actions	3-116
Table 4-1	Residential Land Use Designations	4-2
Table 4-2	Base Residential Development Standards	4-6
Table 4-3	Parking Requirements for all Residential Uses	4-8
Table 4-4	Newman Permitted Housing Types	4-11
Table 4-5	Potential Sites for Emergency Shelters	4-18
Table 4-6	City of Newman Planning Fees	4-23
Table 4-7	City of Newman Building Fees	4-25
Table 4-8	City of Newman Residential Development Impact Fees	4-26
Table 4-9	Estimate of Total Residential Development Fees Imposed	4-27
Table 4-10	Permit Processing Times	4-29
Table 4-11	Required Improvements for Residential Development	4-34
Table 5-1	Regional Housing Needs Allocation – 2023–2031	5-2
Table 5-2	Capacity to Accommodate 2023-2031 RHNA	5-3
Table 5-3	Master Plan Areas	11
Table 5-4	Vacant and Underutilized Sites (Not including Master Plan Areas or Pipeline Projects)	5-13
Table 5-5	Residential Land Uses, Northwest Newman Master Plan	5-19
Table 5-6	Northwest Newman Master Plan Phasing, 2026-2031	5-20
Table 5-7	Site 4 Development Details	5-30
Table 5-8	Site 5 Development Details	5-31
Table 5-9	Site 6 Development Details	5-32
Table 5-10	Site 7 Development Details	5-33
Table 5-11	Site 8 Development Details	5-35

Table 5-12	Site 8 Capacity Assumptions	5-35
Table 5-13	Site 9 Development Details	5-36
Table 5-14	Site 10 Development Details	5-37
Table 5-15	Site 10 Capacity Assumptions	5-38
Table 5-16	Site 11 Development Details	5-39
Table 5-17	Site 11 Capacity Assumptions	5-40
Table 5-18	Site 12 Development Details	5-42
Table 5-19	Site 12 Capacity Assumptions	5-42
Table 5-20	Site 13 Development Details	5-44
Table 5-21	Site 13 Capacity Assumptions	5-44
Table 5-22	Site 14 Development Details	5-46
Table 5-23	Site 14 Capacity Assumptions	5-46
Table 5-24	Sites 15A & 15B Development Details.....	5-48
Table 5-25	Sites 15A & 15BCapacity Assumptions.....	5-48
Table 5-26	Site 16 Development Details	5-50
Table 5-27	Site 16 Capacity Assumptions	5-50
Table 5-28	Site 17 Development Details	5-52
Table 5-29	Site 17 Capacity Assumptions	5-52
Table 5-30	Site 18 Development Details	5-53
Table 5-31	Site 18 Capacity Assumptions	5-54
Table 5-32	Site 19 Development Details	5-55
Table 5-33	Site 19 Capacity Assumptions	5-56
Table 5-34	Site 20 Development Details	5-58
Table 5-35	Site 20 Capacity Assumptions	5-58
Table 5-36	Site 21 Development Details	5-60
Table 5-37	Site 21 Capacity Assumptions	5-60
Table 5-38	Site 22 Development Details	5-62
Table 5-39	Site 22 Capacity Assumptions	5-62
Table 5-40	Site 23 Development Details	5-63
Table 5-41	Accessory Dwelling Unit Intentions to Construct 2023-2031	5-66
Table 6-1	AFFH Indicators Table, Census Tract 35.01	6-2
Table 6-2	AFFH Indicators Table, Census Tract 35.02	6-4
Table 6-3	Site Inventory Unit Count by TCAC/HCD Opportunity Area, 2021	6-6
Table 6-4	Site Inventory Unit Count by TCAC/HCD Economic Opportunity, 2021	6-9
Table 6-5	Site Inventory Unit Count by Diversity Index, 2023	6-16
Table 6-6	Site Inventory Unit Count by Median Income and Poverty Status	6-21
Table 6-7	Sites Inventory Unit Count by Female-Headed Households	6-22
Table 6-8	Sites Inventory Unit Count by Population with a Disability	6-23
Table 6-9	Sites Inventory Unit Count by Overcrowding.....	6-26

Table 6-10	Site Inventory Unit Count by Cost Burdened Renter Households.....	6-28
Table 7-1	Programs and Incentives for Residential Properties in Stanislaus County	7-2
Table 7-2	Federally Funded Programs and Incentives for Residential Properties.....	7-3

Figures

Figure 3-1	Major Public and Legal Actions that Influence Fair Access to Housing	5
Figure 3-2	Population Distribution by Age, Newman, 2010-2019.....	3-7
Figure 3-3	Household by Type by Jurisdiction, 2019.....	3-9
Figure 3-4	Changes in Household Types, Newman, 2010-2019	3-10
Figure 3-5	Households by Household Size by Jurisdiction, 2019	3-11
Figure 3-6	Worker Earnings by Place of Residence & Place of Work, Newman, 2019.....	3-14
Figure 3-7	Jobs by Industry by Jurisdiction, 2019.....	3-15
Figure 3-8	Population by Race in Newman Compared to Stanislaus County, 2019	3-19
Figure 3-9	Percent Non-White Population, 2018	3-22
Figure 3-10	Predominant Population, 2017-2021	3-23
Figure 3-11	Population by Race, Newman, 2010-2019	3-24
Figure 3-12	Diversity Index, 2018	3-26
Figure 3-13	Percentage of Population with One or More Disabilities, Stanislaus County, 2019	3-28
Figure 3-14	Percent of Children in Female-Headed Household, No Spouse/Partner, Stanislaus County, 2019	3-31
Figure 3-15	Adults in Households Living Alone, Stanislaus County, 2019	3-32
Figure 3-16	Median Household Income, 2015-2019.....	3-36
Figure 3-17	Median Household Income, 2017-2021.....	3-37
Figure 3-18	Low and Moderate Income Population, Stanislaus County	3-38
Figure 3-19	Households by Income Level by Jurisdiction, 2015-2019.....	3-39
Figure 3-20	Median Household Income by Jurisdiction, 2019	3-40
Figure 3-21	Income by Category, Newman, 2019	3-41
Figure 3-22	Housing Tenure by Jurisdiction, 2019.....	3-41
Figure 3-23	High Segregation and Poverty (R/ECAP), 2023	3-44
Figure 3-24	RCAA by Census Tract, 2015-2019.....	3-45
Figure 3-25	Housing Problems by Tenure, Newman, 2015-2019	3-47
Figure 3-26	Severe Housing Problems by Tenure, Newman, 2015-2019	3-47
Figure 3-27	Overcrowded Households, 2015-2019.....	3-49
Figure 3-28	Overcrowded Households, 2017-2021.....	3-50
Figure 3-29	Overcrowding by Severity by Jurisdiction, 2019.....	3-51
Figure 3-30	Overcrowding by Tenure and Severity, Newman, 2019	3-51
Figure 3-31	Cost Burden by Home Owners, 2015-2019	3-53
Figure 3-32	Cost Burden by Home Owners, 2017-2021	3-54

Figure 3-33	Cost Burden by Renter Households, 2015-2019	3-55
Figure 3-34	Cost Burden by Renter Households, 2017-2021	3-56
Figure 3-35	Cost Burden Severity by Jurisdiction, 2015-2019.....	3-57
Figure 3-36	Cost Burden by Tenure, Newman, 2015-2019	3-58
Figure 3-37	Percent Living Below the Poverty Line by Race and Ethnicity, Newman, 2019.....	3-62
Figure 3-38	Senior Population by Jurisdiction, 2019	3-64
Figure 3-39	Senior Housing by Tenure, Newman, 2019	3-64
Figure 3-40	Senior Households by Income, Newman, 2019	3-65
Figure 3-41	Population by Disability Status by Jurisdiction, 2019	3-66
Figure 3-42	Trends in Persons with Disabilities, Newman, 2012-2019	3-67
Figure 3-43	Households by Size and Tenure, Newman, 2019.....	3-70
Figure 3-44	Housing Stock by Number of Bedrooms, Newman, 2021	3-71
Figure 3-45	Single-Parent Households by Jurisdiction, 2019.....	3-72
Figure 3-46	Trends in Single-Parent Households, Newman, 2010-2019.....	3-73
Figure 3-47	Female-Headed Family Households by Poverty Status, Newman, 2019.....	3-73
Figure 3-48	Hired Farm Labor, Stanislaus County, 2002-2017	3-75
Figure 3-49	Population with Limited English Proficiency, 2019	3-81
Figure 3-50	TCAC Opportunity Composite Score, 2023.....	3-84
Figure 3-51	TCAC Economic Opportunity, 2022.....	3-86
Figure 3-52	TCAC Educational Opportunity, 2022.....	3-87
Figure 3-53	TCAC Environmental Opportunity, 2022	3-89
Figure 3-54	Social Vulnerability Index, 2018	3-90
Figure 3-55	Housing by Type, Newman, 2010, 2015, 2019.....	3-92
Figure 3-56	Household Tenure by Income Level, Newman, 2015-2019.....	3-94
Figure 3-57	Household Tenure by Race, Newman, 2019	3-95
Figure 3-58	Vacancy Rates by Jurisdiction, 2019.....	3-96
Figure 3-59	Displacement Risk, 2022.....	3-100
Figure 3-60	Housing Stock Age, Newman, 2019	3-101
Figure 3-61	Targeted Rehabilitation Areas, 2024	3-103
Figure 3-62	Public Housing Buildings by Census Tract, 2021	3-106
Figure 3-63	Housing Choice Vouchers by Census Tract, 2021.....	3-107
Figure 3-64	FHEO Cases Total, 2013-2022.....	3-111
Figure 4-1	100-Year and 500-Year Flood Zones, Newman.....	4-42
Figure 4-2	Fire Hazard Severity Zones, Stanislaus County.....	4-43
Figure 5-1	Newman Housing Sites Inventory Overview	5-5
Figure 5-2	Single-Family Homes Sold in Newman, 2022	5-16
Figure 5-3	Single-Family Homes Sold in Newman, 2023	5-16
Figure 5-4	Northwest Newman Master Plan Project Area	5-17

Figure 5-5	Northwest Master Plan Land Use Diagram.....	5-18
Figure 5-6	Northwest Newman Master Plan Housing Sites	5-23
Figure 5-7	Mattos Ranch Subdivision Phase 2 Project Site.....	5-27
Figure 5-8	Mattos Ranch Phase 2 Subdivision Map (Residential Only)	5-28
Figure 5-9	Mattos Ranch Phase 1 Subdivision Map (note rotated north arrow)	5-64
Figure 6-1	Sites Inventory Analysis by TCAC/HCD Opportunity Areas	6-7
Figure 6-2	Sites Inventory Analysis by TCAC/HCD Economic Opportunity.....	6-10
Figure 6-3	Sites Inventory Analysis by TCAC/HCD Educational Opportunity.....	6-12
Figure 6-4	Sites Inventory Analysis by TCAC/HCD Environmental Health.....	6-14
Figure 6-5	Sites Inventory Analysis by Predominant Population.....	6-17
Figure 6-6	Sites Inventory Analysis by Median Income	6-19
Figure 6-7	Sites Inventory Analysis by Poverty Status.....	6-20
Figure 6-8	Sites Inventory Analysis by Population with a Disability	6-24
Figure 6-9	Sites Inventory Analysis by Overcrowding.....	6-27
Figure 6-10	Sites Inventory Analysis by Cost Burdened Renter Households.....	6-29

City of Newman 2023–2031 Housing Element

Executive Summary

The City of Newman’s 2023-2031 Housing Element describes housing needs and conditions in the city and establishes goals, policies, and programmatic actions to improve future housing opportunities. The Housing Element update serves as an important opportunity to address identified needs and outline strategies to improve the quality of living environments in Newman. The Housing Element serves several important functions:

- Assesses the city’s housing conditions and housing needs of its residents;
- Implements citywide goals, policies, and programs related to housing; and
- Establishes a workplan for accommodating projected housing unit demand for existing and future residents over the next eight years.

The City of Newman is committed to improving access to safe and high-quality housing for residents across all income levels. The Housing Element lays out the City’s plan for removing barriers to housing production to counter identified housing shortages and helps ensure that the City is planning for its fair share of affordable housing. Promoting a diverse housing stock, increasing the feasibility of development of infill and underused sites throughout the city, and focusing the greatest amount of new housing at all income levels near transit and jobs are some strategies needs for the City to meet its housing commitment and continue to affirmatively further fair housing in Newman.

Chapter 1.0 Introduction

The purpose of the introduction is to establish the framework of the Housing Element with the following information.

1.1 California’s Housing Crisis

This section includes a brief overview of the current state of housing in California, and the role that the City of Newman plays in providing housing for its community.

1.2 Regional Housing Needs Allocation (RHNA)

In August 2022, the Stanislaus Council of Governments (StanCOG) issued its Final 6th Cycle Regional Housing Needs Allocation Plan. The City of Newman's assigned RHNA to be planned for the 6th cycle is 1,048 units, a substantial increase from the 778 units assigned in the 5th cycle.

1.3 Affirmatively Furthering Fair Housing

This section provides an overview of Assembly Bill 686 (AB 686), which established an independent state mandate to affirmatively further fair housing (AFFH). Additionally, this section provides requirements of AB 686 and a brief overview of segregation patterns in Stanislaus County and Newman.

1.4 Overview of Planning Efforts

This section provides an overview of planning and legislative efforts taken throughout the 5th cycle, and provides context for the development of the 6th Cycle Housing Element.

1.5 Public Participation

This section provides a summary of the efforts the City of Newman has made to engage all economic segments of the community in the development and update of the housing element, including formal consultation with local Tribes. The following methods of outreach have been conducted so far:

- Development of a dedicated Housing Element update website, www.engage.emcplanning.com/newmanhousingelementupdate;
- Property Owner Interest Form;
- Stakeholder Survey;
- Housing Element Informational Mailer;
- Local newspaper advertisements;
- August 22, 2023 City Council Meeting; and
- October 24, 2023 City Council Meeting.

Chapter 2.0 Goals, Policies, and Programs

The purpose of this chapter is to present the City of Newman's housing goals, policies, and programs for the 2023-2031 planning period to maintain, preserve, improve and develop housing.

2.1 Introduction

The City has identified the following five (5) goals to enable the construction of quality housing:

Goal 1: Facilitate Housing Construction

Goal 2: Preserve and Improve the Existing Housing Stock

Goal 3: Exemplify Sustainable Development and Energy Conservation

Goal 4: Provide New Affordable and Other Special Needs Housing

Goals 5: Publicize Housing Needs and Resources

2.2 What's New

This section provides an overview of significant new policy and program directions being taken by the City of Newman to address housing issues in the community and the larger region. Specifically, new policy directions for the City of Newman are focused on affirmatively furthering fair housing.

2.3 Program Overview and Quantified Objectives

This section reports projected quantified objectives for the City of Newman during the 6th cycle.

2.4 Goals, Policies, and Programs

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

Included with [Chapter 2](#) is [Attachment – City of Newman CDBG Projects](#).

Chapter 3.0 Housing Needs & Fair Housing Report

3.1 Introduction

This report provides both the City of Newman Housing Needs Assessment and Fair Housing Assessment. This analysis primarily utilizes U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate data and California Department of Housing and Community Development (HCD) data. Data is primarily reported for the year of 2019, however, due to mapping resources provided by the HCD AFFH Data Viewer, data is also reported for 2022 and 2023.

3.2 Population, Employment and Household Characteristics

This section provides an analysis of population characteristics and local trends that affect housing demand in Newman. The following are key findings related to population, employment and household characteristics in Newman:

- Population projections estimate that Newman will increase by 36 percent by 2050, indicating that it must proactively plan for such a population expansion;
- The city is demographically diverse, with 70 percent of the population Hispanic, 27 percent non-Hispanic White, 2 percent Black or African American, 1 percent Asian, and 0.7 percent some other race or two or more races;
- The most populous age groups in the City appear to be individuals 5-14 years of age and 25-34 years of age;
- The median age in Newman is 33 years old;
- Newman's predominant household according to size is 3-4 person households (38 percent) followed by 2-person households (26 percent); and
- The city is a desirable place for Bay Area households seeking affordable housing with the ability to commute for work. However, locally, there is a lack of economic opportunity for local residents.

3.3 Disproportionate Housing Needs

This section details housing problems including, overcrowding and cost burden among households in Newman according to the Census Bureau Comprehensive Housing Affordability Strategy (CHAS). The following provides key findings related to disproportionate housing needs in Newman:

- 52 percent of Newman renter households have at least one of four housing problems, and 31 percent have at least one of four severe housing problems;
- 15 percent of Newman renter households experience overcrowding; and
- 36 percent of Newman renter households are cost burdened, of which 15 percent are severely cost burdened (spending more than 50 percent of income on housing).

3.4 Special Needs Groups

This section provides an overview of special needs groups in Newman and programs intended to address these groups. The following are key findings related to special needs groups in Newman:

- Extremely Low-Income households (0-30% of AMI) makeup 5 percent of all households in Newman;
- Senior owner-occupied households makeup 16 percent of all households, and senior renter-occupied households makeup 5 percent of all households;
- Persons with disabilities makeup 11 percent of the total population in Newman;
- Large households makeup 21 percent of all households;
- There are approximately 12,713 farmworkers living in the County;

- Single-parent households makeup 28 percent of all households;
- People living in poverty makeup 7 percent of the total population in Newman; and
- Persons with limited English proficiency makeup 10 percent of the total population in Newman.

3.5 Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment in Newman. Overall, Newman is categorized as a moderate resource area (2023).

3.6 Housing Stock Characteristics

This section provides an in-depth analysis of the housing stock in Newman to determine how/if the current the housing stock meets the needs of existing and future residents. The following provides key findings related to housing stock in Newman:

- Housing unit growth in Newman between 2010-2019 was 4 percent;
- 86 percent of housing units in Newman are single-family detached, followed by 11 percent multifamily; and
- The median home value in 2022 was \$420,066 – a 31 percent change from 2019.

3.7 Fair Housing Enforcement and Outreach Capacity

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

3.8 Fair Housing Recommendations

This section identifies fair housing issues, contributing factors, and implementation programs to support a solution-oriented approach to affirmatively furthering fair housing. The following are key details.

Fair Housing Issues

- Renter-occupied households are disproportionately impacted by cost burden and overcrowding;
- Special needs groups experience disproportionate impacts of poverty, overcrowding, cost burden and challenges in obtaining housing;
- Newman’s housing stock has been negatively impacted by the lack of housing construction during the 5th cycle, and does not provide a diversity of housing options to meet the needs of various households;
- Access to employment opportunities is low in Newman due to a lack of jobs in the City; and
- Fair housing enforcement lacks outreach and resource publication to inform community members of their rights.

Prioritized Contributing Factors

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

Chapter 4.0 Housing Constraints

4.1 Introduction

This chapter provides an analysis of governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all incomes, per State law. To address identified constraints, the City has included several programs to assist prospective homebuyers with acquiring housing, encourage prospective developers to move forward on development proposals, and explore initiatives to promote the construction of a diverse housing stock.

4.2 Governmental Constraints

This section analyzes key land use controls that have an impact on housing development in Newman. This includes a discussion of the General Plan Land Use Element, the zoning code, fees and exactions, permit processing, building codes, improvement standards, and parking regulations. The following are necessary General Plan land use redesignations and Zoning Code changes as identified in relation to governmental constraints in Newman:

- Amend its General Plan Land Use Diagram and/or the Zoning Map to ensure that sites identified in the City's housing site inventory are available to accommodate the City's shortfall to meet RHNA (see [Chapter 2](#));
- Amend the Zoning Ordinance to include ministerial, non-discretionary approval for sites requiring land use and/or zoning amendments;
- Amend the Zoning Ordinance to include ministerial, non-discretionary approval of previously reused sites, where there is developer interest in including at least 20 percent affordable housing (see [Chapter 2](#));
- The City shall add Section 5.05.070 (Housing Element Implementation Standards) to the Newman City Code requiring that sites rezoned to R-3 as a result of Housing Element Program H-1 of the 2009 Housing Element will permit rental and owner multifamily residential development exclusively and without discretionary review at a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre in the R-3 zoning district;

Amend Title 5 to:

- Remove minimum lot sizes within all residential zones to instead rely on General Plan designations for density allowance;
- Add Section 5.05.070 (Housing Element Implementation Standards) to the Newman City Code requiring that sites rezoned to R-3 permit rental and owner multi-family residential development by-right, requiring no discretionary review process, such as conditional use or design review;
- Establish a minimum density in R-3 Zone permitting a minimum density of 20 dwelling units per acre;
- Prohibit construction of new single-family homes within the R-3 district;
- Comply with new Density bonus State law;
- Allow upper-story residential uses in all commercial zoning districts as a permitted use (i.e., no conditional use permit required) with a maximum base density of 30 du/ac;
- Acknowledge and facilitate ministerial approvals under the SB 9 mandate;
- Reduce parking standards for new residential development as follows:
 - Studio apartment to one bedroom: one onsite parking space;
 - Two to three bedrooms: two onsite parking spaces; and
 - Four or more bedrooms: two and one-half onsite parking spaces.
- Permit single-room occupancies (SRO) by-right, requiring no discretionary review in all mixed-use districts (C-1, C-2, and P-O) and R-3 Zone;
- Eliminate open space and parking requirements specifically for SROs in C-1, C-2, P-O, and R-3 Zoning Districts;
- Reduce minimum FAR for residential uses in all zones that allow residential uses to permit a minimum FAR of 250 square feet;
- Define transitional and supportive housing in accordance with SB 745 as follows: “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists 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.” “Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.”;

- Explicitly permit transitional and supportive housing in all zones allowing residential uses and only subject to the requirements of other residential uses of the same type in the same zone;
- Permit supportive housing as a use by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses pursuant to Government Code Section 65583(a)(5));
- Update the definition of emergency shelters to comply with AB 2339 of 2022;
- Reduce minimum lot size requirement from 20,000 square feet to 2,500 square feet, requiring no CUP, and reduce the required minimum lot width from 100 feet to 50 feet in the M Zoning District, specifically for the construction of emergency shelters;
- Establish parking requirements for emergency shelters in compliance with AB 139, ensuring there is sufficient parking to accommodate all staffing working in the emergency shelter, provided that standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone;
- Permit large residential care facilities of seven (7) or more persons in the same zones as small residential care facilities (R-1, R-2/R-2S, and R-3) by-right, requiring no CUP; and
- Define Low-Barrier Navigation Center, and develop by-right procedures for processing low barrier navigation centers in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

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

4.3 Non-Governmental Constraints

This section analyzes economic and market related conditions such as the cost of land, construction costs, the availability of financing, and also environmental hazards. The following are key findings related to non-governmental constraints in Newman:

- The relatively low cost of land and its availability for housing development make housing development more affordable in Newman than in many other parts of California, especially coastal California;
- The cost of building materials continues to fluctuate and affects the price of housing, but there is no easy solution available at the local jurisdiction level to bring the cost of building materials down; and
- The City is located in a relatively flat area that is not prone to flooding and does not contain large forested areas or active earth quake faults.

In conclusion, there exists no non-governmental constraints that pose an undue constraint on the development of affordable housing in the City of Newman.

Chapter 5.0 Vacant Sites and Available Sites

5.1 Introduction

The purpose of this chapter is to provide an overview of housing sites and opportunities in the City of Newman for the 6th Cycle Housing Element.

5.2 Regional Housing Needs Allocation (RHNA)

This section provides an overview of the City's 6th cycle RHNA allocation, which is 1,048 units, in addition to housing units permitted to date that will go towards their RHNA. The following are key details related to Newman's RHNA:

- Newman's 6th cycle RHNA is 1,048 units; of which 197 units are assigned to very low-income, 136 units are assigned to low-income, 218 units are assigned to moderate-income, and 497 units are assigned to above moderate-income; and
- The site inventory accommodates a RHNA buffer of 186 percent.

5.3 Site Inventory

The purpose of this section is to identify and analyze specific sites that are available and suitable for residential development from 2023-2031 in order to accommodate Newman's RHNA of 1,048 new housing units. The following are key details related to the site inventory for Newman's 6th Cycle Housing Element Update:

- A total of 23 housing opportunity sites have been identified to meet the 6th cycle RHNA;
- The housing site inventory accommodates the following unit capacity for each income category: 293 very low-income, 185 low-income, 308 moderate-income, and 1,043 above-moderate income; and
- A total of 116 ADUs are planned for development.

5.4 Summary and Conclusions

This section provides an overview of the vacant and available site inventory to meet Newman's 6th cycle RHNA goals. The following are key details related to the site inventory in Newman:

- The housing site inventory is accommodated through vacant, non-vacant, and underutilized sites, of which accommodate RHNA buffer of 186 percent;

- Many sites in the housing site inventory were used in the 4th and 5th cycle housing elements and will now require only ministerial review for projects that include 20 percent or more units affordable to lower income households; and
- Up-zoning of several sites is part of the plan to accommodate for an unmet need of housing unit construction for lower income households.

Chapter 6.0 AFFH Analysis of Sites

6.1 Site Inventory Analysis Requirements

Per Assembly Bill (AB) 686, this chapter analyzes the location of lower-income sites included in the site inventory in relation to areas of high opportunity, segregated concentrations of poverty, concentrations of special needs households, and concentrations of disproportionate housing needs and displacement risk.

6.2 Potential Effect on Access to Opportunity

This section analyzes the location of lower-income sites in relation to resource areas based on a composite score of economic, education, and environmental factors that have the ability to perpetuate poverty and segregation. The following are key findings:

- All census tracts (35.01 and 35.02) in Newman are designated low resource areas, meaning all anticipated housing opportunity units are located in areas with inadequate access to resources;
- There are no areas within Newman that have high segregation or high rates of poverty; and
- The City has developed a suite of city-wide place-based strategies, which utilize targeted investment to improve and support community assets and infrastructure, educational and economic opportunities, and environmental health outcomes (Programs 4.7, 5.6, 5.7, and 5.8, see [Chapter 2](#)).

6.3 Potential Effect on Patterns of Integration and Segregation

This section analyzes the location of lower-income sites in relation to patterns of integration and segregation based on diversity levels, median household income, and poverty status. The following are key findings:

- All anticipated housing opportunity units across all income levels are planned in census tracts that have diverse existing populations (receiving an index score between 70 to 85 percent);
- Census Tract 35.01 has an approximate median household income of \$90,810 and a poverty rate of 10.3 percent. This census tract is anticipated to accommodate 1,518 units, of which 37 percent are lower-income;

- Census Tract 35.02 has an approximate median household income of \$63,454 and a poverty rate of 4.8 percent. This census tract is anticipated to accommodate 442 units, of which 58 percent are lower-income; and
- The City has identified Program 5.6 as part of a city-wide place-based strategy, which involves partnering with the Newman Chamber of Commerce and other community-based organizations to expand job opportunities in Newman (see [Chapter 2](#)).

6.4 Potential Effect on Special Needs Households

This section analyzes the location of lower-income sites in relation to concentrations of special needs households including female-headed households and persons living with a disability. These groups were chosen due to their prominent presence in Newman. The following are key findings:

- According to 2021 ACS data, female-headed households comprise 13.7 percent of all households in Newman;
- Between Census Tract 35.01 (13.2 percent) and Census Tract 35.02 (13.7 percent) there is a 0.5 percentage point difference in female-headed households;
- Both census tracts in Newman have a population of 10 percent or less living with a disability;
- Seventy-seven (77) percent of anticipated housing opportunity units are located in Census Tract 35.01 where approximately 6 percent of households live with a disability; and
- Increasing housing supply across the city is expected to mitigate the overpayment, housing scarcity, and displacement that lower-income persons, single-parent households, and persons living with disabilities are susceptible to.

6.5 Potential Effect on Disproportionate Housing Needs and Displacement Risk

This section analyzes the location of lower-income sites in relation to concentrated disproportionate housing needs and displacement risk including household overcrowding and cost burden. The following are key findings:

- Between Census Tract 35.01 (3.4 percent) and Census Tract 35.02 (4.4 percent) there is a 1 percentage point difference in household overcrowding; and
- Seventy-seven (77) percent of anticipated housing opportunity units are located in Census Tract 35.01, where approximately 53 percent of renter household experience cost burden; and
- Increasing the supply of lower-income housing in a variety of typologies is intended to address existing needs for affordable housing and lower concentrations of overcrowding and renter cost burden.

6.6 Summary and Conclusions

This section provides a brief summary of the potential impacts the site inventory may have on existing and future conditions. Overall, the sites inventory includes sites distributed throughout the city and are anticipated to mitigate segregated patterns of development and increase opportunities through integration of affordability levels for housing units.

Chapter 7.0 Energy Conservation

7.1 Introduction

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

7.2 Opportunities for Energy Conservation

This section reports energy conservation opportunities the City supports to assist community members in reducing utility related housing costs.

7.3 Housing Element Programs Related to Energy Efficiency

This section details programs identified in the housing element that commit the City to sustainable and conservative energy usage. The following programs have been identified to address energy conservation in Newman:

- Program 3.1 – Weatherization Outreach
- Program 3.2 – Green Building Standards

Appendix A: Review of the Previous Housing Element

This appendix provides a comprehensive review of the City's progress in implementing 2015-2023 policies and programs. This comprehensive review includes identifying programs that require modification in order to achieve greater success in the next eight-year planning period.

Appendix B: Outreach & Public Participation

This appendix provides a comprehensive review of all community outreach conducted throughout the preparation of Newman's 6th Cycle Housing Element Update including surveys, community meetings, online engagement, and the distribution of public notices. Additionally, this appendix includes the contact information of organizations, tribal units, and other stakeholders that have been contacted. Public outreach and engagement are ongoing and this appendix is subject to additions throughout the planning process. The following attachments are included with Appendix B:

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

This side intentionally left blank.

1.1 Introduction

The City of Newman is a small community that is located in an agriculturally rich and naturally beautiful area in the San Joaquin Valley. Located on California Highway 33 and just a few miles east of Interstate 5, residents and visitors alike travel to and from Newman with ease. The City was founded in 1888 by German immigrant, Simon Newman (Neumann), who first realized the many opportunities destined for the city. The City was incorporated in 1908 and since has honored its past and welcomed future development and opportunity as exemplified by the City's slogan,

“Honoring the Past, Celebrating the Present, Building for the Future.”

Embracing the City's slogan, local businesses, organizations, and community members alike have shaped and upheld the existing social fabric of Newman. However, the long-term vitality of the city depends on the ability of community members to be adequately housed. This means ensuring a variety of housing options at all income levels is available to the people who love and serve the City of Newman.

As Newman builds for the future, developing policies and programs that ensure local community members are able to live in the community they work for and support will be integral. This starts with engaging the community to understand the housing types, affordability levels, and supportive services needed. This Housing Element serves as a continuation of the City's commitment to ensuring new opportunities for residential development, as well as preserving and enhancing existing neighborhoods.

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

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. This 6th Cycle Housing Element covers the planning period 2023 through 2031 and replaces the City's 5th Cycle Housing Element that covered the period 2015 through 2023.

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

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

1.2 California’s Housing Crisis

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

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

During the previous 5th cycle (2015-2023) housing element, Newman had little success in meeting its housing needs. The City issued 56 housing permits in the 2015-2023 housing element cycle. This was only a small fraction of Newman’s Regional Housing Needs Allocation (RHNA), which called for the construction of 778 new housing units. Of the units built, 48 were for above moderate-income housing, four (4) were for moderate-income housing, one (1) was for low-income housing, and three (3) were for very low-income housing.

¹ Source: Stanislaus County Demographic and Employment Forecast, 2021

1.3 Regional Housing Needs Allocation

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

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

In August 2022, StanCOG issued its Final 6th Cycle Regional Housing Needs Allocation Plan. For Newman, the RHNA to be planned for this cycle is 1,048 units, a substantial increase from the last cycle. [Table 1-1](#) shows the RHNA for Newman for the planning period 2023 through 2031.

Table 1-1 Regional Housing Needs Allocation

Income Group	Percentage of AMI	Share
Extremely Low-Income ³	0-30	99
Very Low-Income	<50	98
Low Income	51-80	136
Moderate-Income	81-120	218
Above Moderate-Income	121+	497
Total		1,048

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

1.4 Affirmatively Furthering Fair Housing

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

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

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

Low income: 50-80% of Area Median Income

Moderate income: 80-120% of Area Median Income

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

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

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

AB 686 requires public agencies to:

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

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

An AFFH analysis was prepared by EMC Planning Group and is included as [Chapter 3 – Housing Needs & Fair Housing Report](#) to this housing element.

Defining Segregation

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

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20 percent Latino, but some neighborhoods are 80 percent Latino while others have nearly no Latino residents, that jurisdiction would have segregated neighborhoods.

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

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments.⁴ Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety.⁵ This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates.^{6,7,8,9,10,11}

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood.^{12,13} These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside.¹⁴ Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups.¹⁵

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

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

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

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

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

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

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

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

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

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

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

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

Segregation Patterns in the StanCOG Region

Across the StanCOG region, Hispanic or Latino residents represent the predominant racial/ethnic group followed by non-Hispanic White residents. Stanislaus County has a moderate-high level of segregation, which is primarily represented between these two populations. Additionally, above-moderate and moderate-income residents are significantly more segregated from other racial and income groups. The analysis completed for this report indicates that the amount of racial segregation both *within* the StanCOG region and *across* jurisdictions in the region has decreased since the year 2000. However, compared to cities in other parts of California, StanCOG region jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation between StanCOG region cities compared to other regions in the state.

Segregation in Newman

The following are highlights of segregation metrics as they apply in Newman. For further information regarding the history of racial segregation, please refer to [Chapter 3](#).

- As of 2019, Hispanic or Latino individuals comprise 70 percent of Newman's population followed by non-Hispanic White (27 percent), Black or African American (2 percent), Asian (1.4 percent) and some other race/two or more races (0.7 percent);
- American Indian or Alaska Native and Native Hawaiian and Other Pacific Islander individuals are not represented in Newman; and
- Newman has no racially or ethnically concentrated areas of poverty (R/ECAP) or racially concentrated areas of affluence (RCAA).

Historically, Newman's General Plan and Municipal Code has emphasized single-family residential development patterns and consequently, the City offers a limited variety of housing types with 86 percent single family detached units. While extensive data on segregation and living patterns in Newman is not available, it is likely that this type of development has contributed to some level of segregation patterns, due to, among other factors, the higher purchase costs that accompany single-family homes. Though Newman's population is comprised of a minority majority and restrictive covenants were not enacted specifically in the City, implementing policies and programs that promote AFFH and an inclusive housing stock could assist existing community members in obtaining adequate and affordable housing.

Regional Segregation

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

- Compared to the County, Newman has a higher share of Hispanic or Latino residents, but a lower share of White, Black or African American, Asian, American Indian or Alaska Native, and Native Hawaiian and Other Pacific Islander residents; and

- Regarding income groups, Newman has a lower share of extremely low-income households than the County, but slightly higher shares of above moderate-income, moderate-income, low-income and very low-income households than the County.

1.5 Overview of Planning Efforts

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

Effectiveness of Previous Housing Element

The City of Newman experienced significantly less development than projected in its Quantified Objectives (56 permits issued v. 778 projected). It failed to meet its RHNA allocation in every income category. The goals, objectives, policies, and actions in the 2015 Housing Element complied with State Housing Law and provided proper guidance for housing development in the City. In the 2023-2031 Housing Element update, objectives for each of the goals will be modified as appropriate to more specifically respond to the housing needs in Newman from 2023 to 2031. Policies will also be modified as needed to respond to current housing element law and existing and anticipated residential development conditions. See [Appendix A](#) for a complete review and analysis of Newman's 5th Cycle Housing Element (2015-2023).

New State Laws Affecting Housing

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

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

Incentives for Accessory Dwelling Units

AB 68, AB 587, AB 671, AB 881, SB 13, AB 976, and AB 1033 further incentivize the development of accessory dwelling units (ADUs), through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees. In 2016, the

City amended its regulations and procedures for the construction of ADUs. However, further changes will be incorporated into the City’s Municipal Code to ensure compliance with new legislation. This 6th Cycle Housing Element contains Program 1.2 to ensure the City’s Zoning Ordinance is updated in a timely and efficient manner (see [Chapter 2](#)).

Density Bonus

AB 1763 requires jurisdictions to provide a density bonus to development projects that restrict 100 percent of their units as affordable to lower and moderate-income households. Chapter 5.14 of the City’s Zoning Ordinance provides a detailed description of the Residential Density Program.

Low-Barrier Navigation Centers

AB 101 requires jurisdictions to allow “low-barrier navigation centers” by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements. This 6th Cycle Housing Element contains Program 4.5 to develop by-right procedures for processing Low Barrier Navigation Centers in Newman (see [Chapter 2](#)).

Surplus Public Land

In 2019, Governor Gavin Newsom signed an executive order to identify State owned sites to help address the California housing crisis. AB 1255 and AB 1486 seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. The City has identified approximately 9.54 acres of surplus land and has reported them through the Housing Element Annual Progress Report.¹⁶

Accelerated Housing Production

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

Priority Processing

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

¹⁶ [California Open Data Portal, Notice List, 2023](#)

Housing and Public Safety

Finally, in response to SB 379 and other recent state legislation, local jurisdictions must update their safety element to comprehensively address climate adaptation and resilience (SB 379) and SB 1035 (2018) and identify evacuation routes (SB 99 and AB 747). These updates are triggered by the 6th Cycle housing element update. This housing element contains an evaluation of the existing safety element and contains programming actions to update the safety element to satisfy the new state requirements. Also, as sites are identified and analyzed for inclusion in the City's housing site inventory, special attention will be paid to the risk of wildfire and the need for evacuation routes. In this way, the City will coordinate updates to all three elements (land-use, housing, and safety), so that it can direct future development into areas that avoid or reduce unreasonable risks while also providing needed housing and maintaining other community planning goals.

Consistency with General Plan

The City of Newman General Plan was adopted in April 2007 and is comprised of the following elements: 1) Land Use; 2) Transportation and Circulation; 3) Public Facilities and Services; 4) Recreational and Cultural Resources; 5) Natural Resources; 6) Health and Safety; and 7) Community Design.

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

1.6 Public Participation

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

- Formal consultation with representatives from five (5) Native American tribes that are present and active in Stanislaus County;
- Development of a dedicated housing element update website:
<https://engage.emcplanning.com/newmanhousingelementupdate>;
- City-wide mailer informing the public on the 6th Cycle Housing Element Update planning process, Stakeholder Survey, Property Owner Interest Form, and the release of the Public Draft;
- August 22, 2023 City Council Meeting, which was held to introduce the 2023-2031 6th Cycle Housing Element Update to community residents and elected officials, demonstrate the Newman Housing Element Update website, and to discuss the Public Review Draft Housing Element;

- Four (4) newspaper advertisements for the October 24 City Council Meeting and pending release of the HCD Initial Draft Housing Element; and
- October 24, 2023 City Council Meeting, which was held to engage members of the public to discuss the Initial Draft Housing Element and to solicit feedback on policies and programs.

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

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

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

2.0 Goals, Policies, and Programs

2.1 Introduction

The City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations.

To enable the construction of quality housing, the City has identified five goals:

Goal 1: Facilitate Housing Construction

Goal 2: Preserve and Improve the Existing Housing Stock

Goal 3: Exemplify Sustainable Development and Energy Conservation

Goal 4: Provide New Affordable and Other Special Needs Housing

Goal 5: Publicize Housing Needs and Resources

The majority of the sites identified in the Site Inventory were identified and undeveloped in the 5th cycle housing element. The Policies and Programs below are intended to reduce the regulatory barriers to redevelop these sites and to demonstrate the City is taking measures to ensure a better outcome, namely the construction of more units in the 6th cycle.

2.2 What's New

This section provides an overview of significant new policy and program directions being taken by Newman to address housing issues in the community and the larger region.

Affirmatively Furthering Fair Housing

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

2.3 Program Overview and Quantified Objectives

Quantified Objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The Quantified Objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve, based on needs, resources, and constraints. These objectives will focus communication between the City and HCD with future Annual Progress Reports (APRs). HCD does not demand that all objectives must be met, rather, it is a goal that enables objective assessments about program effectiveness so that the City may make informed determinations to continue, modify, or delete programs with the next Housing Element update cycle. [Table 2-1](#) summarizes the number of units anticipated to be constructed as a result of the programs and capacity available for housing in Newman.

Table 2-1 Quantified Objectives

Income Category	New Construction	Rehabilitation	Conservation*/ Preservation**
Extremely Low (ELI)	242	75	54
Very Low (VLI)	241	75	6
Low (LI)	337	150	1
Moderate (MI)	263	150	4
Above Moderate (AM)	867	50	5
Total	1,950	500	70

SOURCE: City of Newman, 2023

NOTE: *There are 52 deed-restricted units at-risk of conversion ([Chapter 3, Table 3-30](#)). Below Market Rate units have deed-restriction end dates spanning from 2033 to 2065.

**The site inventory anticipates 10 housing units will require replacement. Three housing units are anticipated to require conservation or preservation.

2.4 Goals, Policies, and Programs

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

GOAL 1 Facilitate Housing Construction

Policies

- Policy 1.1 The City shall promote the provision of housing for all economic segments of the community and while doing so, seek to ensure the highest quality in all new residential development.
- Policy 1.2 The City shall endeavor to maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate Newman's fair share of projected regional growth, maintain normal residential vacancy rates, and keep downward pressure on residential land costs.

- Policy 1.3 The City shall seek to maintain an overall mix of 75 percent single family and 25 percent multi-family units in its housing stock.
- Policy 1.4 The City shall actively promote residential use in and adjacent to Downtown as a means of reinforcing Newman's Downtown Revitalization Program.
- Policy 1.5 Housing affordable to very low-, low- and moderate-income families shall be dispersed throughout the community and incorporated into new development to promote social and economic integration. Where possible, the City shall promote homeownership in new housing constructed for low- and moderate-income households.
- Policy 1.6 The City shall pursue available state and federal funding assistance that is appropriate to Newman's needs to develop housing that is affordable to low- and moderate-income households. As appropriate, the City shall work with other local jurisdictions and agencies to take advantage of state and federal funding programs.
- Policy 1.7 Consistent with other City objectives, the City shall ensure that its policies, regulations, and procedures do not add unnecessarily to the costs of producing housing.
- Policy 1.8 The City shall provide for the development of secondary residential units, as required by state law, while protecting the single-family character of neighborhoods. Development of secondary residential units fronting on alleys shall be encouraged.
- Policy 1.9 Where single family residential units that are required to sell or rent at below-market-rates are included within a housing development, such units shall be interspersed within the development, and to the extent reasonable, shall be visually indistinguishable from market-rate units.
- Policy 1.10 The City shall work with the Stanislaus County Housing Authority, local nonprofit housing agencies, and the California Housing Partnership, in accordance with the Low-Income Housing Preservation and Resident Homeownership Act of 1990, to preserve lower income housing units threatened with conversion to market-rate housing through prepayment of subsidized mortgages.

Programs

Program 1.1: No Net Loss of Residential Capacity to Accommodate the RHNA by Income Category (New)

To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, within one year of adoption of the Housing Element, the City will develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA.

The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity by income category and will be updated continuously as developments are approved.

No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate sites are identified prior to reducing site density or capacity.

If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development. A program to identify the replacement sites, and take the necessary actions to make the site(s) available and ensure they are adequate sites, will be adopted prior to, or at the time of, the approval of the development.

Quantified Objective: N/A

Timeframe: Review annually in March

Responsible Party: Planning Department

Funding Source: General Fund

Program 1.2: Municipal Code Amendments

During the 6th Cycle Housing Element Update, the City of Newman will make the following Municipal Code amendments:

General Amendments to Zoning Code

- Remove minimum lot sizes within all residential zones to instead rely on General Plan designations for density allowance;
- Add Section 5.05.070 (Housing Element Implementation Standards) to the Newman City Code requiring that sites rezoned to R-3 permit rental and owner multi-family residential development by-right, requiring no discretionary review process, such as conditional use or design review;
- Establish a minimum density in R-3 Zone permitting a minimum density of 20 dwelling units per acre;
- Prohibit construction of new single-family homes within the R-3 district;
- Comply with new Density bonus State law;
- Allow upper-story residential uses in all commercial zoning districts as a permitted use (i.e., no conditional use permit required) with a maximum base density of 30 du/ac;
- Acknowledge and facilitate ministerial approvals under the SB 9 mandate; and

- Reduce parking standards for new residential development as follows:
 - Studio apartment to one bedroom: one onsite parking space;
 - Two to three bedrooms: two onsite parking spaces; and
 - Four or more bedrooms: two and one-half onsite parking spaces.

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

- Permit single-room occupancies (SRO) by-right, requiring no discretionary review in all mixed-use districts (C-1, C-2, and P-O) and R-3 Zone;
- Eliminate open space and parking requirements specifically for SROs in C-1, C-2, P-O, and R-3 Zoning Districts;
- Reduce minimum FAR for residential uses in all zones that allow residential uses to permit a minimum FAR of 250 square feet;
- Define transitional and supportive housing in accordance with SB 745 as follows: “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists 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.” “Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.”;
- Explicitly permit transitional and supportive housing in all zones allowing residential uses and only subject to the requirements of other residential uses of the same type in the same zone;
- Permit supportive housing as a use by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses pursuant to Government Code Section 65583(a)(5);
- Update the definition of emergency shelters to comply with AB 2339 of 2022;
- Reduce minimum lot size requirement from 20,000 square feet to 2,500 square feet, requiring no CUP, and reduce the required minimum lot width from 100 feet to 50 feet in the M Zoning District, specifically for the construction of emergency shelters;
- Establish parking requirements for emergency shelters in compliance with AB 139, ensuring there is sufficient parking to accommodate all staffing working in the emergency shelter, provided that standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone;

- Permit large residential care facilities of seven (7) or more persons in the same zones as small residential care facilities (R-1, R-2/R-2S, and R-3) by-right, requiring no CUP; and
- Define Low-Barrier Navigation Center, and develop by-right procedures for processing low barrier navigation centers in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

Require Ministerial Review for Sites Identified in Previous Housing Cycles

- Require ministerial, non-discretionary approval of previously reused sites, where there is developer interest in including at least 20 percent affordable housing, as listed in [Table 2-2](#); and
- Pursuant to Government Code Section 65583.2, Sites 8, 11-13, 16, 19, and 20 are subject to land use designation changes and rezoning to allow appropriate densities. See Program 1.9 for details regarding these changes.

Table 2-2 Reused Sites Subject to Ministerial Approval with 20 Percent Affordable

Site Number (Chapter 5)	Zoning	Address	APN
4	R-1	Lee Ave at Yolo St	128-013-019
5	R-1	Lee Ave n/o Yolo	128-013-017
6	R-1	Lee Ave n/o Yolo	128-013-018
7	R-1	1130 R St	128-006-071
8	R-1	1603 W Tulare St	026-056-058
11	R-2	L St s/o Merced St	128-022-010
12	R-3	1978 Prince St	128-060-011
13	R-3	Prince St	128-060-010
14	R-3	1415 Eucalyptus Ave	128-022-016
15a & 15b	R-3	673 Fig Ln	026-041-058 & 026-041-004
16	R-3	2115 Prince Str	026-059-070
19	R-3	407 Hills Ferry Rd	049-050-044
20	R-3	27924 N St	026-043-019

SOURCE: City of Newman

Quantified Objective: 237 DU facilitated through rezoning

- 38 VLI units; 59 LI units; 136 MI units; 4 AM units

Timeframe: Complete land use and zoning changes by December 2024; Complete all other Municipal Code amendments by June 2025

Responsible Party: Planning Department

Funding Source: General Fund

Program 1.3: Northwest Newman Master Plan Annexation and Development Phasing

The City's housing sites inventory includes the Northwest Newman Master Plan (NWNMP) Area (Sites 1A through 1F), which encompasses the annexation of six parcels with the objective of developing a total of 1,020 residential units over the eight-year planning period. The housing distribution for this site is planned as follows:

- Lower-income units: 150 multi-family dwelling units and 60 ADUs, totaling 210 units;
- Moderate-income units: 30 ADUs; and
- Above moderate-income units: 771 single-family dwelling units and nine (9) ADUs, totaling 780 units.

The City will work with the developers and the Local Agency Formation Commission (LAFCO) to ensure that the identified sites are annexed into the City no later than Summer 2025. For further project related details, refer to [Chapter 5](#).

The planned schedule of actions for the NWNMP is outlined as follows:

- Completion of infrastructure (water and wastewater) by Fall 2024;
- Develop pre-annexation agreement and present the annexation application for the remaining parcels to the Planning Commission in Summer 2024, followed by the City Council in Fall 2024, and ultimately to the LAFCO in Winter 2025;
- Complete annexation of remaining parcels by Summer 2025;
- Collaboration between property owners and developers to extend infrastructure throughout project site by Spring 2026; and
- Completion of wastewater treatment plant expansion by Summer 2031.

Should the annexation of the remaining parcels not be completed by Summer 2025, the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to make available appropriate land for the development of housing to meet the RHNA. Specific actions the City may take include upzoning or increasing density to accommodate more residential units.

To promote diverse housing options and affordability, ADUs are required to be constructed on at least 15 percent of single-family properties within the NWNMP area, totaling 116 ADUs, along with the provision of stub-outs for all properties. See Program 2.7 for further ADU requirements.

The development timeline for residential units within the NWNMP area is presented in [Table 2-3](#). Construction of single-family and multi-family development is anticipated to commence in Summer 2026.

Table 2-3 Northwest Newman Master Plan Phasing, 2026-2031

Year	Multi-Family Housing	Single-Family Housing	ADUs	Total	Percent Total Units
	Site #1c	Site # 1a, 1b, 1d, 1e, 1f			
2026	60	240	32	332	32.0%
2027	0	120	32	152	14.6%
2028	0	120	15	135	13.0%
2029	60	120	15	195	18.8%
2030	0	144	18	162	15.6%
2031	30	27	4	61	5.8%
Total	150	771	116	1,037	100.0%

SOURCE: City of Newman

NOTE: ADUs use a 30 percent, 30 percent, 30 percent, 10 percent rule of thumb for affordability assumptions.

The City will actively monitor the issuance of building permits for multi-family residential units and ADUs throughout this period. If development progress falls short of achieving the construction targets of 60 multi-family residential units and 55 lower-income ADUs by Winter 2028, the City will reassess its land use strategies. Necessary amendments to zoning or other land use documents will be undertaken to meet RHNA requirements and ensure continued progress towards meeting housing development goals.

Furthermore, the City has identified a large site, approximately 13 acres in size, which could potentially accommodate housing across all affordability categories to aid in meeting the RHNA, pending necessary land use and zoning adjustments. In the event that the NWNMP annexation does not proceed as anticipated by Summer 2025, the City is prepared to take steps to make this alternative site available for development.

Quantified Objective: Total of 1,020 units facilitated through NWNMP annexation; 75 ELI units; 75 VLI units; 771 AM units; 116 ADUs (utilizing 30, 30, 30, 10 percent rule of thumb to determine affordability)

Timeframe: Complete infrastructure (water and wastewater) by Fall 2024; Annexation completed by Summer 2025; Extend infrastructure throughout project area by Spring 2026; Construction of 60 multi-family residential units and 45 affordable ADUs by Winter 2028; Complete wastewater treatment plant expansion by Summer 2031; Pursue alternative actions by Fall 2025.

Responsible Party: Planning Department

Funding Source: General Fund

Program 1.4: Pursue Partnership Opportunities for Affordable Housing Construction

The cost of financing has a substantial effect on the affordability and availability of housing. Housing financing, including private financing and government assistance programs, is generally available to the community.

The City shall initiate a partnership and continue to build relationships with the building community, including non-profits to assist in the development of lower-income housing. The City shall offer an array of regulatory and financial tools to assist in the development of affordable housing, including utilizing the Successor Housing Fund and other local financial resources (leveraged through HOME and CDBG partnerships), donating land, supporting funding applications, assisting entitlements and expediting permit processing.

The City will first focus on a catalyst project at a City-owned site (Site 22/APN: 128-009-080/1617 Main St.) as referenced in Program 1.6. To initiate this process, the City will invite non-profit developers to discuss the City's plans, resources, and development opportunities.

In order to incentivize the development of affordable units the City will:

- Continue to apply for appropriate state and federal housing funds, including CDBG and HOME funds. Use funds to assist with providing affordable housing opportunities in new and existing housing units;
- Contract with a planning consulting firm to supplement its planning and economic development capabilities. Availability of grant or other special funding for affordable housing will be posted on the City's website; and
- Notify affordable residential developers, community groups and organizations that serve and represent lower-income households of the availability of affordable housing resources, when available.

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

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

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

Timeframe: Annual assessment; ongoing

Responsible Party: Planning Department

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

Program 1.5: Plan Approvals for Multi-family Housing

The City shall, when applicable, include in all subdivision approvals after January 1, 2004, a notice as part of the conditions, covenants and restrictions (CC&Rs) that multi-family housing is planned for adjacent property.

Quantified Objective: N/A

Timeframe: December 2024

Responsible Party: Planning Department

Funding Source: General Fund

Program 1.6: City-owned Catalyst Site

Assembly Bill 1486 (Ting, 2019) aims to connect developers who are interested in building more affordable homes on surplus local public land that is both available and suitable for housing development. Land leases that are greater than five years are also subject to the Surplus Lands Act (SLA). In accordance with the State's Surplus Land Act, Government Code 54220, the City will undertake a process to dedicate a city-owned site to affordable housing development (Site 22/APN: 128-009-080/1617 Main St.) with land-leases and deed restrictions to ensure affordability. Pending No Net Loss analysis, affordability levels may change accordingly.

The City intends to develop the parcel through the Surplus Land Act process over the next five years for the potential development of 24 units (12 units affordable to very low- and 12 units affordable to low-income households). The site is planned to remain in City ownership and is anticipated to be made available for development through a long-term land lease for 55 years. The site will be made available for affordable housing consistent with the requirements of the Surplus Land Act.

Specific planned actions by the City include the development of a project description, publication of an RFP within 12-18 months, selection of a development partner, two years to enter into an Exclusive Negotiation Agreement, two years for land use entitlements and development agreements, 6-12 months for building permit issuance, and 1-2 years for construction. Council approval is required for each step in this process.

Specific actions and associated timelines the City is committed to:

- Maintain compliance with the Surplus Land Act throughout the 2023-2031 Housing Element period;
- Establish and implement development standards for Site 22;
- Make properties available through the Surplus Land Act process;
- Develop project description and establish an RFP process and solicit developers by Spring 2025;
- Target Exclusive Negotiating Agreement by Fall 2025; and
- Target land use entitlements issuance by Winter 2026.

If by December 2025, the City has not established the necessary developer agreements, the City will pursue the following alternative actions to enable the development of the sites for affordable housing:

- Increase outreach efforts with non-profit affordable housing developers beginning January 2026;
- Re-issue RFP and solicit developers by December 2026;
- Identify additional/alternative sites;

- Pursue funding opportunities such as Permanent Local Housing Allocation (PLHA), Multi-family Super NOFA, IIG Small Jurisdictions, CDBG Funds, and HOME Investment Partnerships to assist with entitlement and building permit fees (ongoing); and
- Develop incentives for developers, including 60-day approval timeline; clear development standards; full cooperation with City staff and elected and appointed officials; accelerated approval process; waiving parking standards for multi-family development.

The length of time it takes to gain entitlement approvals can drastically impact the financial feasibility of development projects. The developer incentives outlined above are intended to shorten the period of time between submittal of entitlement applications and issuance of occupancy, in order to enable the development of multi-family residential units.

Quantified Objective: 12 very low- and 12 low-income units for a total of 24 units

Timeframe: Complete investigations and potential partnership by December 2026; Pursue alternative actions by January 2026

Responsible Party: Planning Department

Funding Source: General Fund

Program 1.7: Prepare Checklist and Procedures for SB 35 and SB 330

Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to optionally move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The City will create an SB 35 checklist and written procedures for processing SB 35 applications to ensure efficient and complete application processing and will update the documents in conformance with any changes to state law within twelve months of adoption of new laws. Additionally, the City will develop an application for SB 330 in conformance with State law.

Quantified Objective: N/A

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

Responsible Party: Planning Department

Funding Source: General Fund

Program 1.8: Remove Subjectivity from Site Plan Review Process & Develop Objective Design Standards

Currently, Municipal Code 5.25.040 includes findings of approval for site plan review that present subjectivity. To remove subjectivity from the site plan review approval process, the City will remove the following finding (finding number one):

“That the architectural and general appearance of the structures and grounds shall have architectural unity and be in keeping with the character of the neighborhood as not to be detrimental to the orderly and harmonious development of the City, or to the desirability of investment or occupation in the neighborhood.”

The City will only require finding number two stating:

“That the site plan is consistent with all adopted City plans, documents, and ordinances, including but not limited to this title, any applicable specific and/or master plans, any adopted development standards and design guidelines, and the General Plan.”

To further remove subjectivity from the site plan review and approval process, and to provide clarity and predictability for future development and housing construction, the City will create Objective Design Standards (ODS) for residential developments. The City will explore funding opportunities for the development of ODS, such as CDBG, REAP, or LEAP funds.

Quantified Objective: 11 additional Above Moderate-Income units

Timeframe: Adoption of Municipal Code amendment by June 2025; Adoption of ODS by December 2027

Responsible Party: Planning Department

Funding Source: General Fund

Program 1.9: Land Use and Zoning Code Changes to Accommodate RHNA

The City of Newman faces an unmet housing need from the 5th cycle planning period, comprising 305 lower-income units. This includes 186 units designated as very low-income and 119 units as low-income. To address both the unaccommodated needs from the 5th cycle RHNA and the 6th cycle RHNA, the City is required to undertake rezoning efforts and annex specific land parcels to facilitate high-density residential development.

The City will amend its General Plan Land Use Diagram and/or the Zoning Map to ensure that sites identified in the City’s housing site inventory are available to accommodate the City’s 5th cycle unaccommodated need and to meet its 6th cycle RHNA. Pursuant to Government Code 65583.2, the R-3 Zone is required to permit multi-family by-right, requiring no discretionary review. [Table 2-4](#)

identifies the sites that require General Plan land use and/or zoning amendments. Program 1.2 establishes an increased minimum density of 20 dwelling units per acre in the R-3 Zone, which will further enable the development of affordable residential units.

Pursuant to Government Code Section 65584.09, the City will complete the rezones identified below within the first year of the new planning period, ending on December 31, 2024, to address the 5th cycle unaccommodated housing need of 305 lower-income units and meet the City's 6th cycle RHNA.

Quantified Objective: 408 Lower-Income units

Timeframe: Complete rezones by December 31, 2024

Responsible Party: Planning Department

Funding Source: General Fund

Table 2-4 Sites to be Rezoned and/or Change Land Use Designation

Site Number	Zoning Changes	Land Use Changes	Address	APN	Total Lower-Income Units Anticipated
8	from R-1 to R-3	from LDR to HDR	1603 W Tulare St	026-056-058	115
11	from R-2 to R-3	from MDR to HDR	L St s/o Merced St	128-022-010	36
12	from R-2 to R-3	from MDR to HDR	1978 Prince St.	128-060-011	18
13	---	from MDR to HDR	Prince St.	128-060-010	41
16	from R-1 to R-3	from LDR to HDR	2115 Prince St.	026-059-070	51
18	from OS to R-3	from MDR to HDR	2070 Prince St.	128-060-021	17
19	from R-2 to R-3	from MDR to HDR	407 Hills Ferry Rd.	049-050-044	27
20	from R-1 to R-3	from LDR to HDR	27924 N St.	026-043-019	69
21	from C-1 to R-3	from DC to HDR	1040 Prince St.	128-060-012	34
Total					408

SOURCE: City of Newman

Note: All sites identified in the table are analyzed in Chapter 5.

R-3 Zoning allows residential densities of 12-30 du/ac. Program 1.2 increases minimum density to 20 du/ac in R-3 Zone.

Program 1.10: Mattos Ranch Phase 2 Infrastructure

Mattos Ranch Phase 2 (Site #2) will be designed to leverage and expand upon the existing infrastructure established in Phase 1. Civil Improvement Plans are currently in progress and are expected to be finalized by Spring 2025. These plans encompass detailed specifications for all essential infrastructure and utilities required to serve the site, ensuring seamless integration and development continuity between Phase 1 and Phase 2 of the subdivision.

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

Quantified Objective: 22 Moderate- and 21 Above Moderate-Income units

Timeframe: Complete Civil Improvement Plans by Spring 2025; Complete infrastructure by Fall 2025

Responsible Party: Planning Department

Funding Source: General Fund

GOAL 2 Preserve and Improve the Existing Housing Stock

Policies

- Policy 2.1 The City shall promote private reinvestment in older residential neighborhoods and private rehabilitation of housing.
- Policy 2.2 The City shall pursue available state and federal funding assistance that is appropriate to Newman's needs to rehabilitate housing. Housing rehabilitation efforts targeted to ensure that foreclosed properties do not fall into disrepair shall be given priority.
- Policy 2.3 The City shall support the revitalization of older neighborhoods by keeping streets and other municipal systems in good repair.
- Policy 2.4 The City shall promote the continued upkeep of existing mobile homes.
- Policy 2.5 The City shall require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
- Policy 2.6 Existing housing occupied by very-low- or low-income households shall not be demolished without assurance of the availability of suitable alternative housing.
- Policy 2.7 The City shall promote the preservation of architecturally- and historically-significant residential structures.

Programs

Program 2.1: Monitor Units At-Risk of Conversion

The City shall monitor the status of subsidized housing projects at-risk of conversion to market-rate housing. Pursuant to Government Code 65863.10, when a Notice of Intent to convert from low-income housing to market-rate housing is received (three years in advance pursuant to State law), the City will work with property owners to ensure that the tenants are properly noticed and provided information on potential resources for assistance, and any applicable displacement and relocation requirements are complied with.

Additionally, the City shall actively participate in obtaining financial assistance to preserve such units. On an ongoing basis, the City will work with nonprofit housing providers to pursue funding to preserve and improve existing affordable housing in the City. Nonprofit housing providers in the region include, Habitat for Humanity of Stanislaus County; Housing Authority County of Stanislaus; Stanislaus County Affordable Housing Corporation; and Stanislaus County Redevelopment Agency.

Quantified Objective: 3 total units preserved

- 2 ELI units and 1 VLI unit

Timeframe: Annually monitor at-risk subsidized housing projects; Work with nonprofit housing providers to pursue funding opportunities on an ongoing basis.

Responsible Party: Planning Department

Funding Source: General Fund

Program 2.2: Manufactured Housing

The City shall amend its Zoning Ordinance to allow manufactured housing by-right in all districts where a single-family home is also allowed by-right. The City may add restrictions to the design of manufactured housing that are consistent with State statute, to be included in Objective Design Standards in Program 1.8.

Quantified Objective: N/A

Timeframe: December 2024

Responsible Party: Planning Department

Funding Source: General Fund

Program 2.3: Amend Accessory Dwelling Unit Ordinance (Modified)

The City shall amend the ADU ordinance (Section 5.23.040 NMC) to be consistent with recent changes in State statute. The City will continue to implement the development of ADUs through a ministerial process in conformance with State law and will develop guidance materials.

Quantified Objective: 7 units

- 2 VLI ADUs; 2 LI ADUs; 2 MI ADUs; 1 AM ADU

Timeframe: Adopt Ordinance by June 2025

Responsible Party: Planning Department

Funding Source: General Fund

Program 2.4: Replacement Unit Program and Anti-Displacement (New)

In compliance with AB 1397, the City will adopt a policy to require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) when any new housing development project occurs on a site meeting the any of the following conditions: 1) currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, 2) was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, 3) subject to any other form of rent or price control through a public entity's valid exercise of its police power, or 4) is occupied by low or very low-income households.

The City of Newman, in compliance with SB 330 – which includes the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants, will include information necessary to determine compliance with these provisions in the list or lists that specify the information that will be required from any applicant for a development project under the Permit Streamlining Act.

Quantified Objective: 10 replacement units

- 1 LI unit; 4 MI units; and 5 AM units

Timeframe: June 2025

Responsible Party: Planning and Community Development Department

Funding Source: General Fund

Program 2.5: Targeted Rehabilitation of Units (New)

The City of Newman has identified four areas within city limits where rehabilitation efforts will be prioritized and targeted (see [Figure 3-61](#) in [Chapter 3](#)). In an effort to facilitate the maintenance and rehabilitation of older housing units, City will monitor and track the number of building permits issued for residential rehabilitation projects in the identified priority areas on an annual basis. In residential neighborhoods the City will proactively provide information and assistance to owners of units that are in need of repair or rehabilitation. Examples of program assistance include weatherization grants, home paint fix-up programs, and housing rehabilitation assistance including Permanent Local Housing Allocation grant funds. The City will continue its efforts to partner with landlords, the Stanislaus Regional Housing Authority, and Pacific Gas and Electric (PG&E) to incentivize minor repairs and maintenance to be conducted in these areas.

The City will dedicate resources to ensure this information regarding the availability of these resources is affirmatively marketed by doing the following:

- Post information on the City’s website;
- Provide written marketing information describing the resources available to community groups and organizations that represent lower-income households at City Hall and through a variety of other methods throughout the City;
- Distribute maintenance program information directly to property owners via direct mail; and
- Distribute maintenance program materials directly to community groups and organizations, including the Newman Family Resources Center that serves extremely-low- and low-income families.

The City will also continue to partner with Stanislaus County CDBG Consortium to direct funding allocation toward owner-occupied emergency home repairs, and will provide incentives to landlords to rehabilitate units that may be dilapidated or in need of repairs. Priority will also be given to landlords that rent to tenants receiving Housing Choice Vouchers.

Quantified Objective: 60 building permits for residential rehabilitative action per year

Timeframe: Annually track and monitor building permits for residential rehabilitative actions in the identified priority areas

Geographic Targeting: Areas 1, 2, and 4 west of State Route 33 and Area 3 east of State Route 33 ([Figure 3-61](#), [Chapter 3](#))

Responsible Party: Planning Department

Funding Source: General Fund

Program 2.6: ADU Amnesty Program (New)

The City will develop an Accessory Dwelling Unit amnesty program to waive the penalty fees for any existing, unpermitted dwelling units that do not currently comply with minimum health and safety standards through 2026. Advertisement for the program will take place in 2024. The City will complete an inventory of unpermitted ADUs and monitor requests for permits.

Quantified Objective: Monitor building permits for ADUs

Timeframe: Review annually December 2024 through December 2026

Responsible Party: Planning and Community Development Department

Funding Source: General Fund

Program 2.7: ADU Requirements

The City of Newman will require that 15 percent of all single-family homes, constructed within the boundaries identified in the Northwest Newman Master Plan (Sites 1A-1F), include an ADU, and with waiver of all associated impact fees to incentivize 15 percent ADU construction within these newly annexed areas. Stub-out infrastructure to enable a higher ratio of future ADU construction will also be required for all single-family sites within these areas.

Future single-family subdivision projects equal to or greater than 50 units will be required to construct ADUs for 15 percent of the lots, in addition to providing stub-outs for the lots.

Further, the City will monitor permitted ADUs and affordability levels and report annually through the APR to the City Council to evaluate if production estimates are being achieved or if additional actions are needed.

If at mid-cycle, the City has not received building permits for at least 55 ADUs, the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to make available appropriate land for the development of housing to meet the RHNA. Specific actions the City may take include upzoning within six months, increasing density to accommodate more residential units, or identifying a new site to accommodate residential development.

Quantified Objective: 116 DU facilitated through ADU requirements for Site 1A-1F (35 VLI units; 35 LI units; 35 MI units; 11 AM units)

Timeframe: Monitor permitted ADUs and submit APR report annually; Pursue alternative actions by December 2027

Responsible Party: Planning and Community Development Department

Funding Source: General Fund

GOAL 3 Exemplify Sustainable Development and Energy Conservation Policies

Policy 3.1 As required under California Uniform Building Code (Title 24), the City shall require the use of energy conservation features in the design of all new residential structures. The City shall also promote incorporation of energy conservation and weatherization features in existing homes.

Programs

Program 3.1: Weatherization Outreach

The City shall continue to post, and disseminate information on currently available weatherization and energy conservation programs by providing hard copies at City Hall and posting electronic notices on the City's website. This information shall be provided in both Spanish and English.

Quantified Objective: 5 total units rehabilitated

- 2 ELI units; 2 VLI units; 1 LI units

Timeframe: Ongoing; review annually

Responsible Party: Planning Department

Funding Source: General Fund

Program 3.2: Green Building Standards

The City shall continue to update its locally adopted building code, including the California Green Building Standards Code to ensure energy efficiency in new residential construction throughout the City.

Quantified Objective: N/A

Timeframe: Ongoing

Responsible Party: Planning Department

Funding Source: General Fund

GOAL 4 Provide New Affordable and Other Special Needs Housing

Policies

- Policy 4.1 The City shall work with the Newman-Crows Landing Unified School District to ensure the availability of adequate school facilities to meet the needs of projected households in Newman.
- Policy 4.2 The City shall support the use of CDBG funds for upgrading streets, sidewalks, and other public improvements.
- Policy 4.3 The City shall ensure that new residential development pays its fair share in financing public facilities and services.
- Policy 4.4 Through the *Citywide Services Master Plan*, the City shall strive to ensure that necessary public facilities and services are available prior to occupancy of residential projects.
- Policy 4.5 The City shall give special attention in affordable housing programs to the needs of special groups, including the physically, mentally, and developmentally disabled, large families, farm-workers, seniors, and lower-income households.

Programs

Program 4.1: Support Services for Individuals Experiencing Homelessness

Provide information sheets at City Hall about the 2-1-1 phone system, which provides phone assistance to persons in need of emergency shelter. For residents experiencing homelessness, the City will maintain a list of service providers, and will recommend the following resources to residents in need of shelter or housing:

- California Department of Social Services Permanent Homeless Assistance (City of Newman);
- Stanislaus County Habitat for Humanity (City of Modesto);
- Haven Women's Center of Stanislaus (City of Turlock);
- HOST House (City of Modesto);
- We Care Program (City of Turlock); and
- The Salvation Army of Modesto Citadel Corps

Quantified Objective: N/A

Timeframe: Ongoing

Responsible Party: Planning Department

Funding Source: General Fund

Program 4.2: Point-in-Time Count

The City shall, as staffing resources allow, participate in the annual census of homeless persons in collaboration with Stanislaus County Housing Authority.

Quantified Objective: N/A

Timeframe: Ongoing; annually

Responsible Party: Planning Department

Funding Source: General Fund

Program 4.3: Affordable Housing Water and Sewer Priority

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted Housing Element, a local government is responsible for immediately distributing a copy of the Housing Element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Upon certification, the City shall forward its adopted housing element to the City's Public Services Department so they can grant priority for water and sewer service allocations to proposed developments that include units affordable to lower-income households. The City's Public Services Department will grant priority to new affordable housing for hookups to connect to the City's conveyance systems.

The City will develop a water distribution policy to ensure water allocations are directed to units that will meet the City's Regional Housing Needs along with continued operation of the City's desalination facility.

Quantified Objective: N/A

Timeframe: Develop written procedures for water and sewer priority by June 2025; Forward Adopted Housing Element to City's Public Services Department upon Housing Element certification

Responsible Party: Planning Department and Public Services Department

Funding Source: General Fund

Program 4.4: Housing for Extremely Low-Income Residents

The City, in partnership with the Stanislaus Housing Authority, will continue working to ensure that Extremely Low-Income residents are served and provided with wrap-around support by taking the following steps:

- Continue supporting the Stanislaus Housing Authority’s Housing Choice Voucher Program;
- Encourage single-room occupancies (SROs) in areas outlined in Program 1.2; and
- Reach out to non-profit organizations and developers to construct affordable units that are suitable for the needs of large households.

Quantified Objective: Monitor the number of residents that ask about and/or are referred to service providers that could provide assistance to ELI residents

Timeframe: Ongoing, track the number of residents referred to services by December of each year

Responsible Party: Planning Department

Funding Source: General Fund

Program 4.5: Low-Barrier Navigation Centers (New)

AB101 (2019) provides a pathway to permanent housing for people experiencing homelessness. A “Low-Barrier Navigation Center” is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. In order to comply with State law, the City will amend the Zoning Ordinance to develop by-right procedures for processing low barrier navigation centers in areas zoned for mixed-use and nonresidential zones permitting multifamily uses (see Program 1.2).

Quantified Objective: N/A

Timeframe: June 2025

Responsible Party: Planning Department

Funding Source: General Fund

Program 4.6: Accessible/Adaptable Units for People with Disabilities (New)

The City will ensure that new construction conforms to applicable California Building Code regulations addressing accessibility requirements for disabled persons. The City will also require that senior housing developments use Universal Design principles to ensure adaptability for seniors and accessibility for disabled persons. Reasonable accommodations will be made on the City staff level, and no fees will be assessed for the staff review. Fees may be assessed, however, if a third-party is involved with the building plan check process.

Quantified Objective: 10 accessible/adaptable units by 2031

Timeframe: Review annually

Responsible Party: Planning Department

Funding Source: General Fund

Program 4.7: Place-Based Strategies to Report Environmental Mitigation Progress (New)

To support a city-wide place-based strategy to improve environmental health outcomes by decreasing environmental pollutants, the City will expand safe and healthy housing opportunities for people of all groups by conducting thorough environmental review of future Master Plan areas, annexations, and subdivisions.

The Planning Department will annually report to City Council a progress summary of environmental mitigation efforts related to development.

Quantified Objective: N/A

Timeframe: December 2025 (annually)

Responsible Party: Planning Department

Funding Source: General Fund

Program 4.8: Family Friendly Housing

Promote multi-family housing designs and unit mix to attract multigenerational households by encouraging developers to include housing features and more bedrooms (including four-bedroom units), as well as other on-site amenities, such as usable outdoor open space for multigenerational use, and multipurpose rooms that can be used for after-school homework clubs, computer, art, or other resident activities. To address potential displacement of households with four or more persons, the City will research options to expand regulatory incentives to encourage the development of larger units.

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

Timeframe: Develop regulatory incentive by June 2026

Responsible Party: Planning Department

Funding Source: General Fund

Program 4.9: Employee and Farmworker Housing (New)

Although there are no farmworkers that reside in Newman and no farm labor housing developments within the city limits, the City shares the responsibility for farmworker housing as farmworkers may work within 75 miles of agricultural land uses (including dairy, vineyards, and produce) and the City is within 75 miles of these uses.

The City has identified the following regional service providers and programs to assist farm-worker households within the greater Stanislaus County region:

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

The City will continue working with the Stanislaus Housing Authority and the Office of Migrant Services (OMS) to provide services to farmworkers, and will post these resources on the City website.

In compliance with the Employee Housing Act and Health and Safety Code 17021.6, the City of Newman will amend the Zoning Code to permit farmworker and employee housing in areas where there are agricultural uses (M and I Zoning Districts), without requiring a CUP, zoning variance, and/ or other zoning clearance.

Quantified Objective: N/A

Timeframe: Amend Zoning Code by June 2025

Responsible Party: Planning Department

Funding Source: General Fund

GOAL 5 Publicize Housing Needs and Resources

Policies

- Policy 5.1 The City shall make available to the public information on the enforcement activities of the State Fair Employment and Housing Commission.
- Policy 5.2 The City shall continue to work with the County and surrounding jurisdictions to address the needs of the homeless on a regional basis.
- Policy 5.3 The City shall cooperate with community-based organizations which provide services or information regarding the availability of services to the homeless.

Programs

Program 5.1: Fair Housing

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

- Maintain information on state and federal fair housing laws in English and Spanish on the City's website and at the Planning Division counter for public distribution;
- Provide information on state and federal fair housing laws in English and Spanish at the public library, police station, fire department, and schools; and
- Utilize a bilingual individual at the City to refer victims of housing discrimination to the appropriate local organization or to the State Fair Employment and Housing Commission.

Quantified Objective: N/A

Timeframe: Ongoing; Review fair housing cases received bi-annually

Responsible Party: Planning Department

Funding Source: General Fund

Program 5.2: First Time Homebuyer Assistance

The City shall disseminate consumer protection information to first-time homebuyers to help protect against unwise lending practices. The City shall provide hard copies of an information sheet at City Hall and post electronic notices on the City's website. This information shall be provided in both Spanish and English.

Quantified Objective: N/A

Timeframe: Ongoing; Review use and effectiveness of program annually

Responsible Party: Planning Department

Funding Source: General Fund

Program 5.3: Affirmative Marketing for Affordable Housing (New)

The City will work with affordable housing developers to ensure that affordable housing is affirmatively marketed to households with disproportionate housing needs. The City will notify a broad representation of the community to solicit ideas for housing strategies when they are discussed at Planning Commission or City Council meetings. Specific outreach activities include:

- Maintain the Housing Element email list and send public notices to all interested public and non-profit agencies and affected property owners;
- Post notices at multiple City bulletin boards/locations;
- Publish notices in the local newspaper when ordinances are considered;
- Post information and meeting information on the City's website;
- Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented; and
- Announce results of meeting in City Manager email newsletter.

The City will also develop an engagement strategy to promote education and awareness of fair housing law and tenant protections, including source of income, State rent stabilization, just cause eviction regulations, and other related State laws. Additionally, the City will market listings for affordable housing as available.

Quantified Objective: 10 people reached per day at Newman Family Resource Center

Timeframe: Develop engagement strategy by December 2025

Responsible Party: Planning Department

Funding Source: General Fund

Program 5.4: Affordable Housing Forum and Community Outreach (New)

The City of Newman will establish or join regional efforts towards an annual forum with the Stanislaus Regional Housing Authority, developers, and property owners to learn how they may work together to support opportunities for a variety of housing types to be constructed.

The City of Newman will invite the following:

- Property owners with parcels that were rezoned during the 6th Cycle Housing Element;
- Property owners with parcels included in the sites inventory (see [Chapter 5](#));
- Property owners who have applied for ADU permits since 2018;
- Affordable housing developers and contractors;
- Stanislaus Regional Housing Authority; and
- General public.

The City of Newman will reach out to the aforementioned stakeholders in English and Spanish via informational brochures, promotional materials, and social media.

Quantified Objective: N/A

Timeframe: Annual

Responsible Party: Planning Department

Funding Source: General Fund

Program 5.5: Leverage Resources from Stanislaus County (New)

Stanislaus County serves as the lead entity of the Stanislaus Urban County, a HUD entitlement jurisdiction receiving funding from the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the Neighborhood Stabilization Program (NSP). The City of Newman has been a part of the Stanislaus County Community Development Block Grant (CDBG) consortium since 2005.

The City of Newman will continue to work with Stanislaus County CDBG Consortium to provide affordable housing resources to Newman residents.

Quantified Objective: N/A

Timeframe: Annual

Responsible Party: Planning Department

Funding Source: Various

Program 5.6: Place-Based Strategies to Support Economic Mobility (New)

To support a city-wide place-based strategy to address low-income earning potential of lower-income residents, the City will expand low-barrier, low-skill job opportunities within the city by:

1. Meeting with at least two community-based partners on an annual basis to expand job opportunities in Newman and to seek partnerships to provide job readiness training, such as job training, resume and interview assistance to Newman residents in an effort to increase the household income of lower-income households;
2. Working with the Chamber of Commerce to encourage local employers to identify entry level positions with good pay that can be advertised to the Below Market Rate (BMR) tenants in Newman; and
3. Coordinate with job readiness service providers to market trainings and job opening announcements to BMR tenants and property managers of buildings with BMR units a minimum of two times per year.

Quantified Objective: Number of low-income residents assisted in obtaining employment on annual basis

Timeframe: Meet with community-based partners annually; Meet with Chamber of Commerce annually; Coordinate with job readiness service providers twice a year.

Responsible Party: Planning Department

Funding Source: Various

Program 5.7: Place-Based Strategies to Support Infrastructure Improvements (New)

To support a city-wide place-based strategy to improve infrastructure, the City will prioritize revitalization strategies through targeted investment in areas of most need to improve community assets, parks, streets, active transportation, and infrastructure.

The City will continue to partner with Stanislaus County CDBG Consortium to fund projects listed in [Table 2-5](#), which meet CDBG criteria for low-income eligible areas. This aligns with the City's place-based strategy goals. For full project details, refer to [Appendix C – City of Newman CDBG Projects](#).

Quantified Objective: Three projects completed by December 2028

Timeframe: Ongoing; Review status of projects annually

Responsible Party: Planning Department

Funding Source: Various

Table 2-5 Place-Based Infrastructure Projects

Census Tract	Project Name	Project Location(s)	Projected Timeline
35.02	Q Street Sidewalk Improvement Project	Q St.	Complete
35.01	Klehn Park Improvement Project	1290 Amy Dr.	
35.02	Steffensen/Sunshine Park Area Improvement Project	1900 Block of Sydney Ave. 1900 Block of Leslie Ave. Pine St. and Pine Ct.	Fall 2024
35.02	Hill Park Improvement Project	Howard B. Hill Jr. Park (1583 Merced St.)	Future Projects (Timeline TBD)
35.02	Stanislaus Street Pedestrian Safety Project	Stanislaus St. and Inyo Ave.	
35.02	Prince Street and Prince Road Sidewalk Project	Prince St. and Prince Rd.	
35.02	Mariposa Street Improvement Project	Mariposa St.	
35.01	Amy Drive Improvement Project	Amy Dr.	
35.01	Eucalyptus Avenue Improvement Project	Eucalyptus Ave.	

SOURCE: City of Newman

Program 5.8: Place-Based Strategies to Improve Educational Opportunities

To support a city-wide place-based strategy to improve educational opportunities and outcomes, the City will meet with the Newman-Crows Landing Unified School District (NCLUSD) annually to determine what, if any outside factors impede school performance that can be alleviated, such as stable housing opportunities, affordable childcare opportunities for working parent(s), and more. The City will also invite interested religious institutions to collaborate. If such needs are identified, the city will pursue solutions, which may include:

1. Review the Planning Regulations to ease the process for entitling a Childcare/Day Care Center and ensuring that childcare facilities are permitted near schools and employment centers. Recommended modifications include allowing day cares and pre-schools as a conditional use in areas that allow commercial and mixed uses (C-1, C-2, PO).
2. Coordination with Newman-Crows Landing Unified School District (NCLUSD) and those that participate in programs through the Newman Family Resource Center on identifying affordable childcare and after-school opportunities for low income, working parents.
3. The City will partner with the NCLUSD and homeless service providers to support at-risk families with information regarding local resources, fair housing education, access to legal aid, and potential housing opportunities.

Quantified Objective: N/A

Timeframe: Review planning regulations by December 2025; Meet with NCLUSD and Newman Family Resource Center annually; Ongoing partnership with NCLUSD and local non-profit service providers

Responsible Party: Planning Department

Funding Source: Various

Program 5.9: ADU Outreach and Incentives

The City is dedicated to the promotion of ADUs and will conduct the following actions to promote and incentivize ADU development:

- Develop a webpage on the City’s website to inform the public on the benefits of ADUs; post informational materials, such as the Accessory Dwelling Unit Handbook published by the State Department of housing and Community Development (HCD); post local regulations, and example floor plans;
- Explore developing pre-approved ADU plans to provide a more streamlined process for property owners and developers;
- Develop outreach materials in Spanish;
- Promote ADU development with an annual workshop on ADU development with building inspector and planners;
- Waive City building permit fees for units that are deed restricted for low- or very low-income units and for property owners of households that qualify as moderate to very low-income;
- Pursue funding opportunities to promote the development and affordability of ADUs in the City. Funding sources may include CalHFA ADU Grant Program; CalHome Program; LEAP Grants; REAP Grants; SB 2 Planning Grants; and CDBG Funds.

Quantified Objective: Number of building permits submitted for ADUs

Timeframe: Develop webpage on City website by June 2026; Explore developing pre-approved ADU plans by December 2026; Host annual ADU Development workshop; and Pursue funding opportunities on a bi-annual basis.

Responsible Party: Planning Department

Funding Source: Various

This side intentionally left blank.

3.0 Housing Needs and Fair Housing Report

3.1 Introduction

The following report provides both the City of Newman Housing Needs Assessment and Fair Housing Assessment. This analysis primarily utilizes U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate data and California Department of Housing and Community Development (HCD) data. Data is primarily reported for the year of 2019, however, due to mapping resources provided by the HCD AFFH Data Viewer, data is also reported for 2021 through 2023. Throughout this analysis, the City has included programs as appropriate, to implement and regulate actions to enable housing development that is inclusive and meets the needs of Newman residents. [Chapter 2](#) of the Housing Element provides a comprehensive list of goals, policies, and programs to ensure implementation and regulation.

Housing Needs Assessment

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

Fair Housing Assessment

In 2018, Governor Brown signed Assembly Bill (AB) 686 which requires departments and agencies to administer programs relating to housing in a way that affirmatively furthers fair housing (AFFH).¹ As of January 1, 2019, AB 686 extends the obligation to affirmatively further fair housing to all public agencies in the State of California. This affirmative duty is not limited to those agencies with relationships with the federal government and is to be broadly applied throughout agencies at the state and local level. Now, all public agencies must both (1) administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and (2) take no action inconsistent with this obligation.² AB 686 also made changes to Housing Element Law, requiring Housing Elements and General

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

² California Department of Housing and Community Development Guidance, 2021, page 9.

Plans to incorporate AFFH requirements. Such requirements include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

Affirmatively Furthering Fair Housing

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

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

History of segregation in the region

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

Founded in 1888 and officially incorporated in 1908, the City of Newman was established as a primary site for the termination of the Pacific Railroad.³ During the Great Depression, the region became home to many migrant workers that were employed in Modesto or Turlock.

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

³ <https://www.jmaw.org/simon-newman-jewish-california/>

Emily Tumpson Molina, in the article *Race, Municipal Underbounding, and Coalitional Politics in Modesto, California, and Moore County, North Carolina*, describes “municipal underbounding” as the process by which municipalities draw their boundaries to exclude particular communities from municipal services, typically based on their racial or economic composition” and uses this terminology to detail the ways in which these physical and social boundaries, and “...[p]revailing patterns of segregation have enabled the city of Modesto and Stanislaus County to deny basic services like sidewalks, wastewater disposal, trash collection, and police protection to the predominantly Latino communities...”.⁴

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Stanislaus County and San Joaquin Valley, it is also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. In Stanislaus County and San Joaquin Valley, many of the indigenous populations were displaced due to the migration of Spanish missionaries, European settlers, goldminers, and trappers into the region. Historically, the region had been home to indigenous populations for more than 10,000 years. The original inhabitants of present-day Stanislaus County were the Yokut who have lived in communities related by language, blood, and culture.⁵ However, “[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, these tribes have lost the vast majority of their population as well as their land.”⁶ The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.⁷

According to the *Modesto Bee*, the primary news outlet for the City of Modesto, an increasing number of racist incidents and segregation has led to an investigation of restrictive covenants and other discriminatory housing policies in Stanislaus County.⁸ As a means of addressing these issues within the City of Newman, enacting policies and programs that promote AFFH (“Affirmatively Furthering Fair Housing”) and highlight the community’s assets could attract a diverse group of individuals to the area, and undo some of the segregation patterns in the area, as well.

⁴Molina, E. T. (2014). Race, Municipal Underbounding, and Coalitional politics in Modesto, California, and Moore County, North Carolina. *Kalfou: A Journal of Comparative and Relational Ethnic Studies*, 180–187.

⁵ <https://www.valleyhistory.org/native-americans>

⁶ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>

⁷ <https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/>

⁸ [Stanislaus to search records for racist property covenants](#)

Figure 3-1, on the following page, provides a timeline of major legal and public actions that have influenced fair access to housing beginning in 1910.

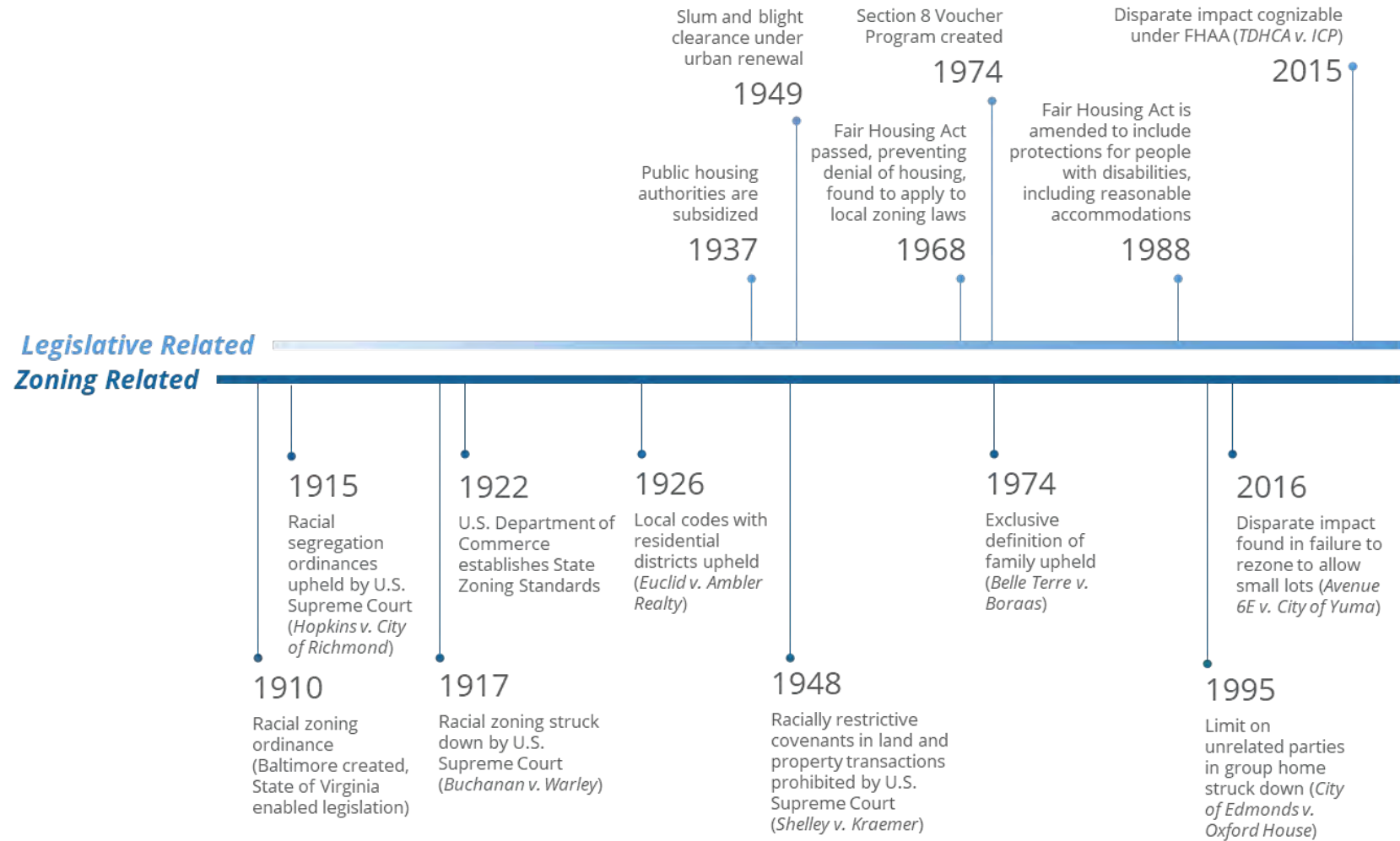
As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid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

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

Overview of Newman

Over the past 10 years, the City of Newman has experienced growth in population which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the City has steadily increased, housing production has stalled, contributing to the housing shortage in the City. Additionally, with increasing population and economic pressures comes the space for inequitable housing practices. The following Housing Needs and Fair Housing Assessment develops context for the goals, policies, and programs that Newman will implement to address inequities in the 2023 – 2031 planning period.

Figure 3-1 Major Public and Legal Actions that Influence Fair Access to Housing



SOURCE: Root Policy Research

3.2 Population, Employment, and Household Characteristics

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

Population Growth

Table 3-1 shows population growth in Newman, the County, and neighboring cities between 2010-2019. In Newman, the population increased approximately 15 percent from 2010 to 2019. Between this period, the City of Newman's population steadily increased as did the County and neighboring cities of Patterson and Turlock, but remained the smallest in size.

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

Jurisdictions	Population									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Stanislaus County	509,682	512,469	515,115	518,321	522,794	527,367	530,561	535,684	539,301	543,194
Newman	9,806	9,989	10,229	10,401	10,553	10,667	10,808	10,951	11,119	11,317
Patterson	19,110	19,697	20,113	20,480	20,736	20,967	21,205	21,497	21,783	22,066
Turlock	67,376	67,953	68,576	69,185	69,875	70,596	71,166	71,906	72,335	72,904

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

Table 3-2 illustrates population projections in Newman between 2020 and 2050. According to the 2021 Stanislaus County Demographic and Employment Forecast, Newman's population is projected to increase approximately 36 percent by 2050.

Table 3-2 Population Projection, Newman, 2020-2050

Jurisdictions	Population Projection						
	2020	2025	2030	2035	2040	2045	2050
Stanislaus County	560,582	592,113	609,576	625,215	644,296	665,867	688,585
Newman	11,334	12,297	12,829	13,307	13,889	14,547	15,420
Patterson	22,284	25,696	27,585	29,278	31,342	33,676	36,134
Turlock	75,015	80,342	83,293	85,935	89,159	92,803	96,641

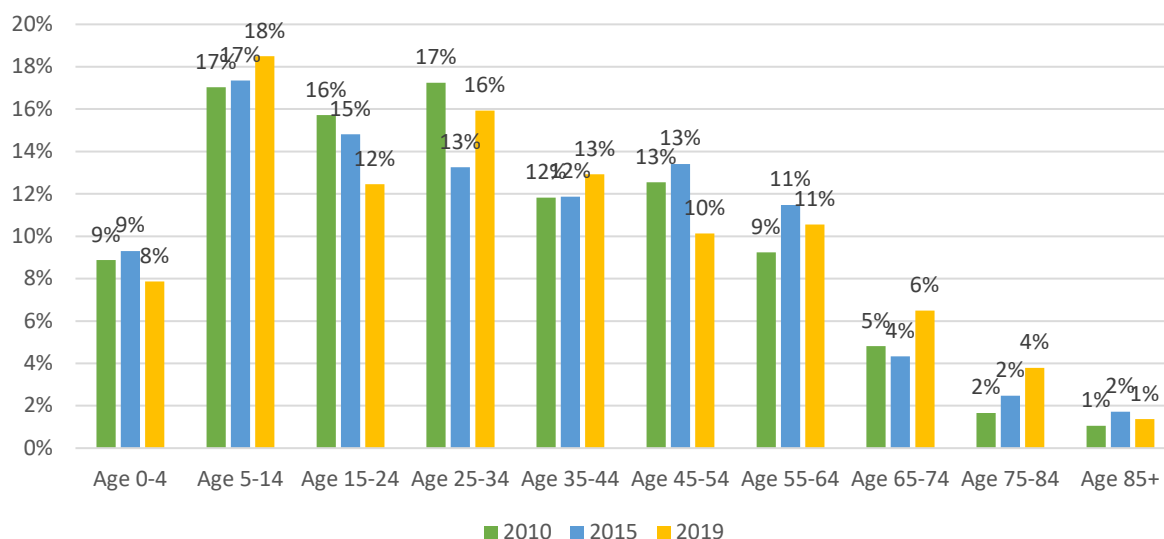
SOURCE: Stanislaus County Demographic and Employment Forecast, 2021

Age Characteristics

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

In 2010, Newman's predominant age group was individuals between 5 and 34 years of age (17 percent). [Figure 3-2, Population Distribution by Age](#), shows that between 2010 and 2019, the general age of the population has been slowly increasing. Senior populations remained less than 10 percent in the City from 2010 to 2015, but have since reached 11 percent as of 2019. In 2019, the City's median age was 33. Overall, Newman's aging trend suggests a demand for housing geared toward younger to middle-aged persons and families as well as increasing senior populations.

Figure 3-2 Population Distribution by Age, Newman, 2010-2019



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

[Table 3-3, Population Age Distribution by Jurisdiction](#), shows that Newman's most populous age group in 2019 was individuals 5 to 14 years of age (18 percent) followed by individuals aged 25 to 34 (16 percent). Compared to the County and neighboring cities, Newman has the largest 5 to 14 age group. This suggests a need for housing options suitable for families.

Table 3-3 Population Age Distribution by Jurisdiction, 2019

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

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

Household Characteristics

Characteristics of a household include household type and size, income, affordability, and special needs groups. According to HCD, a household is defined as “All persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any groups of related or unrelated persons who share living arrangements.” Large families, single parent households, female-headed households, or extremely low- and low-income households may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. The following section examines household characteristics trends in Newman and the region.

Table 3-4 provides an overview of the projected housing units needed in Stanislaus County, Newman, and neighboring cities, Patterson and Turlock.⁹ According to the 2021 Stanislaus County Demographic and Employment Forecast, Newman is forecast to have a household growth of approximately 42 percent by 2050. This reflects 14 percentage points more than the County and 7 points more than Turlock, but 26 points less than Patterson.

Table 3-4 Housing Forecast by Jurisdiction, 2020-2050

Jurisdictions	2020	2025*	2030*	2035*	2040*	2045*	2050*	Percent Change from 2020-2050
Stanislaus County	179,276	190,782	200,258	208,137	215,916	222,845	230,072	28%
Newman	3,320	3,636	3,881	4,088	4,301	4,498	4,703	42%
Patterson	6,020	7,117	7,968	8,686	9,420	10,105	10,820	68%
Turlock	25,788	27,833	29,464	30,829	32,204	33,460	34,770	35%

SOURCE: Stanislaus County Demographic and Employment Forecast, 2021

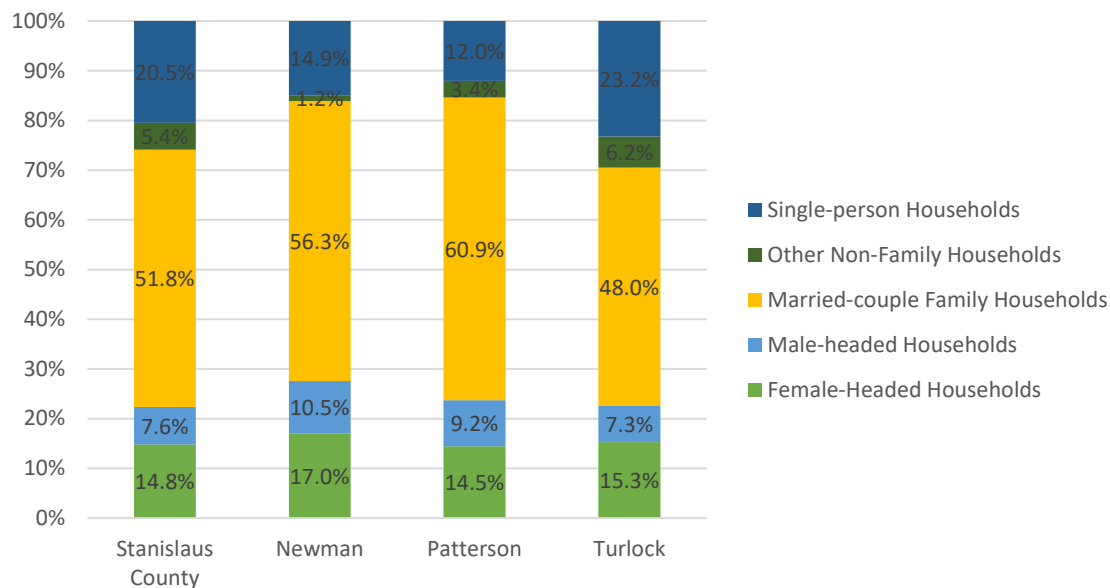
NOTE: *Projected growth values

⁹ Source: Stanislaus County Demographic and Employment Forecast, 2021

Household Type and Size

Figure 3-3 illustrates household characteristics by type in 2019 for Newman, the County, and neighboring cities, Patterson and Turlock.

Figure 3-3 Household by Type by Jurisdiction, 2019

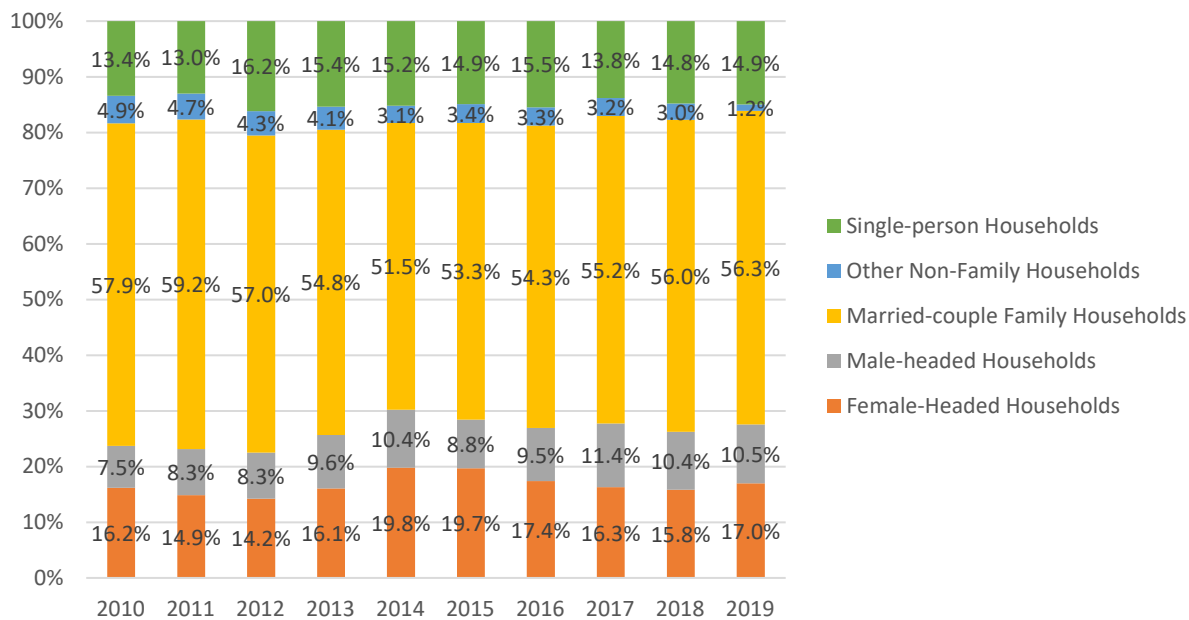


SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

In Newman, the largest household type is married-couple family households (56 percent) followed by female-headed households (17 percent). Similarly, the largest household type in the County and neighboring cities is also married-couple family households. Newman has the highest percentage of female-headed (17 percent) and male-headed households (11 percent) compared to the County and neighboring cities. Additionally, Newman (15 percent) and Patterson (12 percent) have the lowest percentage of single-person households compared to the County (21 percent) and Turlock (23 percent).

Figure 3-4 illustrates household changes between 2010 and 2019 in Newman. Over the last decade, married-couple family households have remained the largest household type in the City followed by female-headed households. During this period, other non-family households experienced the greatest decline (4 percent) and male-headed households experienced the greatest increase (3 percent). These changes and trends in household type over time indicate a need for affordable housing options that appeal to larger sized households and single-person households.

Figure 3-4 Changes in Household Types, Newman, 2010-2019

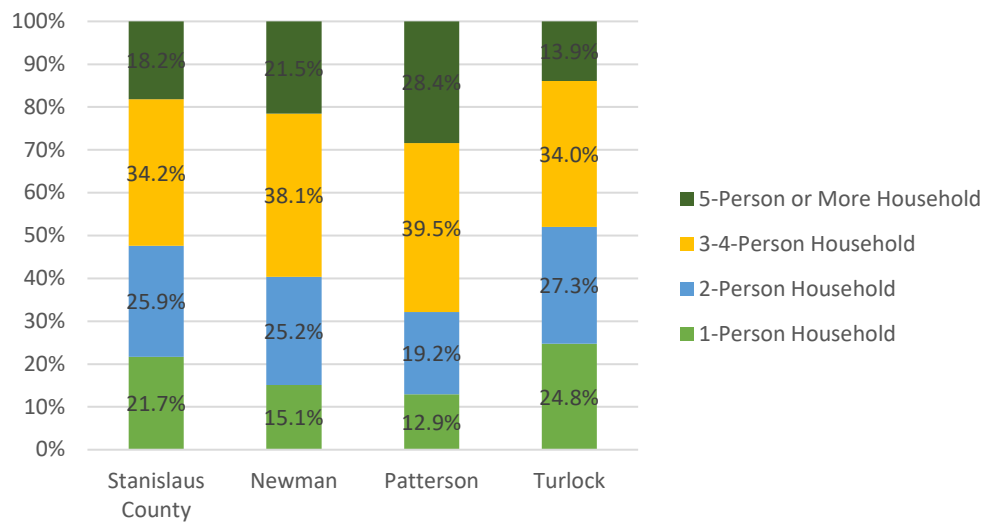


SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010-2019

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

Figure 3-5 illustrates households by household size for Newman, the County, and neighboring cities. Newman's predominant household type according to size is 3 to 4-person households (38 percent) followed by 2-person households (26 percent). This is consistent with findings in Figure 3-4, with married-couple family households remaining the largest household type since 2010 along with female headed households and single person households. This reflects a demand for affordable housing units that appeal to larger family households as well as smaller and single-person households. Regionally, Newman is on par with the County and neighboring cities' household types according to size. However, Turlock has a smaller percentage of 5 or more person households and larger 1- and 2-person households than the region.

Figure 3-5 Households by Household Size by Jurisdiction, 2019



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

Employment

Employment characteristics can significantly impact the housing needs and trends of a community from income and wage scale to job location and industry. Employment and income are determinates of a population's ability to purchase housing including the type of housing and size, both of which can induce negative effects such as overpayment and overcrowding. [Table 3-5](#) summarizes projected employment growth for Newman, the County, and neighboring cities from 2020 to 2050.

According to the Stanislaus County 2021 Demographic and Employment Forecast, Newman is projected to experience an employment decline of 0.1 percent between 2020 to 2050. Newman is the only jurisdiction with a projected decline in employment for this period in the County. This projected decline in employment may give rise to or exacerbate jobs-workers imbalances in the City.

Table 3-5 Employment Growth Forecast by Jurisdiction, 2020-2050

Jurisdictions	Population							Change 2015 - 2045
	2020	2025*	2030	2035*	2040*	2045*	2050*	Percent
Stanislaus County	238,362	267,154	271,450	276,735	284,324	292,786	302,628	26%
Newman	2,085	2,065	2,066	2,070	2,077	2,079	2,082	-0.1%
Patterson	6,673	7,737	8,030	8,314	8,718	9,112	9,606	44%
Turlock	33,001	38,430	38,828	39,387	40,259	41,243	42,395	28%

SOURCE: Stanislaus County Demographic and Employment Forecast, 2021

NOTE: *Projected growth values

Table 3-6 shows 2010 and 2019 employment data for Newman by sector. Key findings in employment data include the following:

- In 2010 and 2019, the largest employers in Newman were Education services, healthcare, and social assistance industries are the largest employers of Newman (17 percent) followed by manufacturing (17 percent and 19 percent, respectively);
- Retail trade experienced the greatest growth between 2010 and 2019 (133 percent), followed by transportation and warehousing, and utilities (132 percent);
- Five sectors experienced drastic declines in employment between 2010 and 2019 including construction (57 percent), agriculture, forestry, fishing and hunting, and mining (47 percent) and professional, scientific, management, and administrative services (33 percent); and
- Overall, there was an 11 percent increase in employment for Newman residents between 2010 and 2019.

Table 3-6 Employment by Sector, Newman, 2010 and 2019

Industry Sector	2010		2019		Percent Change 2010-2019
	People Employed	Percent of City Employment	People Employed	Percent of City Employed	
Agriculture, forestry, fishing and hunting, and mining	397	10%	208	5%	-47%
Construction	474	12%	201	5%	-57%
Manufacturing	647	17%	819	19%	26%
Wholesale Trade	142	4%	251	6%	76%
Retail Trade	251	7%	587	14%	133%
Transportation and warehousing, and utilities	225	6%	522	12%	132%
Information	16	0.4%	30	0.7%	87%
Finance and insurance, real estate, and rental leasing	170	4%	144	3%	-15%
Professional, scientific, management, and administrative services	455	12%	304	7%	-33%
Education services, healthcare, and social assistance	665	17%	725	17%	9%
Arts, entertainment, recreation, accommodation, and food services	264	7%	336	8%	27%
Public Administration	146	4%	164	4%	12%
Total Employment	3,852	100%	4,291	100%	11%

Balance of Jobs to Workers

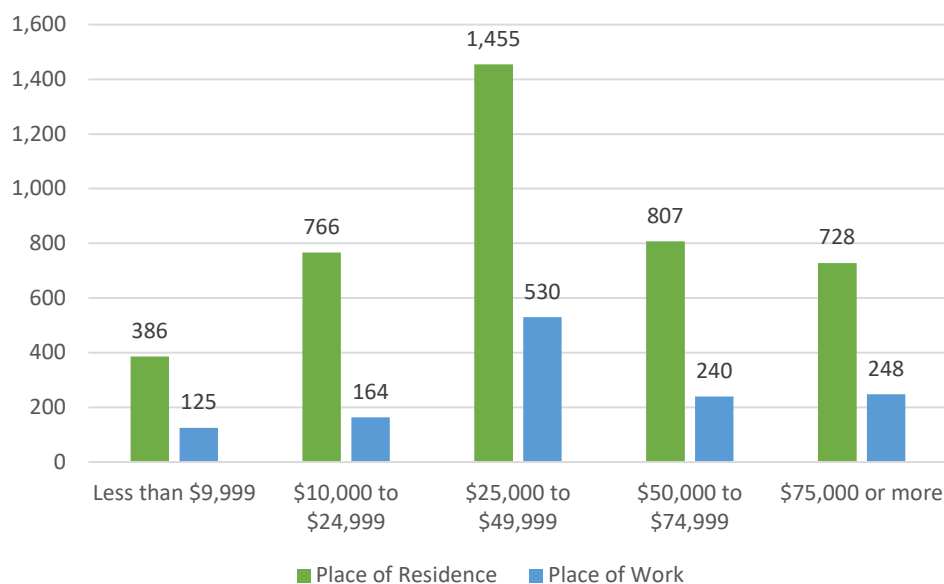
A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city but more often employ workers commuting from outside of it. Smaller cities will typically have more employed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

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

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

Figure 3-6 illustrates worker earnings in relation to worker place of residence and place of work in Newman. The City has more workers than jobs at all income levels. Specifically, the City experiences the largest imbalances for low- and moderate-wage jobs to residents, respectively (where low-wage refers to jobs paying less than \$25,000 and moderate-wage refers to jobs paying less than \$49,999).

Figure 3-6 Worker Earnings by Place of Residence & Place of Work, Newman, 2019

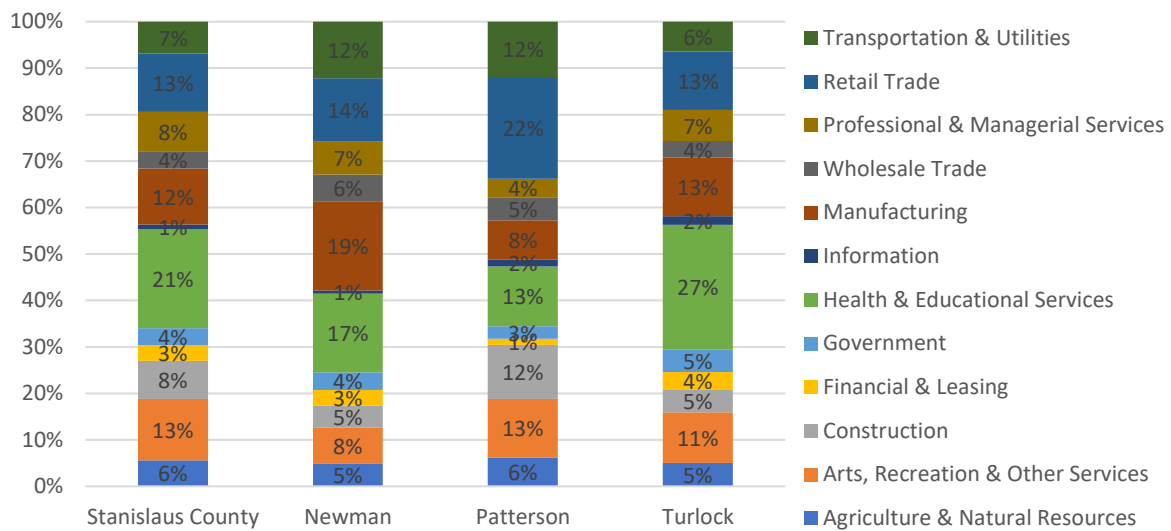


SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019

According to [Figure 3-6](#), in 2019, Newman has more workers than jobs for all income levels, meaning Newman is a net-exporter of workers. This reflects a need for more job opportunity within the City to balance out the number of jobs to workers. This imbalance is likely impacted by the movement of Bay Area workers into Newman as a result of more affordable housing. This increases the number of obstacles to obtaining affordable housing for Newman community members, as economic opportunities in the City are low, making it difficult to compete with the financial capabilities of Bay Area workers.

[Figure 3-7](#) illustrates employment data by industry in Newman, the County, and neighboring cities. The largest industry of employment for the County (21 percent) and the neighboring City of Turlock (27 percent) is Health and Educational Services. In Newman, the largest employer is Manufacturing (19 percent) and in Patterson, Retail Trade (22 percent).

Figure 3-7 Jobs by Industry by Jurisdiction, 2019



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

Unemployment rates are essential to understanding the affordability needs of a community when determining housing options. [Table 3-7](#) provides a breakdown of unemployment rates for Newman, the County, and neighboring cities. In 2019, Newman had a 13.5 percent unemployment rate, higher than the County, Patterson and Turlock. This is a result of the lack of available jobs in the City for residents.

Table 3-7 Unemployment Rate, Newman, 2019

Jurisdictions	Unemployment Rate
Stanislaus County	9%
Newman	13.5%
Patterson	9%
Turlock	7%

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

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

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

The City of Newman’s RHNA allocation is presented in [Table 3-8](#).

Table 3-8 Regional Housing Needs Allocation 2023 – 2031

Income Group	Percentage of AMI	Share
Extremely Low-Income ¹⁰	<30	99
Very Low-Income	<50	98
Low-Income	50-80	136
Moderate-Income	80-120	218
Above Moderate-Income	120+	497
Total		1,048

SOURCE: City of Newman, 2022

In Stanislaus County, the median household income in 2019 was an estimated \$60,704 compared to Newman at \$62,877.

According to [Table 3-9](#), the occupations that fall below 50 percent of the median income are Food Preparation and Serving-Related Occupations; Personal Care and Service Occupations; and Farming, Fishing, and Forestry Occupations. Many occupations in Stanislaus County have an average income that is low (50 to 80 percent AMI) or very low (<50 percent AMI). If applied to Newman, it should be anticipated that affordable housing is needed to accommodate potential low- and very low-income households.

¹⁰ Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document.

Table 3-9 Occupations by Mean Salary, Stanislaus County, 2019

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

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

3.3 Integration and Segregation

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

poverty and poor housing stock, limited access to opportunity, unsafe environmental conditions, underfunded schools, dilapidated infrastructure, and other disproportionately experienced problems. In addition, governmental policies have subsidized the development of segregated, high- resourced suburbs in metropolitan areas by constructing new highway systems—often through lower income communities of color— to ensure access to job opportunities in urban centers. This physical and policy infrastructure supports patterns of discrimination and high levels of segregation that continue to persist in California and across the country. All of these conditions persist despite the over 50-year-old obligation to prohibit discrimination and affirmatively further fair housing.¹¹

Integration and Segregation

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

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

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

Race and Ethnicity Characteristics

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it can demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

To measure segregation in a jurisdiction, the U.S. Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. The Dissimilarity Index, or DI, is a common tool used to measure segregation in a community. The DI measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of a specific group’s population that would have to move, in order for each area in the County to have the same percentage of that group as the County overall.

DI values range from 0 to 100—where 0 represents perfect integration and 100 represents complete segregation. The following shows HUD’s categorization of DI levels:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

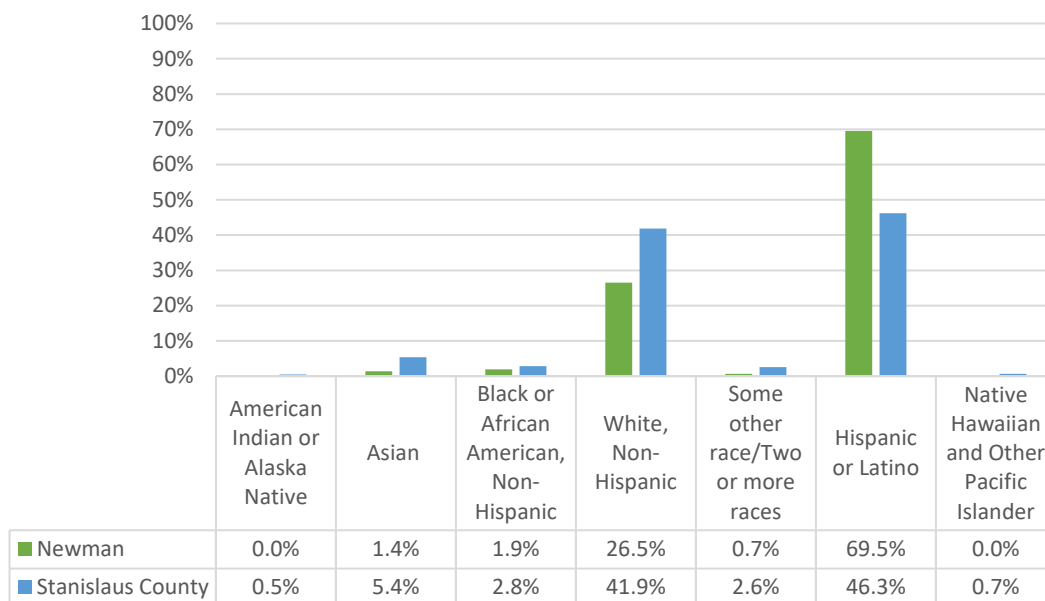
¹¹ California Department of Housing and Community Development. 2021. AFFH Guidance Memo. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Similarly, the isolation index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority. It ranges from 0 to 100 and higher values of isolation tend to suggest higher levels of segregation.

Regional Trends

In Stanislaus County, Hispanic or Latino individuals comprise 46 percent of the population compared to 70 percent of Newman's population. The non-Hispanic White population is the second largest racial group in the County (42 percent) followed by the Asian population (5.4 percent) and the Black or African American population (3 percent). Three percent of the County's population is comprised of some other race or two or more races. American Indian or Alaska Native and Native Hawaiian and Other Pacific Islanders make up less than 1 percent each in the County. [Figure 3-8](#) illustrates the racial and ethnic composition of Newman compared to the County.

Figure 3-8 Population by Race in Newman Compared to Stanislaus County, 2019



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

Compared to nearby cities, the Hispanic or Latino population is also the predominant racial/ethnic group with the exception of the City of Turlock, which has a non-Hispanic White majority population. The County (42 percent) and the nearby City of Turlock (50 percent) had the largest non-Hispanic White populations compared to Newman (27 percent). [Table 3-10](#) reports population by race in Newman, the County, and nearby cities.

Table 3-10 Population by Race by Jurisdiction, 2019

Jurisdiction	American Indian or Alaska Native	Asian, alone	Black or African American, Non-Hispanic	White, Non-Hispanic	Some Other Race/Two or More races	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Stanislaus County	0.5%	5.4%	2.8%	41.9%	2.6%	46.3%	0.7%
Newman	0%	1.4%	1.9%	26.5%	0.7%	69.5%	0%
Patterson	0%	6.6%	6.1%	20.6%	1.8%	62.9%	2%
Turlock	0.6%	6%	2.4%	50.4%	2.9%	37.4%	0.2%

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

Although Newman has the largest Hispanic or Latino (70 percent) population compared to surrounding cities and the County, it has the lowest Asian (1.4 percent), Black or African American (1.9 percent), Some Other Race/Two or More Races (0.7 percent) and no American Indian or Alaska Native or Native Hawaiian and Other Pacific Islander groups.

[Table 3-11](#) reports dissimilarity index trends for 2000, 2010, and 2020 for Stanislaus County. In Stanislaus County, all minority (non-White) residents combined are considered moderately segregated from White residents, with an index score of 34.47 in 2020. According to [Table 3-11](#), segregation between non-White residents and White residents has increased in Stanislaus County. In fact, all dissimilarity indices between Black, Hispanic, Asian/Pacific Islander, and White residents has increased since 2000. According to HUD's dissimilarity index categories, Hispanic residents and all non-White residents have a low level of segregation. Black or African American and Asian/Pacific Islander residents have a moderate level of segregation.

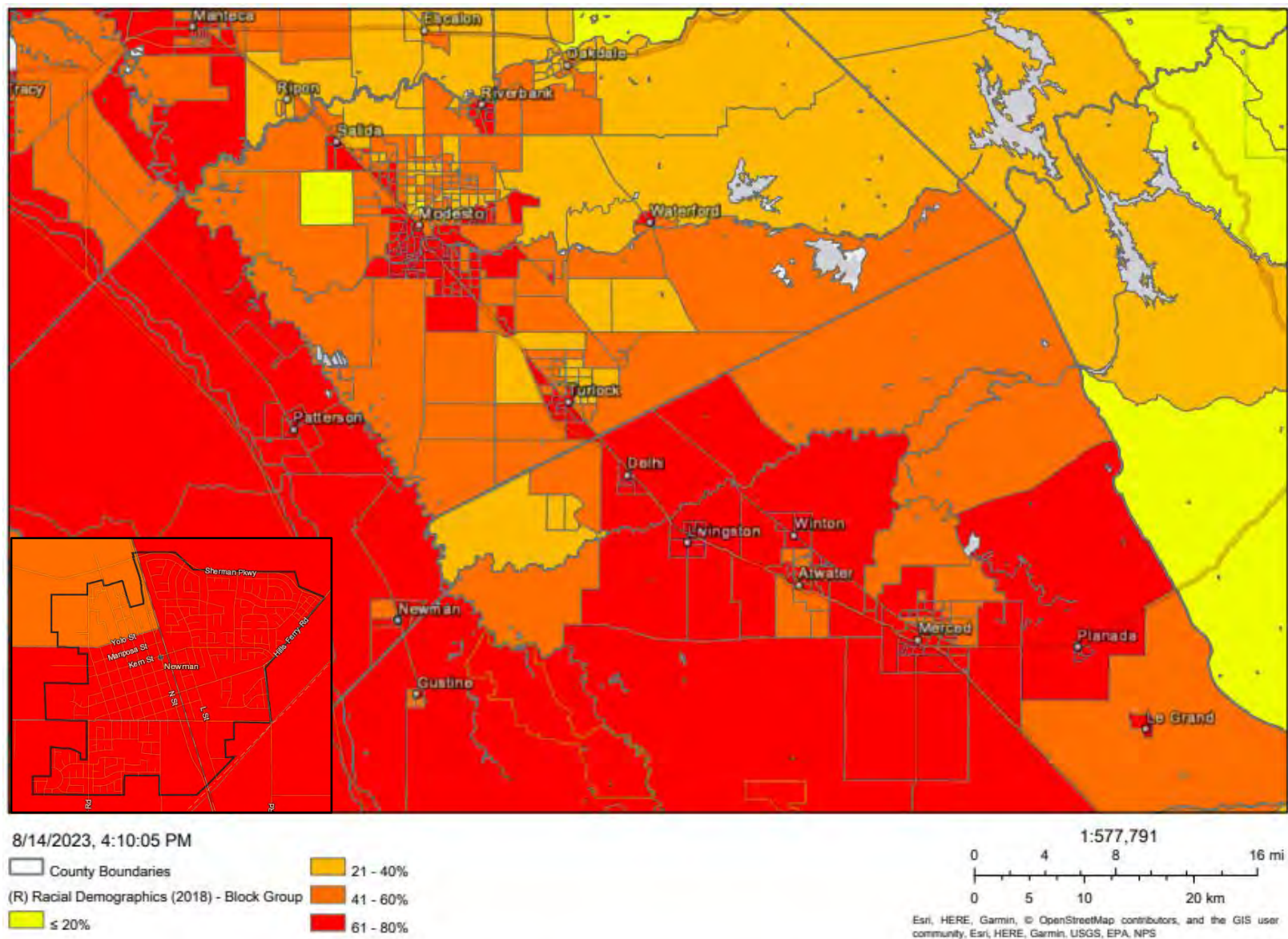
Table 3-11 Dissimilarity Indices, Stanislaus County, 2000-2020

Race/Ethnicity	Stanislaus County		
	2000	2010	2020
Asian/Pacific Islander vs White	33.74	38.32	46.31
Black/African American vs White	42.76	42.78	49.11
Hispanic/Latino vs White	31.32	32.69	34.47
Non-White vs White	29.8	32.25	34.47

SOURCE: HUD AFFH Database, 2020

Figure 3-9 and Figure 3-10 illustrate the concentrations of minority/non-White populations and majority populations across the region. Figure 3-9 shows that the county has a large share of non-White residents with high concentrations (40 to 80 percent) spanning across the region. Specifically, areas west and south of Modesto have higher shares (40 to 80 percent) of non-White populations, while east and north of Modesto have lower shares (<20 to 40 percent) of non-White populations. Figure 3-10 illustrates that the region is largely comprised of both Hispanic/Latino and non-Hispanic White residents. Larger cities such as Modesto and Turlock have high levels of geographic variation in the percent of non-White residents ranging from less than 20 percent up to 80 percent. However, most cities in the region have less variation and fall within the 40 to 80 percent range for non-White population.

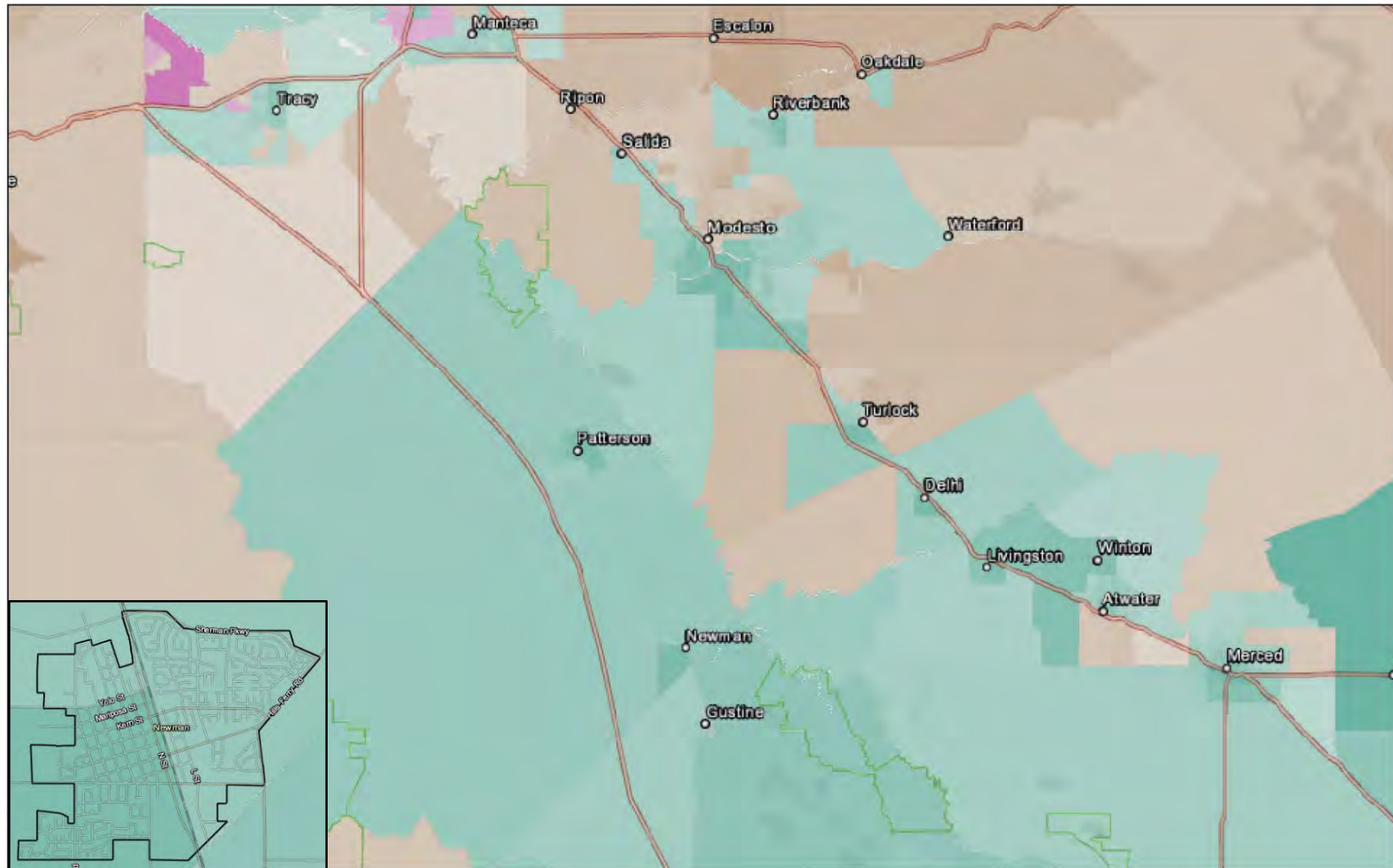
Figure 3-9 Percent Non-White Population, 2018



Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | ESRI, TCAC 2022, HCD 2022, PlaceWorks 2022 | PlaceWorks 2021, U.S. Department of Housing and Urban

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

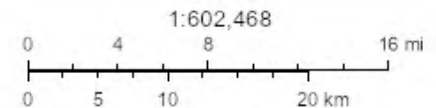
Figure 3-10 Predominant Population, 2017-2021



8/14/2023, 5:19:54 PM

Predominant Population (ACS, 2017-2021) - Tract

- Asian alone, not Hispanic or Latino
- White alone, not Hispanic or Latino
- Hispanic or Latino
- 0 - 13



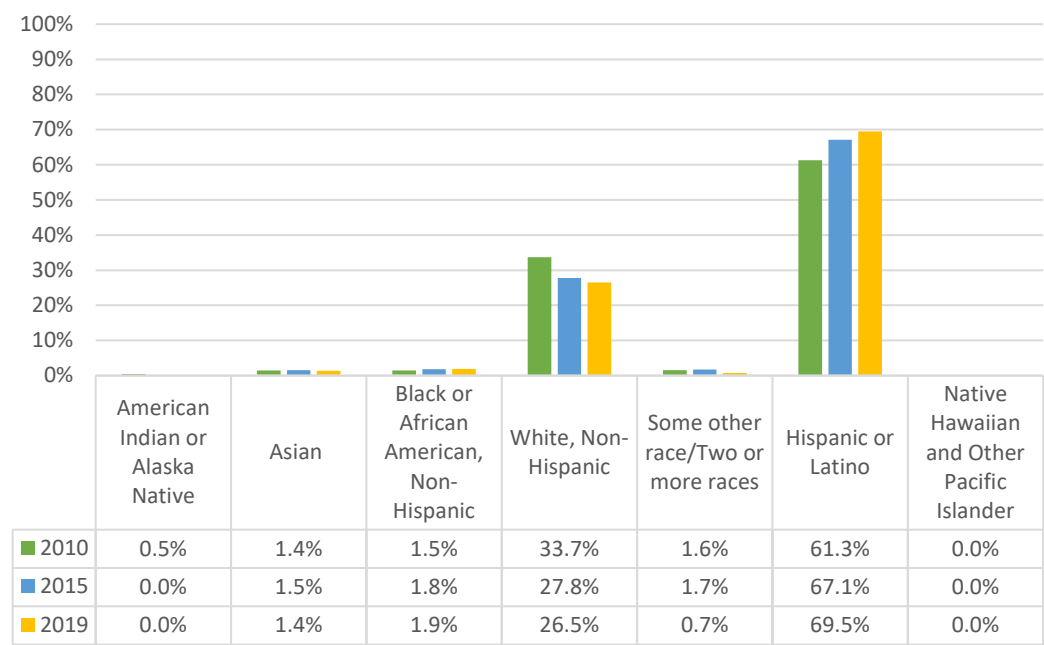
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS

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

Local Trends

When analyzing race and ethnicity in a city, it’s important to understand how demographics have changed over time. [Figure 3-11](#) illustrates changes in population by race between 2010 and 2019 in Newman. During this time frame, Newman’s population composition experienced fluctuations in nearly all populations. In 2015, all populations experienced increases in size with the exception of the non-Hispanic White group (5.9 percent decrease), and American Indian or Alaska Native and Native Hawaiian and Other Pacific Islander groups which have remained zero. In 2019, Asian, Some Other Race/Two or More Races, and non-Hispanic White groups experienced declines of 0.1 percent, 1 percent and 1.3 percent, respectively. In contrast, the Black or African American and Hispanic or Latino groups experienced slight increases of 0.1 percent and 2.4 percent, respectively. Overall, Newman has remained a minority majority population since 2010, of which the non-Hispanic White population has continued to decline.

Figure 3-11 Population by Race, Newman, 2010-2019



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

[Table 3-12](#) reports dissimilarity index trends in Newman for 2000, 2010, and 2020. Dissimilarity indices in Newman are higher than the Stanislaus County average for Asian/Pacific Islander and Black/African American residents, but lower for Hispanic/Latino population and non-White residents as whole. In contrast to Stanislaus County, all communities in Newman have become less segregated since 2000. It is important to note, that due to small population size, the dissimilarity index value may not be a reliable data point.

Table 3-12 Dissimilarity Indices, Newman, 2000-2020

Race/Ethnicity	Newman			Stanislaus County Average
	2000	2010	2020	2020
Asian/Pacific Islander vs White	52.65*	55.26*	48.28	46.31
Black/African American vs White	60.60*	63.06*	57.98*	49.11
Hispanic/Latino vs White	38.20	39.69	28.99	34.47
American Indian/Alaska Native vs White	23.79*	24.54*	-	-
Non-White vs White	15.89	16.37	14.88	34.47

SOURCE: Census Bureau ACS 5-Year Estimate, 2010, 2020; Decennial Census, 2000

NOTE: *Indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers

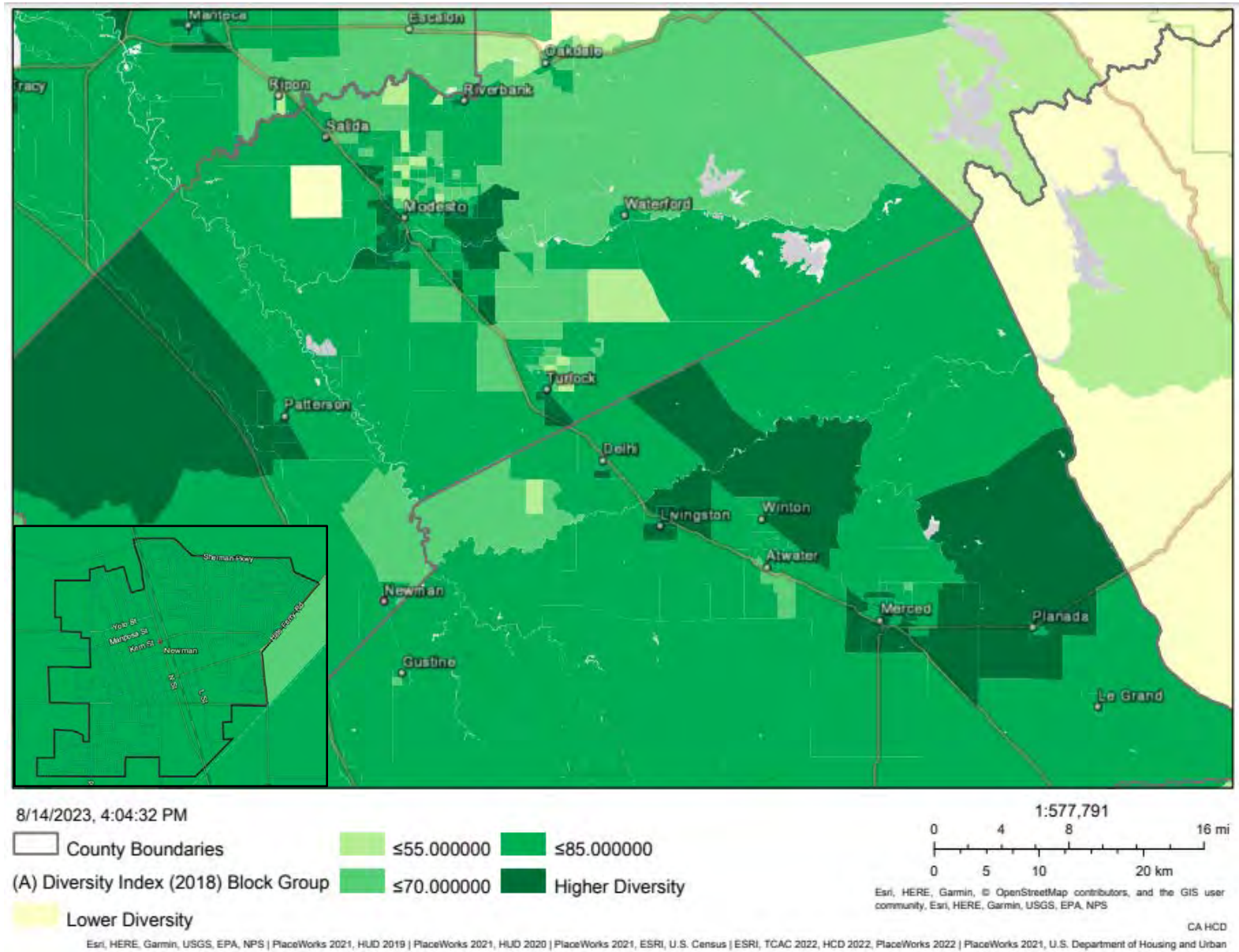
Further, as shown in [Figure 3-9](#) above, the northwest quadrant just beyond the city boundary has a lower percentage of non-White population. This region includes an area known as the Northwest Newman Master Plan (NWNMP), which the City is currently in the process of annexing into the city. This region is primarily comprised of vacant land with some residential uses such as single-family residences and outbuildings. The City's intention for annexing this area is to provide a mix of residential and commercial land uses. The NWNMP Area is intended to develop a variety of community amenities in order to create a balanced additional community to the City of Newman. The Sites Inventory includes approximately 1,037 residential units to accommodate a range of income levels (see [Chapter 5](#)).

Diversity Index

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

[Figure 3-12](#) illustrates the level of diversity across Stanislaus County. According to the HCD AFFH Data Viewer Diversity Index map, Newman's diversity level is between 75.0 to 85.0, reflecting a moderate to high diversity level across the City. Compared to the nearby cities of Patterson and Turlock, Newman has no geographic variation in diversity, meaning households in Newman are not highly concentrated according to race/ethnicity. The City of Turlock shows some geographic concentrations of lower levels of diversity (≤ 55.0) and Patterson shows concentrations of higher diversity than Newman.

Figure 3-12 Diversity Index, 2018



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

Persons with Disabilities

For persons with disabilities, fair housing choice and access to opportunity includes access to housing in the most integrated setting appropriate to an individual's special needs and disability-related services as required under federal civil rights law. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice without the presence of housing units with these accessibility features.¹²

High spatial segregation of persons with disabilities may indicate fair housing issues related to not only physical needs, but also economic disparities. According to the 2020 Annual Report on People with Disabilities in America, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability.¹³ Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

Regional Trends

According to 2019 ACS 5-year estimates, approximately 71,011 Stanislaus County residents had one or more disabilities. Table 3-13 shows employment status by disability status estimates for Stanislaus County. Approximately 5.3 percent of the total employed population in the county has one or more disabilities, reflecting a slight decrease from 2015, while the percent of total unemployed decreased from 11 percent to 5.4 percent during this time. Additional discussion regarding persons with disabilities in Stanislaus County is included in Section 3.4 of this chapter.

Table 3-13 Employment Status by Disability Status, Stanislaus County, 2019

Disability Status	Employed 2015 (Percent of Total Employed)	Unemployed 2015 (Percent of Total Unemployed)	Employed 2019 (Percent of Total Employed)	Unemployed 2019 (Percent of Total Unemployed)
No Disability	194,210 (94.1%)	23,236 (89%)	214,730 (94.6%)	16,144 (94.7%)
With a Disability	12,060 (5.8%)	2,863 (11%)	12,148 (5.4%)	908 (5.3%)
Total	206,270 (100%)	26,099 (100%)	226,878 (100%)	17,052 (100%)

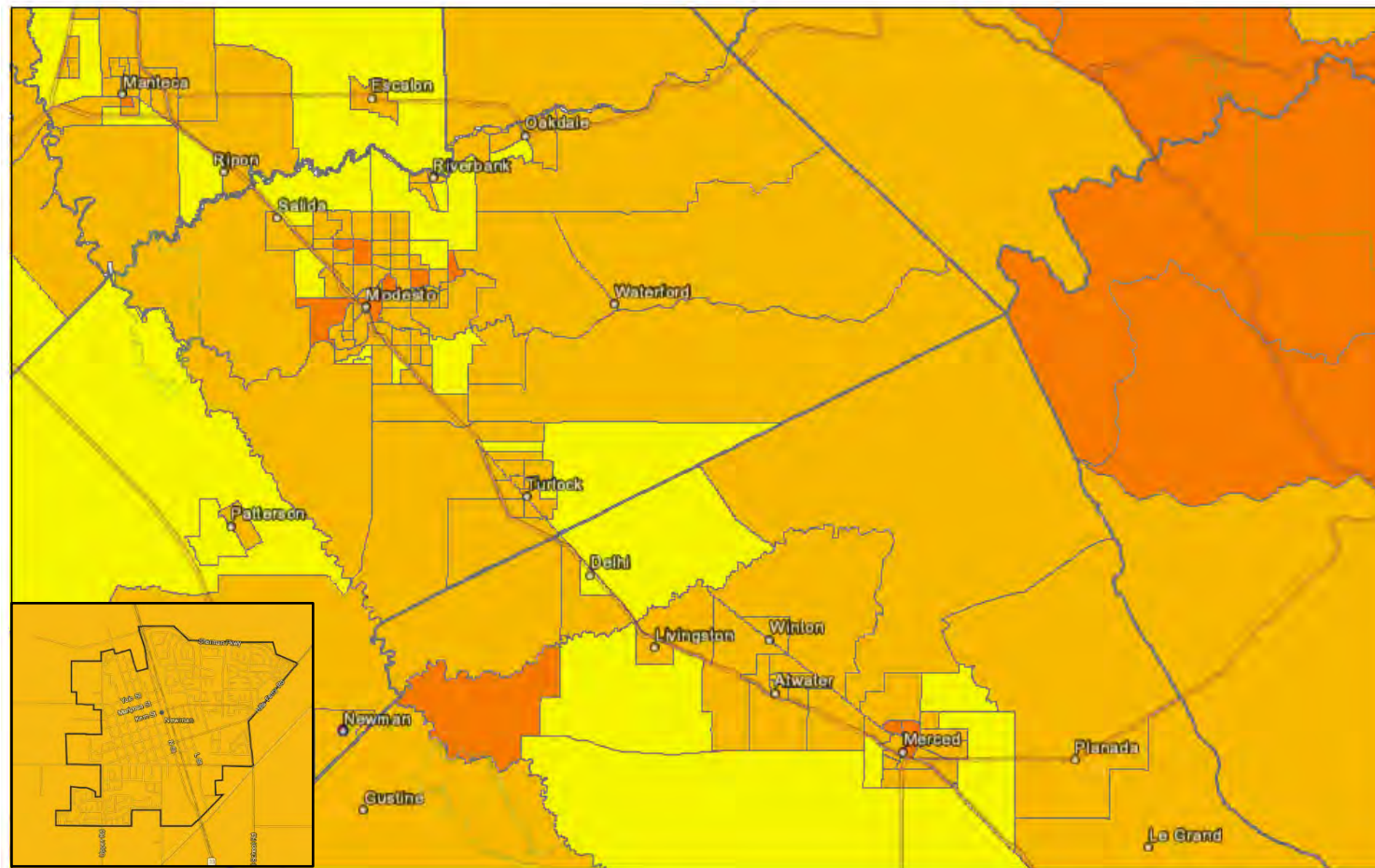
SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019, Table C18120

Figure 3-13 illustrates the spatial distribution of residents living with one or more disabilities across the county.

¹² HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

¹³ The Rehabilitation Research and Training Center on Disability Statistics and Demographics 2020. <https://disabilitycompendium.org/annualreport>

Figure 3-13 Percentage of Population with One or More Disabilities, Stanislaus County, 2019



2/29/2024, 12:55:22 PM

County Boundaries
 (R) Population with a Disability (ACS, 2015 - 2019) - Tract
 < 10%
 10% - 20%
 20% - 30%

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

1:577,791
 0 4 8 16 mi
 0 5 10 20 km
 Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS
 CA HCD

Communities located along Highway 99 and to the east were estimated to have a larger share of residents with disabilities compared to communities located in the west and southern regions of the county. The largest portion of residents living with one or more disabilities is contained in an area located east of La Grange, surrounding Highway 49.

Local Trends

According to 2019 ACS 5-year estimates, 1,228 Newman residents (approximately 10.9 percent) live with one or more disabilities. This is a 2.5 percent decrease from 2015, when 13.4 percent of the population had a disability. As shown in [Figure 3-13](#), the entirety of the city, including the NWNMP area outside of city limits, had between 10 to 20 percent of residents reported living with one or more disabilities. Additional discussion regarding persons with disabilities in Newman is included in [Section 3.4 Disproportionate Housing Needs](#), of this chapter.

Familial Status

According to the Fair Housing Act, familial status refers to the presence of children under the age of 18 in a household with a legal guardian or designee of such guardian.¹⁴ HUD provides examples of familial discrimination as (a) refusing to rent to families with children; (b) evicting families once a child joins the family through, e.g., birth, adoption, custody; (c) requiring families with children to live on specific floors or in specific buildings or areas; (d) imposing overly restrictive rules about children's use of the common areas (e.g., pools, hallways, open spaces); (e) and in advertising that prohibits children.¹⁵ Single-parent households are protected by Government Code Section 65583(a)(7). Because of their relatively lower incomes and higher living expenses, single-parent households can have limited options for affordable, decent, and safe housing. As a result, single parents are among the groups most at risk of experiencing poverty.

In addition to barriers to fair housing for single-parent households, large families (defined as families with 5 or more persons) can also experience housing discrimination as property owners impose occupancy limitations that can preclude large families with children. HUD data shows that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.¹⁶

Regional Trends

According to 2019 ACS 5-year estimates, Stanislaus County had a total household count of approximately 173,898. In 2019, households with children present comprised 36 percent (62,348) of the total households in Stanislaus County. Tenure by household type and presence of children is shown in [Table 3-14](#). Married couple families with children comprise the largest share of owner- and renter-occupied households with children.

¹⁴ U.S. Code sections 3601, et seq., the Fair Housing Act.

¹⁵ U.S. Department of Housing and Urban Development.

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

¹⁶ U.S. Department of Housing and Urban Development. "Annual Report on Fair Housing FY 2017."

Table 3-14 Tenure by Household Type and Presence of Children, Stanislaus County, 2019

Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married couple family, with children present	24,918	24.7%	17,170	23.4%
Single-parent, male householder, no spouse present	2,589	2.5%	3,980	5.4%
Single-parent, female Householder, no spouse present	3,619	3.5%	10,072	13.7%
Total households with children present	31,126	31.0%	31,222	42.6%
Total households	100,576	100%	73,322	100%

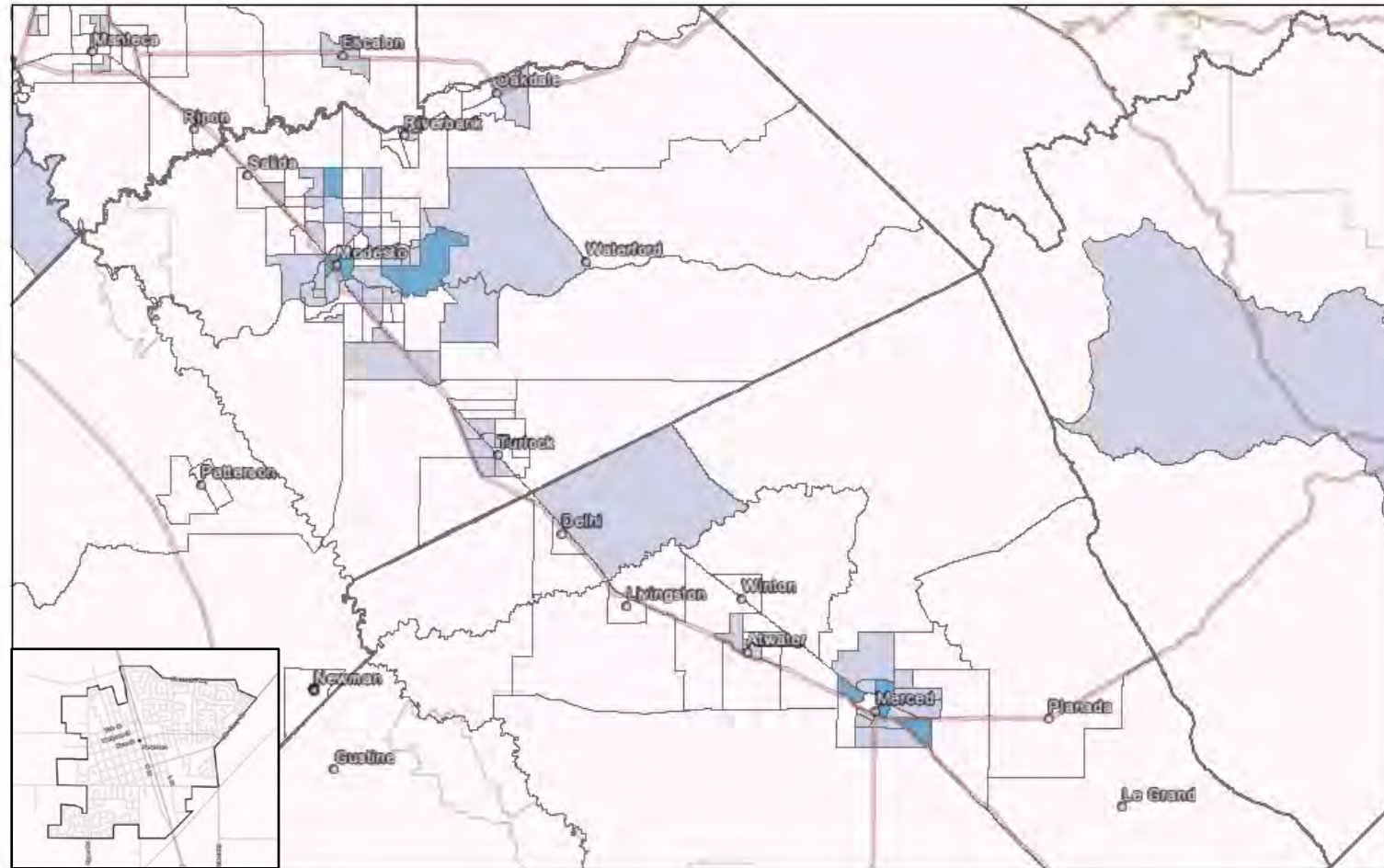
SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2019, Table B25115

Single-parent, female-headed households comprised approximately 13.7 percent of renter-occupied households, but only 3.5 percent of owner-occupied households. For renter-occupied households, total single-parent, female-headed households were more than double the single-parent male-headed households.

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

As shown in [Figure 3-14](#), jurisdictions located in the central urbanized regions of the county, primarily along Highway 99, such as the cities of Modesto, Ceres, and Turlock had relatively higher proportions of children who reside in female-headed, single-parent households. In contrast, the more rural areas in the west and eastern regions of the county, including the cities of Patterson and Newman, had less single-parent households.

Figure 3-14 Percent of Children in Female-Headed Household, No Spouse/Partner, Stanislaus County, 2019



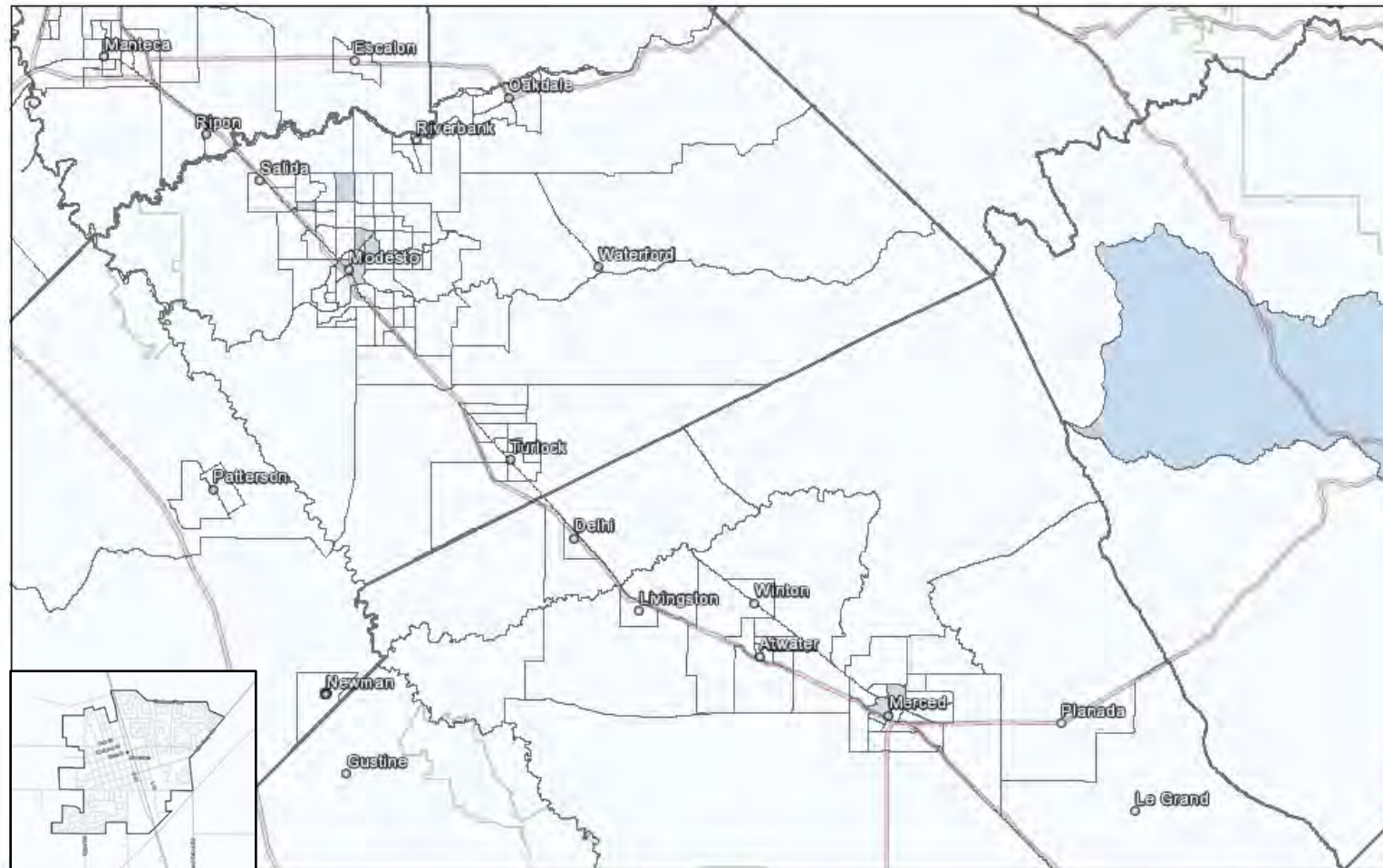
2/29/2024, 1:29:21 PM

County Boundaries
 (R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract
 ≤ 20 %
 20 % - 40 %
 40 % - 60 %

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

1:577,791
 0 4 8 16 mi
 0 5 10 20 km
 Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS
 CAHCD

Figure 3-15 Adults in Households Living Alone, Stanislaus County, 2019



2/29/2024, 1:43:36 PM

County Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

< 20%

20% - 40%

1:577,791
0 4 8 16 mi
0 5 10 20 km

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

CA HCD

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

As shown in [Figure 3-14](#), the percentage of single female-headed households with children varies throughout the urban areas of Stanislaus County ranging from less than 20 percent up to 60 percent. [Figure 3-15](#) illustrates the percentage of adults living alone in the county. In Stanislaus County, there is a concentration of adults living alone in the central urbanized region, specifically in the City of Modesto. This urban area has concentrations of adults who live alone ranging from 20 to 40 percent compared to the rest of the county, which were less than 20 percent of adults live along, including the cities of Salida, Ceres, Turlock, and Riverbank.

Local Trends

According to 2019 ACS 5-year estimates, approximately 53 percent of all households had children in Newman, which is a slight increase from 2010 when approximately 47.8 percent of all households had children. Similar to the County, Newman saw a decrease in the number of single-parent female-headed households from 2010 to 2020, which was 13 percent and 3.7 percent, respectively. In the city, male-headed households comprised approximately 42 percent of all single-parent households, whereas female-headed households comprised approximately 58 percent.

As shown in [Figure 3-14](#), there is no geographic variation of female-headed households with children across the city. The city as a whole, including the NWNMP area outside of the city boundary, has less than 20 percent of children residing in single-parent, female-headed households. Similarly, and as shown in [Figure 3-15](#), there is no geographic variation of adults living alone in Newman. Less than 20 percent of adults living in the city live alone. This appears to be common in the region, indicating most households consist of more than one person. Additional discussion related to single-parent households is provided in Section 3.4 of this chapter.

Household Income

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

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

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

- Extremely low-income¹⁷: households earning 0-30 percent of AMI (\$0-\$27,750);
- Very low-income: households earning 30-50 percent of AMI (\$27,751-\$39,850);
- Low-income: households earning 50-80 percent of AMI (\$39,851-\$63,750);
- Moderate-income: households earning 80-100 percent of AMI (\$63,751-\$96,350); and
- Above-moderate income: households earning 100-120 percent of AMI (\$96,351 or more).

Regional Trends

In accordance with HCD 2022 State Income Limits data, [Table 3-15](#) shows the maximum annual household income level for each income group by household size for Stanislaus County.

Table 3-15 Maximum Household Income by Household Size, Stanislaus County, 2022

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

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

NOTE: Reported figures are for Stanislaus County

Household median income is lower in communities located in the southeast region of Stanislaus County. According to 2019 ACS 5-year estimates, Stanislaus County had a median household income of \$60,704. [Figure 3-18](#) illustrates 2019 data for median household income by block group for Stanislaus County. Areas highlighted in blue reflect regions of Stanislaus County where the median income is below the state median income of \$87,100. [Figure 3-19](#) illustrates 2021 data for median household income by census tract for Stanislaus County. Since 2019, median household income in the county has increased slightly. However, geographic variation in median household income has generally remained the same.

¹⁷ Government Code Section 65583(a) defines extremely low-income households as earning 30 percent or below area median income, and considers them as a subset of the very low-income category. The extremely low-, very low-, and low-income groups are referred to as lower-income.

Block groups exhibiting the lowest median incomes are highly concentrated within the central urbanized region along Highway 99 and rural areas west of Highway 99. [Figure 3-20](#) highlights census tracts along Highway 99 within the cities of Salida, Modesto, Ceres, Shackleford, Keys, and Turlock that contain the highest low to moderate (LMI) populations in Stanislaus County. Tracts within the nearby cities of Patterson, Newman, Waterford, Empire, and Hughston also contain high concentrations of LMI populations. Spatially, LMI populations overlap with tracts that are predominantly Hispanic/Latino.

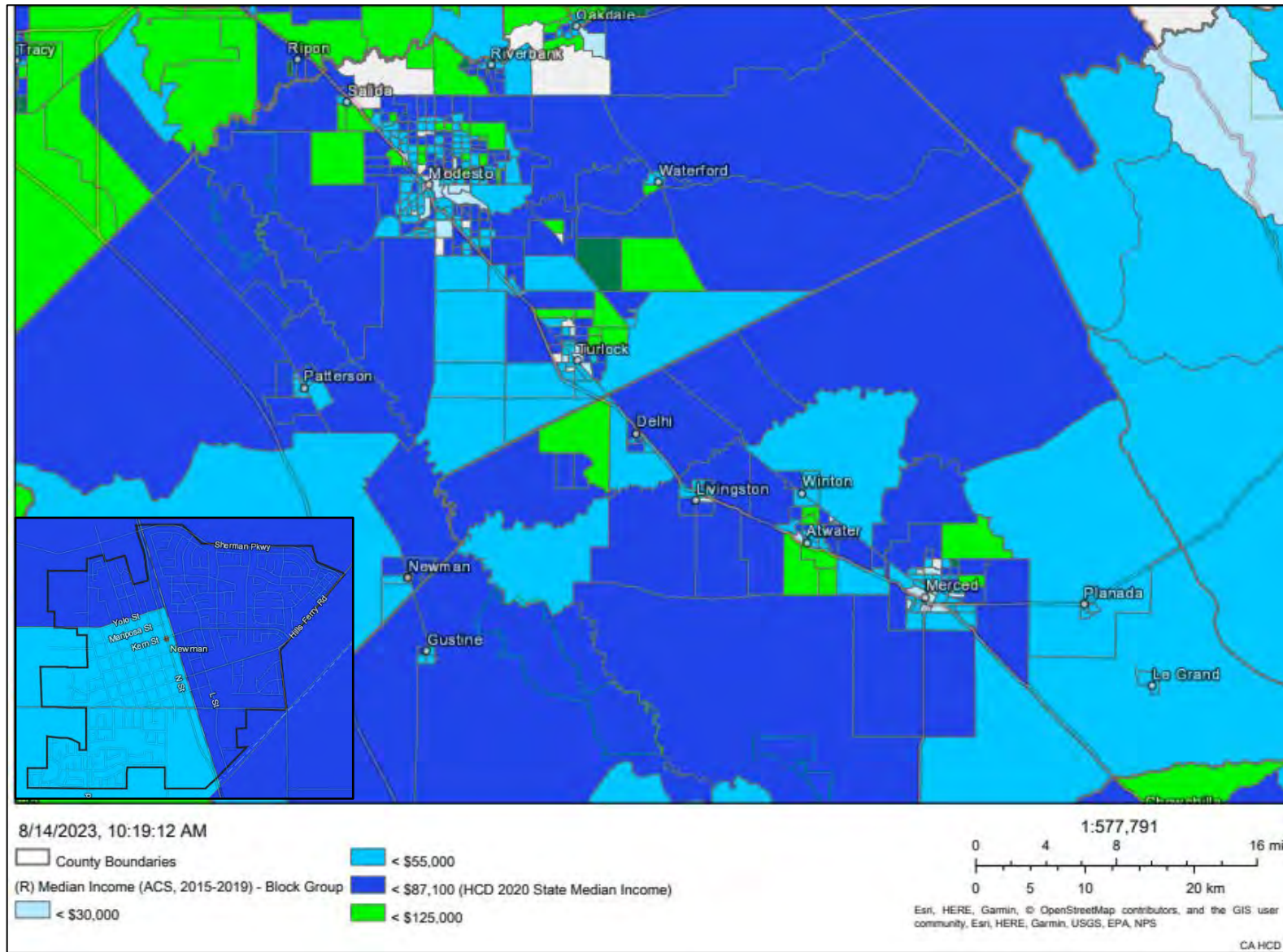
Local Trends

According to 2019 ACS 5-year estimates, Newman has an estimated median household income of \$62,877. This is a 32 percent increase in median household income from 2010 (\$47,416). [Figure 3-16](#) and [Figure 3-17](#) present the median household income in the City of Newman and the region in 2019 and 2021, respectively. As shown in [Figure 3-16](#), Newman's median household income in 2019 ranged from less than \$55,000 to less than \$87,100. By 2021, Newman's median household income increased to ranging from \$55,000 to \$120,000 ([Figure 3-17](#)).

Median household income in Newman is largely determined by census tract. Census Tract 35.01 makes up the northern and eastern portions of the city, while Census Tract 35.02 makes up the southwestern portion of the city. In both 2019 and 2021, households living within Census Tract 35.01 remained the highest earning households. This includes the NWNMP area located in the northwest quadrant just outside of the city boundary. There were no RCAAs or R/ECAPS identified in Newman during this timeframe.

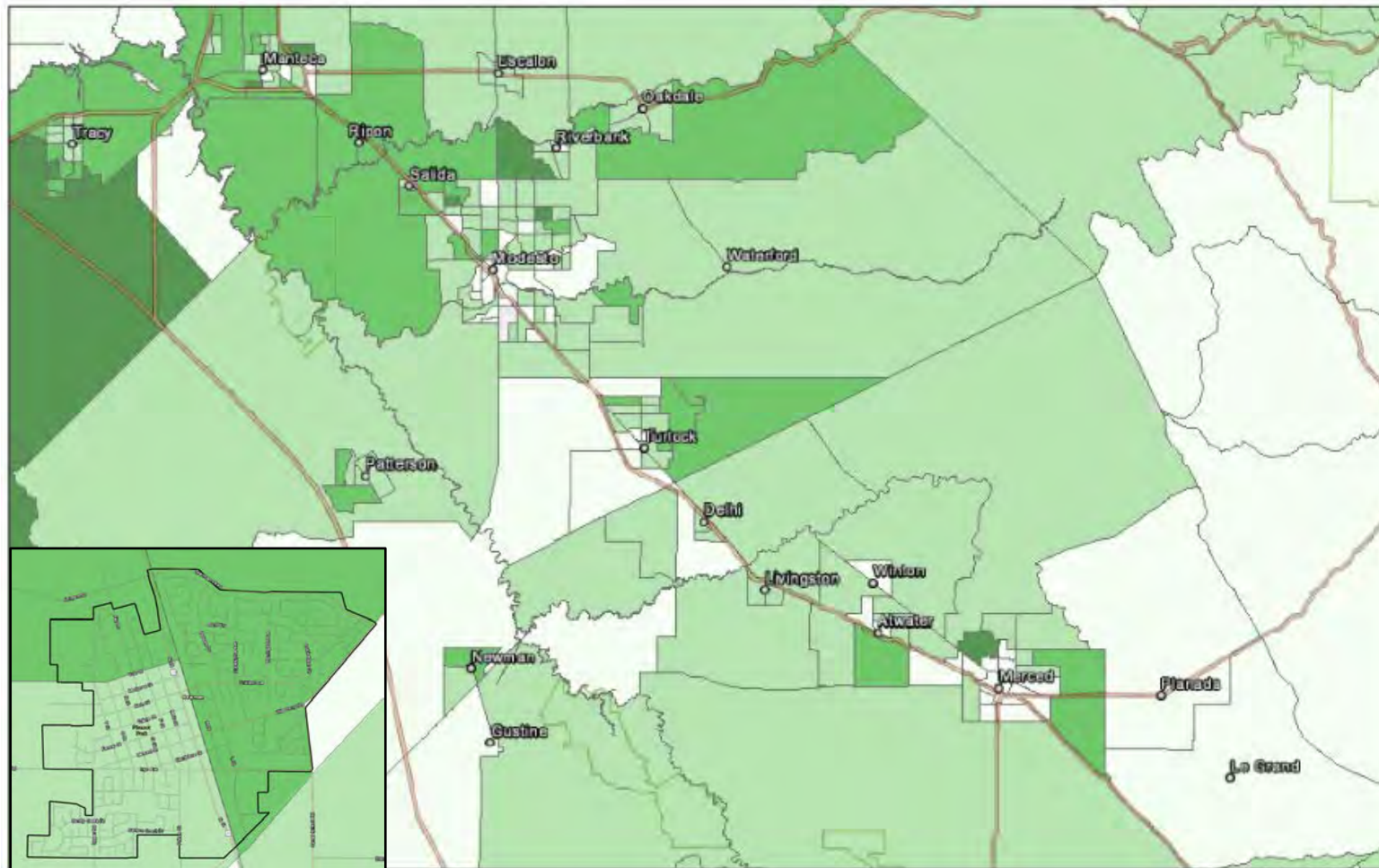
[Figure 3-18](#) presents Low and Moderate-Income (LMI) populations in Newman and the region. As shown in [Figure 3-18](#), there is no geographic variation in LMI populations in Newman. Throughout the city, low- and moderate-income populations makeup 25 to 50 percent of all households.

Figure 3-16 Median Household Income, 2015-2019



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

Figure 3-17 Median Household Income, 2017-2021



10/11/2023, 11:54:12 AM

Median Income (ACS, 2017-2021) - Tract

 \$90,100 - \$120,000
 Less than \$55,000
 \$120,000 - \$175,000
 \$55,000 - \$90,100

1:615,107

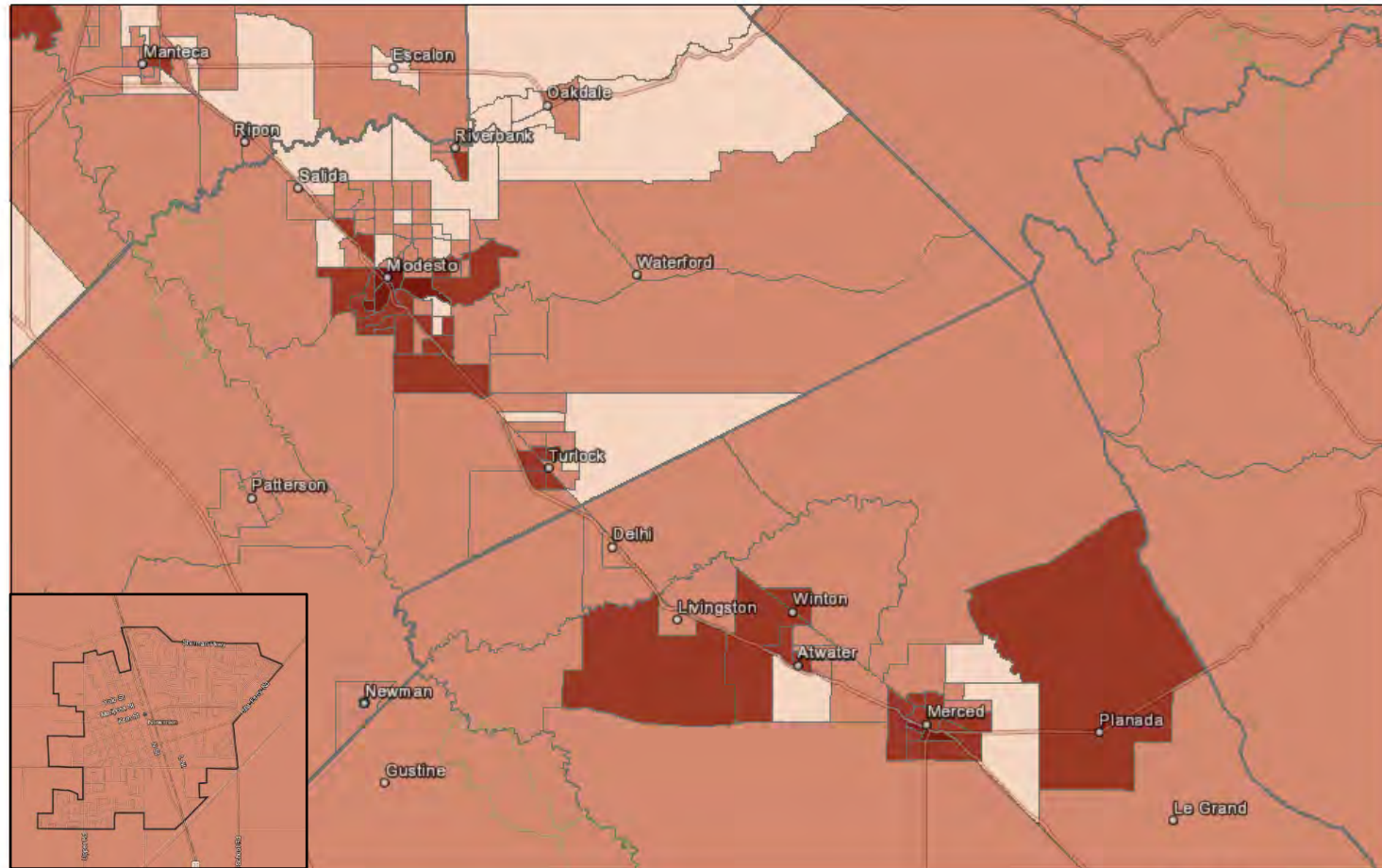
0 4.25 8.5 17 mi

0 5 10 20 km

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

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

Figure 3-18 Low and Moderate Income Population, Stanislaus County



2/29/2024, 3:15:00 PM

County Boundaries

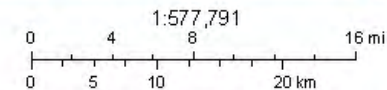
(A) Low to Moderate Income Population (HUD) - Tract

< 25%

25% - 50%

50% - 75%

75% - 100%



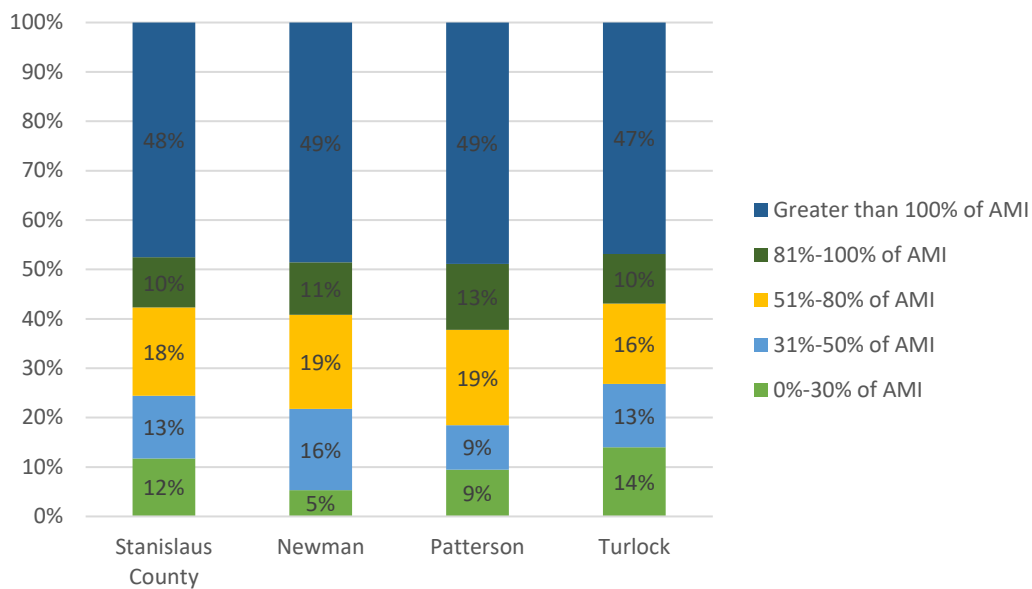
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD

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

Figure 3-19 illustrates households by income level in Newman, the County, and neighboring cities. In Newman, 40 percent of households are lower-income households while 49 percent are above moderate-income households. Compared to the County and neighboring cities, Newman’s households earning between 51 percent to more than 100 percent AMI are relatively the same. Conversely, Newman’s percentage of very low- and extremely low-income households differ greatly from the region. In Newman, the percentage of very low-income households is 3 percentage points higher than in the County and Turlock, and 7 points higher than Patterson. Moreover, Newman’s percentage of extremely low-income households is only 5 percent compared to the County (12 percent), Turlock (14 percent) and Patterson (9 percent).

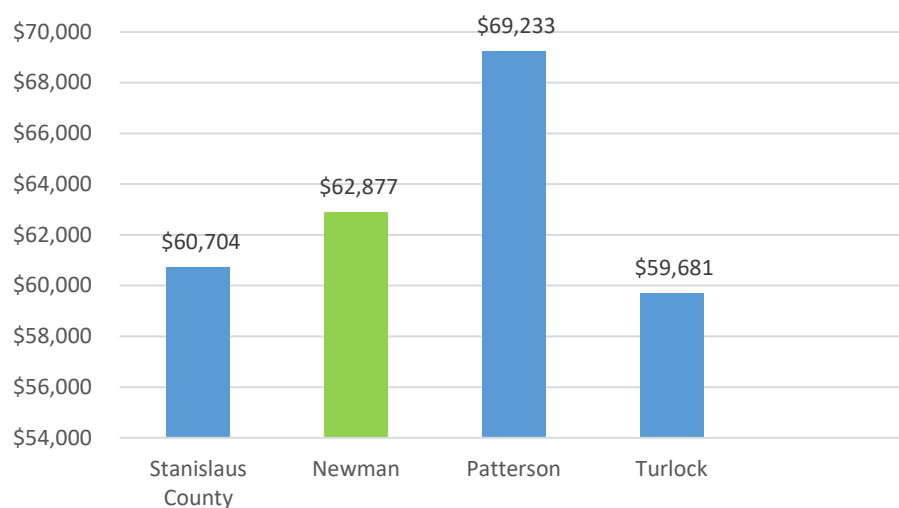
Figure 3-19 Households by Income Level by Jurisdiction, 2015-2019



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

Figure 3-20 illustrates the median household income in Newman, the County, and neighboring cities in 2019. Newman’s median household income was \$62,877 – approximately \$2,173 more than the County. The City of Patterson had the highest median household income at \$69,233 followed by Newman. Understanding Newman’s median household income clarifies what income category households identify with and what is deemed affordable.

Figure 3-20 Median Household Income by Jurisdiction, 2019



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

Table 3-16 summarizes households by affordability in Newman. Above moderate-income households makeup 49 percent of households in the City followed by lower-income households (40 percent). Approximately 5 percent of the households in Newman identify as extremely low-income. Considering 40 percent of households are lower-income, it is likely that the high percentages of married-couple family, female headed, and single person households (Figure 3-3, Figure 3-5) are accompanied by a need for more affordable options.

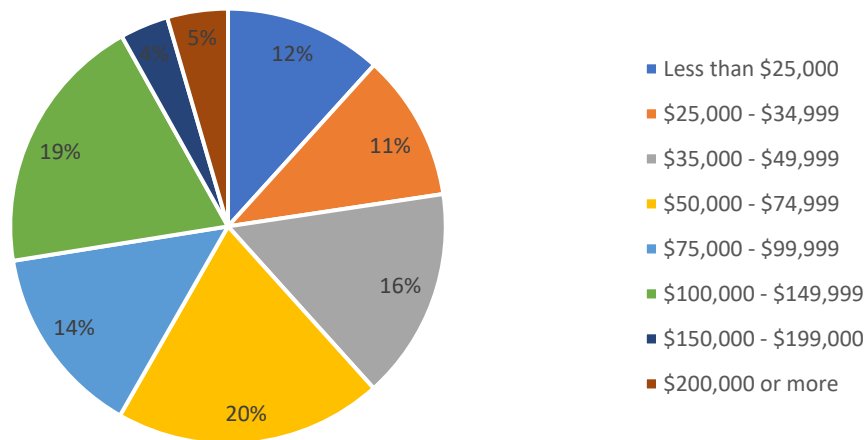
Table 3-16 Households by Affordability, Newman, 2015-2019

Income Category (% of County MFI)	Households	Percent
Extremely Low-Income (30% MFI or less)	175	5%
Very Low-Income (30-50% MFI)	545	16%
Low-Income (50-80% MFI)	630	19%
Moderate-Income (80-100% MFI)	350	11%
Above Moderate-Income (>100% MFI)	1,605	49%
Total	3,305	100%

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

Figure 3-21 provides a breakdown of 2019 incomes by category in Newman. Twenty (20) percent of Newman residents earn an annual income between \$50,000-\$74,999. Conversely, an approximate 39 percent are earning less than \$50,000, less than the City's median household income. Of the 39 percent earning below the median household income, 12 percent are earning below \$25,000.

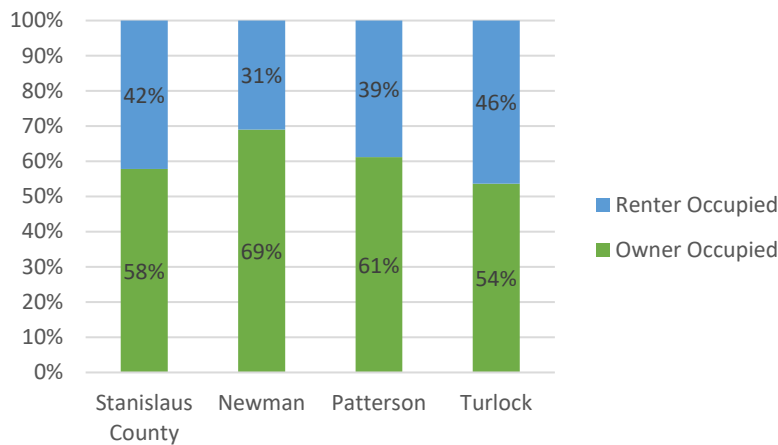
Figure 3-21 Income by Category, Newman, 2019



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

Figure 3-22 illustrates housing by tenure in Newman, the County, and neighboring cities. Thirty-one (31) percent of the households in Newman are renters and 69 percent are owners. This reflects 11 percentage points lower renter population than the County (42 percent), 15 points lower than Turlock (46 percent), and 8 points lower than Patterson.

Figure 3-22 Housing Tenure by Jurisdiction, 2019



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

Overall, forty (40) percent of households in Newman are lower-income, 22 percent are large families, 17 percent are female-headed households, and 15 percent are single-person households. These household characteristics in Newman demand a need for a variety of affordable housing options and programs to protect and assist special groups in securing adequate housing. As the housing crisis progresses, regions outside of the Bay Area, specifically in the Central Valley, have

become home destinations for many Bay Area workers due to affordability. Action programs are necessary to protect and ensure locals are able to obtain affordable housing as it becomes available. To address barriers to economic mobility for lower-income households, this 6th Cycle Housing Element includes Program 5.6 (see [Chapter 2](#)).

Racially or Ethnically Concentrated Areas of Poverty and Affluence

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH.

R/ECAPs

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

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

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

RCAAs

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

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

Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.¹⁸ As reported in the California Housing and Community Development (HCD) memo,¹⁹ the analysis of RCAAs relies on the definition developed by the University of Minnesota Humphrey School of Public Affairs, “RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater.

Regional Trends

Figure 3-23 and Figure 3-24 illustrate R/ECAPs and RCAAs, respectively, across Stanislaus County. Figure 3-23 shows that R/ECAPs, or areas with concentrations of high segregation and poverty, are most prevalent in central Stanislaus County, specifically along Highway 99 in the cities of Modesto, Turlock, and Merced. Similarly, RCAAs are most prevalent in central Stanislaus County as well, specifically in the cities of Ripon, Turlock, Atwater, Merced, and Oakdale (Figure 3-24).

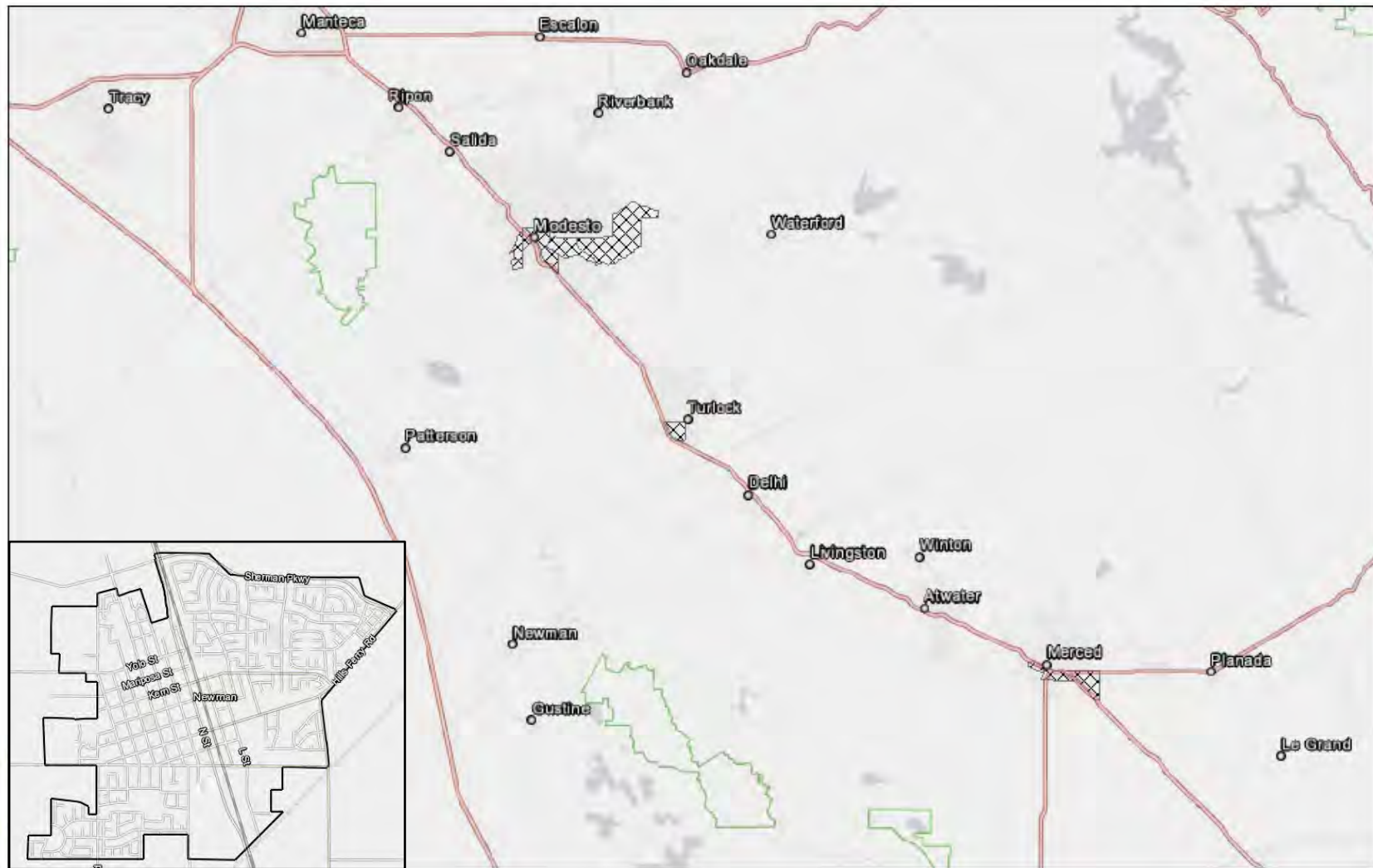
Local Trends

According to Figure 3-9, Newman predominantly falls within the 61 to 80 percent non-White category, reflecting a moderate to high level of diversity within the City. In Newman, there is some geographic variation in the northwestern region of the City reflecting a lower percent of non-White population (41 to 60 percent). In northern areas outside of Newman, the percentage of non-White population is significantly less ranging from 21 to 60 percent. Unlike many nearby cities in the region, there are no census tracts that contain R/ECAPs or RCAAs in Newman.

¹⁸ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124

¹⁹ https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Figure 3-23 High Segregation and Poverty (R/ECAP), 2023



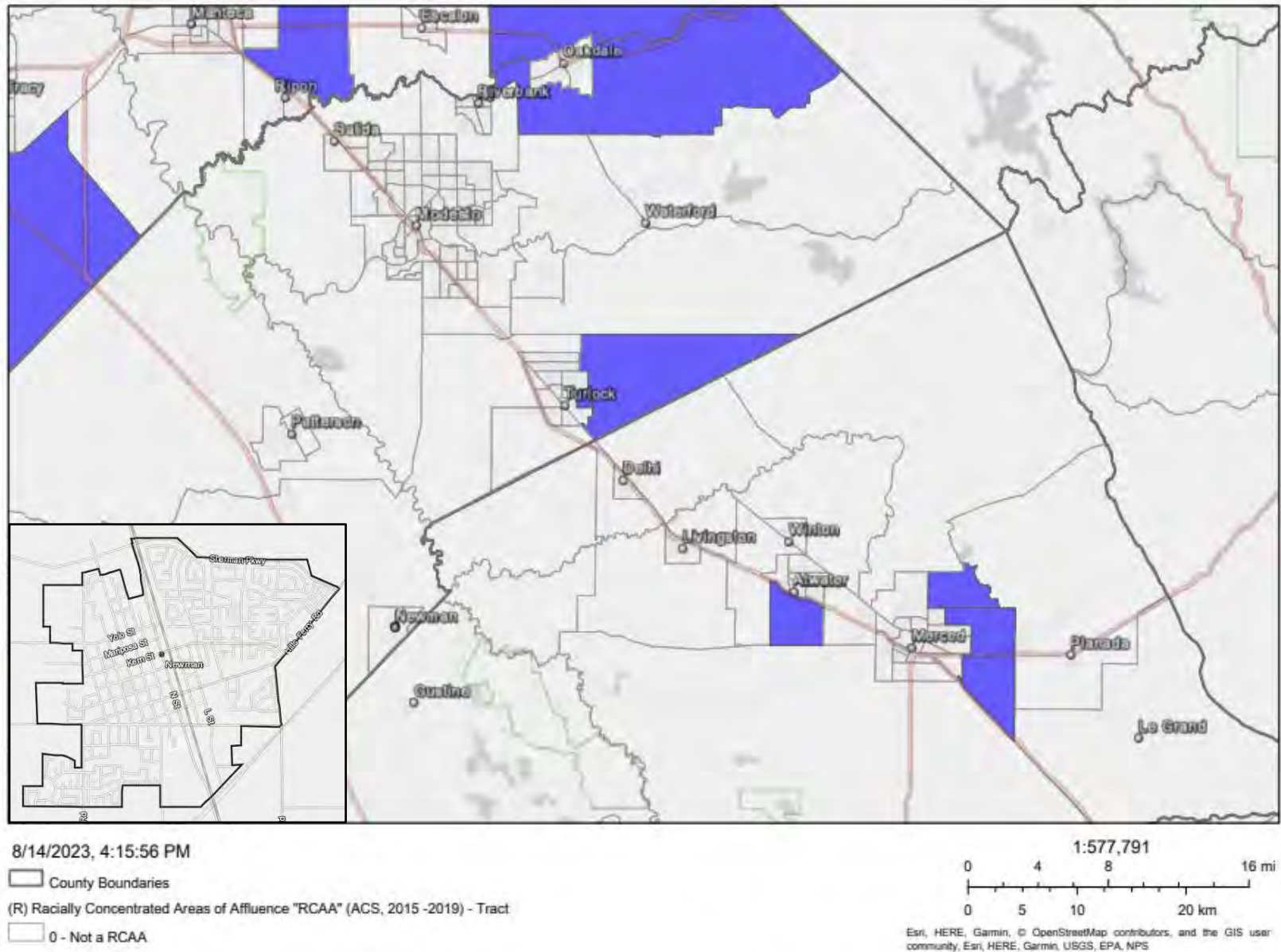
8/14/2023, 4:45:00 PM

COG Geography TCAC/HCD Opportunity Map - High Segregation and Poverty (HCD, 2023) - Tract



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

Figure 3-24 RCAA by Census Tract, 2015-2019



Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | ESRI, TCAC 2022, HCD 2022, PlaceWorks 2022 | PlaceWorks 2021, U.S. Department of Housing and Urban

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

3.4 Disproportionate Housing Needs

Housing Problems and Severe Housing Problems

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

Disproportionate Housing Needs

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

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

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

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

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

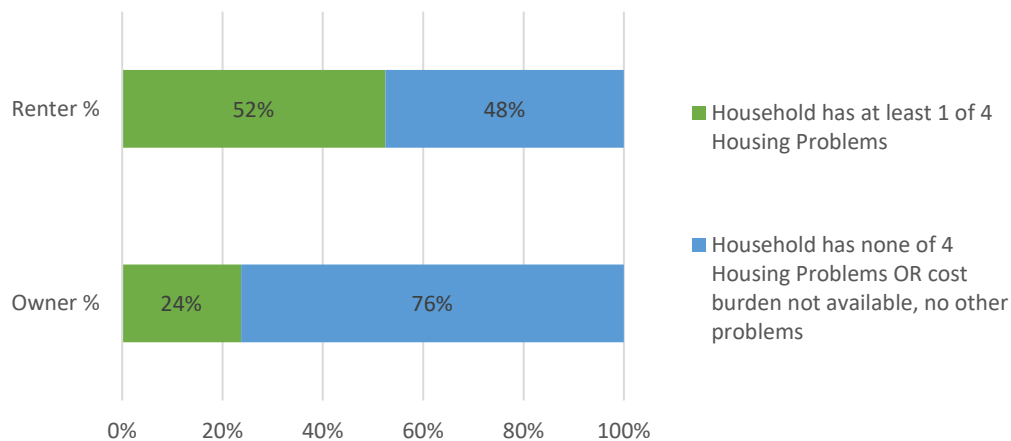
- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than 1.5 persons per room; and
- Cost burden greater than 50 percent.

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

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

Figure 3-25 and Figure 3-26 illustrate housing problems by tenure and severe housing problems by tenure in Newman. Approximately 52 percent of renter households have at least one of four housing problems and 31 percent have at least one of four severe housing problems. In contrast, 24 percent of owner households experience at least one housing problem and 7 percent experience at least one severe housing problem.

Figure 3-25 Housing Problems by Tenure, Newman, 2015-2019

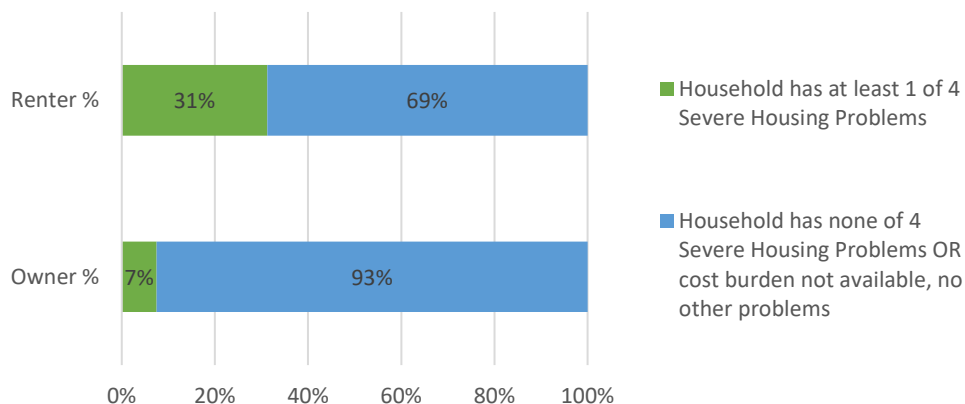


SOURCE: U.S. Census Bureau, CHAS Data, 2015-2019

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

Renter households are more at risk of experiencing housing problems such as incomplete kitchen and/or plumbing facilities, overcrowding and cost burden due to a number of reasons including, limited income, inadequate housing supply, lack of affordable housing options, landlord abuse, lack of fair housing resources, etc.

Figure 3-26 Severe Housing Problems by Tenure, Newman, 2015-2019



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

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

Overcrowding

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

Regional Trends

Figure 3-27 and Figure 3-28 illustrate concentrations of overcrowding across Stanislaus County between 2015-2019 and 2017-2021, respectively. The following serves to analyze and identify changes over time in overcrowding.

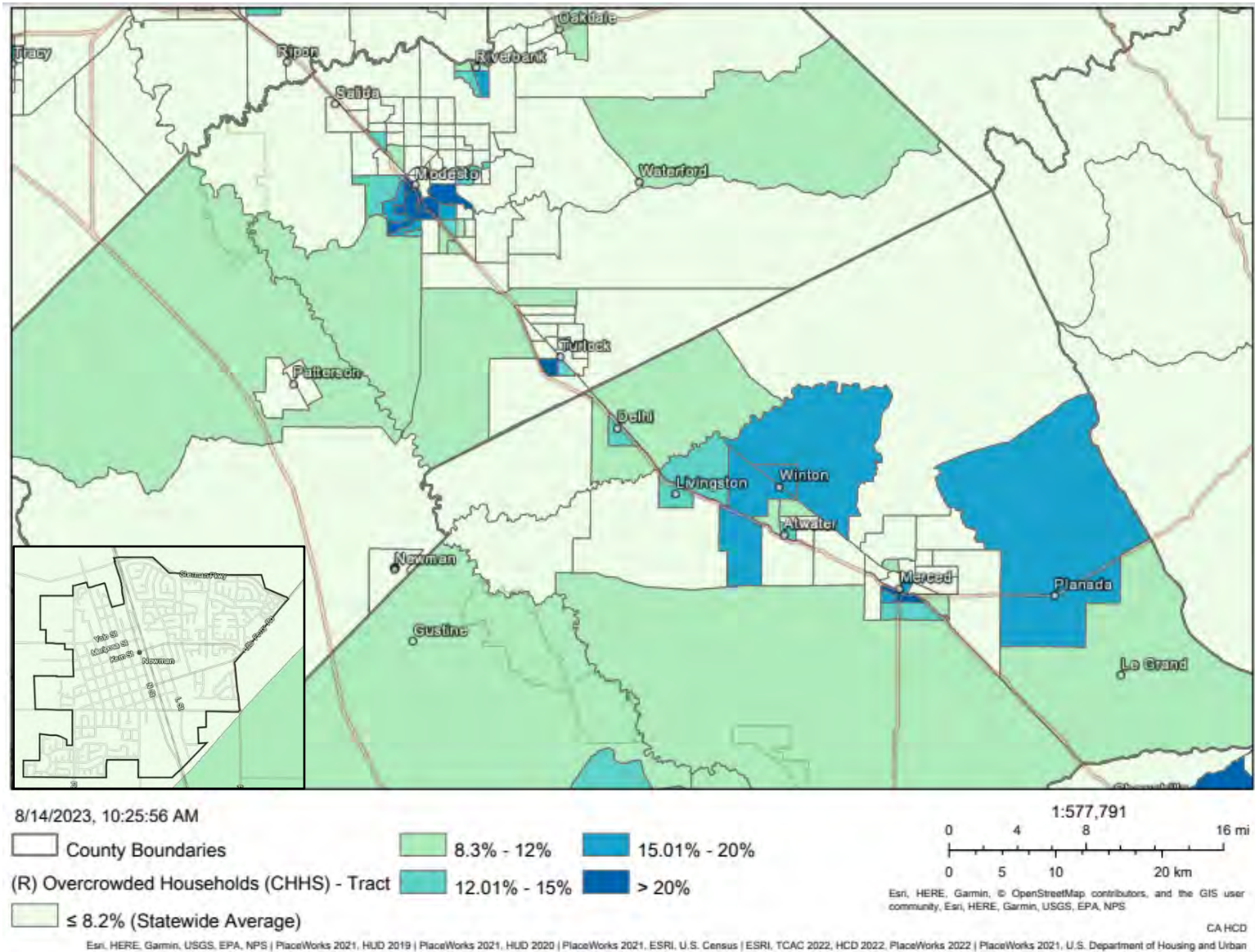
According to the HCD AFFH Data Viewer, overcrowding has decreased since 2019. Figure 3-27 illustrates that in 2019, much of the region had low to moderate rates of household overcrowding, ranging between 8 to 12 percent. During this time, high concentrations (15 to 20 percent) of household overcrowding was found in the cities of Riverbank, Modesto, Turlock, Winton, Merced and Planada.

By 2021, rates of household overcrowding decreased across the region, primarily ranging from 5-10 percent (Figure 3-28). While high concentrations of household overcrowding still exists across the region, it is much less widespread. High concentrations (15 to 20+ percent) of household overcrowding are still present in the cities of Modesto and Merced; and have developed in Waterford and Delhi (Figure 3-28).

Local Trends

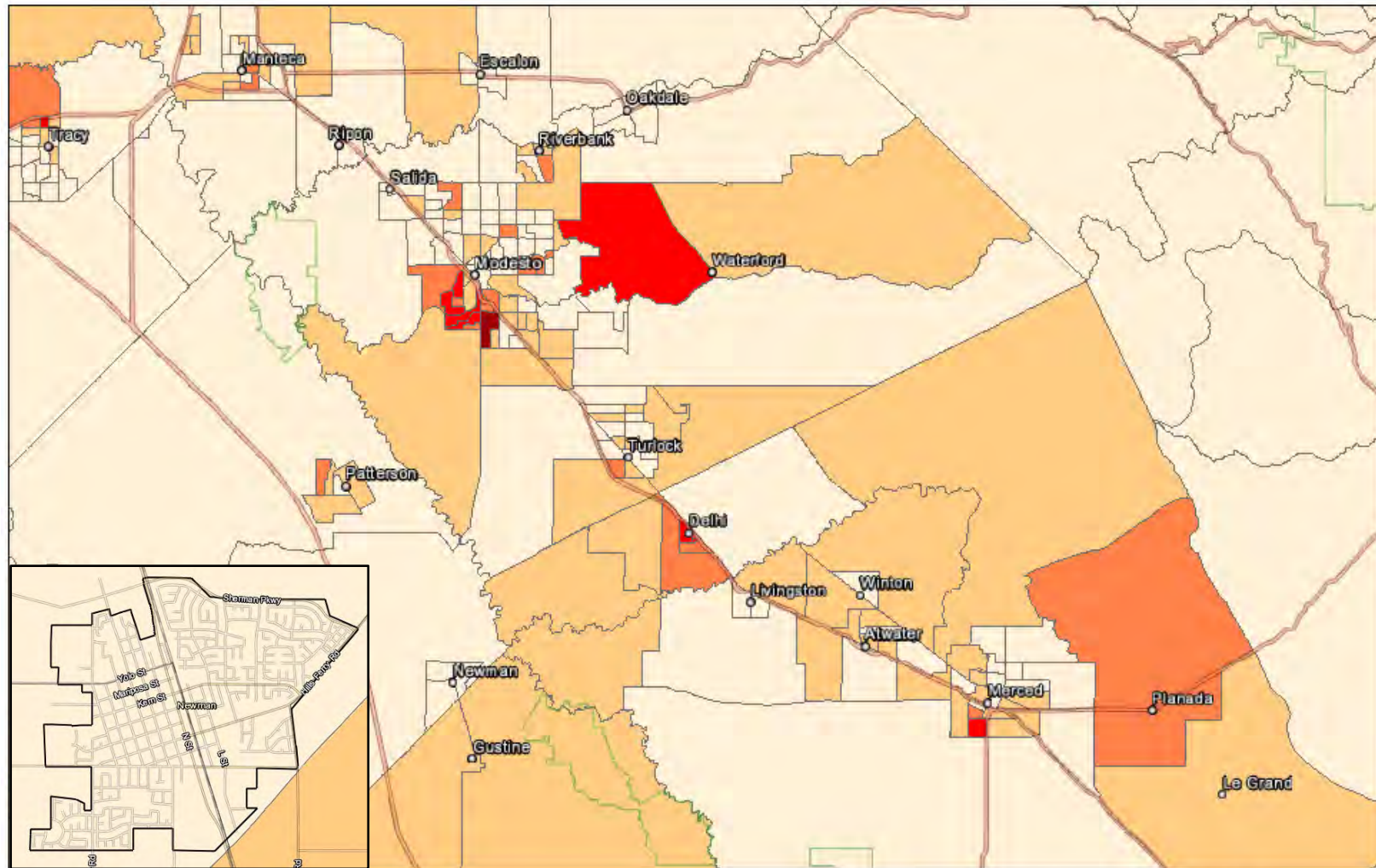
Similar to the region, rates of household overcrowding has decreased since 2019 in Newman. In 2019, less than 8.2 percent of Newman households experienced overcrowding (Figure 3-27) and by 2021, less than 5 percent experienced overcrowding (Figure 3-28). Furthermore, there is no geographic variation in overcrowding; meaning households across the city experience similar levels of overcrowding. Newman is one of very few cities in the region with household overcrowding that is less than 5 percent.

Figure 3-27 Overcrowded Households, 2015-2019








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

Figure 3-28 Overcrowded Households, 2017-2021



8/14/2023, 2:52:33 PM

Overcrowding (ACS, 2017 - 2021) - Tract

	Less than 5%		10% - 15%
	5% - 10%		15% - 20%
			More than 20%

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

1:602,468

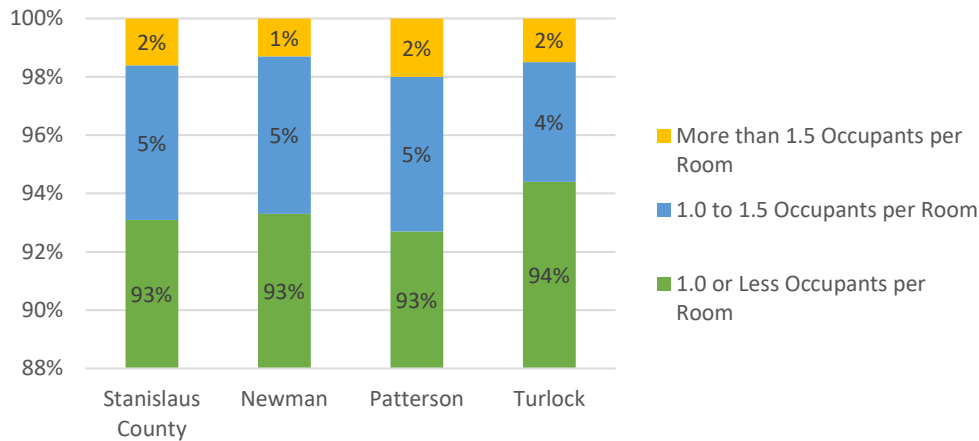
0 4 8 16 mi

0 5 10 20 km

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

Figure 3-29 illustrates overcrowding by severity in Newman, the County, and neighboring cities in 2019. Overall, Newman households experience similar levels of overcrowding (5 percent) as the County and neighboring cities. However, Newman experiences slightly less (1 percent) severe overcrowding than the County (2 percent), Patterson (2 percent), and Turlock (2 percent). In total, 6 percent of Newman households experience some level of overcrowding.

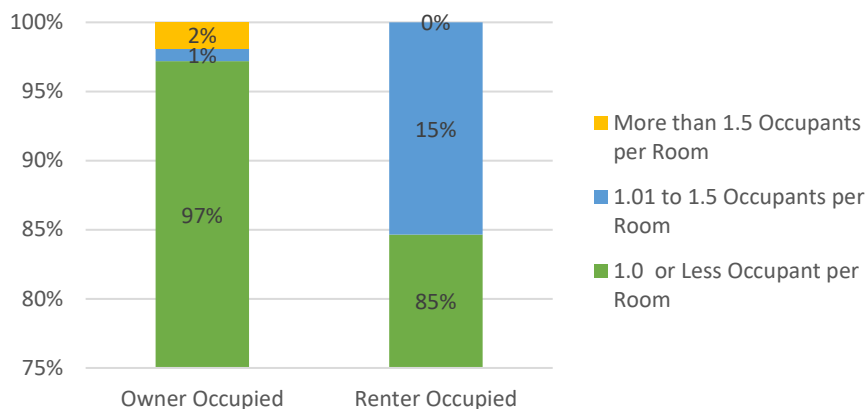
Figure 3-29 Overcrowding by Severity by Jurisdiction, 2019



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

Figure 3-30 illustrates overcrowding by tenure and severity in Newman. While total levels of overcrowding are low in Newman, overcrowding by tenure is significant. Renter-occupied households experience five times as much overcrowding as owner-occupied households. Fifteen (15) percent of renter-occupied households experience some form of overcrowding compared to 3 percent of owner-occupied households. This is indicative of a lack of affordable housing options that accommodate the needs of Newman renter households. Additionally, Newman's high unemployment rate (14 percent; Table 3-7) and lack of jobs likely contributes to this issue.

Figure 3-30 Overcrowding by Tenure and Severity, Newman, 2019



SOURCE: U.S. Census Bureau, 2019

Cost Burden

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

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

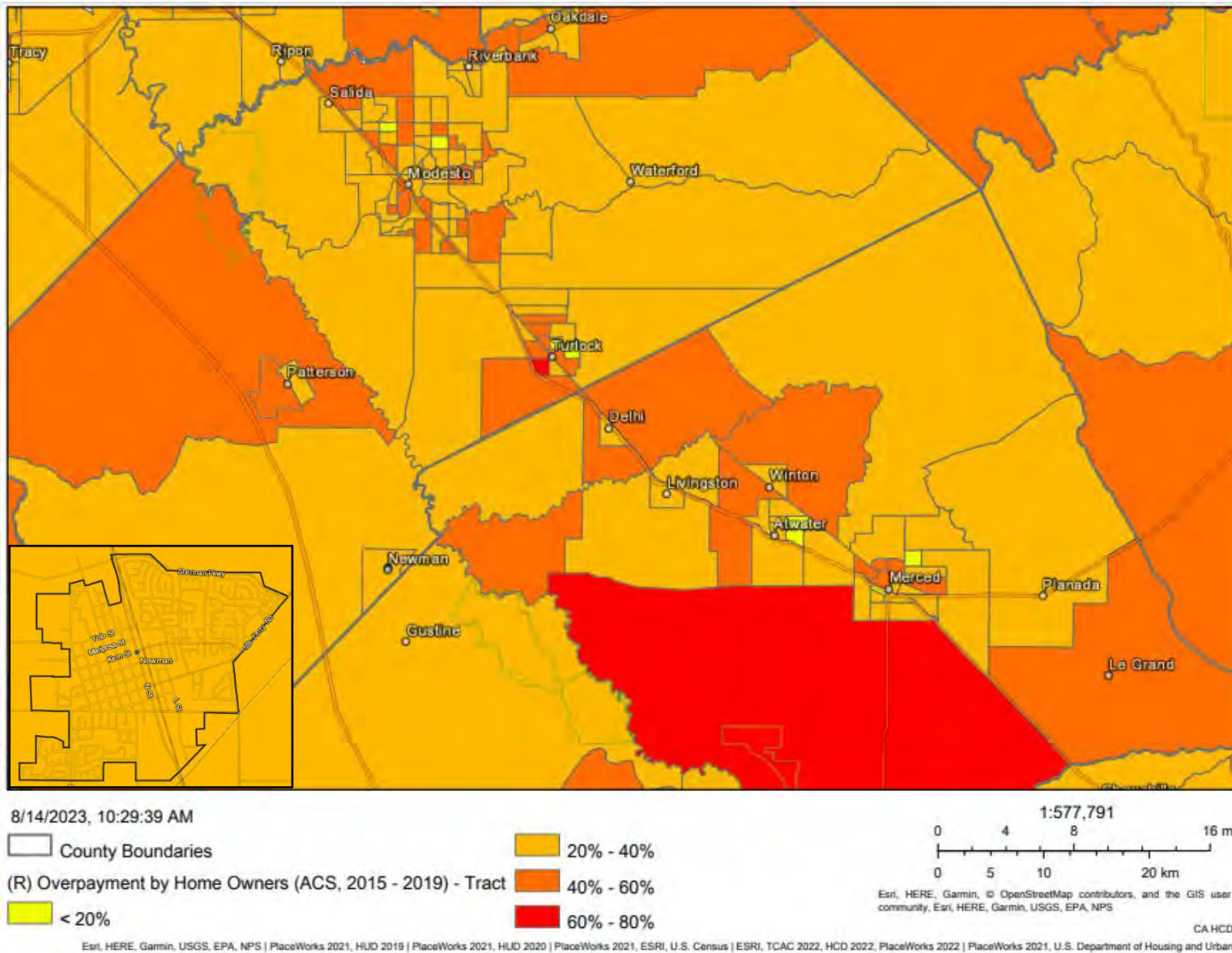
Regional Trends

[Figure 3-31](#) and [Figure 3-32](#) illustrate concentrations of cost burdened home owners across Stanislaus County between 2019 and 2021, respectively. [Figure 3-33](#) and [Figure 3-34](#) illustrate concentration of cost burdened renter households across Stanislaus County between 2019 and 2021, respectively. The following serves to analyze and identify changes over time in cost burden among home owner and renter households.

According to the HCD AFFH Data Viewer, cost burden among home owners has decreased since 2019. [Figure 3-31](#) illustrates that in 2019, much of the region had high rates of cost burdened home owners, ranging between 40 to 80 percent. During this time, high concentrations (40 to 80 percent) of cost burdened home owners were found in the cities of Oakdale, Riverbank, Modesto, Ceres, Patterson, Turlock, and Merced. Similarly, cost burden among renter households also decreased since 2019. By 2021, rates of cost burdened home owners decreased across the region, primarily ranging from 20 to 40 percent ([Figure 3-32](#)). While high concentrations of cost burdened home owners still exist across the region, it is much less widespread. High concentrations (40 to 80 percent) of cost burdened home owners are still present in the cities of Modesto, Ceres, Oakdale, Riverbank, Patterson, Turlock and Merced; and have developed in Gustine, Livingston, and Atwater.

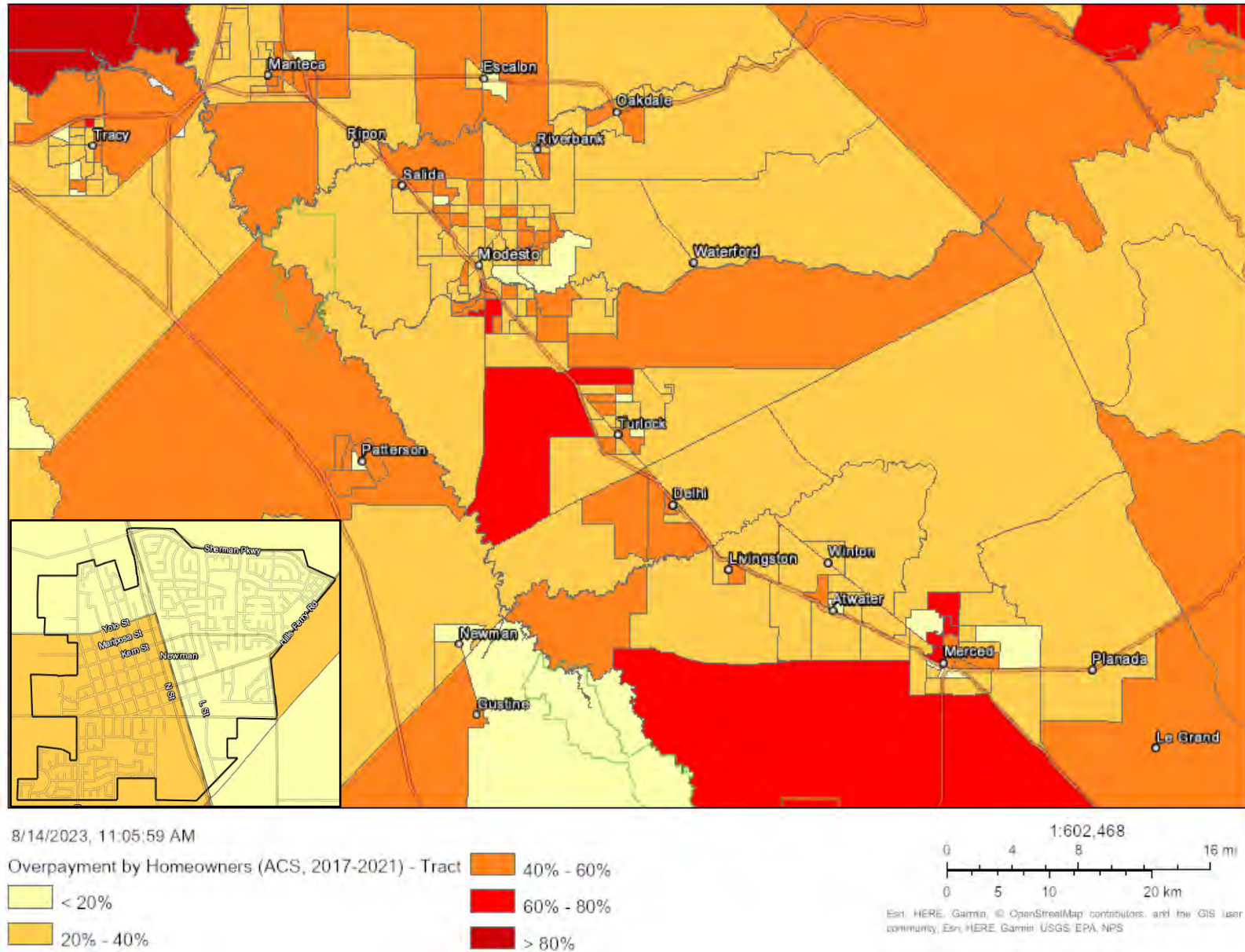
[Figure 3-33](#) illustrates that in 2019, most cities across the region had high concentrations (40 to 80 percent) of cost burdened renter households. These concentrations were primarily in the same cities identified as having high concentrations of cost burdened home owners. [Figure 3-34](#) shows that while cost burdened renter households decreased since 2019, geographic variation in the number of households experiencing cost burden increased. Cities across the region are more stratified, which could be the cause of several socioeconomic factors including limited access to economic opportunity, poor education, etc.

Figure 3-31 Cost Burden by Home Owners, 2015-2019



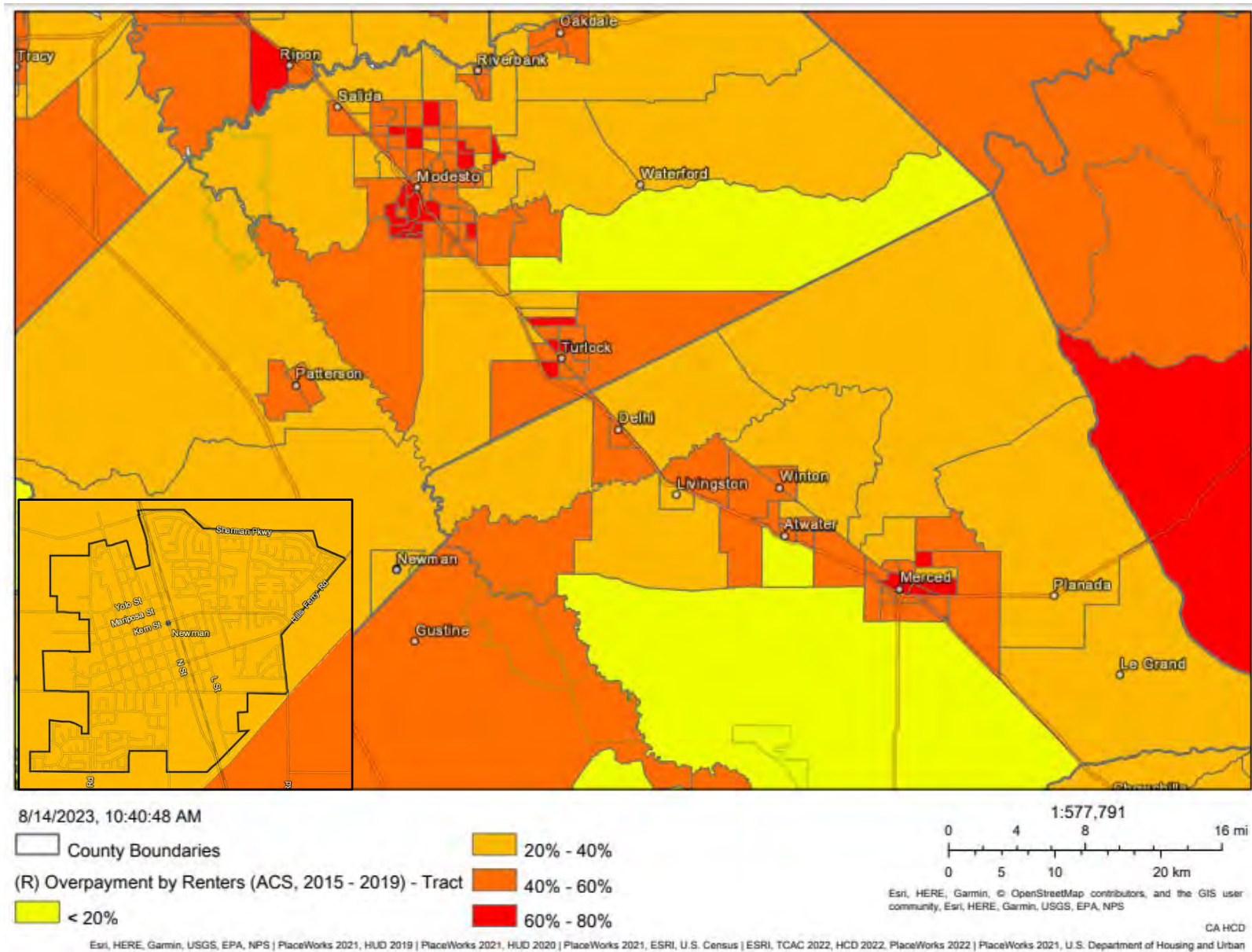
SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure 3-32 Cost Burden by Home Owners, 2017-2021



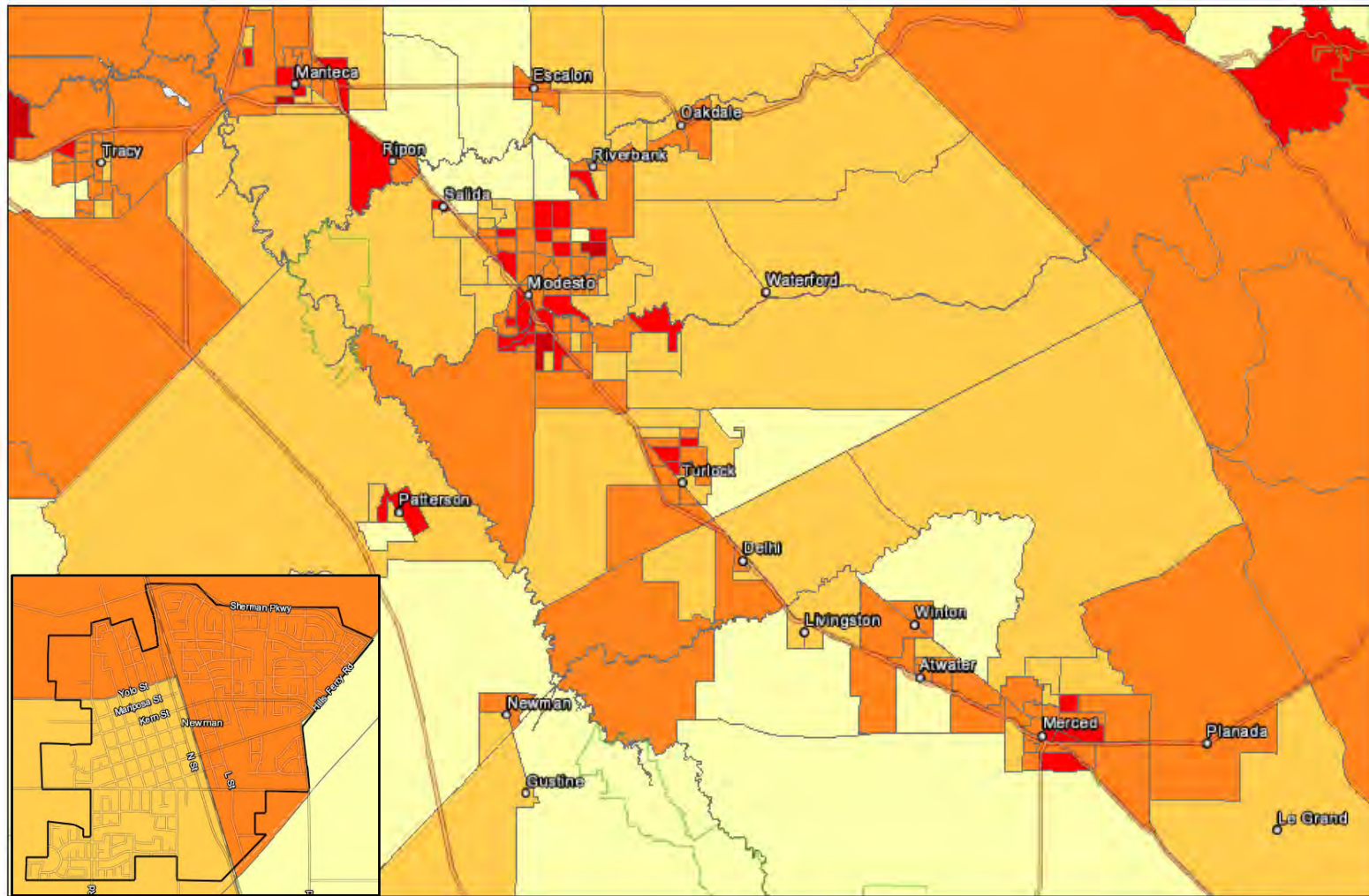
SOURCE: California Department of Housing and Community Development AFFH Data Viewer

Figure 3-33 Cost Burden by Renter Households, 2015-2019



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

Figure 3-34 Cost Burden by Renter Households, 2017-2021



8/14/2023, 11:21:20 AM

Overpayment by Renters (ACS, 2017-2021) - Tract

 < 20%	 20% - 40%	 40% - 60%	 60% - 80%	 > 80%
---	---	---	---	---

1:602,468

0 4 8 16 mi

0 5 10 20 km

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

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

Local Trends

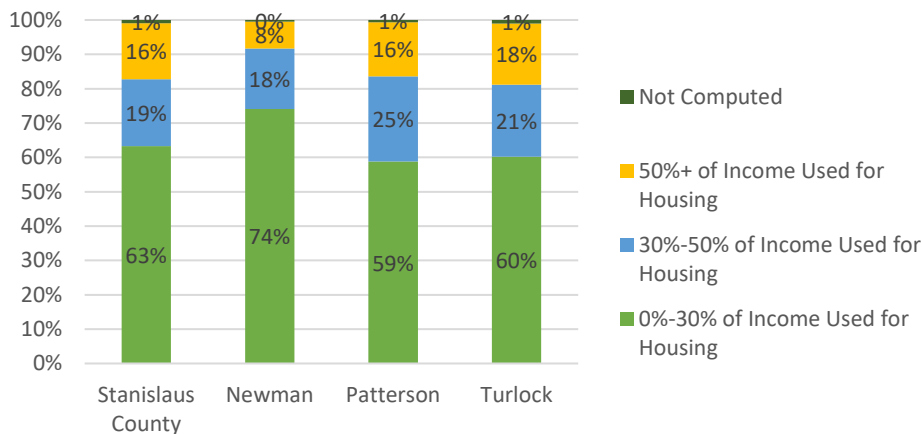
Similar to the region, rates of cost burdened home owners has decreased since 2019 in Newman. In 2019, Newman did not have any geographic variation in cost burdened households (Figure 3-31). Across Newman, 20 to 40 percent of home owners experienced cost burdened, which was lower than many nearby cities that had between 40 to 80 percent cost burdened home owners. By 2021, Newman developed some geographic variation, with fewer home owners experiencing cost burden in the northern and eastern regions of the city (Figure 3-32). While the central and southern regions of the city remained in the 20 to 40 percent range, the northern and eastern regions of the city decreased to less than 20 percent of home owners experiencing cost burden.

Similarly, renter households in Newman developed geographic variation in cost burden since 2019. However, this came as a result of an increase in concentrations of cost burdened households. Figure 3-33 illustrates that in 2019, 20 to 40 percent of renter households across the city experienced cost burden. However, by 2021, the northern and eastern regions of the city had higher concentrations of cost burdened renter households (40 to 60 percent) compared to the central and southern regions where 20 to 40 percent of renter households experience cost burden (Figure 3-34). Overall, Newman has fewer cost burdened renter households than nearby cities which have concentrations of 60 to 80 percent cost burdened renter households.

In summary, Newman has lower concentrations of both cost burdened home owners and renter households than nearby cities across the region. While the share of cost burdened renter households has increased in Newman it still falls below the 60 to 80 percent threshold.

Figure 3-35 illustrates cost burden severity in Newman, the County, and neighboring cities. Compared to the County and neighboring cities, Newman households have the lowest rates of cost burden. In Newman, 18 percent of households are cost burdened and 8 percent are severely cost burdened. The City of Patterson has the highest rate of total cost burdened households (41 percent) followed by Turlock (39 percent) and the County (35 percent).

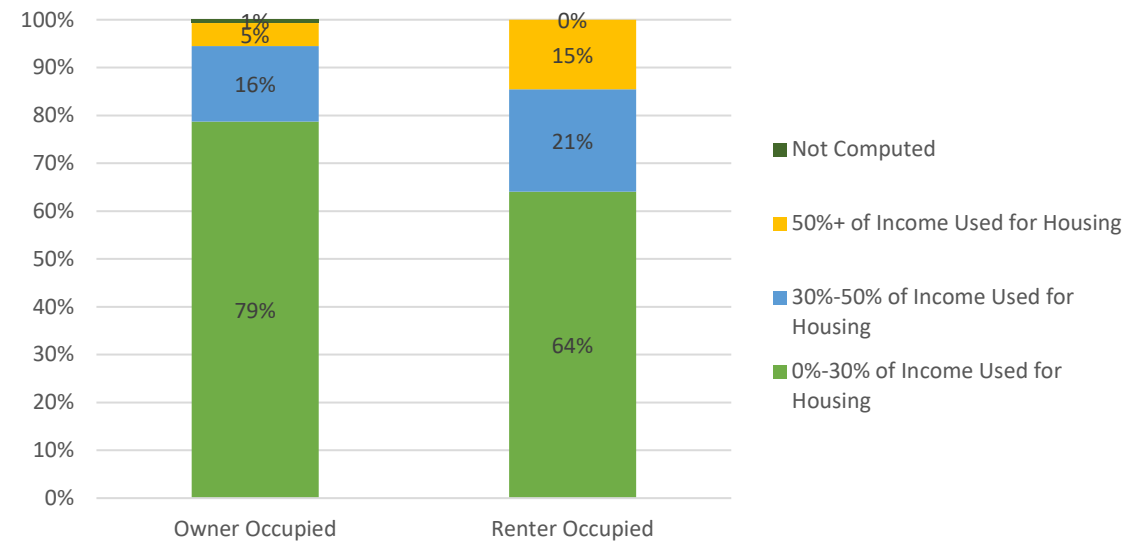
Figure 3-35 Cost Burden Severity by Jurisdiction, 2015-2019



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

Figure 3-36 illustrates cost burden by tenure in Newman. Renter households experience substantially higher rates of cost burden (21 percent) and severe cost burden (15 percent) than owner households. Sixteen (16) percent of owner-occupied households are cost burdened and 5 percent are severely cost burdened.

Figure 3-36 Cost Burden by Tenure, Newman, 2015-2019



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

3.5 Special Needs Groups

Special needs groups are those that may face particular challenges in obtaining adequate housing due to inherent circumstances such as age, disabilities, household size, income level, age, and occupation. Large families, single parent households, female-headed households, or extremely low- and low-income households, and homeless persons may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. [Table 3-17](#) provides an overview of special needs groups in Newman.

Table 3-17 Overview of Special Needs Groups

Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Total population	11,317	--	100%
Total occupied units (households)	3,305	100%	--
Extremely Low-income (0-30% of HAMFI) households	175 households	5%	--
Total Senior Population	1,318 persons	--	12%
Senior Owner-Households	542 households	16%	--
<i>Senior Renter-Households</i>	164 households	5%	--
Persons with Disabilities	1,228 persons	--	11%
<i>Persons with Developmental Disabilities</i> ¹	128 persons	--	--
Large Households	701 households	21%	--
Single-Parent Households	909 households	28%	--
<i>Single-Parent, Female Headed Households with Children (under 18) below poverty line</i>	49 households	1%	--
People Living in Poverty	817 persons	--	7%
Farmworkers ²	12,713 persons	--	--
<i>Migrant Farmworkers</i>	3,503 persons	--	--
<i>Seasonal Farmworkers</i>	6,429 persons	--	--
<i>Permanent Farmworkers</i>	6,284 persons	--	--
Persons Experiencing Homelessness ³	12 persons	--	--
Persons with Limited English Proficiency	1,057 persons	--	10%

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

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

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

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

Extremely Low-Income Households and Poverty Status

Extremely low-income (ELI) households are those that earn less than 30 percent of the median family income (MFI). Very low-income households are those that earn 50 percent or less of the MFI. Extremely low-income households typically face a combination of housing challenges related to income status, family size/type, disability status, access to housing opportunities and other household characteristics. Additionally, ELI households are more likely to experience overcrowding, cost burden, and substandard housing conditions. Extremely low-income households are typically minimum-wage workers, disabled persons, farmworkers, and seniors on fixed incomes.

Table 3-18 provides a breakdown of ELI households in Newman. The 2015 – 2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there are approximately 175 extremely low-income households (5 percent of total households) in Newman. Of the extremely low-income households in Newman, 95 are renter-occupied households and 80 are owner-occupied households, or 3 percent and 2 percent of all households, respectively.

Table 3-18 Extremely Low-Income Households, Newman, 2015-2019

Households	Number	Percentage of ELI Households	Percentage of Total Households
Total occupied units (households)	3,305	-	100%
Total Lower-income (0-80% of HAMFI) households	1,350	-	41%
Extremely Low-income (0-30% of HAMFI) households	175	-	5%
<i>Extremely Low-income renters</i>	95	54%	3%
<i>Extremely Low-income owners</i>	80	46%	2%
Lower-income households paying more than 50%	255	-	8%
Extremely Low-income paying more than 50%	140	-	4%
<i>ELI Renter HH severely cost burdened</i>	95	100%	3%
<i>ELI Owner HH severely cost burdened</i>	45	56%	1%
Lower-income households paying more than 30%	740	-	22%
Extremely Low-income paying more than 30%	155	-	5%
<i>ELI Renter HH moderately cost burdened</i>	95	100%	3%
<i>ELI Owner HH moderately cost burdened</i>	60	75%	2%
Lower-income households experiencing 1 of 4 Housing Problems	865	-	26%
Extremely Low-income household experiencing 1 of 4 Housing Problems	160	-	5%
<i>ELI Renter HH experiencing 1 of 4 Housing Problems</i>	95	100%	3%
<i>ELI Owner HH experiencing 1 of 4 Housing Problems</i>	65	81%	2%

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

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

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

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

When analyzing cost burden and ELI households, approximately 140 ELI households experience severe cost burden (paying more than 50 percent of median gross income on housing) and 155 experience moderate cost burden (paying more than 30 percent of median gross income on housing). The majority of the ELI households experiencing cost burden are renter-occupied households.

When comparing ELI renters and owners to the total ELI population, 100 percent of ELI renter households experience severe or moderate levels of cost burden, while 56 percent of ELI homeowners experience severe cost burden and 75 percent of ELI homeowners experience a moderate level of cost burden.

Similarly, 100 percent of ELI renter households experience at least 1 out of 4 housing problems, while 81 percent of the City's ELI homeowners experience at least 1 out of 4 housing problems. The four common housing problems that many low-income households face include: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30 percent.

The projected RHNA for ELI households is based on the assumption that 50 percent of very low-income households qualify as extremely low-income households. The very low-income housing need is 197 housing units, of which the City estimates 99 housing units will accommodate the ELI housing need.

To address the disproportionate housing needs and affordability challenges that the City's ELI residents face, the City of Newman has incorporated the following programs into the Housing Element (see Chapter 2 for further details):

Program 5.2: First Time Homebuyer Assistance;

Program 5.4: Affordable Housing Forum and Community Outreach;

Program 5.5: Leverage Resources from Stanislaus County;

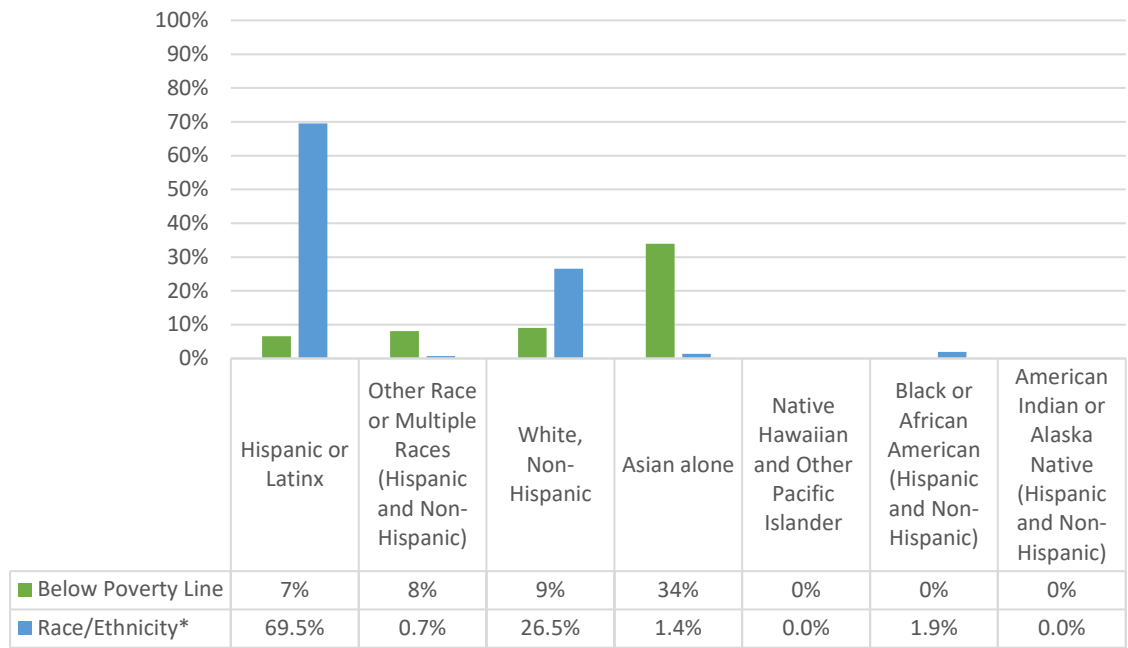
Program 5.6: Place-Based Strategies to Support Economic Mobility;

Program 5.7: Place-Based Strategies to Support Infrastructure Improvements; and

Program 5.9: ADU Outreach and Incentives.

Figure 3-37 illustrates the percent of the population in Newman living below the poverty line in 2019 by race and ethnicity. The Hispanic or Latino population represents 70 percent of the total population of which 7 percent is living below the poverty line. Conversely, the non-Hispanic White population has 2 percent more households living below the poverty line than the Hispanic or Latino population despite having a smaller total population (27 percent). The Asian population experiences the highest rate of poverty with 34 percent living below the poverty line, with a total population of 1.4 percent.

Figure 3-37 Percent Living Below the Poverty Line by Race and Ethnicity, Newman, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019
NOTE: Race/Ethnicity represents percentage of the total population.

Resources

As discussed in [Section 3.7 Housing Stock Characteristics](#), there are five multi-family housing developments that comprise a total of 209 deed-restricted units in Newman. The housing developments are dispersed between the western and eastern regions of the city, and located near public services and transit stations.

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

- Policy 1.5: Housing affordable to very low-, low- and moderate-income families shall be dispersed throughout the community and incorporated into new development to promote social and economic integration. Where possible, the City shall promote homeownership in new housing constructed for low- and moderate-income households.
- Policy 1.10: The City shall work with the Stanislaus County Housing Authority, local nonprofit housing agencies, and the California Housing Partnership, in accordance with the Low-Income Housing Preservation and Resident Homeownership Act of 1990, to preserve lower income housing units threatened with conversion to market-rate housing through prepayment of subsidized mortgages.

Policy 2.6: Existing housing occupied by very-low- or low-income households shall not be demolished without assurance of the availability of suitable alternative housing.

Policy 4.5: The City shall give special attention in affordable housing programs to the needs of special groups, including the physically, mentally, and developmentally disabled, large families, farm-workers, seniors, and lower-income households.

The City is committed to implementing a suite of programs which emphasize the provision of multi-family housing and non-traditional types to provide a variety of housing types to meet the needs of ELI households, including Program 1.2, 1.3, 2.2, 4.4, 4.5, 4.6, 5.3, and 5.6 (see [Chapter 2](#)).

Additionally, the City has identified the following service providers and programs to assist residents that are from an Extremely Low-Income household:

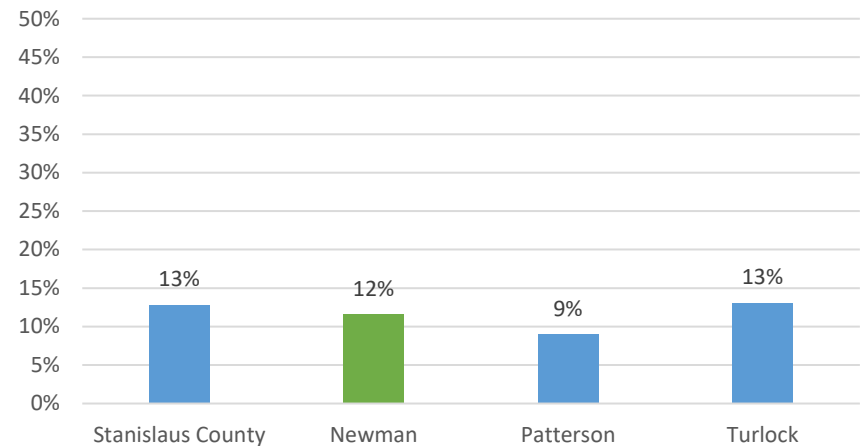
- Fair Housing Education;
- Housing Choice Voucher Program;
- Stanislaus Regional Housing Authority;
- Stanislaus County Affordable Housing Corporation;
- First-time Homebuyer Assistance; and
- Stanislaus County Regional Transit (StaRT) Dial-A-Ride.

Seniors

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

[Figure 3-38](#) illustrates the senior population in Newman, the County, and neighboring cities. Compared to the County and neighboring cities, Newman has a similar senior population (12 percent), approximately 1 percentage point less than the County. The City of Turlock mirrors the County with a senior population of 13 percent and Patterson has the lowest senior population (9 percent).

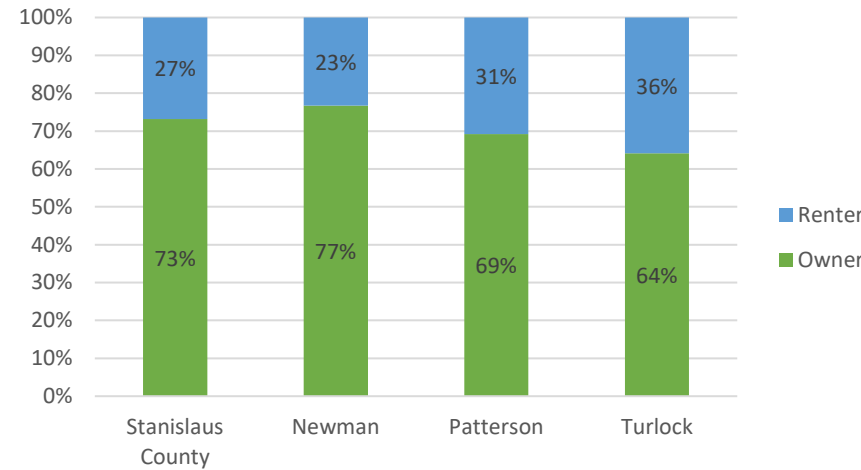
Figure 3-38 Senior Population by Jurisdiction, 2019



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

Figure 3-39 illustrates senior housing by tenure in Newman, the County, and neighboring cities during 2019. In Newman, senior households are primarily owners (77 percent). This aligns with the County and neighboring cities. However, Newman has the highest percentage of senior households that own a home reflecting 13 percentage points more than Turlock, 8 points more than Patterson, and 4 points more than the County. Twenty-three (23) percent of Newman senior households are renter households.

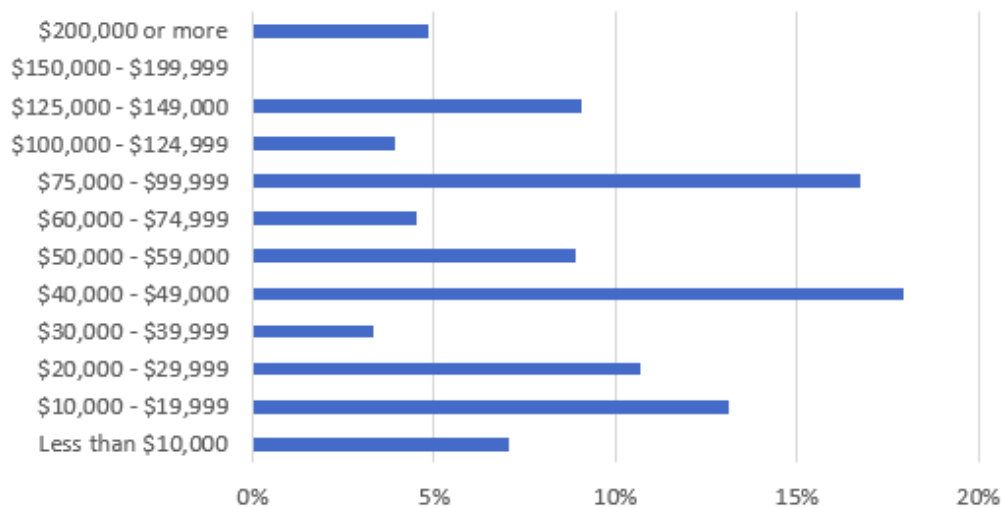
Figure 3-39 Senior Housing by Tenure, Newman, 2019



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

Figure 3-40 illustrates senior households by their income. The majority of Newman senior households earn a yearly income between \$40,000-\$49,000 (18 percent). Five (5) percent of senior households earn more than \$200,000.

Figure 3-40 Senior Households by Income, Newman, 2019



SOURCE: U.S. Census Bureau, 2019

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

Resources

In Newman, there are two senior living communities, including Westside Village Senior Apartments and 1405 Eucalyptus Avenue Apartments. Westside Village Senior Apartments is located at 2030 Prince Street, in the southwestern region of the city along Highway 33 and provides 40 units to seniors aged 55 and older. The apartments located at 1405 Eucalyptus Avenue are located in the east central region of the city and provide 30 units to seniors aged 55 and older.

The majority of assistance programs and services for senior citizens are provided at the county level due to a lack of financial resources at the city level. The following regional service providers and programs are available to assist seniors:

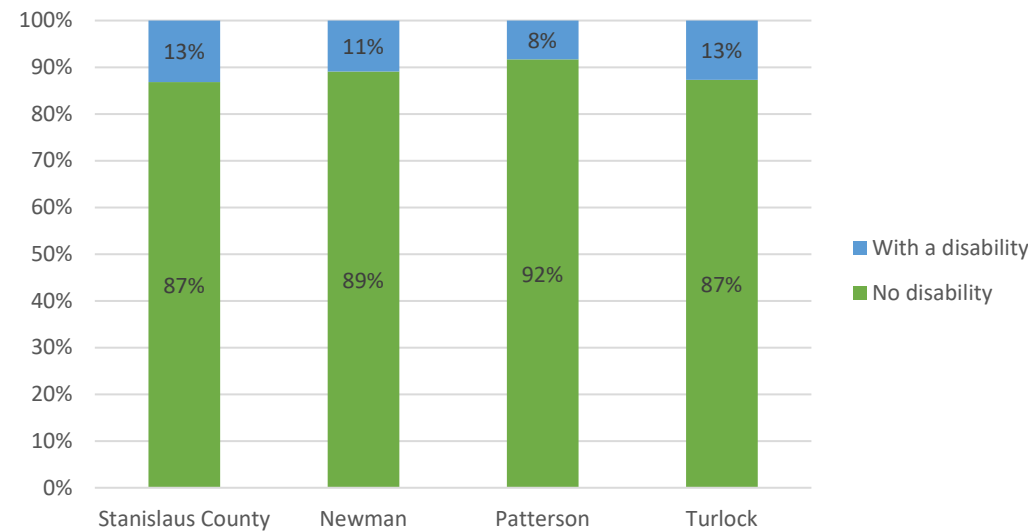
- Stanislaus County Regional Transit (StaRT) Dial-A-Ride.;
- Stanislaus County Department of Aging and Veterans Services;
- Prevention & Early Intervention (PEI) services for older adults;
- Project Hope: provides Professional Brief Counseling, volunteer Peer Counseling / support, and Friendly Visitors;
- Modesto Senior Citizens Services;
- Sitters of Stanislaus (SOS Elder Care);
- Habitat for Humanity Modesto; and
- Meals on Wheels (Stanislaus County).

People with Disabilities

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

Figure 3-41 illustrates population by disability status in Newman, the County, and neighboring cities in 2019. In Newman, 11 percent of the population has some form of disability. This reflects 2 percentage points lower rate than the County (13 percent) and the City of Turlock (13 percent), and 3 percentage points higher than the City of Patterson (8 percent).

Figure 3-41 Population by Disability Status by Jurisdiction, 2019

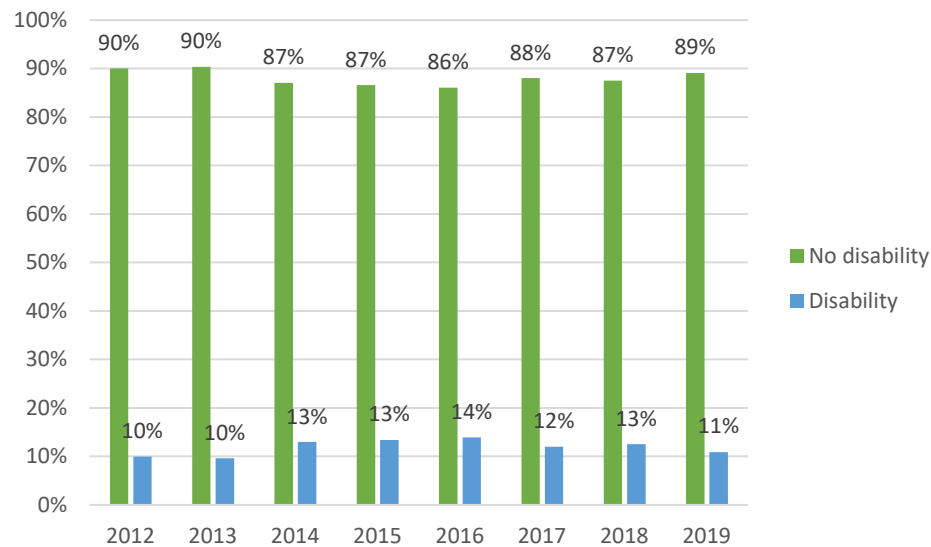


SOURCE: U.S. Census Bureau, 2019

Over the last decade, the population of persons with disabilities has generally remained constant in Newman. Figure 3-42 illustrates trends in persons with disabilities in Newman between 2012-2019.

Since 2012, the population with disabilities in Newman has increased by 1 percent. In 2014, the population with disabilities began to increase, reaching its highest point in 2016 at 14 percent. However, in 2017 the trend began to decrease reaching 11 percent by 2019.

Figure 3-42 Trends in Persons with Disabilities, Newman, 2012-2019



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

Table 3-19 provides an overview of disability by type and age in Newman during 2019. Ambulatory difficulty is the most widespread disability in Newman (37 percent) with the highest concentration among persons 18 to 64 years of age and older. Self-care difficulty and hearing difficulty were the least common disabilities in Newman.

Table 3-19 Disability Status by Age, Newman, 2021

Disability Type	Under 18	18-64	65 and Over	Total	Percent of Population with a Disability
Hearing Difficulty	0	87	75	162	9%
Vision Difficulty	25	172	5	202	11%
Cognitive Difficulty	0	191	134	325	18%
Ambulatory Difficulty	0	547	130	677	37%
Self-care Difficulty	0	69	90	159	9%
Independent Living Difficulty	-	174	117	291	16%
Total	25	1,240	551	1,816	100%

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

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

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

The California Department of Developmental Services provides ZIP code level counts on populations with developmental disabilities based on age and residence type. Table 3-20 reports the population with developmental disabilities by age in Newman. Approximately 128 persons have a developmental disability in Newman. Of these, 80 are children (I.e., under the age of 18) and 48 are adults. Table 3-21 reports the population with developmental disabilities by residence. The most common living arrangement for individuals with disabilities in Newman is the home of parent/family/guardian followed by independent/supported living arrangements.

Table 3-20 Population with Developmental Disabilities by Age, Newman, 2021

Age Group	Number
Age Under 18	80
Age 18+	48

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2021).
NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Table 3-21 Population with Developmental Disabilities by Residence, Newman, 2021

Residence Type	Number
Home of Parent/Family/Guardian	124
Foster/Family Home	<11
Independent/Supported Living	<11
Other	0
Community Care Facility	0
Intermediate Care Facility	0

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).
NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Resources

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

The City’s Municipal Code establishes procedures for persons with disabilities seeking equal access to housing, including reasonable accommodation for persons with disabilities. Additionally, the City follows the requirements of California Building Code Title 24, which establishes provisions for accessible building design. To further ensure adequate housing is available for persons with disabilities, the City has included Program 4.6, which establishes requirements for Universal Design principles for new senior housing and removes associated fees for reasonable accommodation request that remain at the City staff review level (see [Chapter 2](#)).

In addition to the efforts described above, the City has identified the following service providers and programs to assist residents that are living with disabilities:

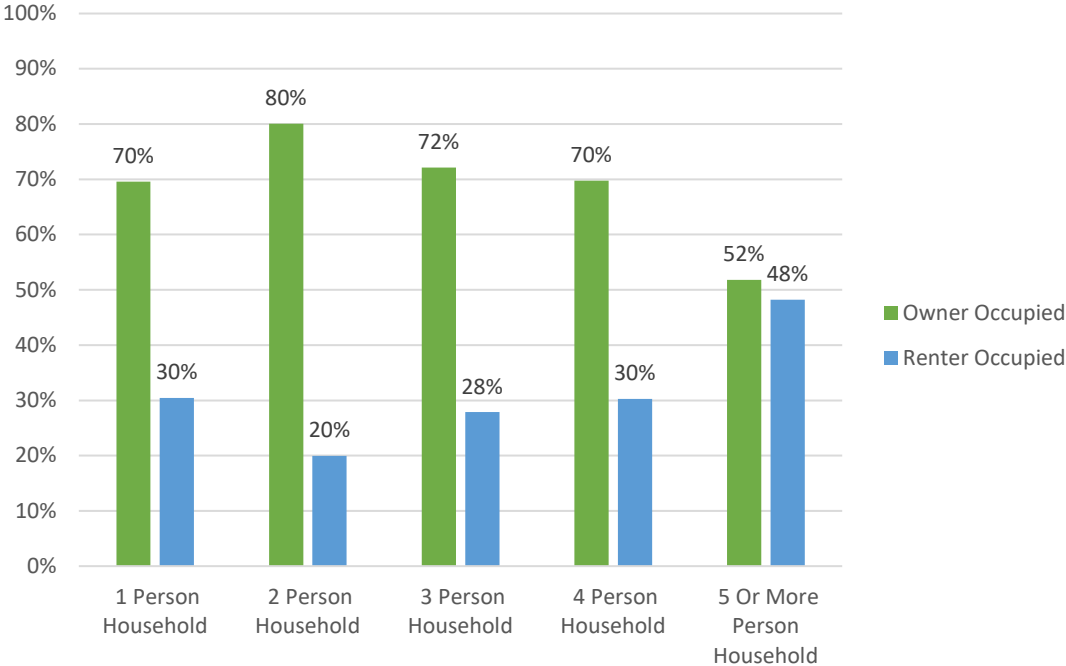
- Stanislaus County Family Caregiver Support Program;
- Stanislaus County BRIDGES Volunteer Driver Program;
- Stanislaus County Health Services Agency;
- Stanislaus County Department of Mental Health;
- Disability Resource Agency for Independent Living (Modesto);
- Stanislaus County Regional Transit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

Large Households

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

Figure 3-43 illustrates households by size and tenure in Newman. The City of Newman has 701 large households, of which 52 percent are owner-occupied households and 48 percent are renter-occupied households. This combined with 26 percent of all households experiencing some level of cost burden (Figure 3-35), suggests it is likely that large households in Newman may experience overcrowding and/or overpayment.

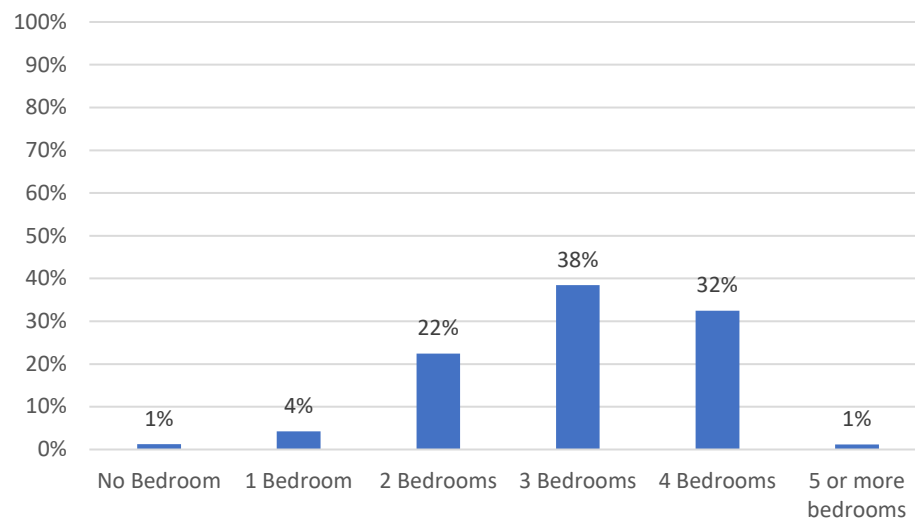
Figure 3-43 Households by Size and Tenure, Newman, 2019



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

Due to the limited supply of adequately sized units to accommodate larger households, large families often face significant difficulty in locating adequately sized, affordable housing. Figure 3-44 illustrates the existing housing stock by number of bedrooms in Newman. As shown in Figure 3-44, the majority of existing housing units are three and four-bedroom units followed by two-bedroom units. The City has approximately 1,454 three-bedroom units; 1,227 four-bedroom units; 847 two-bedroom units; 161 one-bedroom units; 48 studios; and 44 five-bedroom units. Together, three and four-bedroom units constitute over 60 percent of all housing units in Newman. Therefore, the supply of family friendly units is on par with the need in Newman.

Figure 3-44 Housing Stock by Number of Bedrooms, Newman, 2021



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

Resources

Large households in the City of Newman can benefit from general programs and services for lower and moderate-income persons, including the Stanislaus County Regional Housing Authority Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region. The City has included Program 4.8 to encourage the development of family friendly affordable housing units (see [Chapter 2](#)).

The City also has the ability to leverage city-owned sites to incentive the development of larger, family-friendly units that accommodate a minimum of three bedrooms per unit. The City will work with non-profit affordable housing developers to encourage housing development that meets the needs of large households.

In addition to the City's efforts to enable the development of family friendly residential units, the following regional service providers and programs are available to assist Newman's large households:

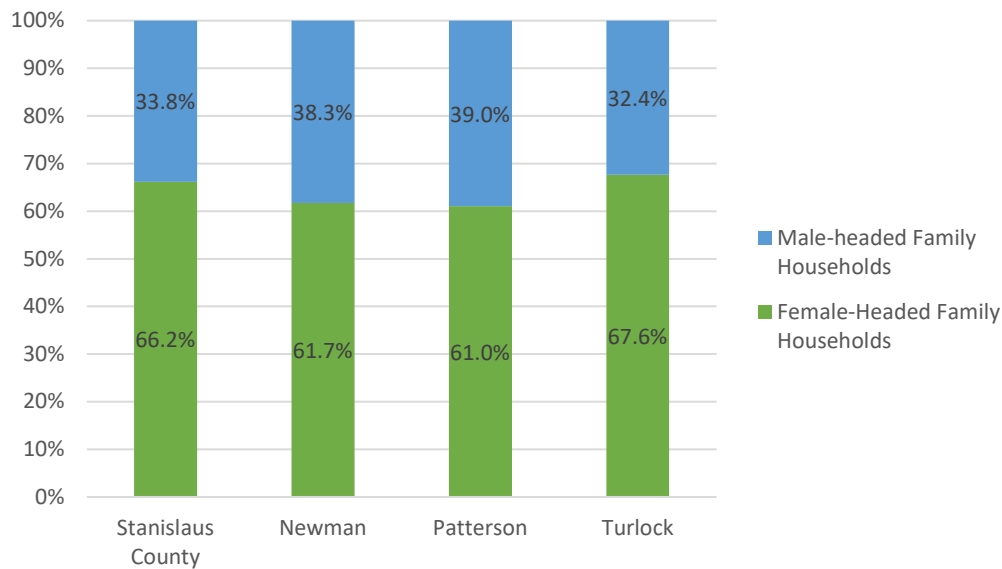
- Housing Choice Voucher Program;
- Fair Housing Education; and
- Stanislaus County Down-payment Assistance Program.

Single-Parent Households

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

In Newman, the largest proportion of households is married-couple family households at 56 percent, while female-headed households make up 17 percent and male-headed households make up 11 percent of all households (Figure 3-3). Figure 3-45 shows single-parent households in Newman, the County, and neighboring cities. Compared to the County and neighboring cities, Newman's ratio of single-parent households is on par. Although, Newman does have a slightly lower percentage of both female and male-headed family households at 62 percent and 39 percent, respectively. Compared to the County, this reflects a 4-percentage point difference in female-headed family households and a 5 percentage point difference in male-headed family households.

Figure 3-45 Single-Parent Households by Jurisdiction, 2019

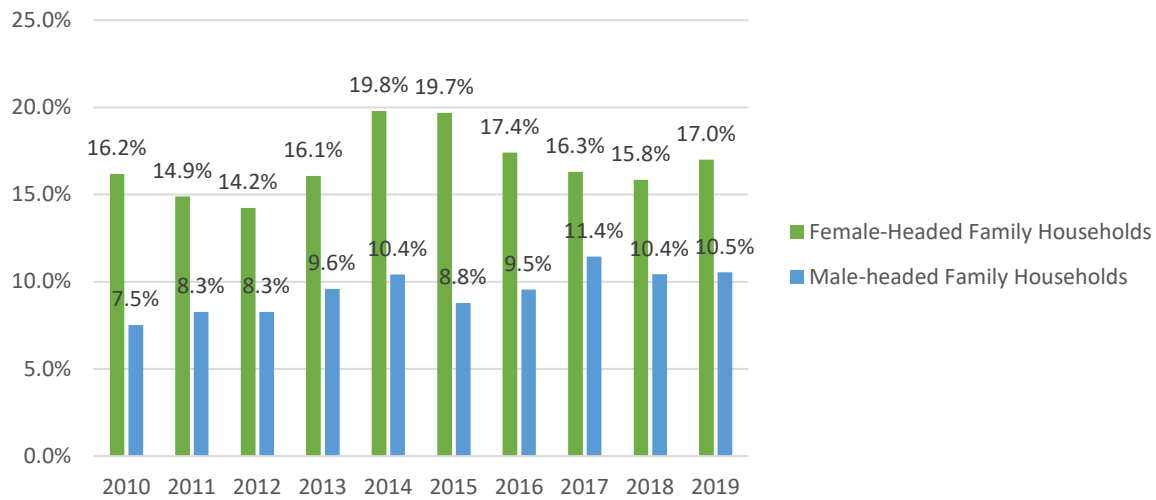


SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Over the last decade, both female-headed and male-headed family households have increased in Newman. Figure 3-46 illustrates trends in single-parent households in Newman between 2010-2019.²⁰ During this period, female-headed households increased from 16.2 percent in 2010 to its highest at 19.8 percent in 2014. In 2015, the trend began to steadily fall reaching 15.8 percent by 2018, before rising to 17 percent in 2019. Between 2010-2019, male-headed family households experienced a greater level of change than female-headed family households, increasing a total of 3 percent. However, female-headed family households (17 percent) remain more prominent than male-headed family households (10.5 percent) in Newman.

²⁰ The data reports female- and male-headed family household as a percentage of total households in Newman.

Figure 3-46 Trends in Single-Parent Households, Newman, 2010-2019

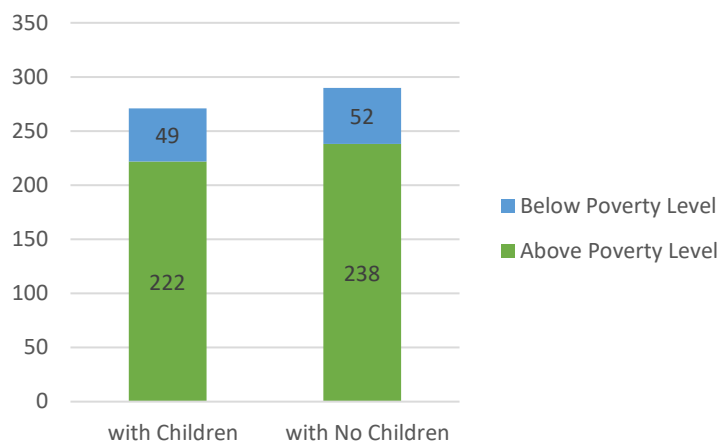


SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

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

Female-headed family households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. [Figure 3-47](#) illustrates female-headed family households by poverty status. In 2019, there were 49 female-headed family households with children that fell in the Below Poverty Level category compared to zero male-headed family households with children that fell in the Below Poverty Level category in Newman.

Figure 3-47 Female-Headed Family Households by Poverty Status, Newman, 2019



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

Resources

Limited household income constrains the ability of single-parent households to afford adequate housing, childcare, healthcare, and other necessities. The Center for Human Services Newman Family Resource Center provides resources and referrals to families in need and partners with CalFresh, MediCal, and CalWorks, which provide assistance ranging from government food benefits to cash assistance to meet basic family needs. They also provide education, employment and training programs to assist a family's move to self-sufficiency.

There are two head start programs located at 655 Hardin Road in Newman, including Migrant Early/Migrant-Seasonal Head Start Program and Regional Head Start Program. Migrant Early/Migrant-Seasonal Head Start Program provides childcare services for children ages six weeks through compulsory school age. Eligibility is determined according to migrant status, seasonal status, source of income, and income level. There is no cost for services. Regional Head Start Program provides childcare services for children ages three to five years of age. Eligibility is determined according to federal poverty guidelines. Children in foster care, homeless children, and children from families receiving public assistance are categorically eligible regardless of income.

In addition to the service organizations listed above, the City has identified the following service providers and programs to assist single-parent households:

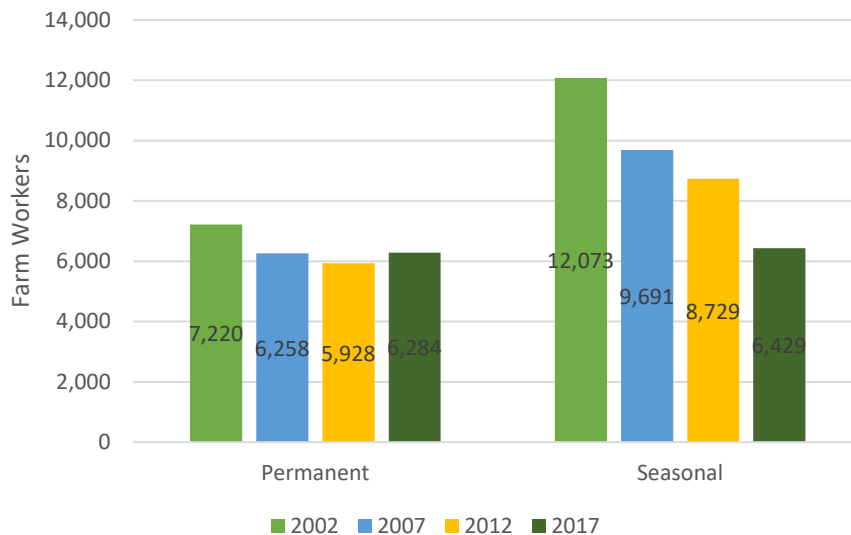
- Housing Choice Voucher Program;
- Fair Housing Education;
- Stanislaus County Affordable Housing Corporation;
- Samaritan House;
- Redwood Family Center;
- Stanislaus County Down-payment Assistance Program; and
- Stanislaus County Regional Transit (StaRT) Dial-A-Ride.

Farmworkers

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

Figure 3-48 shows hired farm labor in Stanislaus County between 2002 and 2017. According to the U.S. Department of Agriculture Census of Agriculture, the number of permanent farm workers in Stanislaus County has decreased since 2002, totaling 6,284 in 2017, and the number of seasonal farm workers has also decreased, totaling 6,429 in 2017.

Figure 3-48 Hired Farm Labor, Stanislaus County, 2002-2017



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

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

In Newman, only 4.8 percent of the City’s employment is comprised of Agriculture and Natural Resources. There are no farm labor housing developments in the City nor are there projects assisted with Rural Housing Administration financing; however, the City shares the responsibility for farmworker housing as farmworkers may work within 75 miles of agricultural land uses (including dairy, vineyards, and produce) and the City is within 75 miles of these uses. While HCD has no established metrics, the United States Department of Agriculture, (USDA) considers farmworkers that work at a specific location within 75 miles of their home to be “settled” and thus permanent members of their home community.

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

- A survey of 420 farmworkers in the labor shed as well as interviews with employers and other stakeholders was conducted to gather primary data. Among the farmworkers surveyed, men and women were relatively evenly distributed across age groups with 75 percent of the interviewees

married. The clear majority of the immigrant farmworker interviewees had very few years of schooling. They were 92 percent immigrants (not born in the U.S.);

- Most households of farmworkers interviewed included non-family members who were for the most part other farmworkers. There are consistently stunningly high rates of residences that are above the severely crowded condition of 2.0 people per room. This is true of almost all the subgroups of the population. Often more than 5 people per bathroom; and
- About 40 percent of respondents live in houses, 30 percent in apartments. Another 19 percent live in rented rooms without kitchens – either in houses or apartments. Another 12 percent live in “other” types of dwellings. Eighty-nine percent of farmworkers were renters and 11 percent owners. Of those who reported as owners, a quarter owns mobile homes.

Other characteristics of those interviewed included:

- Most have only completed primary school;
- Wages ranged from a median of \$12.79 per hour, mean of \$13.64, with median annual income of \$25,000;
- The majority do not work all year in agriculture – 7.5 months is the median;
- 44 percent of migrants work all year, 20 percent of non-migrants work year-round;
- Average age at arrival is about 20;
- Median number of years in the US is 15 years;
- Median age was 37;
- Median number of years with current employer is 4 years; a quarter worked for their employer for 8 years or more;
- Two-thirds are from four states in Mexico:
 - ♦ Oaxaca 21 percent;
 - ♦ Michoacan 19 percent;
 - ♦ Jalisco 14 percent;
 - ♦ Guanajuato 10 percent;
 - 13 percent self-identified as indigenous Mixtec, Triqui, Zapotec;
 - They work in a range of crops throughout the region;
 - ♦ 46 percent participate in harvest;
 - ♦ 16 percent are packers;

- ◆ 38 percent participate in all other farm-related tasks such as:
 - Weeding;
 - Irrigating;
 - Thinning;
 - Pruning;
 - Loading;
 - Driving; and
 - Operating machines.

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

Key findings of the demand model were:

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

Resources

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

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

- Program 4.4: Housing for Extremely Low-Income Residents;
- Program 4.8: Family-Friendly Housing; and
- Program 4.9: Farmworker Housing.

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

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

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

Persons Experiencing Homelessness

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

[Table 3-22](#) reports homeless persons in Stanislaus County, Newman, Patterson, and Turlock between 2018 and 2023. According to the 2023 Stanislaus County Homeless Point-In-Time Count, the region experienced a steady increase in homeless persons between 2019 and 2021. In 2022, the number of homeless persons decreased by approximately 37 percent. By 2023, the number of homeless persons increased by 12 percent reaching 2,091 persons.

Table 3-22 Homeless Population, 2018-2023

Jurisdiction	Sheltered/Unsheltered Population					
	2018	2019	2020	2021	2022	2023
Stanislaus County	1,356	1,923	2,107	2,927	1,857	2,091
Newman	9	17	21	-	12	6
Patterson	37	76	78	-	55	67
Turlock	155	247	232	-	211	233

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

Similar to the County, the number of homeless persons in Newman also increased between 2018 to 2020 before decreasing in 2022. According to the 2023 Stanislaus County PIT Count, Newman has approximately six (6) homeless persons. Comparatively, this is much lower than nearby cities in the region, many of which have experienced an increase in homeless persons since 2022. According to local knowledge and code enforcement reports, there are no homeless encampments present in the city.

Table 3-23 shows homelessness by household type and shelter status in Stanislaus County in 2022. In Stanislaus County, the most common type of household experiencing homelessness are those without children in their care. Among households experiencing homelessness that do not have children, 60 percent are unsheltered. Conversely, the majority of homeless households with children are in emergency shelters (64 percent). Approximately, 71 percent of those surveyed identified as white and 37 percent identified as Hispanic/Latin. The majority of the homeless counted were males and the largest age group was 35 to 44 years of age. Those surveyed indicated the obstacles to accessing services include lacking identification or documents; lack of transportation; and lack of education on where to seek services or assistance.²¹

²¹ Stanislaus Community System of Care. *2023 Annual Point-In-Time Homeless Count*.
<https://www.stancounty.com/newsfeed/pdf/press-release-executive-summary-english.pdf>

Table 3-23 Homelessness by Household Type and Shelter Status, Stanislaus County, 2022

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

SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2022).

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

Resources

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

Stanislaus Regional Transit Authority (StanRTA) operates one bus route, Route 45, that provides service from Newman to Patterson and Turlock. Additionally, Route 45 provides service to the Turlock Transit Center, which provides bus service transfers to many bus routes including Modesto. Route 45 makes seven stops in Newman, including City Hall. All stops in Newman are central to the downtown area of the city. Therefore, challenges may exist for residents in need of transportation services that live in the outskirts of the city. This is a common obstacle for cities located in a more rural setting. However, local knowledge and data indicate persons experiencing homelessness in Newman are typically located near the city's urbanized core.

The Center for Human Services operates the Newman Family Resources Center located at 1300 Patchett Drive in Newman, which provides services to Newman residents. Services provided include resource and referral; case management; counseling referral; translation assistance; parent education and school readiness classes for Newman and Crows Landing residents; food pantry; utility assistance; and CalFresh/MediCal/CalWorks benefit applications and assistance. All services are provided at no cost. This organization helps to address the needs of lower-income and housing insecure residents in Newman. Further, the center is located approximately 0.2 miles from the nearest bus stop, making it accessible by public transportation.

In addition to the resources listed above, the following regional facilities offer supportive housing services in Stanislaus County for homeless and special needs low-income persons:

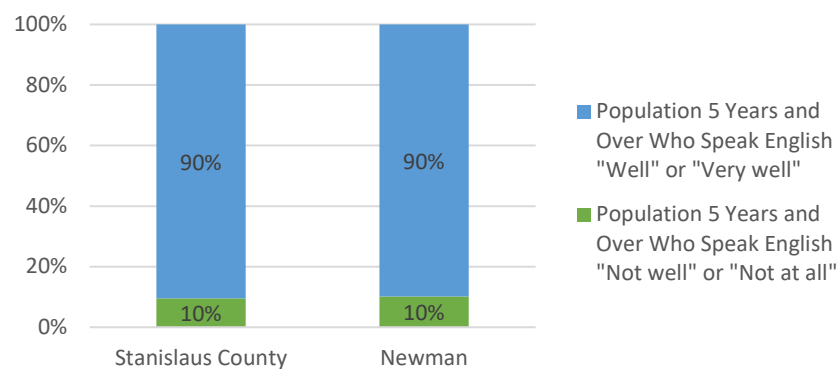
- Modesto Women’s Mission: 1400 East Yosemite Boulevard, Modesto;
- Children’s Crisis Center – Marsha’s House: Ceres;
- Stanislaus County Habitat for Humanity: 630 Kearney Avenue, Modesto;
- Hutton House: 201 Jennie Street, Modesto;
- Haven Women’s Center of Stanislaus: 301 Starr Avenue, Turlock;
- HOST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

Limited English Proficiency

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

Figure 3-49 illustrates the population with limited English proficiency in Newman compared to the County. In both Newman and Stanislaus County, 10 percent of residents five (5) years and older identify as speaking English not well or not at all. This in tandem with a 70 percent Hispanic or Latino population in Newman, indicates a need for the prioritization of language translation services for all outreach including fair housing resources and education.

Figure 3-49 Population with Limited English Proficiency, 2019



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

NOTE: Universe: Population 5 years and over.

Resources

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

3.6 Access to Opportunity

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

Access to Opportunity

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

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

Disparities in Access to Opportunity

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

Regional Trends

Figure 3-45 illustrates TCAC Opportunity Areas across Stanislaus County. As shown, access to opportunity varies based on location across the region, with large concentrations both low and moderate resource areas. Less common throughout the region are highest resource areas. The greatest level of variation in access to opportunity is seen in cities along Highway 99 including Modesto, Turlock, and Merced. Similarly, highest resources areas are also primarily located along Highway 99. Areas to the west, east, and south of Highway 99 are largely identified as low to moderate resource areas.

Regionally, high segregation and poverty do not have a high prevalence. However, the cities of Modesto, Turlock, and Merced each have at least one census tract identified as having high segregation or poverty.

Local Trends

Similar to many surrounding areas in the County, Newman is considered a moderate resource area with no variation based on location, meaning all households have similar access to opportunity in Newman (Figure 3-50). In terms of high segregation and poverty, Newman has no census tracts that are identified. Similarly, the majority of surrounding areas also do not have census tracts identified as high segregation or poverty, with the exception of Modesto, Turlock, and Merced. This difference is likely due to the higher population size and densities in these cities compared to Newman. The lack of high segregation and poverty in Newman aligns with the city's high level of diversity and minority majority population. Compared to the County, Newman's non-Hispanic White population is 15 percentage points lower.

8/15/2023, 8:54:54 AM

COG Geography TCAC/HCD Opportunity Map - Composite Score (HCD, 2023) - Tract

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty

0 4 8 16 mi
0 5 10 20 km

1:602,468

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

Chapter 3 – Housing Needs and Fair Housing Report
City of Newman 6th Cycle Housing Element Update HCD Revised Draft

Economic

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. [Figure 3-51](#) illustrates economic opportunity in Newman based on the TCAC Economic Opportunity Map. According the California Department of Housing and Community Development AFFH Data Viewer, all areas of Newman have a low economic opportunity score of less than 0.25. This reflects a low level of opportunity for economic advancement for residents in Newman. The City of Patterson also shows low levels of economic opportunity ranging from 0.5 and less. The City of Turlock shows a split between low and high levels of economic opportunity based on the northern and southern regions of the city.

Education

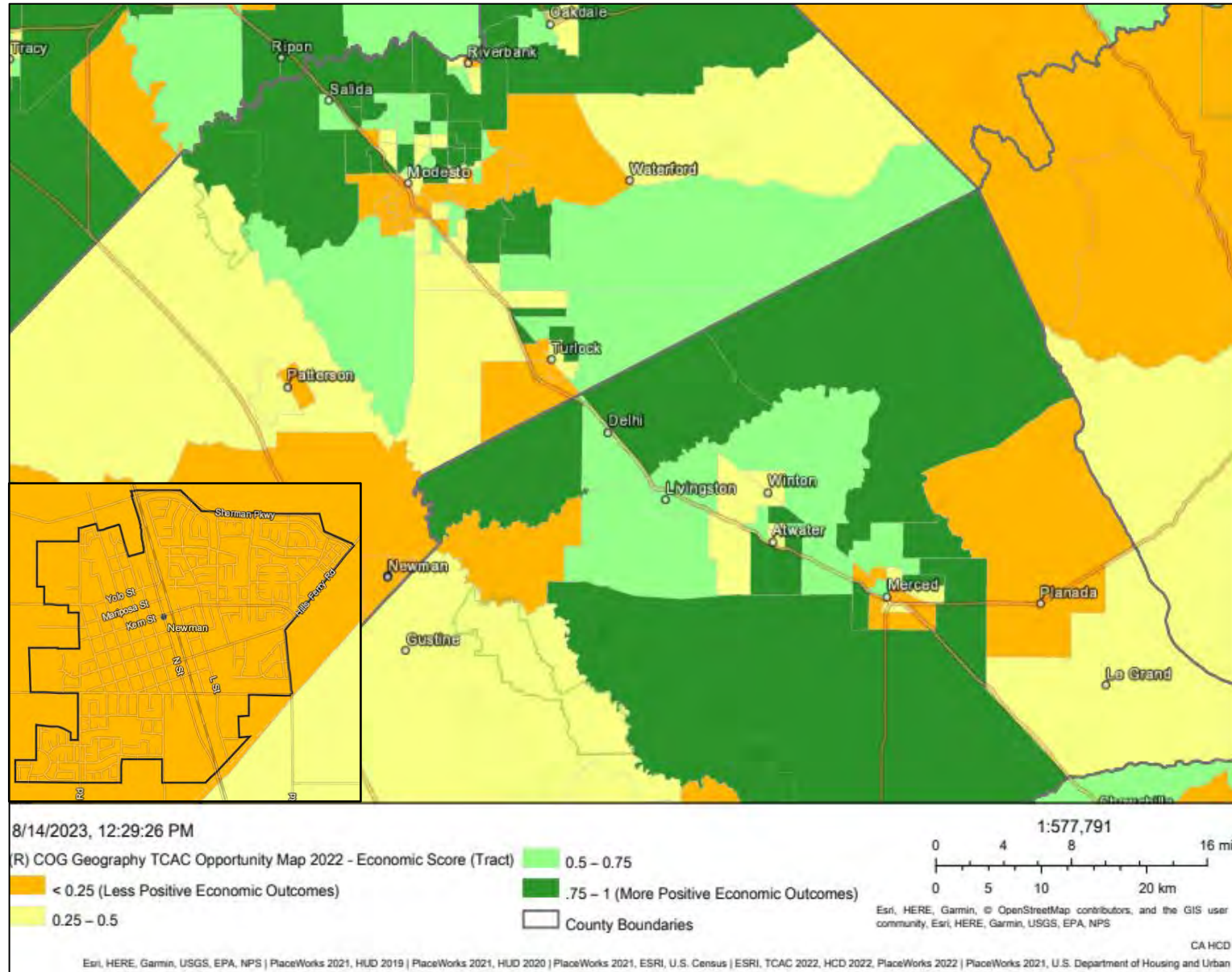
[Figure 3-52](#) illustrates educational opportunity in Newman based on the TCAC Educational Opportunity Map. As shown, the region's educational opportunities are varied according to location. Much of the region has educational opportunities that range from moderate to high educational opportunity (0.5 to 1.0). The cities of Modesto and Turlock show the greatest level of variation in educational opportunity ranging from less than 0.25 up to 1.0. According to [Figure 3-52](#), educational opportunity in Newman is low (0.25 to 0.5) and does not vary based on location, meaning all households have similar access to educational opportunity.

The City of Newman is served by the Newman-Crows Landing Unified School District (NCLUSD), along with a variety of elementary, middle, and high schools within the City of Newman. Despite scoring low on the TCAC Educational Opportunity scale, in 2022, NCLUSD highlights an 89.4 percent graduation rate among all students in the district, which is higher than the statewide average (87.4 percent) and county average (86.2 percent).²²

When broken down by race/ethnicity, Hispanic students graduated at a rate of 89.4 percent, and White students graduated at a rate of 89.2 percent. There is no data available for the graduation rates of: African-American students, Asian and Pacific Islander students, and students with disabilities.

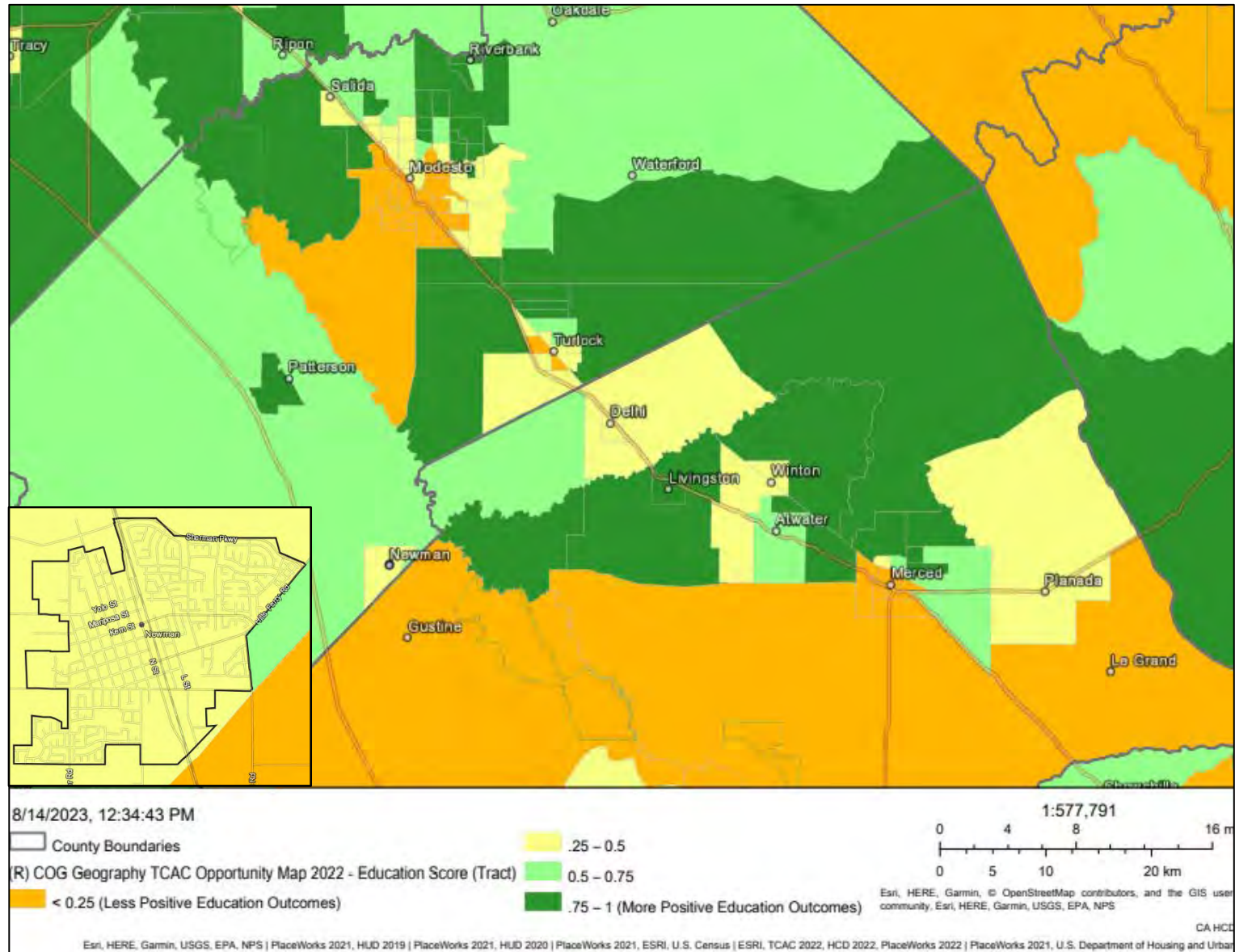
²² <https://www.caschooldashboard.org/reports/50736010000000/2022>

Figure 3-51 TCAC Economic Opportunity, 2022



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

Figure 3-52 TCAC Educational Opportunity, 2022



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

Environment

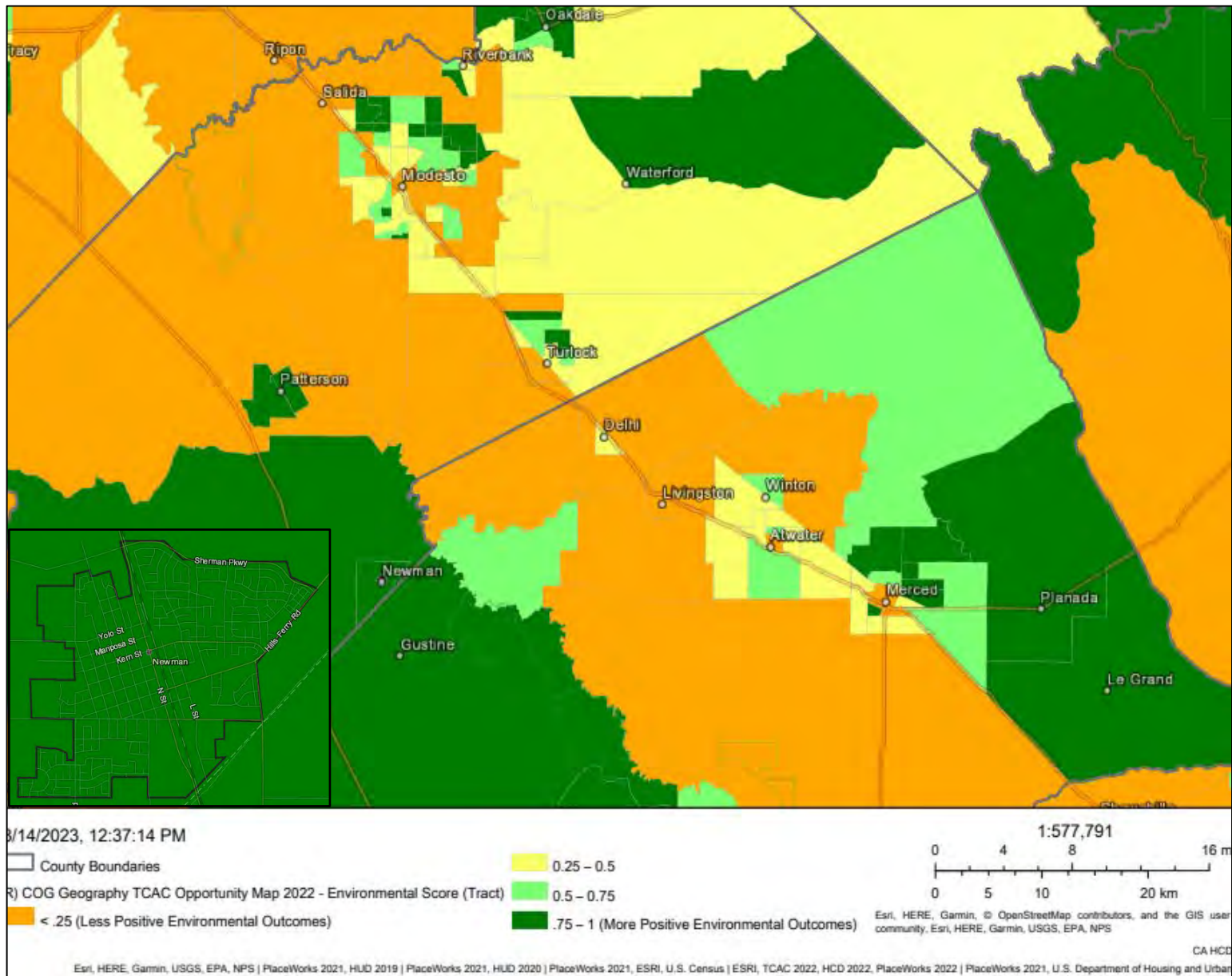
TCAC's opportunity areas environmental scores are based on the CalEnviroscreen 4.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water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

Figure 3-53 illustrates environmental pollution estimates based on the TCAC Environmental Opportunity Map. According to the TCAC Environmental Opportunity Map, Newman scores high (0.75 to 1.0) indicating low levels of pollution burden. There are no variations in concentration across the City. However, most of the surrounding area in the County shows high levels of pollution burden including Turlock and parts of Patterson.

Vulnerability

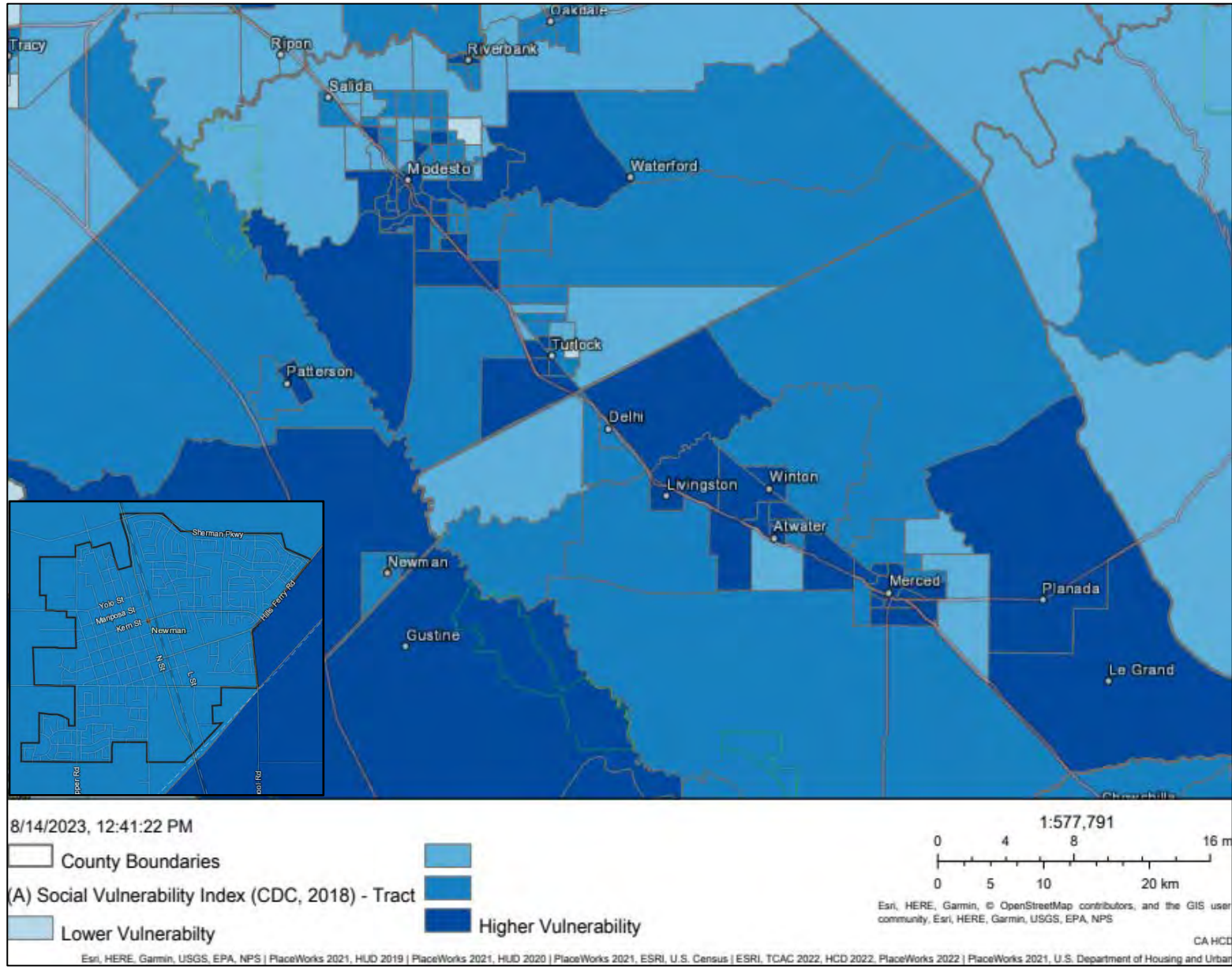
The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. Figure 3-54 illustrates social vulnerability in Newman based on the SVI. Newman scores moderately on the SVI (between 0.25 to 0.75) indicating that the City is moderately vulnerable to disasters and moderately equipped to respond to them. There is no variation in SVI across the City.

Figure 3-53 TCAC Environmental Opportunity, 2022



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

Figure 3-54 Social Vulnerability Index, 2018



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

3.7 Housing Stock Characteristics

Newman's housing stock is defined as all housing units within its jurisdiction. Characteristics of housing stock include housing type, age, condition, tenure, vacancy rates, costs, affordability, and growth. The following section provides an in-depth analysis of the housing stock in Newman to determine how/if the current the housing stock meets the needs of existing and future residents.

Housing Growth

Table 3-24 provides an overview of housing growth trends between 2010-2019 in Newman, the County, and neighboring cities. Between 2010 and 2019, Newman housing unit estimates increased approximately 4.6 percent, nearly double the County but less than Turlock. The City of Patterson experienced an approximate 1 percent decline between 2010 and 2019. This comprised of a 7 percent decline from 2010 and 2015, and a recovery period between 2015 and 2019 increasing 6 percent. According to these trends, Newman experienced the majority of housing growth between 2010 and 2015.

Table 3-24 Housing Unit Growth Trends by Jurisdiction, 2010-2019

Jurisdiction	2010	2015	2019	Percent Change 2010-2015	Percent Change 2015-2019
Stanislaus County	177,591	180,169	181,748	1%	1%
Newman	3,238	3,341	3,389	3%	1%
Patterson	6,439	6,009	6,354	-7%	6%
Turlock	24,699	25,350	26,099	3%	3%

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

Housing Type

Table 3-25 provides a comparison of housing unit types in Newman, the County, and neighboring cities. In Newman, single-family detached homes are the most common housing type (86 percent) followed by multifamily units (11 percent). Similarly, the County's most common housing type is single-family detached units (76 percent) followed by multifamily (16 percent). Overall, Patterson has the highest percentage of single-family detached units (88 percent) compared to the County and neighboring cities, followed by Newman. Conversely, the City of Turlock has the highest percentage of multifamily housing (26 percent) compared to Patterson with the lowest percentage of multifamily (5 percent). Differing from the County and neighboring cities, Newman has no mobile homes.

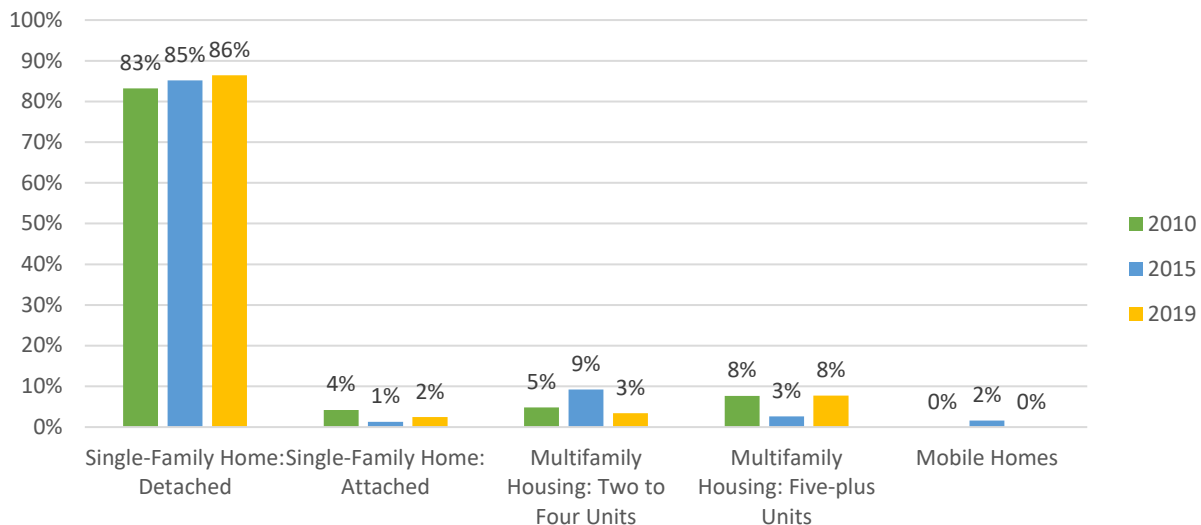
Table 3-25 Housing Units by Type by Jurisdiction, 2019

Jurisdiction	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Stanislaus County	137,469	76%	6,443	4%	29,661	16%	7,858	4%	181,431
Newman	2,928	86%	83	2%	378	11%	0	0%	3,389
Patterson	5,581	88%	280	4%	343	5%	150	2%	6,354
Turlock	17,589	67%	1,015	4%	6,732	26%	731	3%	26,067

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

NOTE: Table indicates total housing units.

Figure 3-55 illustrates a comparison of housing type trends in Newman for 2010, 2015, and 2019. In all three years, single-family detached homes have remained the primary housing type at an average of 85 percent. Multifamily housing (5+ units) has been the second most popular housing type averaging 6 percent. Mobile homes and single-family attached homes have remained the least common housing types in Newman.

Figure 3-55 Housing by Type, Newman, 2010, 2015, 2019

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

These housing type trends align with the high rates of married-couple family households and a majority owner-occupied household demographic. However, both Newman owner-occupied and renter-occupied households experience cost burden, overcrowding, and substandard housing conditions. This indicates a lack of affordable and adequate housing to fit the needs of residents. A variety of housing options would help to alleviate pressures of cost and suitability, appealing to a broader, more inclusive demographic.

Housing Availability and Tenure

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

In Newman, the housing stock includes 2,276 owner-occupied housing units and 1,023 renter-occupied housing units (Table 3-26). When analyzing housing unit type in tandem with tenure, the majority of all housing units are single-family detached units (86 percent), of which 21 percent are renter-occupied and 76 percent are owner-occupied.

Table 3-26 Housing Units by Type and Tenure, Newman, 2019

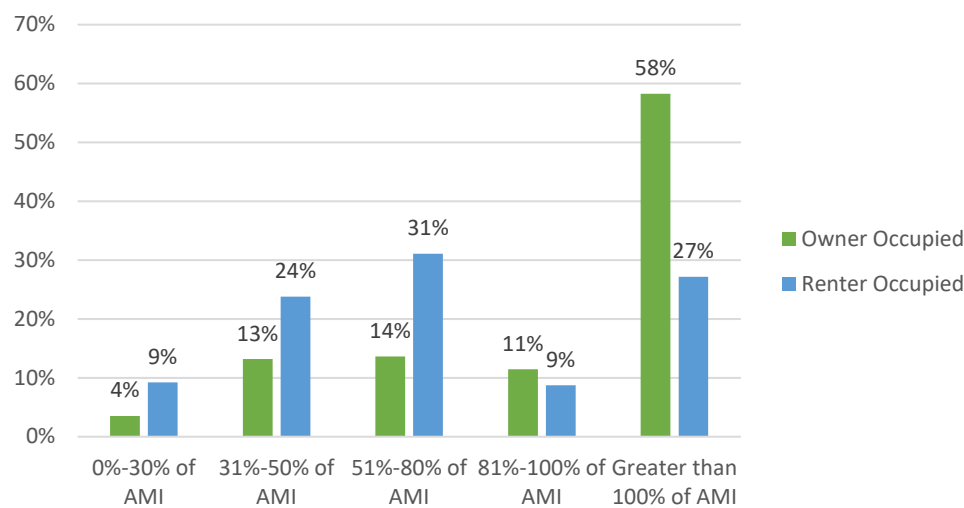
Tenure	Single-Family Detached		Single-Family Attached		Multifamily		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Renter-Occupied	614	60%	31	7%	378	37%	0	0%	1,023
Owner-Occupied	2,224	98%	52	2%	0	0%	0	0%	2,276

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

NOTE: Table indicates total occupied housing units.

Figure 3-56 illustrates household tenure by income level in Newman. The majority of renters (31 percent) fall in the Low-Income (50 to 80 percent of AMI) category, whereas the majority of owners (58 percent) fall in the Above Moderate-Income (greater than 100 percent of AMI) category. When analyzing lower-income (0 to 80 percent of AMI) households in Newman, renter households disproportionately earn less than owner households, with more than double the number of lower-income households (64 percent) compared to lower-income owner households (31 percent).

Figure 3-56 Household Tenure by Income Level, Newman, 2015-2019



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

Table 3-27 provides an overview of household size by tenure for Newman, the County, and neighboring cities. In Newman, the average household size is 3.4, of which renter-households account for the largest households (3.4 persons/unit). This aligns with 56 percent of Newman’s households being comprised of married-couple family households (Figure 3-3). Compared to the County and neighboring cities, Newman’s average household size is slightly higher than the County (3.1 persons/unit) and Turlock (2.9 persons/unit), but lower than Patterson (3.7 persons/unit). Newman’s average household size of 3.4 suggests a need for larger housing units and even a need for smaller independent units such as ADUs/JADUs for extended family, etc.

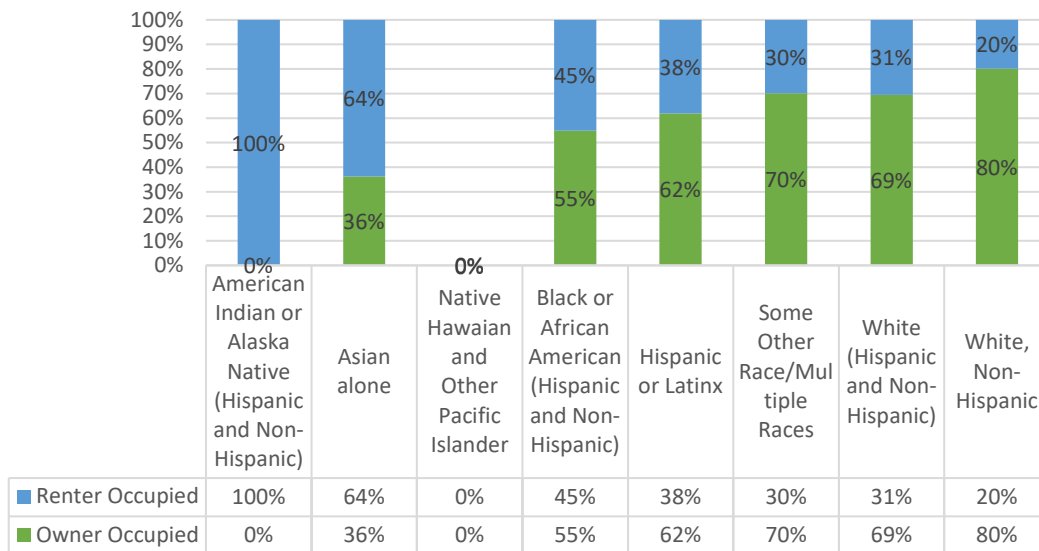
Table 3-27 Household Size by Tenure by Jurisdiction, 2019

Jurisdiction	Owner-Occupied	Renter-Occupied	Average Household Size
Stanislaus County	3.07	3.12	3.1
Newman	3.25	3.77	3.4
Patterson	3.52	3.99	3.7
Turlock	2.97	2.76	2.9

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

Figure 3-57 illustrates 2019 household tenure by race in Newman. Tenure by race varies substantially in Newman. The majority of all households are owner-occupied, of which non-Hispanic White households have the highest rate of ownership at 80 percent, despite only making up 27 percent of the population. Comparatively, Hispanic or Latino households make up the majority of Newman households (70 percent), yet the homeownership rate is only 62 percent. Both Asian and American Indian or Alaska Native households consist of majority renters.

Figure 3-57 Household Tenure by Race, Newman, 2019

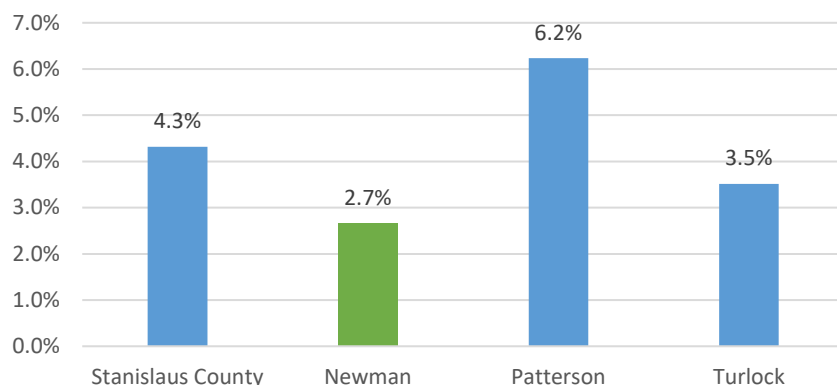


SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

This discrepancy between home ownership rates and demographic makeup in Newman indicates there may be a lack of homeownership resources, employment opportunities, and access to fair housing resources within the City. Typically, communities of color and minority groups often lack the resources and necessary education to acquire local, state, or federal assistance with respect to homeownership; thus, homeownership, among other things, may seem unattainable for these communities.

Figure 3-58 illustrates 2019 vacancy rates in Newman, the County and neighboring cities. Newman has the lowest vacancy rate of the neighboring cities at 2.7 percent, just below the County (4 percent). At 6 percent, the City of Oakdale has the highest vacancy rate.

Figure 3-58 Vacancy Rates by Jurisdiction, 2019



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

Table 3-28 shows vacant housing units by type. Compared to the County and neighboring cities, Newman has the lowest vacancy rate at 2.7 percent or 90 units. Of the vacant units in Newman, none are available for rent or sale, 27 percent are sold but not occupied, and 63 percent are categorized as “other vacant.” Housing units classified as “other vacant” indicate they do not fit into a year-round vacant category such as for sale, for rent, occasional use, etc. Common reasons a unit may be classified as “other vacant” include the following:

- Property owner does not want to rent or sell;
- Unit is being used for storage;
- Property owner is elderly and unable to occupy the unit;
- Unit is under repair or renovation;
- Unit is being foreclosed; or
- Unit is being held for settlement of an estate.

Table 3-28 Vacant Housing Units by Type, Newman, 2019

Housing Unit Type	Estimate	Percentage
For rent	0	0%
Rented, not occupied	0	0%
For sale only	0	0%
Sold, not occupied	27	30%
For season, recreations, or occasional use	0	0%
For migrant workers	0	0%
Other vacant	63	70%
Total	90	100%

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

Table 3-29 shows housing permits issued between 2015 and 2021 by the City of Newman according to income group. Newman's 5th Cycle RHNA was 778 units. Between 2015 and 2021, permits were issued for 56 housing units in Newman, 7 percent of the RHNA. Of those, 48 were for above moderate-income housing, 4 were for moderate-income housing, one (1) was for low-income housing, and three (3) were for very low-income housing.

Table 3-29 Housing Permits by Income Group, Newman, 2015-2021

Income Group	Number	Percent of 5 th Cycle RHNA Met (778)
Very Low-Income Permits	3	0.38%
Low-Income Permits	1	0.12%
Moderate-Income Permits	4	0.5%
Above Moderate-Income Permits	48	6%
Total	56	7%

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

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

Assisted Housing Developments At-Risk of Conversion

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

Table 3-30 summarizes assisted units at-risk in Newman. The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.²³ According to the California Housing Partnership, there are 209 assisted multifamily rental units in Newman. Of the 209 units, none are at high risk of converting to market-rate.

²³ This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table 3-30 Assisted Units At-Risk of Conversion, Newman, 2023

Development	Addresses	Affordable Units	Estimated Affordability End Year	Risk Level
Parker/Rexall Building	1435 Main St, Newman, CA 95360	4	12/11/2033	Low
Valley Manor Apartments	719 Driskell Ave, Newman, CA 95360	48	12/31/2022 ¹	Low
Newman Family Apartments	751 Driskell Avenue, Newman, CA 95360	67	2065	Low
Rolling Hills Village	2110 Prince Road, Newman, CA 95360	51	2058	Low
Westside Village Apartments	2030 Prince Street, Newman, CA 95360	39	2053	Low
Total		209		

SOURCE: California Housing Partnership, Preservation Database (2023).

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

1. Owned by Stanislaus Regional Housing Authority.

The Valley Manor Apartments is a project-based Section-8, low rent apartment development comprising 48 affordable units, the deed-restrictions of which were estimated to expire in December 2022. This housing development is a collaborative effort between the City and the Stanislaus Regional Housing Authority. The City owns the land and leases it to the Housing Authority, which has overseen the operation of the development since July 2004. The development offers one-, two-, and three-bedroom units for rent at rates equivalent to 30 percent of an individual's adjusted annual income.

Although deed-restrictions were estimated to expire in December 2022, this development is not at risk of converting to market rate due to the nature of ownership and operations. The City intends to maintain this partnership to provide deed-restricted affordable housing to residents in need and is currently in the process of obtaining a letter of intention from the Stanislaus Regional Housing Authority to uphold affordability restrictions for the units.

The Parker Rexall Building is a small mixed-use structure, that provides four deed-restricted affordable apartment units. The units likely comprise either one-bedroom or two-bedroom layouts, considering the building's overall size of 3,240 square feet. Positioned on Main Street in the downtown area, these units offer convenient access to public services, transit, and amenities.

Deed restrictions for these units are projected to expire in December 2033 and are assessed to have a low risk of converting to market rate within the eight-year planning period. However, the State requires jurisdictions analyze the likelihood of deed-restricted units to convert over a 10-year period. While the City has reached out to the property owner regarding the likelihood of extending these deed restrictions, no response has been received thus far. Given the limited availability of vacant units in the downtown area, it is probable that the property owner will opt to extend the deed restrictions to ensure stable, long-term occupancy. However, in the event that these units lose their deed-restricted status, the property owner is likely to maintain lower rent prices to minimize turnover.

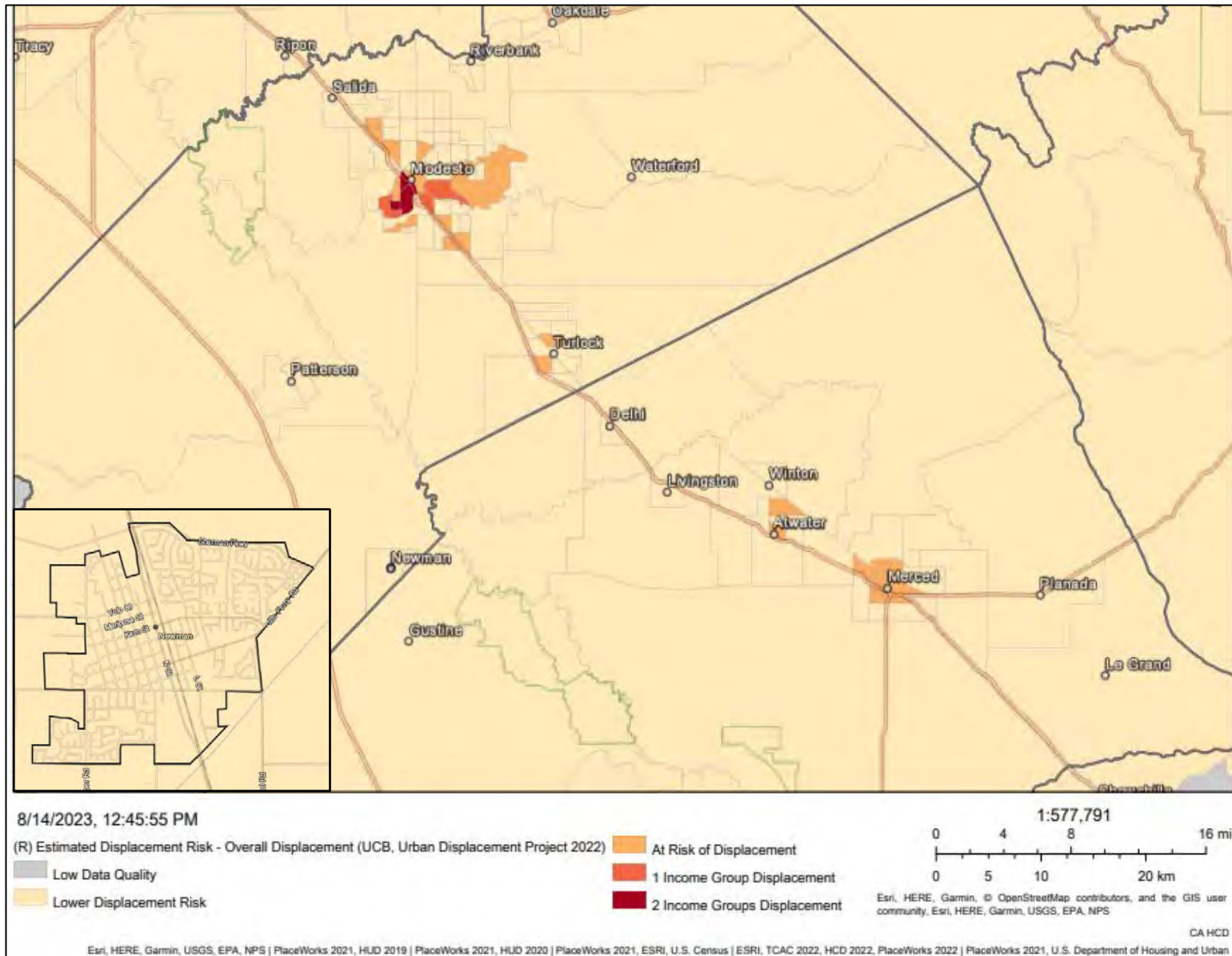
Considering typical rent rates in the vicinity ranging from \$850 for one-bedroom units to \$2,250 for three-bedroom units, and maximum affordable rental prices for low-income households, which range from \$1,116 for one person to \$1,594 for four persons (as depicted in [Table 3-32](#) and [Table 3-33](#) respectively), it is anticipated that the units would remain affordable to lower-income households based on the area's average rents and affordability levels.

Displacement

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

[Figure 3-59](#) illustrates displacement risk in Newman. According to the California Department of Housing and Community Development (HCD) AFFH Data Viewer and the Urban Displacement Project 2022 estimates, Newman's renter-occupied households are at low risk of displacement, with no geographic variation across the City.

Figure 3-59 Displacement Risk, 2022



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

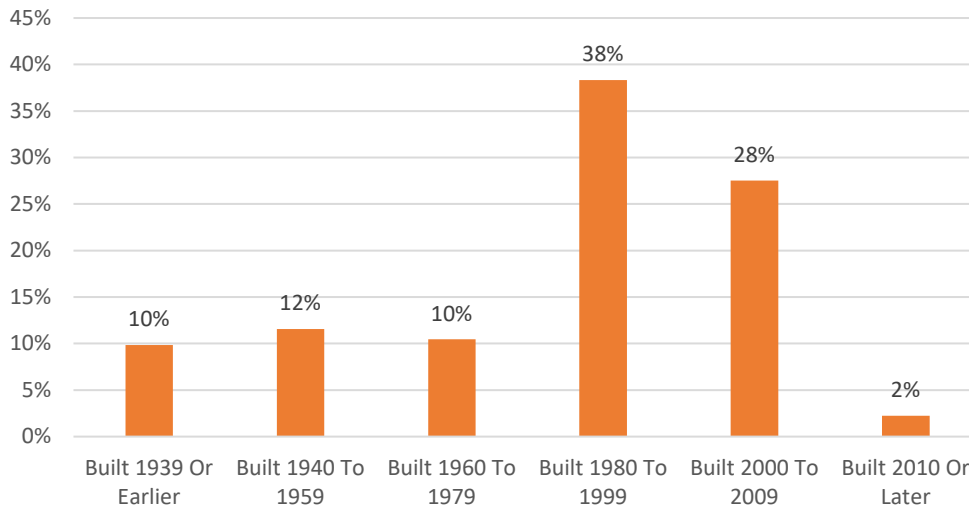
Currently, the housing site inventory identifies eight (8) potential sites that have existing units and may result in displacement when developed. This 6th Cycle Housing Element contains Program 2.4 committing the City to providing replacement units to displaced residents of affordable housing units (see [Chapter 2](#)). The City prioritizes housing opportunity sites that do not require the displacement of households, however, recognizes the importance of having mitigation measures in place.

Housing Age and Condition

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

In Newman, 70 percent of the housing stock was built prior to 2000 and is over 20 years old. Twenty-eight (28) percent of the housing stock was built between 2000 and 2009 and 2 percent was built in 2010 or later ([Figure 3-60](#)).

Figure 3-60 Housing Stock Age, Newman, 2019



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

In February 2024, the City conducted a city-wide inspection of its housing stock to assess the extent of rehabilitation needed. The inspection revealed that approximately 500 units, constituting approximately 15 percent of the housing stock, would require some level of rehabilitation. These rehabilitation needs range from essential replacements such as roofing, electrical, and plumbing to cosmetic updates like exterior paint and siding. The prevalence of rehabilitation needs is expected, considering that approximately 70 percent of the houses were constructed prior to 2000.

The City estimates the cost of full rehabilitation to range from approximately \$50,000 to \$75,000 for a 1,500 square foot home, equating to roughly \$40 per square foot. For new construction, the estimated cost is approximately \$200 per square foot, amounting to approximately \$300,000 for a 1,500 square foot home.

Specifically, the Valley Manor annual report identifies corrective action is required for three (3) units, and many balconies in need of repair due to dry rot. Additionally, the Westside Village annual report identifies corrective action is required for two (2) units, but the site is in overall good condition. Program 2.5 establishes actions to address and facilitate the rehabilitation of 60 units per year over the course of the eight-year planning period (see [Chapter 2](#)).

[Figure 3-61](#) identifies areas within the City where the concentration of residential units in need of rehabilitation is highest. Area 1 is comprised of the Central Residential District. This district is bordered by Yolo Street to the North, T Street to the West, Inyo Street to the South, and P Street to the East. Area 2 is bordered by Inyo Street to the North, Upper Street to the West, Corgiat Drive to the South, and Prince Road to the East. Area 3 is bordered by Kern/Driskell Street to the North, M Street to the West, Fresno Street to the South, and Eucalyptus Ave to the East. Area 4 is bordered by Lucille Ave to the North, R Street to the West, Yolo Street to the South, and Main Street to the East.

Program 2.5, in [Chapter 2](#) of the Housing Element, includes actions that the City of Newman will take to strategically target repair and rehabilitation efforts within the identified areas that need the most improvement. The targeted areas mentioned above and shown in [Figure 3-61](#), are locations within the City that include some of the oldest housing stock that is in need of upkeep and minor repairs. The City will monitor and track the number of building permits issued for residential rehabilitation projects in the identified priority areas on an annual basis, and will continue its efforts to partner with landlords, the Stanislaus Regional Housing Authority, and Pacific Gas and Electric (PG&E) to incentivize minor repairs and maintenance to be conducted in these areas.

Housing Costs and Affordability

Identifying the cost of owning or renting a home in a city helps determine the affordability of housing at different income levels. Understanding housing affordability also informs what types and sizes of housing are needed by the community's households. Housing affordability is considered affordable if the monthly housing cost does not exceed 30 percent of a household's gross income.

In the Modesto region, a lack of affordable housing for locals has been a major housing issue as the cities in the region, including Ceres and Newman have become affordable housing destinations for the Bay Area workforce. Thus, implementing policies and programs to protect housing for the local population is critical to ensuring the housing needs of the community are met and the local economy is supported.

Figure 3-61 Targeted Rehabilitation Areas, 2024



SOURCE: City of Newman, 2024

Home Prices and Rental Costs

Table 3-31 shows changes in median home values between 2019 and 2022 in Newman, the County and neighboring cities. According to Zillow Home Value Index data, the median home value in Newman was estimated at \$320,436 in December 2019. By 2022, the median home value in Newman increased approximately 31 percent due to market demand. By comparison, the median home value in the County was valued at \$336,390 in December 2019 and experienced a similar rate of increase (32 percent) by 2022. Overall, Newman's median home value has kept pace with the County and neighboring cities.

Table 3-31 Median Home Value by Jurisdiction, 2019-2022

Jurisdiction	Median Home Value				Percent Change 2019-2022
	2019	2020	2021	2022	
Stanislaus County	\$336,390	\$367,444	\$419,312	\$442,795	32%
Newman	\$320,436	\$350,415	\$398,870	\$420,066	31%
Patterson	\$367,179	\$396,505	\$469,847	\$492,492	34%
Turlock	\$359,730	\$391,029	\$438,601	\$461,146	28%

SOURCE: Zillow Home Value Index, 2019-2022

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

Rental Affordability

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

[Table 3-32](#) shows average rent estimates by unit size in Newman based on 2023 Zillow rental market data. Included in the table is Housing and Urban Development's (HUD) Fair Market Rents (FMR) for 2023, which establishes rental subsidy limits for Section 8 housing voucher recipients.

Table 3-32 Average Rent by Number of Bedrooms, Newman, 2023

Unit Type	Average Rents	Fair Market Rents (HUD)
Studio	-	\$1,039
One bedroom	\$850*	\$1,072
Two bedrooms	-	\$1,365
Three bedrooms	\$2,250	\$1,929
Four+ bedrooms	\$2,500	\$2,258

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

NOTE: Zillow rental value estimates were taken from April 2023 median rental price.

*Zillow rental value estimates only available for March 2023.

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

Increasing rents across the region places pressure on lower- and moderate-income households in need of affordable housing. [Table 3-33](#) reports the maximum monthly housing costs affordable to households according to income group in Stanislaus County. Income groups are based on the HCD 2022 State Income Limits report, which considers housing affordable assuming a household can pay up to 30 percent of its monthly income toward housing. In [Table 3-33](#), maximum affordable sales prices are based on the following assumptions: 6.42 percent interest rate,²⁴ 30-year fixed loan, and a 10 percent down payment.

²⁴ Interest rate based on December 29, 2022 interest rate according to Freddie Mac Primary Mortgage Market Survey

As mentioned in [Table 3-31](#), the median home price in Newman in December 2022 was \$420,066, which is affordable to moderate-income households earning approximately \$94,790 annually or more (49 percent of Newman households are categorized as above moderate-income).

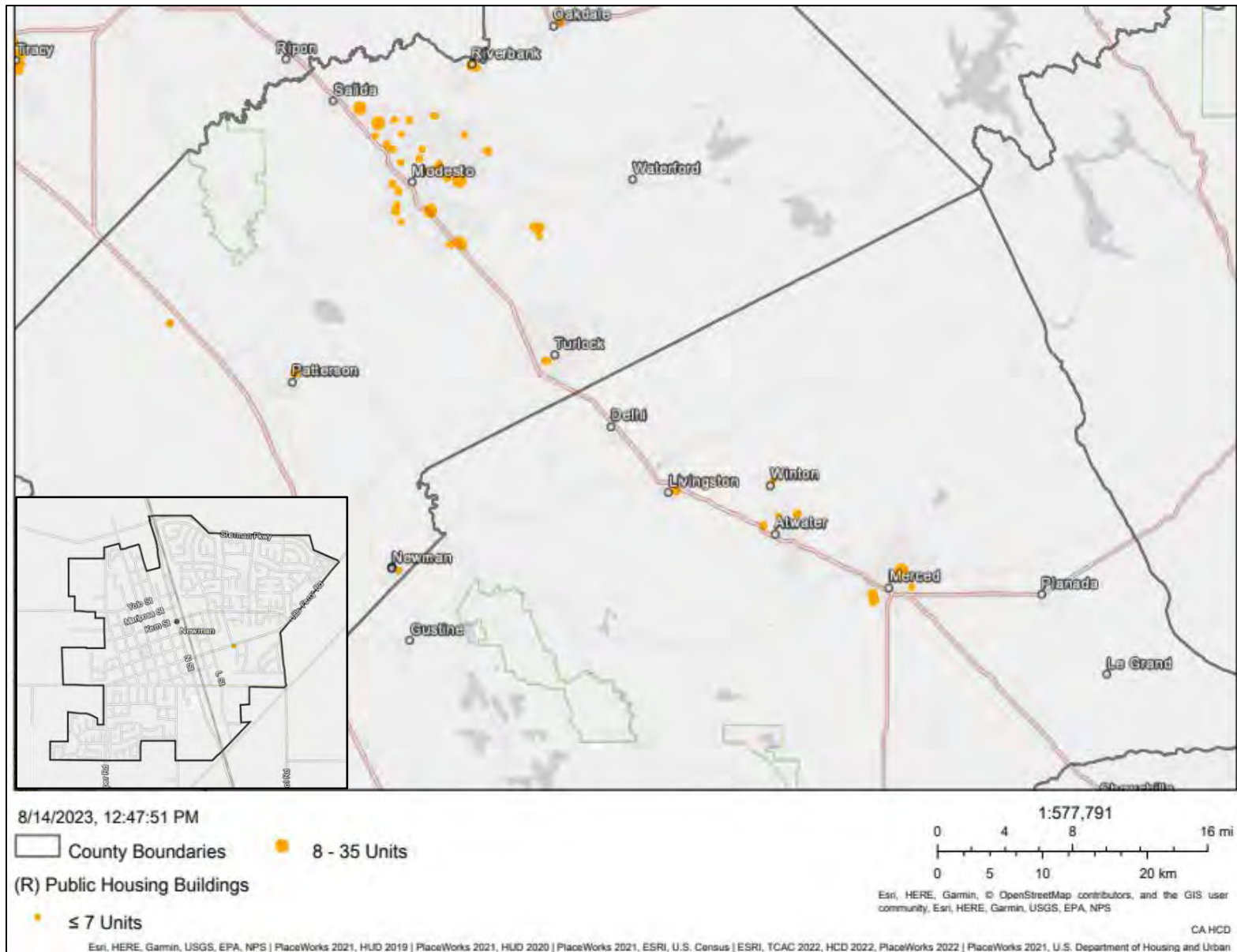
Table 3-33 Housing Affordability, Newman, 2022

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

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

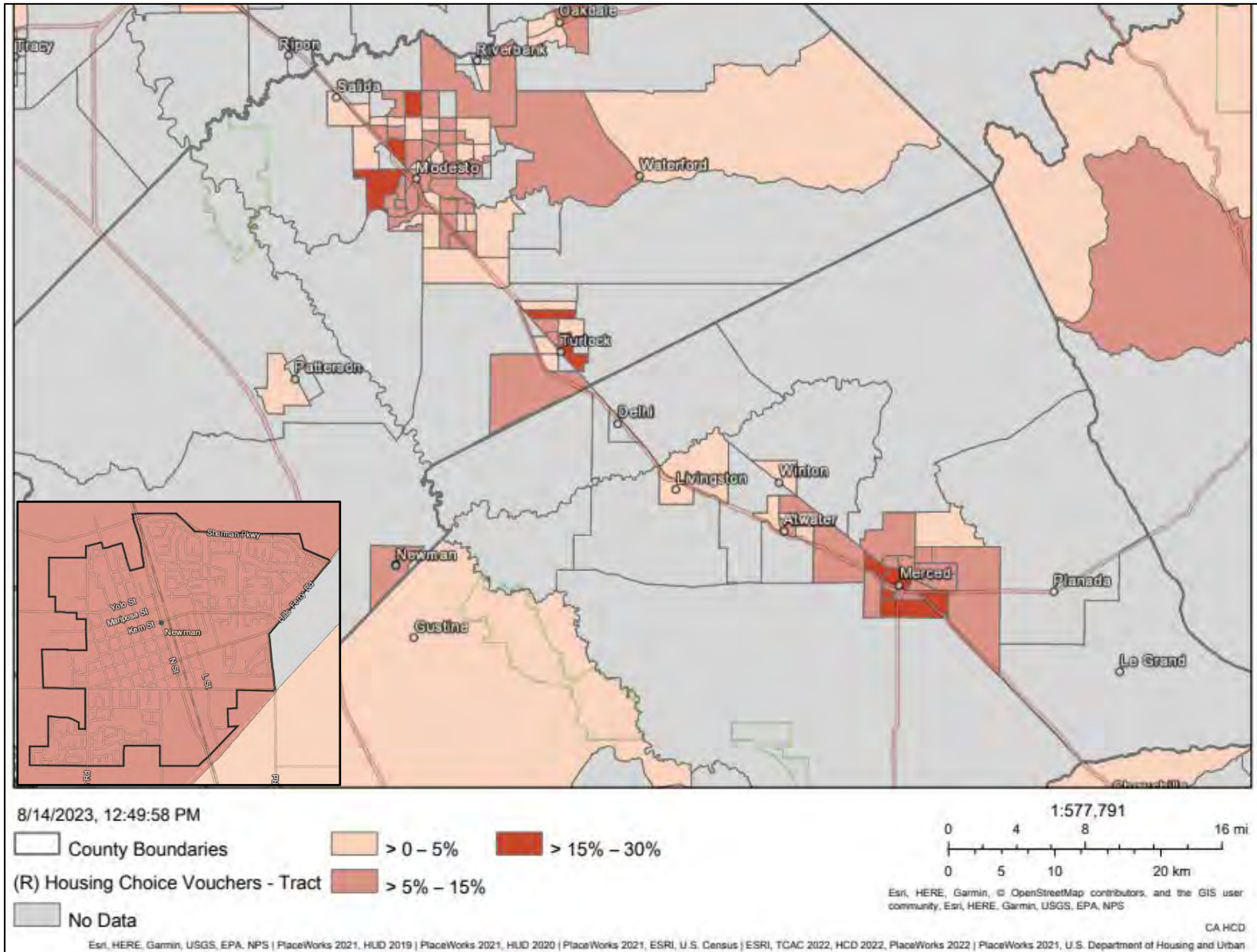
[Figure 3-62](#) illustrates public housing units in the region. According to the California Department of Housing and Community Development AFFH Data Viewer, Newman has seven (7) or less public housing units located in the central region of the City. Public housing units appear more commonly in jurisdictions located along Highway 99, especially in the Modesto region. [Figure 3-63](#) illustrates housing choice voucher usage in the region. Newman's census tracts show moderate concentrations of less than 5 to 15 percent Housing Choice Voucher usage among renters throughout the city with no geographic variations. The cities of Modesto, Turlock, and Merced show the highest concentrations of housing choice voucher usage in the region (more than 15 to 30 percent), aligning with the concentration of R/ECAPS in these cities.

Figure 3-62 Public Housing Buildings by Census Tract, 2021



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

Figure 3-63 Housing Choice Vouchers by Census Tract, 2021



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

3.8 Fair Housing Enforcement and Outreach Capacity

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

Fair Housing Legal Cases and Inquiries

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

The State of California, along with many other states, have experienced a recent uptick in discriminatory fair housing practices. The National Fair Housing Alliance (NFHA) identifies three significant national trends in 2020 that are relevant for this AFFH:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership;
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019; and
- Finally, NFHA found that 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.²⁵

The California Department of Fair Employment and Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH's mission is, “to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.²⁶

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.²⁷ Fair housing complaints can also be submitted to HUD for investigation.

²⁵ <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>

²⁶ <https://www.dfeh.ca.gov/aboutdfeh/>

²⁷ <https://www.dfeh.ca.gov/complaintprocess/>

Regional Fair Housing Resources and Trends

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

Stanislaus County has several local resource and enforcement organizations including:

- Stanislaus Regional Housing Authority: a nonprofit, public corporation, is committed to addressing the unmet housing needs of residents and communities in Stanislaus County.
- Fair Housing Council of Central California: a professional, non-profit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. The Center accomplishes its goal through the advocacy of equal housing opportunities, assisting victims of housing discrimination and enforcing compliance with fair housing laws, including the Community Reinvestment Act and the Equal Credit Opportunity Act.
- South County Housing: A non-profit community development corporation. The organization's mission is to promote viable neighborhoods that enhance healthy, sustainable communities by collaboratively providing affordable housing and promoting neighborhood services.
- Public Interest Law Project: a nonprofit support center for California legal services and other public interest law programs. The California Affordable Housing Law Project (CAHLP) is a project of the Public Interest Law Project. CAHLP concentrates primarily on the enforcement of California's housing element and redevelopment statutes and of state and federal relocation assistance and fair housing laws.
- Coalition of Homeless Service Providers: Advocate on the subject of homelessness with policy makers, public funders, and those with lived experience.
- California Rural Legal Assistance (CRLA): a nonprofit legal service program created to help California's low-income individuals and communities. CRLA provides low-income rural Californians with free legal assistance and a variety of community education and outreach programs. Half of its resources are committed to multi-client cases that grapple with the root causes of poverty, with the goal of improving conditions for farmworkers, single parents, school children, seniors, people with disabilities, and entire communities.

Local Trends

Figure 3-64 illustrates Fair Housing Equal Opportunity (FHEO) cases filed in Newman and neighboring jurisdictions from 2013 and 2022. Between this period, less than one FHEO case was filed in Newman. Moreover, historical data from the City reports that in the past decade, there have

been no fair housing complaints, lawsuits, or settlements against the City. This may be the result of a lack of fair housing education and resources. To ensure the City’s residents are informed on fair housing law and resources, this 6th Cycle Housing Element contains Program 5.1 (see [Chapter 2](#)).

Outreach and Capacity

Currently, the City of Newman website does not contain outright information about local fair housing ordinances. The website should more transparently describe the steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints (e.g., link to Housing and Urban Development (HUD) and State of California fair housing pages). The site should also reference the organizations that provide fair housing services and assistance to City residents. Program 5.1 has been developed to ensure fair housing resources are provided to community members in Newman via the City website (see [Chapter 2](#)).

Though the City of Newman’s capacity for handling and investigating fair housing complaints is fairly restricted due to limited staff, the City relies on partner agencies and organizations to assist with the filing of fair housing complaints.

The following organizations offer fair housing services and assistance to Newman residents:

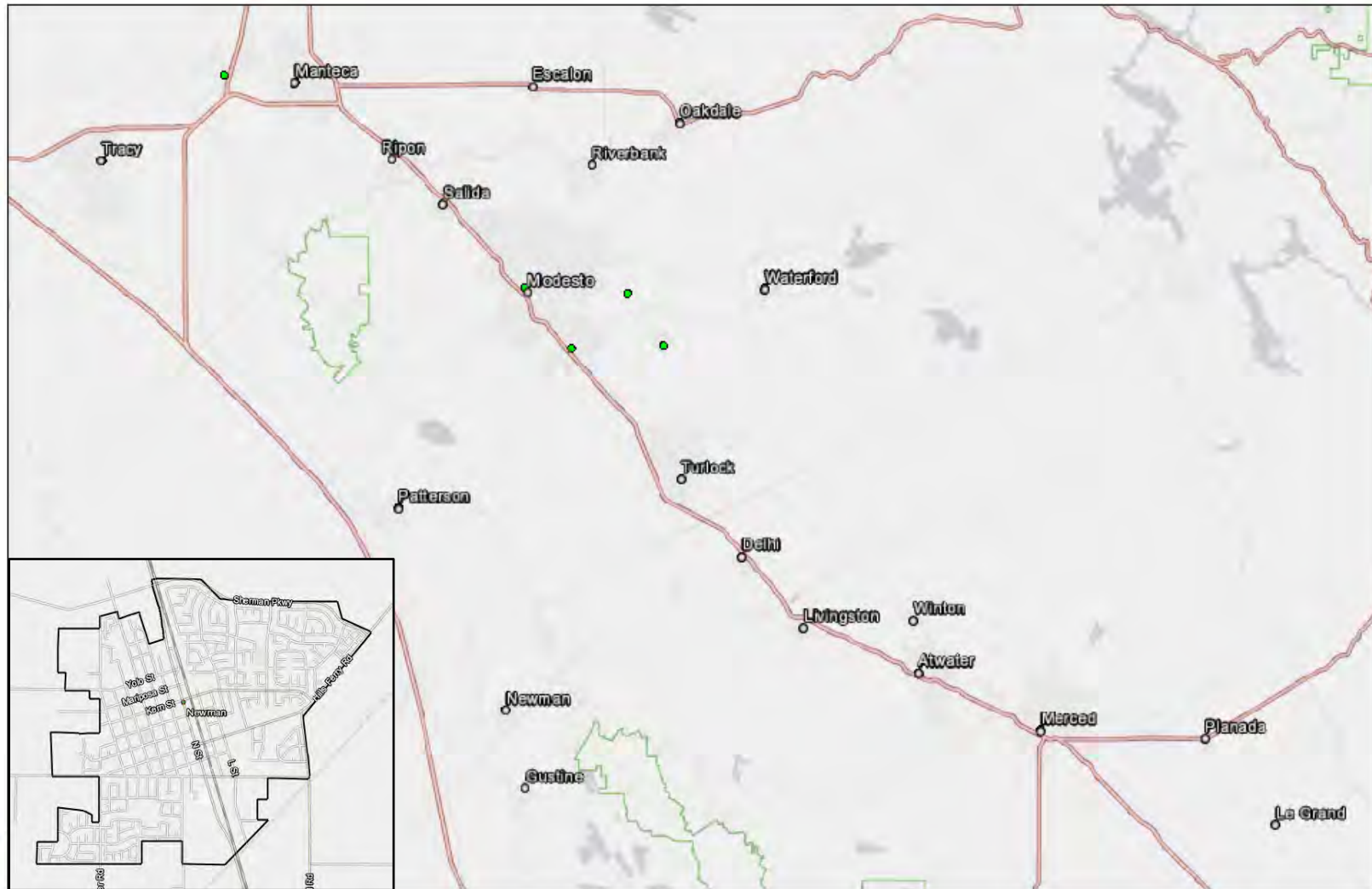
- Stanislaus Housing Authority;
- Project Sentinel: Modesto Office;
- State of California Civil Rights Department;
- Legal Services for Seniors;
- California Rural Legal Assistance; and
- Center for Community Advocacy.

To further the outreach and capacity efforts, the City of Newman has partnered with the Newman Family Resource Center to disseminate resources and information about fair housing rights and how to file a fair housing complaint, in conjunction with the Stanislaus Regional Housing Authority.

On average, the Newman Family Resource Center serves 380 (three-hundred eighty) households (1,045 individuals) per year. Of these households served, approximately 3 (three) percent identified as homeless, 23 (twenty-three) percent identified as a “no-income” household, 35 (thirty-five) percent identified as an Extremely Low-Income household, and 33 (thirty-three) percent identified as Very Low- to Low-Income.

Out of the individuals served by the Newman Family Resource Center each year, 13 (thirteen) percent were Seniors, 11 (eleven) percent had at least one disability, 78 (seventy-eight) percent were Hispanic, 54 (fifty-four) percent were female, and 39 (thirty-nine) percent of the individuals served were between the ages of 0 – 18.

Figure 3-64 FHEO Cases Total, 2013-2022



8/14/2023, 12:53:11 PM

FHEO Cases by City (HUD, 2013 - 2022)

• Less than 1

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

Compliance with State Fair Housing Law

The City of Newman complies with existing fair housing laws and regulations by ensuring all residents have equal access to housing programs, services, and resources and supporting residents in filing complaints on housing discrimination. The City of Newman is compliant with the following state laws that promote fair and affordable housing. The city has not been alleged or found in violation of the following:

- Fair Housing Act of 1968 – The City has adopted housing policies that prohibit housing discrimination based on protected characteristics and ensuring equal access to housing programs and services.
- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with Section 12900) of Division 3 or Title 2) – The City complies with the Fair Employment and Housing Act by upholding policies that prohibit housing discrimination based on protected characteristics and enforces these policies by supporting residents seeking to file a complaint to the FHEO or who wish to pursue legal action.
- Government Code 65008 – The City does not discriminate or deny any individual or group of individuals the right to residence, land ownership, tenancy, or other land use on the basis of one's membership or perceived membership in a protected class, method of financing, and/or the intended occupancy. The City has adopted housing policies that prohibit discrimination based on protected characteristics. Further, the City has received zero FHEO complaints, and is committed to conducting outreach and educating residents on Fair Housing Law. Program 5.1 in this Housing Element commits the City to providing information on fair housing and services offered in the region (see Chapter 2).
- Government Code 11135 et. seq. – The City does not discriminate or deny any individual or group of individuals access to programs or activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class. The City included Programs 5.1 through 5.9 in this Housing Element to promote affordable housing opportunities and resources, including Housing Choice Vouchers, shared housing programs, and farmworker housing resources (see Chapter 2).
- Assembly Bill 686 – The City has included this assessment of fair housing and identifies strategies to increase housing opportunities for all residents, with specific actions to reduce housing disparities for disadvantaged communities.
- Density Bonus Law – The City last updated their Density Bonus provisions in the Municipal Code in 2016. In compliance with State law, the City will update its Density Bonus provisions outlined in the Municipal Code to be consistent with recent changes to the State Density Bonus Law. Program 1.2 will regulate this amendment to the Code (see Chapter 2).

- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations – The City will comply with the Housing Accountability Act by approving any eligible housing development projects, including those with at least 20 percent affordable units to lower-income households.
- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations – The city complies with the No Net Loss Law by identifying sites that can accommodate the City’s RHNA.
- Limits on Growth Controls Law (Gov. Code. Section 65302.8) -- The City established an Urban Growth Boundary (UGB) in January 2014 (effective until 2040), that is designed to restrict urban services and urbanized uses of land to within the Newman UGB (Municipal Code Chapter 5, Section 29.03). The Urban Growth Boundary is coterminous with the Sphere of Influence; therefore, it does not pose a constraint to development of housing in the next eight-year cycle.
- Housing Element Law (Gov. Code Section 65583(c)(5),(c)(10) – The City has included this analysis of fair housing and identifies strategies to increase housing opportunities for all residents, with specific actions to reduce housing disparities for lower-income households.

Housing Specific Initiatives Enacted Locally

The City of Newman has developed the following local programs that contribute to the regulatory environment for affordable housing development in the City.

- Program 1.1 Regional Housing Needs Allocation
- Program 1.2 Zoning Changes
- Program 1.3 Annexation
- Program 1.5 Plan Approvals for Multi-family Housing
- Program 1.6 City-Owned Catalyst Site
- Program 1.8 Objective Design Standards
- Program 2.3 Amend Accessory Dwelling Unit Ordinance
- Program 2.7 ADU Requirements
- Program 4.1 Support Services for Individuals Experiencing Homelessness
- Program 4.6 Accessible/Adaptable Units for People with Disabilities

3.9 Contributing Factors and Fair Housing Recommendations

Fair Housing Action Plan

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

While there are several strategies identified to address the fair housing issues, the most pressing issues are the prevalence of poverty, which can impact educational attainment, economic mobility, patterns of concentration of lower-income households, including female-headed households, and higher rates of cost burden. In Newman, the entire city is designated low resource, coinciding with concentrations of persons under the poverty level, lower median income, female-headed households, and high rates of overpayment. As a corrective and mitigative action, the City has developed a four-pronged place-based revitalization strategy to expand access to opportunities and to provide adequate public resources and infrastructure that support the needs of lower-income households.

The City is committed to affirmatively furthering fair housing through the following four (4) distinct strategies, which provided guidance and purpose for the goals and programs the City developed to address fair housing issues. The City intends to implement the following actions to affirmatively further fair housing:

1. Place-based revitalization strategies: Programs 4.7, 5.5, 5.6, 5.7, 5.8,
2. Strategies to facilitate housing construction in a variety of typologies: Programs 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.2, 2.3, 2.7, 4.3, 4.4, 4.5, 4.6, 5.4,
3. Strategies to expand housing in higher income neighborhoods: Programs 1.2, 1.3, 4.3,
4. Strategies to reduce or prevent displacement risk: Programs 2.1, 2.4, 2.5, 3.1, 4.4,

For full program details, refer to [Chapter 2](#).

Priority of Contributing Factors

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

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

Table 3-34 presents prioritized fair housing issues and contributing factors, as well as the City's programs to support a solution-oriented approach to affirmatively furthering fair housing.

Table 3-34 Fair Housing Issues, Contributing Factors, and AFFH Programmatic Actions

Priority	Fair Housing Issue	Contributing Factor(s)	AFFH Programmatic Action
High	<p>Disproportionate Housing Needs</p> <p>Newman's households are comprised of 69 percent owner-occupied households and 31 percent renter-occupied households, of which 52 percent of renters are experiencing at least one of four housing problems. Additionally, renter-households are disproportionately impacted by cost burden and overcrowding.</p>	<ul style="list-style-type: none"> ▪ Limited economic opportunity; ▪ Jobs to housing imbalance; ▪ Lack of adequate housing stock that meets the needs of residents; and ▪ Lack of affordable housing. 	<p>2.2: Manufactured Housing</p> <p>2.3: Amend Accessory Dwelling Unit Ordinance</p> <p>5.2: First Time Homebuyer Assistance</p> <p>5.3: Affirmative Marketing for Affordable Housing</p> <p>5.6: Place-Based Strategies to Support Economic Mobility</p> <p>5.7: Place-Based Strategies to Support Infrastructure Improvements</p> <p>5.8: Place-Based Strategies to Improve Educational Opportunities</p>
High	<p>Special Needs Groups</p> <p>In Newman, special needs groups comprise considerable shares of total households. Large Households makeup 21 percent, Single-Parent households makeup 28 percent, Senior households makeup 21 percent, and Extremely Low-Income households makeup 5 percent. Additionally, persons with disabilities makeup 11 percent of the total population and people living in poverty makeup 7 percent.</p> <p>Special needs groups often experience disproportionate impacts of poverty, overcrowding, and cost burden, increasing the challenge of obtaining adequate housing.</p>	<ul style="list-style-type: none"> ▪ Lack of effective programmatic action and City resources; ▪ Limited economic opportunity; ▪ Jobs to housing imbalance; ▪ Lack of fair housing resources; ▪ Lack of diverse housing stock; and ▪ Lack of affordable housing. 	<p>1.8: Objective Design and Development Standards</p> <p>4.1: Support Services for Individuals Experiencing Homelessness</p> <p>4.2: Point-in-Time Count</p> <p>4.4: Housing for Extremely Low-Income Residents</p> <p>4.5: Low-Barrier Navigation Centers</p> <p>4.6: Accessible/Adaptable Units for People with Disabilities</p> <p>5.6: Place-Based Strategies to Support Economic Mobility</p> <p>5.7: Place-Based Strategies to Support Infrastructure Improvements</p> <p>5.8: Place-Based Strategies to Improve Educational Opportunities</p>

Priority	Fair Housing Issue	Contributing Factor(s)	AFFH Programmatic Action
High	Housing Stock Newman's inability to meet the 5 th cycle RHNA goals has placed additional pressures on the housing needs of the community. Overall, the lack of affordable housing production and diverse housing types, along with increasing housing costs create barriers to enter the local housing market.	<ul style="list-style-type: none"> Lack of housing construction; 56 units have been constructed in the City since 2015 (7 percent of the 5th Cycle RHNA); and Since 2015, there have been 48 housing permits in the City for above moderate-income households and four (4) for lower-income households. 	1.2: Municipal Code Amendments 1.3: Northwest Newman Master Plan Annexation and Development Phasing 1.4: Pursue Funding Opportunities for Affordable Housing Construction 1.5: Plan Approvals for Multi-Family Housing 1.6: City-Owned Catalyst Site 2.1: Monitor Units at Risk of Conversion 2.2: Manufactured Housing 2.3: Amend Accessory Dwelling Unit Ordinance 2.4: Replacement Unit Program and Anti-Displacement 2.7: ADU Requirements
Medium	Access to Opportunity Access to employment opportunities is limited due to the spatial mismatching of jobs and housing.	<ul style="list-style-type: none"> Jobs to housing imbalance; Lack of diverse housing stock; and Lack of affordable housing. 	4.4: Housing for Extremely Low-Income Residents 4.7: Place-Based Strategies to Report Environmental Mitigation Process 5.3: Affirmative Marketing for Affordable Housing 5.6: Place-Based Strategies to Support Economic Mobility 5.7: Place-Based Strategies to Support Infrastructure Improvements 5.8: Place-Based Strategies to Improve Educational Opportunities
Medium	Fair Housing Enforcement No residents filed fair housing complaints in Newman, indicating a potential lack of awareness about fair housing rights.	<ul style="list-style-type: none"> Lack of access to information about fair housing rights; and Limited knowledge of fair housing by residents. 	5.1: Fair Housing 5.3: Affirmative Marketing for Affordable Housing

SOURCE: City of Newman; EMC Planning Group

Local Knowledge of Contributing Factors to Fair Housing

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

Question: What factors prevent you from obtaining (rental or purchase) permanent housing in Newman? Select all that apply.

Community members offered the following responses:

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

Question: What do you see contributing to homelessness in Stanislaus County?

Community members offered the following responses:

- Seasonal work and housing costs;
- Increasing home prices;
- Lack of mental health resources;
- Cost of housing and lack of credit;
- Lack of local employment;
- Lack of childcare facilities; and
- Lack of education and skills.

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

3.10 Conclusion

To address the fair housing issues identified in the analysis above, the programs listed in [Table 3-34](#) are included in this Housing Element, and are further detailed in [Chapter 2](#).

4.0 Housing Constraints

4.1 Introduction

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

4.2 Governmental Constraints

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

This section analyzes key land use controls that have an impact on housing development in Newman. This includes a discussion of the General Plan Land Use Element, the zoning code, fees and exactions, permit processing, building codes, improvement standards, and parking regulations. The section ends with a discussion of special housing topics that have been the subject of state legislation in recent years. Where land use controls have been determined to pose an undue constraint on the development of housing or where the jurisdiction has yet to take action to comply with new state mandates, this section calls out the need for corrective action. All proposed policies and programs identified to mitigate governmental constraints are provided in full detail in [Chapter 2](#) of the Housing Element.

Land Use Controls

The City's General Plan Land Use Element and Zoning Ordinance are the primary tools used to manage the land use and development in Newman. As required by state law, the General Plan includes a land use map indicating the allowable uses and densities at various locations in the City. The Land Use section identifies six (6) residential land use designations and two (2) mixed-use designations that allow housing. These designations and their relevant characteristics are summarized below in [Table 4-1, Residential Land Use Designations](#).

Table 4-1 Residential Land Use Designations

General Plan Designation	Development Category	Density
Low-Density Residential	Single-Family Residential (R-1); Planned Development (P-D); Mobile Home Park (R-M); Density Bonus Overlay (DBO)	3-6 units/acre
Medium Density Residential	Duplex Residential (R-2); Planned Development (P-D); Mobile Home Park (R-M); Density Bonus Overlay (DBO)	6-12 units/acre
High Density Residential	Multiple-Residential (R-3); Planned Development (P-D); Mobile Home Park (R-M); Density Bonus Overlay (DBO)	12-30 units/acre
Neighborhood Planned Residential	Single-Family Residential (R-1); Duplex Residential (R-2); Multiple-Residential (R-3); Planned Development (P-D); Mobile Home Park (R-M); Density Bonus Overlay (DBO)	
Central Residential	Single-Family Residential (R-1); Duplex Residential (R-2); Planned Development (P-D); Mobile Home Park (R-M); Density Bonus Overlay (DBO)	3-12 units/acre
Planned Mixed Residential	Single-Family Residential (R-1); Duplex Residential (R-2); Multiple-Residential (R-3); Planned Development (P-D); Mobile Home Park (R-M); Density Bonus Overlay (DBO)	See notes ^{d, e}
Urban Reserve ^b	—	—
Downtown Commercial ^a	Retail Business (C-1); General and Service Commercial (C-2); Planned Development (P-D); Mobile Home Park (R-M)	10-20 units/acre

SOURCE: City of Newman General Plan, 2007

NOTES:

a. Residential uses subject to discretionary review and approval.

b. No urban development may occur on lands designated Urban Reserve before the General Plan is amended to specify a primary land use designation for the property.

c. This land use designation is an overlay designation applied areas along the Central California Irrigation District Canal. Refer to General Plan for more details.

d. Any development that occurs under PMR designation within one of the Master Plan Subareas shall be approved pursuant to an adopted master plan; within PMR area, no more than 75% of units can be developed at a density of 6 du/acre or less and at least 10% of units shall be developed at a density of 12 du/ac or greater.

e. Within the Master Plan Subarea designated with a PMR designation or within new developments not in Master Plan Subarea, overall average residential density is 5-8 du/ac.

Newman last updated its General Plan in 2007, and intends to complete a comprehensive update in the near future. Current zoning minimum lot standards in some instances do not allow the maximum density. This 6th Cycle Housing Element update includes a new program, 1.2, to remove all minimum lot sizes for residential zones. Future density review will rely on General Plan ranges.

Density Bonuses/Incentives for Affordable Housing Developments

In 1997, the City adopted a Density Bonus Program as part of their Zoning Ordinance, which was last updated in 2016. Chapter 5.14.010 of the City's Zoning Ordinance provides a detailed description of the program. This 6th Cycle Housing Element contains Program 1.2 committing the City to amending the Zoning Ordinance to align with new Density bonus State law (see [Chapter 2](#)). The City's Density Bonus Program was adopted to contribute significantly to the economic feasibility of affordable housing in proposed developments by offering incentives to developers consisting of density bonuses or other concessions of equal financial value, in compliance with Government Code sections 65915 and 65917.

Density bonuses serve as incentives to provide very low- and low-income housing. According to State law, a density bonus of at least 50-percent over the maximum authorized will be allotted for any housing development consisting of 24-percent low-income units or 15-percent very low-income units. The City of Newman has implemented a suite of density bonuses and incentives including, incentives that prioritize the development of senior citizen housing, moderate-income housing ownership, increased contributions of affordable units by developers, continued affordability of affordable units built for 30 years, and donations of land to accommodate construction of very low-income units.

Very Low- and Lower-Income Housing and Senior Citizen Housing

According to Chapter 5.14.030 of the Newman Zoning Ordinance, an applicant for a housing development is eligible for one density bonus of 20 percent over the maximum residential density (except in the case of senior citizen housing, as provided below); provided, that the applicant agrees to construct the housing development in accordance with one of the following criteria:

- Very Low-Income Households: 5 percent of the total dwelling units are provided at affordable rent or ownership costs;
- Lower-Income Households: 10 percent of the total dwelling units are provided at affordable rent or ownership costs; and
- Senior Citizen Housing Developments: 20 percent of the number of senior housing units provided.

Moderate-Income Housing

The City's Zoning Ordinance offers a density bonus incentivizing the construction of Moderate-Income Housing intended for ownership. An applicant for a housing development is eligible for one density bonus of five (5) percent over maximum residential density if the applicant agrees to construct the housing development in accordance with all of the following criteria:

- At least 10 percent of the total dwelling units, excluding any units permitted by the density bonus, are provided at affordable ownership costs to moderate-income households;

- The housing development is a common interest project as defined by Section 1351 of the California Civil Code; and
- All of the dwelling units in the housing developments are offered for sale to the public.

Higher Density Bonus for Greater Contributions of Affordable Units

The City's Zoning Ordinance offers a density bonus incentivizing a substantially greater amount of affordable units. An applicant for a housing development that is eligible for a density bonus based upon the contribution of affordable units, may receive a higher amount of density bonus if the percentage of very low-, lower-, or moderate-income housing units exceeds the base percentage established in Section 5.14.030(a) or (b) of the Municipal Code.

Additional Density Bonus for Donations of Land

The City's Zoning Ordinance incentivizes the donation of land to facilitate the construction of very low-income housing units. Applicants donating land to the City shall be eligible for an additional 15 percent density bonus at the site of the housing development if the donated land is suitable for the construction of very low-income units equaling at least 10 percent of the market rate units being constructed for the project. The density bonus may be stacked with another density bonus, up to a maximum combined density bonus of 35 percent.

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

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

Ordinances

Although local ordinances and policies are enacted to protect the health and safety of citizens and further the general welfare, it is useful to periodically reexamine local ordinances and policies to determine whether, under current conditions, they are accomplishing their intended purpose or constituting a barrier to the maintenance, improvement, or development of housing for all income levels. The City of Newman does not have any local ordinances that would affect or hinder the development of housing in the City.

Growth Management Measures

Growth management measures include ordinances, policies, procedures, or measures imposed by the local government that specifically limit the amount or timing of residential development and can produce constraints to the development of housing. The City of Newman established an Urban Growth Boundary (UGB) in January 2014 (effective until 2040), that is designed to restrict urban

services and urbanized uses of land to within the Newman UGB (Municipal Code Chapter 5, Section 29.03). The Urban Growth Boundary is coterminous with the Sphere of Influence; therefore, it does not pose a constraint to development of housing in the next eight-year cycle.

Zoning Ordinance and Development Review Process

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

Newman Zoning Ordinance

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

The authority for the establishment of a zoning map and accompanying regulations grows directly out of the General Plan, which was last updated by the City of Newman in 2007.

Allowed uses and key residential development standards currently contained in the Newman Zoning Code (Municipal Code Title 5) are summarized in [Table 4-2, Base Residential Development Standards](#).

Yard Requirements

A yard is defined as an open space other than a court on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward (Newman Municipal Code 5.01.070).

Lot Coverage

Lot coverage is defined as the percentage of a site covered by a roof and any soffit, trellis, eave or overhang extending more than two and one-half feet from a wall, and/or by a deck more than 30 inches in height (Newman Municipal Code 5.01.070). Lot coverage is regulated to manage densities in specific zoning districts.

Maximum Building Heights

Building height is defined as the vertical distance measured from the finished grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or from average grade to the highest gable of a pitch or hip roof (Newman Municipal Code 5.01.070). As shown in [Table 4-2](#), the City allows a maximum residential building height of 35 feet and up to three stories in the R-2/R-2S and R-3 Zones. While the City's 35-foot height limit for all multi-family residential and commercial/mixed-use developments does not pose a constraint to the construction of affordable housing in the next eight-year planning cycle, the City may consider increasing the maximum building height to encourage developments further into the future.

Table 4-2 Base Residential Development Standards

Development Standard	R-1 Single-Family Residential District	R-2/R2S Duplex Residential District	R-3 Multiple-Residential District	R-M Mobile Home Park
Minimum Lot Area (sq. ft.)	6,000	3,000	1,500	2,400
Minimum FAR (sq. ft.)	1-bedroom: 650 2-bedroom: 800 3-bedroom: 900 4-bedroom: 1,000	Studio: 550 1-bedroom: 650 2-bedroom: 800 3-bedroom: 900 4-bedroom: 1,000	Studio: 550 1-bedroom: 650 2-bedroom: 800 3-bedroom: 900 4-bedroom: 1,000	-
Maximum Density (du/ac)	6 du/ac	12 du/ac	30 du/ac	18 du/ac
Front Yard Setback	20 ft.	15 ft.	15 ft.	25 ft.
Side Yard Setback	5 ft.	5 ft.	5 ft.	5 ft.
Rear Yard Setback	10 ft.	15 ft.	15 ft.	15 ft.
Max. Lot Coverage	40%	60%	80%	60%
Max. Building Height	30 ft.	35 ft. (3-stories)	35 ft. (3-stories)	30 ft.
Permitted Residential Use	Single-Family Dwelling; Residential Care Facility	Single-Family Dwelling; Duplex	Single-Family Dwelling; Apartment; Duplex; Triplex; Rest Home	Residential Manufacturing Housing
Conditionally Permitted Residential Use	Duplex; Halfplex; ADU	ADU; Apartment; Boardinghouses; Condominium; Dwelling group; Triplex	Dwelling Group; Rooming and Boardinghouse	Conditional uses allowed in based district.

SOURCE: City of Newman, Municipal Code Title 5 Zoning, 2023

NOTES: *Duplex and Halfplex units require 3,000 sq. ft. of lot per dwelling unit.

**A 35-foot height limit allows for three story construction.

Minimum Floor Area Ratio

Floor area ratio (FAR) is defined as the ratio of the gross square footage of a building permitted on a lot to the net square footage of the lot (5.01.070). As shown in [Table 4-2](#), the City allows a minimum FAR of 550 square feet for studio units in the R-2/R-2S and R-3 Zones and a minimum FAR of 650 for a 1-bedroom unit in the R-1 Zone. This minimum FAR may pose a potential constraint on the development of housing types that typically meet the needs of lower-income households, such as single-room occupancies (SRO), which are typically between 200 to 350 square feet in size.

To remove potential constraints to the development of SROs, the City has included Program 1.2 to amend the Municipal Code to permit a minimum FAR of 250 square feet in zones that allow residential uses. Additionally, the program eliminates open space and parking requirements specifically for SROs in these zones.

Minimum and Maximum Densities

The Newman Zoning Code currently allows single-family construction up to R-2 standards (i.e., 12 dwelling units per acre) in the R-3 Zoning District. This combined with the lack of a defined minimum allowable density in the R-3 Zoning District, means that land identified for affordable housing in the City's Housing Sites Inventory (see [Table 5-5](#) in [Chapter 5](#)) could be diverted to something other than affordable housing. This 6th Cycle Housing Element contains Program 1.2 committing the City to amending its Zoning Code to establish a minimum density of 20 dwelling units per acre in the R-3 Zoning District and prohibiting the construction of new single-family housing in the R-3 Zoning District (see [Chapter 2](#)).

Parking Standards

Excessive parking standards that are not reflective of actual parking demand can pose a significant constraint to housing development by increasing development costs and reducing the potential land available for project amenities or additional units. Residential parking requirements are summarized in [Table 4-3](#).

The level of parking required for multi-family housing is excessive and poses an undue constraint on the development of affordable housing. This 6th Cycle Housing Element contains Program 1.2 committing the City to amending its Zoning Code to reduce parking requirements for new residential developments as follows (see [Chapter 2](#)):

- Studio apartment to one bedroom: one onsite parking space;
- Two to three bedrooms: two onsite parking spaces; and
- Four or more bedrooms: two and one-half onsite parking spaces.

Table 4-3 Parking Requirements for all Residential Uses

Residential Type	Parking Requirement
Single-Family Residential (attached or detached)	2 parking spaces in garage/per dwelling unit
Duplex	2 spaces per dwelling unit, 1 of which shall be covered
Multiple-Family	1 garage or carport per dwelling unit, plus 1 uncovered parking space per 2 units. Furthermore, 1 additional parking space shall be provided for every 5 dwelling units and specifically reserved for guest parking.
Mobile Home Parks	1 covered parking space per dwelling unit on, or adjacent to, the mobile home lot or space. Furthermore, 1 additional parking space shall be provided for every 5 dwelling units specifically reserved for guest parking.
Accessory Dwelling Unit	1 additional off-street parking space.
Senior/Elderly Housing	1 covered space per 3 dwelling units.
Group Care; Rooming and Boardinghouses, and the like.	1 space per 3 beds.

SOURCE: City of Newman, Municipal Code Section 5.17.030

Overall Constraints Posed by Residential Development Standards

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

- 1) The most obvious example of this is the limit on residential uses in commercial zoning districts. The code allows residential uses in the Retail Business District (C-1) and General and Service Commercial District (C-2), but only by a conditional use permit, requiring Planning Commission approval. No residential uses are permitted in the Highway Commercial District (C-8).

The limitations on residential development in commercial zoning districts pose an undue constraint on the development of affordable housing by discouraging mixed-use (commercial + residential) projects in the City's central business area. This 6th Cycle Housing Element contains Program 1.2 committing the City to update its Zoning Code to allow upper-story residential uses in all commercial zoning districts by right (i.e., no conditional use permit required) with a maximum base density of 30 du/ac (see [Chapter 2](#)).

- 2) Another feature of the Newman Zoning Code that limits opportunities for affordable housing is the allowance of single-family residential uses in zones designed for higher-density housing (i.e., R-3 District). Additionally, the Zoning Code allows low-intensity nonresidential land uses in the R-3 Zoning District as a conditional use. These allowances may be constraints to the development affordable housing. As previously discussed, Program 1.2 has

been implemented to prohibit single-family residential uses in the R-3 District (see [Chapter 2](#)). Existing single-family use would be allowed to continue as a non-conforming use.

- 3) Additionally, the maximum densities established by the Newman Zoning Code for the C-1 and C-2 Districts— 10-20 du/ac—are too low to ensure housing affordability. It is necessary to achieve a minimum density of 20 du/ac to accommodate affordable housing. This 6th Cycle Housing Element contains Program 1.2 committing the City to update its Zoning Code to increase the maximum density in the C-1 and C-2 Districts to 30 du/ac (see [Chapter 2](#)).
- 4) The City's existing residential parking requirements pose a potential constraint to the development of lower-income units, such as studio apartments and one-bedroom units. Current standards require a total of 1.75 parking spaces per one-bedroom unit. Program 1.2 includes an amendment to the Municipal Code to reduce parking standards that do not pose a constraint to the development of lower-income units (see [Chapter 2](#)).
- 5) Lastly, the City requires a minimum FAR of 550 square feet for studio units in the R-2/R-2S and R-3 Zones and a minimum FAR of 650 for a 1-bedroom unit in the R-1 Zone. This minimum FAR poses a constraint to the development of smaller, lower-income units, such as SROs, which are typically between 200 to 350 square feet in size. Program 1.2 includes an amendment to the Municipal Code to reduce minimum FAR requirements in all zones that allow residential uses to permit a minimum FAR of 250 square feet (see [Chapter 2](#)). Additionally, the program eliminates open space and parking requirements specifically for SROs in these zones.

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

Specific/Master Plans

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

Highway 33 Specific Plan

The Highway 33 Specific Plan was originally completed in 1996, and was recently updated and adopted by the Newman City Council in January 2022. The purpose of the Highway 33 Specific Plan is to guide the development of land along the State Highway 33 Corridor through implementation of Policy LU-3.7, Policy CD-5.1, Policy CD-7.5, and Action CD-7.2 of the General Plan. The Specific Plan regulates the distribution and character of uses along the Highway 33 Corridor, addressing land use, mobility, infrastructure, and urban design to create a more appealing and attractive commercial corridor centered around the City's Downtown District. The only land use in the Specific Plan that allows residential use is Downtown Commercial, which allows residential units above the ground floor as well as live-work units. Residential uses are subject to discretionary review and approval.

Northwest Newman Master Plan

The Northwest Master Plan was adopted in April 2017 and consists of a mix of residential, business park, community commercial, office, parks, and school use in a 362-acre area. One hundred eighty-seven (187) acres is dedicated to residential uses. The Plan area is north of the current boundary of Newman, within the unincorporated portion of Stanislaus, but within the City's primary Sphere of Influence. It is bounded by Stuhr Road to the north, State Route 33 to the east, the Central California Irrigation District canal to the west, and the existing City boundary/Jensen Road to the south.

This 6th Cycle Housing Element relies on the timely development of this area to meet RHNA goals for affordable housing. As such, this 6th Cycle Housing Element contains Program 1.3 committing the City to a timely annexation program that includes all areas identified in the analysis presented in [Chapter 5](#) for the Northwest Newman Master Plan area.

Zoning for a Variety of Housing Types

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

Table 4-4 Newman Permitted Housing Types

Housing Types	R-1	R-2	R-2S	R-3	C-1	C-2	C-8	M	I	P-Q	P-D**	R-M*
Single-Dwelling Unit	Pa	P	P	P	CUP ^d	CUP ^e	-	CUP ^e	CUP ^f	-		-
Duplex	A ^b	P	-	P	CUP ^d	CUP ^e	-	CUP ^e	CUP ^f	-		-
Halfplex	A ^b	-	CUP ^b	-	CUP ^d	-	-	-	CUP ^f	-		-
Triplex	-	CUP	-	P	CUP ^d	CUP ^e	-	CUP ^e	CUP ^f	-		-
Apartment	-	CUP	CUP	P	CUP ^d	CUP ^e	-	CUP ^e	CUP ^f	-		-
Condominium	-	CUP	-	-	CUP ^d	-	-	-	CUP ^f	-		-
Accessory Dwelling Units	CUP	CUP	CUP	-	-	-	-	-	CUP ^f	-		-
Dwelling Groups	-	CUP	-	CUP	CUP ^d	CUP ^e	-	CUP ^e	CUP ^f	-		-
Mobile Homes/Manufactured Homes*	See note.	See note.	See note.	See note.	See note.	See note.	See note.	See note.	See note.	See note.	See note.	See note.
Rooming/Boardinghouse	-	CUP	-	CUP	CUP ^d	CUP ^e	-	CUP ^e	CUP ^f	-		-
Residential Care Facility	P ^g	P ^g	P ^g	P ^g	CUP ^{c,g}	CUP ^{e,g}	-	CUP ^{e,g}	CUP ^{f,g}	-		-
Rest Home	-	-	-	CUP	-	CUP ^e	-	CUP ^e	CUP ^f	-		-
Transitional Housing	P ^g	P ^g	P ^g	P ^g	CUP ^{c,g}	CUP ^{e,g}	-	CUP ^{e,g}	CUP ^{f,g}	-		-
Supportive Housing	P ^g	P ^g	P ^g	P ^g	CUP ^{c,g}	CUP ^{e,g}	-	CUP ^{e,g}	CUP ^{f,g}	-		-

Housing Types	R-1	R-2	R-2S	R-3	C-1	C-2	C-8	M	I	P-Q	P-D**	R-M*
Employee Housing	P _g	P _g	P _g	P _g	CUP _{c,g}	CUP _{e,g}	-	CUP _{e,g}	CUP _{f,g}	-		-
Emergency Housing	-	-	-	-	-	-	-	P	-	-		-
Low Barrier Navigation Centers	-	-	-	-	-	-	-	-	-	-		-

SOURCE: City of Newman Municipal Code, 2023

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

NOTES: *R-M District is a combining district; An R-M Zoning District may be established and combined with any other zoning district of the City where it is determined that the lots or parcels within such district are compatible with a residential manufactured housing use Municipal Code 5.15.010.

**The Planned Development District allows any use in the original district, consistent with the underlying General Plan designation.

a. Single-family detached unit permitted.

b. Permitted as a conditional use on corner lots.

c. Conditional use permit required; must be located in buildings previously used for residential purposes or in the rear of buildings or above the ground floor.

d. Conditional use permit required; Residential uses which are compatible with the Retail Commercial District such as residential uses in buildings previously used for residential purposes, owner-occupied residential uses located in the rear of buildings or above the ground floor. (Ord. 2016-3 § 7, 7-12-2016; Ord. 97-17, 10-28-1997)

e. Residential and other uses, as listed in, and in accordance with, the standards of the Multiple-Family Residential (R-3) Zoning District. (Ord. 98-7 § 1, 12-8-1998; Ord. 97-17, 10-28-1997)

f. Conditional use permit required; Residential, only when accessory to a permitted or approved conditional use.

g. Residential unit serving six or fewer persons on a 24-hour-per-day basis.

Single-Family Dwelling Units

A single-family dwelling is defined as a building designated for, or used to house, not more than one family, including all necessary employees of such family. Single-family dwelling units are permitted in all residential zones (R-1, R-2/R-2S, and R-3), as well as the Planned Development (P-D) District and as conditional uses in the Retail Business District (C-1) and General and Service Commercial District (C-2).

Multiple-Family Dwelling Units

A multiple dwelling or multi-family dwelling is defined as a building or portion thereof, used and designed as a residence for four or more families living independently of each other and doing their own cooking in said building, including apartment houses, apartment hotels and flats, but not including motels, boardinghouses and hotels. Multiple-family dwelling units are permitted in the Multiple-Residential District (R-3), and as conditional uses in the Duplex/Medium Density Single-family Residential District (R-2), Retail Business District (C-1), General Service and Commercial District (C-2), Light Industrial/Business Park District (M), and Controlled Manufacturing District (I).

Accessory Dwelling Units

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

In 2016, the City of Newman amended Chapter 5.23.040, allowing ADUs in all residential zones. However, the Zoning Ordinance requires a conditional use permit for ADUs in the R-1, R-2, and R-2/S districts. According to Planning and Building Division Staff, the City has issued four (4) ADU permits since 2018.

Since 2016, the California Legislature has made significant revisions to the laws governing accessory dwelling units. This 6th Cycle Housing Element contains Program 2.3 committing the City to amending its Zoning Code to bring it into conformance with the most recent laws governing the development of accessory dwelling units (see [Chapter 2](#)).

Mobile Home/Manufactured Home

State law requires manufactured homes be permitted equally anywhere that single-family homes are permitted. Mobile homes are an affordable homeownership for farmworkers and other very low-, low, and moderate-income households. Mobile homes/manufactured homes are allowed through the R-M District, which the City defines as a combining district, meaning it may be combined with any district given that the lots or parcels with such districts are compatible with residential manufactured housing use (Municipal Code 5.15.010). The process of invoking the R-M combining district is discretionary and as such poses an undue constraint on the development of manufactured

housing in single family homes counter to state law. This 6th Cycle Housing Element contains Program 2.2 committing the City to amend its Zoning Code to allow manufactured housing in all zones where a single-family home is allowed and under the same set of rules that would apply to a single-family home (i.e., no requirement for a combining district process) (see [Chapter 2](#)).

Single Room Occupancy/Rooming and Boardinghouse

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

The Newman Zoning Ordinance does not have a specified definition of a “Single Room Occupancy Unit,” but instead defines a boardinghouse or rooming house as, “a dwelling other than a hotel where lodging or lodging and meals for three (3) or more persons is provided financial or other compensation.” This definition is applicable to single or multifamily dwelling units, rather than hotels. While the City does not have a specified definition of a “Single Room Occupancy Unit” in the Zoning Ordinance, the ordinance does provide for a wide variety of housing types that serve these needs including, but not limited to, single and multifamily residential, boarding or rooming houses, and hotels. Rooming and boarding is permitted as a conditional use in residential zones R-2 and R-3.

This 6th Cycle Housing Element contains Program 1.2 committing the City to amend its Zoning Code to allow SROs by-right, requiring no discretionary review in all mixed-use districts (C-1 (Retail Commercial), C-2 (General Service Commercial), and the P-O (Professional Office Zoning Districts)) (see [Chapter 2](#)). Additionally, Program 1.2 includes provisions to eliminate open space and parking requirements specifically for SROs in C-1, C-2, P-O, and R-3 Zones and to reduce minimum FAR in all zones that allow residential uses to permit a minimum FAR of 250 square feet.

Residential Care Facility

In the Newman Zoning Ordinance, residential care facilities are defined according to size. A large residential care facility is defined as “any use, including supportive and transitional housing, of a residential unit serving seven or more persons on a 24-hour per day basis. Also, includes “dwelling, group.” Also includes a State-authorized, certified or licensed family care home, foster home, or a group home serving seven or more disabled persons or dependent and neglected children on a 24-hour a day basis.” A small residential care facility is defined the same, but only allows six (6) or fewer persons on a 24-hour per day basis.

The Newman Zoning Ordinance allows small residential care facilities as a permitted use in all residential zones (R-1, R-2/R-2S, and R-3) (Municipal Code 5.01.070). Large residential care facilities are allowed in residential zones with a conditional use permit (CUP) approved by the Planning Commission.

In addition to the housing choice constraints that zoning-based occupancy limits can pose to residents with disabilities, requiring CUPs in specific zoning districts for residential care facilities could also present a constraint to residents with disabilities. In compliance with Government Code Section 65651, the City of Newman has added Program 1.2 to amend the Zoning Code to permit large residential care facilities of seven (7) or more persons in the same zones as small residential care facilities (R-1, R-2/R-2S, and R-3) by-right, requiring no CUP (see [Chapter 2](#)).

Transitional and Supportive Housing

Transitional Housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.¹

Per Government Code, §65583(c)(3), local jurisdictions are required to permit transitional and supportive housing by-right, requiring no discretionary review in all residential zones. Additionally, supportive housing must be permitted by-right, requiring no discretionary review in all zones that permit multifamily and mixed uses.

The Newman Zoning Ordinance currently includes transitional and supportive housing within its definition of residential care facilities, subject to occupancy limits based on size (six or fewer persons and seven or more persons). However, imposing such occupancy limits on transitional and supportive housing may present a barrier to lower-income individuals seeking housing assistance.

To address this issue, the City has introduced Program 1.2, which includes provisions aimed at amending the Municipal Code to establish a distinct definition for transitional and supportive housing. This separate definition would not be subject to occupancy limits, thereby ensuring that individuals in need of housing support, particularly those with lower incomes, are not unduly restricted in their access to transitional and supportive housing options. Program 1.2 also aims to explicitly permit transitional and supportive housing within the Newman Zoning Ordinance by-right requiring no discretionary review in all residential zones (R-1, R-2/R-2S, and R-3). Furthermore, supportive housing will be permitted by-right requiring no discretionary review in all zones that allow mixed-uses (C-1, C-2, and P-O).

¹ Government Code §65582 defines Transitional and Supportive Housing in full.

Homeless Shelter/Emergency Shelter

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

Newman's Zoning Ordinance defines an Emergency Shelter as "Housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household shall be denied emergency shelter because of an inability to pay." Assembly Bill (AB) 2339 passed in 2022, expands the definition of emergency shelters to include low barrier navigation centers and bridge housing. This 6th Cycle Housing Element contains Program 1.2, which commits the City to amending the Municipal Code to update the definition of emergency shelters in compliance with AB 2339 of 2022 (see [Chapter 2](#)).

As described in [Chapter 3](#) of the Housing Element, the 2023 Stanislaus County Homeless Point-in-Time Count identified six (6) homeless individuals in Newman. AB 2339 provides a general guidance of 200 square feet per person as the minimum site size requirement for an emergency shelter.² A site area of approximately 2,000 square feet (0.04 acres) would be sufficient to house up to 10 people, and therefore accommodate the City's homeless population of six (6) people, including a buffer.

The Newman Zoning Ordinance allows emergency shelters as a principal use by-right, requiring no discretionary review in the Light Industrial District/Business Park District (M Zoning District). The M Zoning District is an appropriate location for emergency shelters due to its proximity to City Hall; public services; healthcare centers; and public transportation. Further, the M Zoning District allows residential uses with a CUP in accordance with the standards of the R-3 Zoning District. The M Zoning District is located adjacent to C-2 (General Service Commercial), R-1 (Single-Family Residential), and R-2 (Duplex Residential) Zoning Districts, which permit residential uses. No hazardous conditions exist in the M Zoning District.

The City has approximately 20 acres of vacant or underutilized land within its M Zoning District. This amount of vacant and underutilized land is sufficient to accommodate the existing and anticipated homeless population in the City of Newman. The majority of the vacant or underutilized parcels located in the M Zoning District are typically half an acre or more in size and several are contiguous, presenting an opportunity for lot consolidation.

² Government Code 65583(3)(I).

Although the construction of new emergency shelters is unlikely due to cost considerations, jurisdictions are required to analyze the development standards for zones where emergency shelters are permitted and could be constructed. Development standards for the M Zoning District include the following:

- Minimum lot area of 20,000 square feet; smaller lot areas to a minimum of 2,500 square feet may be approved by the Planning Commission with a CUP;
- Minimum lot width of 100 feet; lot widths for smaller lots are established by the Planning Commission in the use permit review process; however, a lot may not have a street frontage of less than 35 feet;
- Minimum front yard setback of 10 feet only required if adjacent to a residential zoning district or alley, otherwise none required;
- Minimum side yard setback of 10 feet only required if adjacent to a residential zoning district or alley, otherwise none required;
- Industrial building setbacks include: front 25 feet; side exterior corner 20 feet; side interior none; and rear none, except 20 feet if abutting any residential district or alley;
- Maximum floor area ratio (FAR) of 0.4, however, mini-storage and public storage facilities are required to have a maximum FAR of 0.6;
- Maximum building height is 50 feet as measured from the existing grade level; a CUP is required to construct structures above 50 feet, to which the absolute height of any structure is 75 feet;
- On-site landscaping is required as follows for the following areas:
 - All required setbacks and yard areas, with the exception of driveways and pedestrian walkways.
 - A minimum 10-foot-wide landscaped planter shall be provided in front of all buildings facing public streets.
 - A minimum 10 percent of the required on-site parking and circulation area shall be landscaped. Landscaping shall be evenly divided throughout the parking area to the fullest extent feasible.
 - A minimum five percent of the site (excluding parking and circulation areas) shall be landscaped.
 - A minimum five-foot wide planter shall be required to be installed along property lines abutting Highway 33.
- On-site parking subject to requirements defined in Municipal Code Chapter 5.17, however, parking requirements may be reduced upon approval by the Planning Director.

The development standards for the M Zone are generally in line with typical zoning regulations for such zoning districts. However, these standards may present challenges for new development, particularly for constructing a new emergency shelter. Specifically, the requirement of a minimum lot area of 20,000 square feet is notably large. A Conditional Use Permit (CUP) can be granted for a minimum lot area of 2,500 square feet, but the additional review process for a CUP can be considered a potential constraint to the development of emergency shelters. Further, the minimum lot width of 100 feet could potentially hinder development and therefore should be reduced. Lastly, the City does not identify parking standards specific to emergency shelters, which should be included in Municipal Code Chapter 5.17 to reflect state law. These recommendations would increase development potential for new emergency shelters in the M Zoning District.

To remove these potential constraints and facilitate the development of emergency shelters, the City has incorporated provisions in Program 1.2 aimed at amending the Municipal Code. These changes would reduce the minimum lot area requirement from 20,000 square feet to 2,500 square feet, requiring no CUP, and reducing the minimum lot width from 100 feet to 50 feet in the M Zoning District, specifically for the construction of emergency shelters. Additionally, Program 1.2 establishes an amendment to the Municipal Code to update the definition of emergency shelters in compliance with AB 2339 statutes of 2022 and to establish parking requirements in accordance with AB 139 (see [Chapter 2](#)).

Potential sites for the development of an emergency shelter in the City’s M Zoning District are detailed below. As shown in [Table 4-5](#), the smallest identified parcel is 0.6 acres (26,136 square feet), which would allow up to 65 beds assuming a 50 percent development scenario. This provides nearly 10 times the number of beds needed to accommodate the homeless individuals counted in the 2023 PIT count and far exceeds PIT counts dating back to 2018. Therefore, the identified potential sites would provide sufficient capacity for existing and future persons experiencing housing insecurity.

Table 4-5 Potential Sites for Emergency Shelters

Zoning Designation	Address/APN	Parcel Size (Acres)	Existing Use	Number of Beds using 50% Development Scenario
M	128018009	0.6	Parking/Storage	65
	128017013	1.3	Parking/Storage	141
	128024013	0.74	Vacant	80
	128024014	0.73	Vacant	79
	128023004	1.04	Parking/Storage	113
Total		4.41		478

SOURCE: City of Newman

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

Given that the city has property suitably zoned and available for an emergency shelter that exceeds the necessary capacity, and is in the process of establishing Municipal Code regulations to authorize emergency shelters in accordance with State law, the City is in compliance with State law.

Low-Barrier Navigation Center

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

A Low Barrier Navigation Center is defined as a Housing First, low-barrier, temporary service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry such as, allowing partners, pets, storage of personal items, and privacy (Gov. Code, §65660). If the City receives applications for these uses, it will process them as required by State law. This 6th Cycle Housing Element contains Program 4.5 committing the City to update its Zoning Code to allow development by-right procedures for processing Low Barrier Navigation Centers (see [Chapter 2](#)).

Employee and Farmworker Housing

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

The Newman Zoning Code defines employee housing according to size. Large employee housing is defined as “housing that provides accommodations for no fewer than six employees but no more than 36 beds in a group quarter or 12 units or spaces designed for use by a single-family or household, located on property zoned for agriculture use.” Small employee housing is defined as “housing that provides accommodations for six (6) or fewer employees. Use of a family dwelling for purposes of employee housing serving six (6) or fewer persons shall not constitute a change of occupancy for purpose of the local building codes.

The Newman Zoning Ordinance in conformance with State law, allowing employee housing as a permitted use where all single-family developments are allowed (all residential zones R-1, R-2/R-2S, and R-3) (Municipal Code 5.01.070). Currently, the City of Newman’s Zoning Ordinance allows for agricultural uses within the City’s “M” and “I” zoning districts, and requires a CUP for residential uses within these zones. In compliance with the Employee Housing Act and Health and Safety Code 17021.6, the City of Newman has added a program (Program 4.9) that will amend the Zoning Code to permit farmworker and employee housing in areas where there are agricultural uses, without requiring a CUP, zoning variance, and/ or other zoning clearance.

Housing for Persons with Disabilities

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

Government Code §65583(c)(3) requires the housing element provide a program to “address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. This 6th Cycle Housing Element contains Program 4.6 committing the City to update its Zoning Code to address potential constraints to developing housing for persons with disabilities (see [Chapter 2](#)).

Reasonable Accommodation

In March 2016, the Reasonable Accommodations policy and procedures were revised in the Newman Municipal Code. Chapter 1.19 of the City’s Municipal Code provides policies and procedures for reasonable accommodation in order to promote equal access to housing opportunities. Typically, requests for reasonable accommodation are reviewed at the staff level, which does not require a fee for planning review. However, depending on the type of accommodation request (i.e.: requiring building plan check and/or third-party review), permitting, review bodies, and associated fees may vary.

According to Newman’s Municipal Code 1.19.020, a request for reasonable accommodation may include modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Reasonable accommodations typically include deviations from development standards and/or building regulations, and expedited processing of applications that consist of housing for persons with disabilities.

Application Procedures

The City’s Municipal Code stipulates that all requests shall be reasonable and limited to the minimum that the applicant believes is necessary to accommodate the disability. Requests for reasonable accommodation shall be submitted via a form approved by the Planning Department, together with the appropriate fee, as established by a resolution adopted by the City Council, and shall be filed with the Planning Department.

Approval Process

According to Section 1.19.040 of the Municipal Code, the approval process for reasonable accommodation includes review by the approval authority (administrative review and/or planning commission review), noticing requirements, and the final decision. The following is a detailed description of the approval process:

The Planning Director or an appointed designee (due to limited staff) has the authority to review and decide upon requests for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter. The Planning Director or appointed designee may refer the matter to the Planning Commission, as appropriate. The Planning Commission has the authority to review and decide upon requests for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter, when referred by the Planning Director, or when a reasonable accommodation request includes any encroachment into the front yard setback area, results in a building size increase above what is allowed in the applicable zoning district with respect to height, lot coverage and floor area ratio maximums, or whenever a reduction in required parking is requested. However, Planning Commission review of requests for reasonable accommodation is not typical in Newman and all requests received have been reviewed at the staff level with development permits.

Noticing and Public Hearing Requirements

No advance notice or public hearing is required for consideration of reasonable accommodation requests by the Planning Director. Requests for reasonable accommodation subject to review by the Planning Commission shall require advance notice and a public hearing pursuant to the requirements of NCC 5.25.050 (Public Hearings) of Chapter 5.25 NCC (Permit Requirements) of NCC Title 5 (Zoning).

Decision

The Planning Director or an appointed designee shall render a decision or refer the matter to the Planning Commission within 30 days after the application is complete, and shall approve, approve with conditions or deny the application, based on the findings set forth in NCC 1.19.050. The decision shall be in writing and mailed to the applicant.

If the application for reasonable accommodation involves another discretionary decision, the reviewing body for that decision shall accept as final the determination regarding reasonable accommodation by the Planning Director or an appointed designee, unless the reasonable accommodation request has been referred by the Planning Director or an appointed designee to the Planning Commission for consideration.

If the application for reasonable accommodation is referred to, or reviewed by, the Planning Commission, a decision to approve, approve with conditions, or deny the application shall be rendered within 20 working days after the close of the public hearing, based on the findings set forth above.

Findings of Approval

According to section 1.19.050 of the City of Newman's Municipal Code, the City will grant reasonable accommodation if all of the following findings are made:

1. The housing, which is the subject of the request, will be used by an individual that is disabled, as defined under the Acts;
2. The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the City;
4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning; and
5. There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City's applicable rules, standards and practices.

Appeals Process

As set forth in Section 1.19.060 of the City of Newman Municipal Code, any decision on an application under Chapter 1.19 is subject to appeal pursuant to NCC 5.27.030. Appeals are limited to the applicant.

The Planning Commission has the authority to hear and decide appeals based on the enforcement or interpretation of the provisions of Title 1.19.060. In the case the applicant is not satisfied with the action of the Planning Commission on his appeal, he may, within 10 working days, appeal in writing to the City Council. Filing fees for an appeal are set forth by the City Council. Notice is required to be given to the Planning Commission, along with a report detailing the reasons for the action taken by the Planning Commission to be submitted to the City Council in writing and/or by representation at the hearing. The City Council shall render its decision within 45 calendar days after the filing of such appeal.

To support the development of housing for persons with disabilities, Program 4.6 commits the City to prioritizing accessible and adaptable new housing developments, requiring senior housing to be constructed using Universal Design principles.

Definition of Family

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

The Newman Zoning Ordinance defines family as a number of persons occupying a dwelling, as determined by the State housing code occupancy standards, living as a single housekeeping unit. A family shall be deemed to include live-in household support staff, if any. This definition is consistent with state law and does not pose a constraint on the development or attainment of housing for persons with disabilities.

Fees and Exactions

The development of new housing units imposes certain costs upon local government, such as the cost of providing planning services and inspections. In addition, there are long-term costs such as the continued maintenance of a community's infrastructure and public facilities. In order to pay for such services, local governments charge fees for proposed development applications. These fees and exactions can impact the cost and feasibility of developing the housing as well as its affordability. They can also involve issues of private property rights. High planning and site development fees can impact property owners' ability to make improvements or repairs, especially for lower-income households. Development projects are subject to fees and exactions from a growing number of public entities, ranging from special districts to regional agencies. In order to create a viable development proposal, it is important to estimate the cumulative amount of fees to which the housing development will be subject.

Development Fees

The City of Newman assesses a number of different types of fees and other public costs on new development. [Table 4-6, City of Newman Planning Fees](#) and [Table 4-7, City of Newman Building Fees](#) provide current lists of applicable planning and building department fees.

Table 4-6 City of Newman Planning Fees

Application/Permit Type	Fee
<i>Annexation & Prezone</i>	<i>\$3,000</i>
a) All election costs (if necessary)	n/a
b) LAFCO filing fees and State Board of Education (BOE) Fee	n/a
c) Maps and legal descriptions that comply with BOE and LAFCO	n/a
d) Protest hearing (if required)	\$250
<i>Appeal</i>	<i>\$425</i>
<i>Certificate of Compliance</i>	<i>Actual Cost</i>
<i>Conditional Use Permit</i>	
Residential	\$375
Commercial	\$500

Application/Permit Type	Fee
<i>Environmental Documents</i>	
Environmental Impact Review (EIR)	Actual Cost Plus 15% Admin Fee
Mitigated Negative Declaration	Actual Cost Plus 15% Admin Fee
Negative Declaration	Actual Cost Plus 15% Admin Fee
Environmental Review	Actual Cost Plus 15% Admin Fee
<i>General Plan</i>	
Amendment	\$750 Plus Actual Cost
Amendment & Rezone	\$1,500 Plus Actual Cost
<i>Lot Line Adjustment</i>	\$500 Plus Actual Cost by City Engineer
<i>Parcel Maps</i>	
Tentative Parcel Map	\$275 Plus Actual Cost by City Engineer
Final Parcel Map	\$150 Plus Actual Cost by City Engineer
<i>Rezone</i>	\$750
Rezone to PD	\$825
<i>Sign Permit</i>	\$50
<i>Site Plan</i>	\$500 Plus Actual Cost by City Engineer
<i>Specific Plan</i>	Actual Cost Plus 15% Admin Fee (Deposit Based on Estimated Cost)
<i>Subdivision Maps</i>	
Vesting Tentative Map	\$1,000 Plus Actual Cost by City Engineer
Final Map	\$375 Plus Actual Cost by City Engineer
<i>Temporary Storage Container Permit</i>	\$50
<i>Time Extension Request</i>	\$75
<i>Variance</i>	\$375
<i>Zoning Verification</i>	
Memorandum	\$17.50
Letter	\$35
<i>Zoning Permit</i>	\$37.25

SOURCE: City of Newman Planning and Development Fee Schedule, 2020

Table 4-7 City of Newman Building Fees

Building Permit Fees	
Single-Family Dwelling/Duplex (One Story*)	
Up to 1,580 sq. ft.	\$1.00 + \$0.25 x garage/covered patio sq. ft. + Plan Check Fee**
1,581 – 3,350 sq. ft.	\$0.95 + \$0.25 x garage/covered patio sq. ft. + Plan Check Fee**
3,351 – 5,000 sq. ft.	\$0.85 + \$0.25 x garage/covered patio sq. ft. + Plan Check Fee**
Multi-Family Dwelling (One Story*)	\$0.57 / sq. ft. + Plan Check Fee**

SOURCE: City of Newman Building Permit Fee Schedule, 2014

NOTES: *There will be an additional \$0.04 per square foot multiplier for the entire square footage of buildings 2 stories or more.

**Plan check fee is 65% of the calculated building permit fee (excluding fire sprinkler permits). Expedited Plan Check Fee is double the calculated plan check fee based on 65% of the building permit fee.

The building fee structure is based upon the square footage of a single-story unit, and increased by \$0.04 per square foot for buildings two stories or more. Plan check fees are 65 percent of the calculated building permit fee, excluding fire sprinkler permits. Projects requiring an expedited plan check cost double the calculated plan check fee based on 65 percent of the building permit fee. Additionally, plan review fees for initial master planned submittals are 65 percent of the building permit fee. A \$200 processing and planning review fee is charged per tract home permit issued under each approved master plan.

In addition to the application fees for administrative procedures described above, the City also requires fees for new residential development. [Table 4-8, City of Newman Residential Development Impact Fees](#), describes each application fee that could be applied during the process of developing residential units. These fees are typical of cities similar to Newman and do not impose any impediments to housing affordability.

While the required development and public facilities fees unquestionably increase housing costs, at least marginally, these fees provide for services that are necessary (i.e., sewer and water service, police and fire protection) or are expected by residents (i.e., parks, adequate streets, libraries). Development Impact fees and Municipal Facility fees are based upon the type of residential land use (low, medium, or high density). Connection fees for sewer and water are also imposed and are based upon connection to a single-family residence. Due to the constraints on City finances, those who receive the benefits must pay for these needed and desired services. These costs can be considered a type of user fee, with the newer residents paying their own way.

Table 4-8 City of Newman Residential Development Impact Fees

Development Fees	Low Density*	Medium Density*	High Density*
Impact Fees			
Water	\$1,415.70	\$691.14	\$431.97
Traffic	\$5,134.04	\$4,573.63	\$3,610.81
Stormwater	\$2,353.47	\$1,148.99	\$718.11
Sewer	\$961.74	\$469.55	\$293.45
Municipal Facility	\$10,180.29	\$10,051.4	\$9,136.35
Total	\$20,045.24	\$16,934.71	\$14,190.69
Connection Fees	Single-Family Residence*		
Sewer Connection	\$2,330		
Water Connection	\$1,035		
Water meter	\$200		
School District Fees	Residential Development*		
Newman Crows Landing Unified School District	\$4.79/ sq. ft.		

SOURCE: City of Newman, Capital Facilities Fee Schedule, 2021; Newman Crows Landing Unified School District Developer Fee Study, 2022.

NOTES: *Cost per unit.

New developments within the City of Newman are required to pay a fee for the development of new school facilities. The maximum fee is set by the State for residential, commercial and industrial development. The City and the impacted school districts do not collect impact fees higher than the allowed maximum. These combined fees are typical of cities in California. The fees are based upon the square footage of a residential or commercial development.

Table 4-9 provides an example estimate of total residential development fees for single-family and multi-family developments including planning department fees, building department fees, impact fees, and regional fees.

Table 4-9 Estimate of Total Residential Development Fees Imposed

Development Fees	Single-family*	Multi-family**
Planning Department Fees		
Site Plan Approval	\$500 Plus Actual Cost by City Engineer	\$500 Plus Actual Cost by City Engineer
Building Department Fees		
Building Fee	\$1,550.00	\$541.50
Plan Check ^a	\$1,007.50	\$351.98
Impact Fees		
Water	\$1,415.70	\$431.97
Traffic	\$5,134.04	\$3,610.81
Stormwater	\$2,353.47	\$718.11
Sewer	\$961.74	\$293.45
Municipal Facility	\$10,180.29	\$9,136.35
Subtotal	\$23,102.74	\$15,584.17
Connection Fees		
Sewer Connection	\$2,330	-
Water Connection	\$1,035	-
Water meter	\$200	-
Regional Fees		
Newman Crows Landing Unified School District	\$4.79/ sq. ft.	\$4.79/ sq. ft.
County Public Facilities	\$7,190.00	\$4,746.00
Total	\$41,042.74	\$24,880.67 per unit

SOURCE: City of Newman, Capital Facilities Fee Schedule 2021; Stanislaus County Public Facilities Fee, 2021; Newman Crows Landing Unified School District Developer Fee Study, 2022

NOTES: * Assumes a 1,500 sq. ft. single-family unit, 200 sq. ft. garage (low density residential).

** Assumes a 950 sq. ft. multi-family unit (high density residential).

a. Plan check fee is 65% of calculated building fee.

Residential Permit Processing

Processing and permit procedures can pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer.

Permitting Procedures

The planning and building permit process for a large single-family subdivision typically takes six months to a year to process and involves preparation of a negative declaration or environmental impact report, approval of tentative and final subdivision maps, and issuance of building permits and certificates of occupancy for each dwelling unit. The length of time involved in completing this process varies widely, depending on the degree to which plan submittals conform to city standards and the complexity of environment issues that are present on a particular site. These processing times are typical for Central Valley cities. Infill projects are simpler and quicker because they typically require only a tentative parcel map (or no subdivision at all) and may be exempt from the California Environmental Quality Act. The planning and building permit process for multi-family projects is typically less than a single-family subdivision requiring three to six months. This is because multi-family development does not typically require subdivision or parcel maps, which eliminates the need for Planning Commission review and City Council approval at a public hearing.

The timelines with which the City processes the various permits and applications necessary for residential development can affect the overall cost of housing. The minimum processing time for residential development project applications in Newman is determined by state requirements for environmental review and public notice and by the meeting schedules of the Planning Commission and the City Council. The maximum time for processing residential development permits is set by state law (California Government Code §65929 et seq). When an application is submitted, it is reviewed within 30 days to verify that it is complete or the applicant is notified that it is incomplete. Once the application is complete, typical processing times are as follows, in line with the requirements of the State Permit Streamlining Act of 1992. The City makes a determination of CEQA streamlining or exemption within 30 days of receiving a complete application.

The statutory time limit for completion of environmental review and approval or denial of a permit application starts when an application is accepted by the lead agency (i.e., the City) as complete. The lead agency then has one year in which to approve or disapprove a project for which an EIR will be prepared or six months for projects for which no EIR is prepared.

The City currently processes residential development applications in the shortest possible time, given requirements for environmental review, public notice, and the schedules of the Planning Commission and City Council. [Table 4-10, Permit Processing Times](#), summarizes permit processing times in the City of Newman.

Table 4-10 Permit Processing Times

Planning Item	Processing Time
General Plan Amendment	3 months
Architectural Design Review (guidance only; no permit)	1 to 2 weeks
Site Plan Review	3 to 4 months
Specific Plan	6 months to 1 year
Rezone	3 months
Rezone to Planned Development (PD)	3 to 6 months
Zoning Ordinance Amendment	3 months
Tentative Subdivision Map	6 months to 1 year
Final Subdivision Map	1 month
Tentative Parcel Map	3 months
Final Parcel Map	1 month
Lot Line Adjustment	2 months
Certificate of Compliance	2 weeks
Use Permit	3 months
Home Occupation Use Permit	2 weeks
Variance	3 months
Environmental Review	2 weeks
Neg Dec/Environmental Impact Report	2 months to 1 year
Time Extension	N/A
Appeal	1 month
Annexation and Pre-zone	1 to 3 years

SOURCE: City of Newman

Site Plan Review Process & Approval Bodies

The City of Newman Planning Commission is the official approval body that oversees residential development applications for site plan review. The City also utilizes an Architecture Review Committee (ARC) for residential development applications in the R-3, C, M, and I Zoning Districts. Regardless of the zoning district or project type, all new residential development projects in these zones must undergo architecture and site plan review, and the findings of approval remain consistent across single-family and multi-family developments. To avoid delays or conflicts in the architecture and site plan review processes, City staff provide pre-planning guidance to project applicants. This has led to smoother review processes for residential development projects and helps prevent delays caused by incomplete applications. Additionally, the City has not encountered any delays due to the ARC and Planning Commission review processes, as architecture and site plan reviews are conducted concurrently. The Planning Commission acts as the appeal body for decisions

of the ARC and the City Council acts as the appeal body for final decisions of the Planning Commission, as necessary. No appeals have been made regarding decisions on residential development. Detailed descriptions of the roles of the ARC and Planning Commission are provided below, followed by the appeals process.

Architecture Review Committee

The City of Newman utilizes an Architectural Review Committee to review applications for architectural review for development projects in the R-3, or any C, M, or I zoning districts. At the discretion of the Planning Director, the ARC may review building permits for projects that pertain to the City's identified Central Residential/Downtown Historic District. The Planning Director may require ARC review of building permits for the historic district based on changes in elevation and/or materials used for the project. However, this historic district designation has not been formally adopted as a distinct area, but could be recognized through objective design standards. Further analysis would be necessary to understand whether the historic district could meet State standards.

The purposes of architectural review are to ensure compliance with the specific regulations outlined in Title 5, including ensuring that new development is compatible with the character of the existing neighborhood and not detrimental to the orderly and harmonious development of the City; improving the overall visual appearance of the City; and ensuring that the proposed development does not impair the desirability of investment or occupation in the neighborhood.

In addition to compliance with standards and requirements of the General Plan and Title 5 of the City Code, the ARC evaluates project plans for the following architectural considerations:

- Characters, scale, and quality of design;
- How well the project fits in architecturally in relationship to the other site and buildings in the vicinity;
- Building materials and colors;
- Fences, walls, and the selection of exterior accessories; and
- Exterior lighting and business signs.

General landscape considerations include, but are not limited to:

- The location, type, size, color, texture, and coverage of plant materials;
- Provisions for irrigation and the maintenance and protection of landscaped areas;
- The use of other landscape materials and features, such as bark chips, shredded bark, decorative stones, outdoor furniture and similar elements;
- The use of native and/or drought-tolerant landscaping whenever it is reasonable and practical to do so. Planting of Valley Oaks is encouraged; and

- Newly landscaped areas should have the same type of plant life as the surrounding neighborhoods.

Once the ARC receives a project application from City staff, the typical review period lasts between 7-14 days. Following this, a public hearing is held for the ARC to provide a recommendation to the Planning Commission regarding the project.

Planning Commission

Once an application has been considered by the ARC, the Planning Commission reviews and evaluates the application for site plan review for conformance with the Zoning Code. The typical review period lasts between three to four months. Upon completion of the review and evaluation of a site plan review application, a public hearing is held for the Planning Commission to present their decision to either deny, grant, or modify the site plan review subject to specific conditions. In order to grant approval of a site plan review, the Planning Commission must make the following findings:

1. That the architectural and general appearance of the structures and grounds shall have architectural unity and be in keeping with the character of the neighborhood as not to be detrimental to the orderly and harmonious development of the City, or to the desirability of investment or occupation in the neighborhood.
2. That the site plan is consistent with all adopted City plans, documents, and ordinances, including but not limited to this title, any applicable specific and/or master plans, any adopted development standards and design guidelines, and the General Plan.

Additionally, the Planning Commission may conditionally approve a conditional use permit application only if the following findings are made:

1. The proposed conditional use permit is substantially consistent with the General Plan and Title 5;
2. The proposed use will not constitute a nuisance or be detrimental to the public health, safety, and general welfare, and will be in the best interest of public convenience and necessity;
3. The site is adequate in size and shape to accommodate the proposed use, building(s) and all related activities;
4. The site relates to streets and highways in such a manner that the type and quantity of traffic generated by the subject use will not have an adverse impact on the surrounding area.

The Findings of Approval for site plan review present some level of subjectivity. Specifically, finding number one presents subjectivity, requiring architecture to not be detrimental to the desirability of investment or occupation in the neighborhood. To remove subjectivity from the approval process, Program 1.8 establishes an amendment to the Municipal Code to remove the finding, and only require finding number two to be made, requiring that a site plan is consistent with all adopted City plans and development standards (see [Chapter 2](#)). Further, the City intends to create Objective

Design Standards (ODS) for residential developments by the end of 2024 as included in Program 1.8. This will further remove the potential for subjectivity in the site plan review and approval process, and provide clarity and predictability for future development and housing construction.

Appeals Process

Any order, requirement, decision, determination, interpretation, or ruling made by the Planning Commission, ARC, Planning Director, or other City staff is subject to appeal by any interested individual. The appeal must be based on matters raised during the public hearing. Participation and basic requirements do not apply to permits or decisions that do not involve public notice or a public hearing.

Appeals against decisions made by the ARC, Planning Director, or other City staff must be submitted in writing to the Planning Commission within 10 working days following the date of the decision. The appeal must be made using a form prescribed by the City for this purpose.

The Planning Director may request reasonable plans, drawings, photos, or other relevant information to aid in processing the appeal and conducting the subsequent public hearing. A filing fee for appeals will be determined by the City Council. During the scheduled public hearing, the Planning Commission will review the appeal and may affirm, reverse, or modify the decision being appealed. Additionally, the Planning Commission has the authority to remand the matter for reconsideration and further hearings if it desires additional information or if new material or evidence, previously not considered, is submitted.

The City Council serves as the appeal body regarding final decisions made by the Planning Commission. Appeals must be filed within 10 working days by any interested individual who participated in a previous public hearing on the decision. However, the participation requirement does not apply to permits or decisions that do not involve a public hearing. The City Council is required to issue a resolution affirming, reversing, or modifying the decision of the Planning Commission within 45 calendar days from the date the appeal was filed.

An appeal may be referred back to the Planning Commission by the City Council if additional information is desired or if new material or evidence, which was not considered by the Planning Commission in making its decision, is submitted. Additionally, an appeal may be granted by the City Council and referred back to the Planning Commission for the application of conditions consistent with the decision of the Council.

Furthermore, a member of the City Council retains the right to call up for review by the City Council any decision or action of the Planning Commission, City staff, or any other body within 10 working days of the decision or action.³

³ Ordinance 97-17, enacted on October 28, 1997

Since the City has not received any appeals regarding decisions on residential development applications, it does not consider this to be a constraint on residential development.

Transparency of Development Standards and Fees

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

Building Codes

Building and housing codes establish minimum standards and specifications for structural soundness, safety, and occupancy. The State Housing Law requires cities and counties to adopt minimum housing standards based on model industry codes.

Code enforcement and inspection services within Newman are contracted out by the City. The City relies on the following uniform codes: the *Uniform Building Code*, *Mechanical Code*, *Uniform Plumbing Code*, and *Code for Abatement of Dangerous Buildings*, and *National Electrical Code*. The City of Newman has adopted the 2022 California Building Code, and in general, regularly updates the code in accordance with Title 24 changes. The City has not adopted any local amendments to these uniform codes that could pose a significant constraint on the production of housing. Code enforcement for existing buildings focuses primarily on nuisance abatement and condemnation of unsafe structures. Cities and counties pursue code enforcement in several ways, including:

- Complaint-Response: The City may inspect buildings for deficiencies only upon receipt of complaints by neighbors or tenants;
- Change of Occupancy for Rental Properties: A city may issue occupancy permits that require inspection and code compliance at time of turnover;
- Systematic: Code enforcement on a systematic basis with provision for financial assistance is especially appropriate in areas where strong and supportive neighborhood groups exist, the majority of homes are owner-occupied, housing is relatively sound, and income levels are moderate-income or above;
- Pre-Sale and "Truth in Sale": Pre-sale enforcement requires code inspection and violation abatement prior to sale of a home. A "truth in sale" ordinance requires information concerning code violations, zoning status, and property taxes to be provided to the buyer; and
- Concentrated Code Enforcement: Code inspections may be conducted on a systematic basis through certain areas or for specific properties (such as rental or multi-unit residences).

The City's enforcement activities are divided among three responsibility groups: new construction, maintenance, and nuisance abatement. New construction enforcement applies to new buildings or construction projects for which building permits are required. Maintenance enforcement applies primarily to commercial and industrial projects and is conducted in conjunction with the granting of business licenses. Nuisance abatement is generally conducted on a "complaint-response" basis and typically concerns such problems as unsanitary conditions and unsafe structures. Newman has a residential resale inspection program in place.

On- and Off-Site Improvement Standards

On-/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements can represent a significant share of the cost of producing new housing.

Like all cities, the City of Newman requires new development to provide a variety of on- and off-site improvements. Improvements required by the City of Newman are standard for California cities and do not pose an extraordinary constraint to residential development. [Table 4-11, Required Improvements for Residential Development](#), summarizes typical improvements for residential development.

Table 4-11 Required Improvements for Residential Development

Subject	Project-Related Improvements and Fees
Street Improvements	<ul style="list-style-type: none"> ✓ Provide all on-site streets, curbs, gutters, sidewalks, fire hydrants, and street lighting. The typical city street has a 50- to 60-foot right-of-way with a 40-foot pavement area, a five-foot sidewalk with attached vertical curb, and on the 60-foot right-of-way, a five-foot utility corridor on each side. ✓ If existing street network does not provide adequate access or circulation to accommodate project, provide necessary off-site streets, curbs, gutters, sidewalks, and street lighting consistent with the design standards and standard specifications adopted by the City of Newman to adequately accommodate project.
Parks	<ul style="list-style-type: none"> ✓ Provide five acres of park space for every 1,000 residents ✓ Dedication of land, dedication of improvements, in-lieu fees, or a combination of these, as determined acceptable by the City
Landscaping	<ul style="list-style-type: none"> ✓ New subdivisions are required to install street trees. The City requires 15-gallon trees one per house (40' intervals on corner lots). ✓ All sections of a lot not devoted to buildings, decks, patios, sidewalks, lighting, signing, trash collection, parking, and/or driveway improvements shall be landscaped

Subject	Project-Related Improvements and Fees
Public Services	<ul style="list-style-type: none"> ✓ Provide all on-site water, sewer, and storm drain infrastructure improvements to accommodate project. ✓ If existing infrastructure system does not have capacity to serve project, provide necessary off-site water, sewer, and storm drain infrastructure to adequately accommodate project
Miscellaneous	<ul style="list-style-type: none"> ✓ Sound walls are required for new development when an environmental analysis has determined that there is a significant noise impact that could be mitigated by the construction of a sound wall. ✓ The City does not require public art.

SOURCE: City of Newman

Special Housing Topics

This subsection discusses special housing topics that have been the subject of state legislation in recent years and provides an analysis of how the City of Newman has responded.

SB 35 Streamlining

Government Code §65913.4, effective as of January 1, 2018, allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have not made sufficient progress toward meeting their RHNA for above moderate- and lower-income levels as mandated by the State.

Jurisdictions that have made insufficient progress toward their RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2021) are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining). All projects that propose at least 10 percent affordable units within Newman are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary.⁴ This 6th Cycle Housing Element contains Program 1.7 committing the City to amend its Zoning Code to acknowledge and facilitate ministerial approvals under the SB 35 mandate (see [Chapter 2](#)).

SB 9 California Housing Opportunity and More Efficiency (HOME) Act

SB 9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to allow one additional residential unit onto parcels zoned for single-dwelling units.

⁴ [SB 35 Statewide Determination Summary, June 2022](#)

Since the adoption of this section of the Government Code, the City has adopted regulations to permit duplexes in qualifying single-family zoning districts and is actively working to further update its Zoning Ordinance to facilitate subdivision under SB 9. This 6th Cycle Housing Element contains Program 1.2 committing the City to amend its Zoning Code to acknowledge and facilitate ministerial approvals under the SB 9 mandate (see [Chapter 2](#)).

Summary of Governmental Constraints

In general, the policies and regulations governing residential development in the City of Newman are typical for a Central Valley city and do not pose any undue constraint on the development of affordable housing. While the City has had only modest success in developing multi-family housing in the last two housing element cycles (many high-density sites have remained undeveloped in both the 4th and 5th Cycle Housing Element updates), it has, nonetheless, provided housing for all income levels in the community through widely available and affordable single-family housing. Arguably, the lack of progress in developing multi-family housing is not due to any undue governmental constraint, but instead is a result of overall market conditions that have favored single-family construction.

Nonetheless, the City has identified certain revisions to its Zoning Code to better facilitate the development of affordable housing and to ensure that the code is consistent with recent changes in state law. These changes are addressed by new programs in this 6th Cycle Housing Element and include:

- Amending its Municipal Code to eliminate the establishment and setting of population growth rates for the City;
- Amending its Zoning Code to establish a minimum density of 20 dwelling units per acre in the R-3 Zoning District and disallowing single-family housing in the district;
- Requiring only one (1) parking space for studio apartments and single room occupancies and to require that such units not be included in the total unit count when calculating guest parking above and beyond the one (1) space per unit;
- Allowing upper-story residential uses in all commercial zoning districts by right (i.e., no conditional use permit required) with a maximum base density of 30 du/ac;
- Increasing the maximum allowable residential density in the C-1 and C-2 Zoning Districts to 30 du/ac;
- Amending its Zoning Code to bring it into conformance with the most recent laws governing the development of accessory dwelling units;
- Allowing manufactured housing in all zones where a single-family home is allowed and under the same set of rules that would apply to the single-family home (i.e., no requirement for a combining district process);

- Allowing single room occupancies in the C-1 (Retail Commercial), C-2 (General Service Commercial, and the P-O (Professional Office Zoning Districts;
- Developing by-right procedures for processing Low-Barrier Navigation Centers;
- Amending its Zoning Code to address potential constraints to developing housing for persons with disabilities;
- Amending its Zoning Code to acknowledge and facilitate ministerial approvals as required under the mandate of SB 35; and
- Amending its Zoning Code to acknowledge and facilitate ministerial approvals as required under the mandate of SB 9.

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

4.3 Non-Governmental Constraints

In addition to governmental constraints, non-governmental factors may constrain the production of new housing. These could include economic and market related conditions such as land and construction costs, as well as environmental hazards such as fires, earthquakes, and flooding.

Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components — including the cost of land, construction costs, and the availability of financing — assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions.

Land Availability and Cost

According to Zillow, since August 2020, 22 vacant lots have been sold within Newman ranging in price from \$4,555 to \$5.27 million. Lot sizes sold over the same period of time range from 1,698 square-foot to 632 acres. For lots less than one (1) acre, the average cost was \$158,714 with an average lot size of 10,192 square-feet, accounting for an approximate average cost of \$15.57 per square-foot. In comparison, the average cost for lots one (1) acre or greater was \$1.53, with an average lot size of 102 acres, accounting for an approximate average cost of \$34.43 per square-foot. Additionally, property values may vary significantly based on location and ability to facilitate development.

Construction Costs

While construction costs vary according to the type of development, unit size and number, and quality, Building Valuation Data administered by the International Code Council (ICC)⁵ provides an indicator of construction costs. The ICC has developed the national model of construction codes known as the International Codes or I-Codes, which are updated in six-month intervals and provide estimates for the cost of labor and materials according to development type.

In February 2023, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$155.95 for multifamily housing, \$177.67 for single-family homes, and \$195.82 for residential care/assisted living facilities.⁶ Additionally, construction costs are dependent upon materials used and the City's adopted Building Code. While construction costs are typically higher in California than elsewhere in the country, they are consistent throughout the region, thus they are not considered a major constraint to development in Newman.

Availability of Financing

The cost of financing has a substantial effect on the affordability and availability of housing. Interest rates have a significant role in determining the feasibility of development projects, especially residential real estate. Interest rates have been at historic lows in recent years, but depending on Federal Reserve Bank actions, may rise in the coming years. Developers typically pass the cost of financing development projects on to buyers or tenants, thus affecting the affordability and availability of housing types for residents. The availability of financing for residents to purchase, refinance and improve homes is an important analysis of the private market to determine the feasibility of homeownership access.

Since 2019, interest rates for homebuyers steadily increased from a low of 2.75 percent in 2020 to a peak of 7.08 percent in November of 2022 for a fixed rate, 30-year mortgage.⁷ The current economic climate is uncertain and still affected by the COVID-19 pandemic, increasing inflation, and the supply chain disruptions.

In an effort to assist potential lower-income home buyers with their home purchase, the City has a First Time Home Buyer Downpayment Assistance Program.⁸ The City of Newman First Time Home Buyer Program is designed for qualified very low- and low-income first time homebuyers requiring assistance to purchase market rate homes. The program assists the homebuyer by providing a larger downpayment, thereby lowering the first mortgage and the associated monthly mortgage payment. The maximum loan would be 20 percent of purchase price up to the maximum

⁵ <https://www.iccsafe.org/>

⁶ Estimates for construction costs are based on VA wood-frame housing. ICC Building Valuation Data February, 2023

⁷ Source: [30 Year Mortgage Rate \(ycharts.com\)](https://ycharts.com/30-Year_Mortgage_Rate)

⁸ Source: <https://cityofnewman.com/news-and-information/fthb-pgm/>

loan limit, which is currently set at \$40,000 and may be modified in the future. Loans offered through the downpayment assistance program will accrue at a 3 percent simple interest rate and have a 30-year term. Additionally, the City's loan is deferred for 10 years, further removing barriers for first time home buyers.

Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. In order to incentivize development which better implements densities planned in the Housing Element sites inventory, the Housing Element sets forth Program 1.1 to ensure that there are adequate sites available throughout the planning period to accommodate the City's RHNA (see [Chapter 2](#)). The City has not received requests to develop at densities below assumptions in the housing sites inventory.

Infrastructure Capacity

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

Water and Wastewater

Water service within the City is provided by the City's Public Works Department to approximately 12,531 residents, as well as commercial, industrial, and public facilities. The City owns and operates a public water system that includes four active groundwater wells that extract groundwater from the Delta-Mendota Subbasin. The City's water supply is exclusively groundwater, of which supply has successfully met the City's demand to date and is expected to meet future demand.⁹ According to the City's 2020 Urban Water Management Plan, the City anticipates having a sufficient water supply to meet the projected annual water demands in both a single-dry year and a five-consecutive-year drought scenario through the year 2045.

Wastewater service within the City of Newman is provided by the City's Public Works Department, which is responsible for operating and maintaining the City's Wastewater Treatment Plant (WWTP). The City collects, treats, and recycles municipal wastewaters from residential, commercial, and industrial sources. The Wastewater Treatment Plant has a permitted capacity of 1.69 million gallons of wastewater per day (MGD). In 2020, wastewater flows averaged approximately 1.14 MGD.¹⁰ The City's WWTP and disposal facilities are located on 450 acres of City owned land, including seven (7) sewer lift stations.

⁹ City of Newman Urban Water Management Plan, 2020

¹⁰ City of Newman Urban Water Management Plan, 2020

Currently, the City does not treat any wastewater to disinfected tertiary water standards to be used as a component of its water supply. However, wastewater is reused to irrigate approximately 239 acres of City owned agricultural land. This reuse reduces the demand on groundwater supply in the area.

Water and Sewer for Affordable Housing

Pursuant to Government Code 65589.7 and SB 1087, the City has implemented Program 4.3 to ensure that proposed developments that include units affordable to lower-income households are granted priority for water and sewer service allocations and hookups to the City's conveyance system (see [Chapter 2](#)). Upon certification of the housing element, the City will forward the housing element to the Public Services Department so priority can be granted.

Environmental Constraints

Environmental factors such as agricultural land, seismicity, flood zones, and fire hazards can impact the development of housing. Costs associated with mitigation can increase housing prices, and environmental issues may prevent development in some areas. The following discussion focuses on the most pertinent environmental constraints as they relate to housing.

Seismic and Geological Hazards

City of Newman is located in the San Joaquin Valley, which is part of the Central Valley Geomorphic Province, a basin filled with deep layers of sediment, where surface soils consist mainly of alluvial sediments from the Sierra Nevada and Coast Ranges. The topography of the city and its surroundings is nearly flat, with elevations of about 80 to 100 feet above sea level.

Seismic hazards related to earthquakes include ground shaking, surface rupture, and ground failure. There is one active fault in the Planning Area, the San Joaquin fault, which crosses through the outer edge of the Planning Area, outside of City limits and the Sphere of Influence. While the City may be subject to some ground-shaking resulting from earthquakes, buildings in the City have been built in conformance with the Uniform Building Code (UBC) prior to the adoption of the California Building Code (CBC). The UBC and CBC are designed to ensure the structural integrity of buildings and minimize damage resulting from seismic activity. The City's Planning and Building Division conduct inspections on homes to ensure compliance with City code, the CBC. Seismic hazards are not considered a constraint to development in the City of Newman.

New development, including residential, is required to comply with Policies HS-1.1 through Policy HS-1.4 of the City's 2030 General Plan. These Policies were adopted to protect the lives and property of the citizens of Newman from hazards associated with geologic and seismic hazards.

Hydrologic Constraints

The Federal Emergency Management Agency (FEMA) flood map identifies flooding hazards of various intensities, including 100-year and 500-year flood zones. The 500-year flood zone indicates those areas that have a 0.2 percent chance and the 100-year flood zone indicates those areas having a 1.0 percent chance of flooding in a given year. In the Planning Area, the 100-year flood zone lines the Central California Irrigation District Canal (CCID Canal) and the San Joaquin River along the borders of Newman's Sphere of Influence and Planning Area.

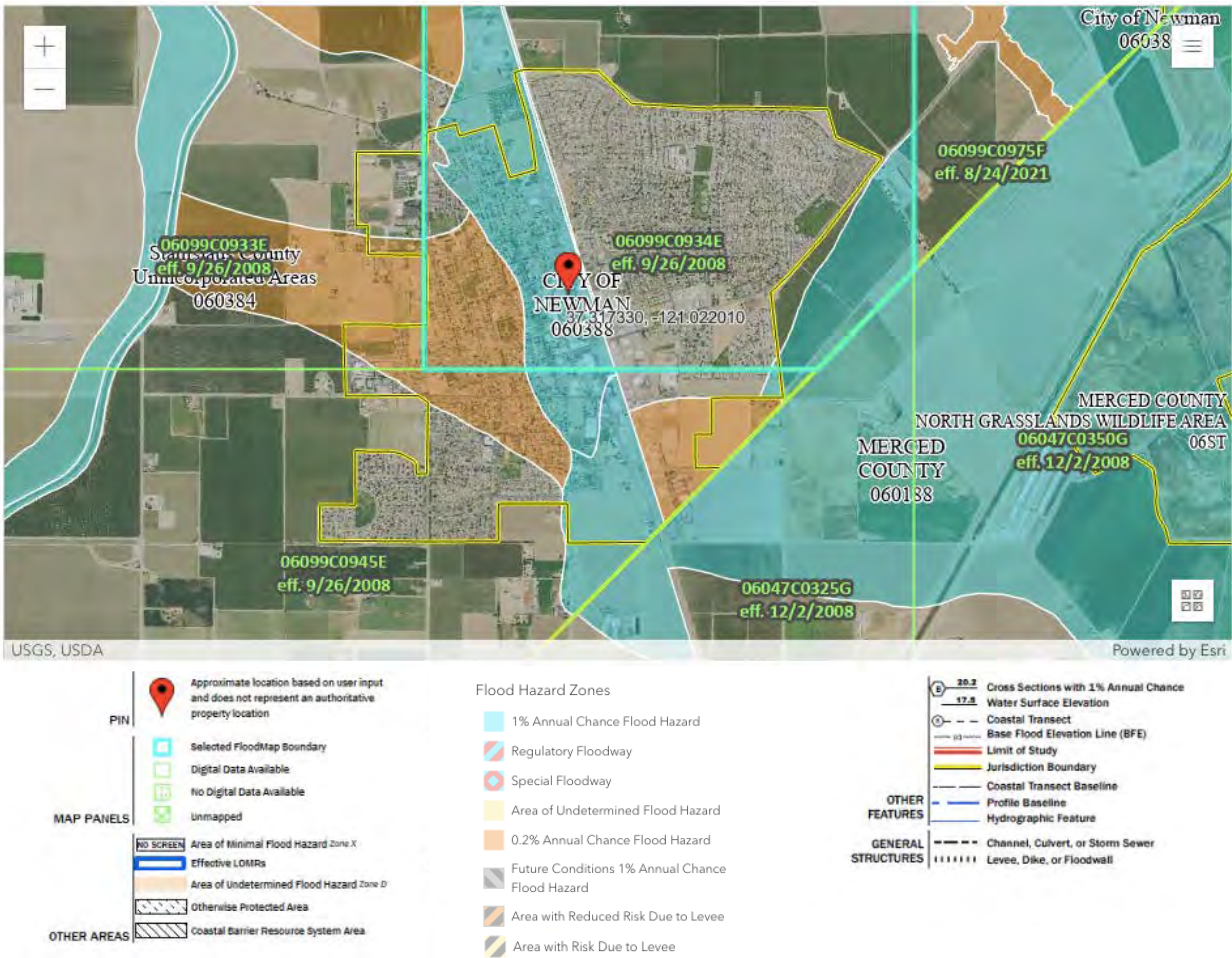
Figure 4-1 illustrates areas within the Planning Area and Sphere of Influence located within the 100-year and 500-year flood zones. Within Newman City limits and the Primary Sphere of Influence, the majority of downtown along Main Street (running through Highway 33), as well as some residential (R-1 and R-3) areas to the west of Main Street are in the 100-year flood zone. Outside of Newman City limits and the Primary Sphere of Influence, but in the Planning Area, are substantial areas to the east along the Newman Wasteway that are also in the 100-year flood zone, as well as areas to the west along the CCID Canal.

New development, including residential, is required to comply with Policies HS-2.1 through Policy HS-2.5 of the City's 2030 General Plan. These Policies were adopted to protect the lives and property of the citizens of Newman from hazards associated with development in floodplains.

Fire Hazards

The main fire threat in Newman and its Planning Area is structural fire affecting structures in areas already developed for urban uses. Structural fires primarily pose risks for residential, commercial, and industrial uses and activities within the Planning Area. Fire hazards in an urbanized setting are often greatest in substandard and old buildings and structures. In Newman, a number of buildings and structures date back to the 1930s. In order to mitigate fire threats, the City monitors buildings and structures for substandard conditions and potential risks. Fire risk in the city is mitigated in a number of ways, including through the enforcement of updated fire codes and involvement of the Newman Fire Department and the West Stanislaus County Fire Protection District in the development review process.

Figure 4-1 100-Year and 500-Year Flood Zones, Newman

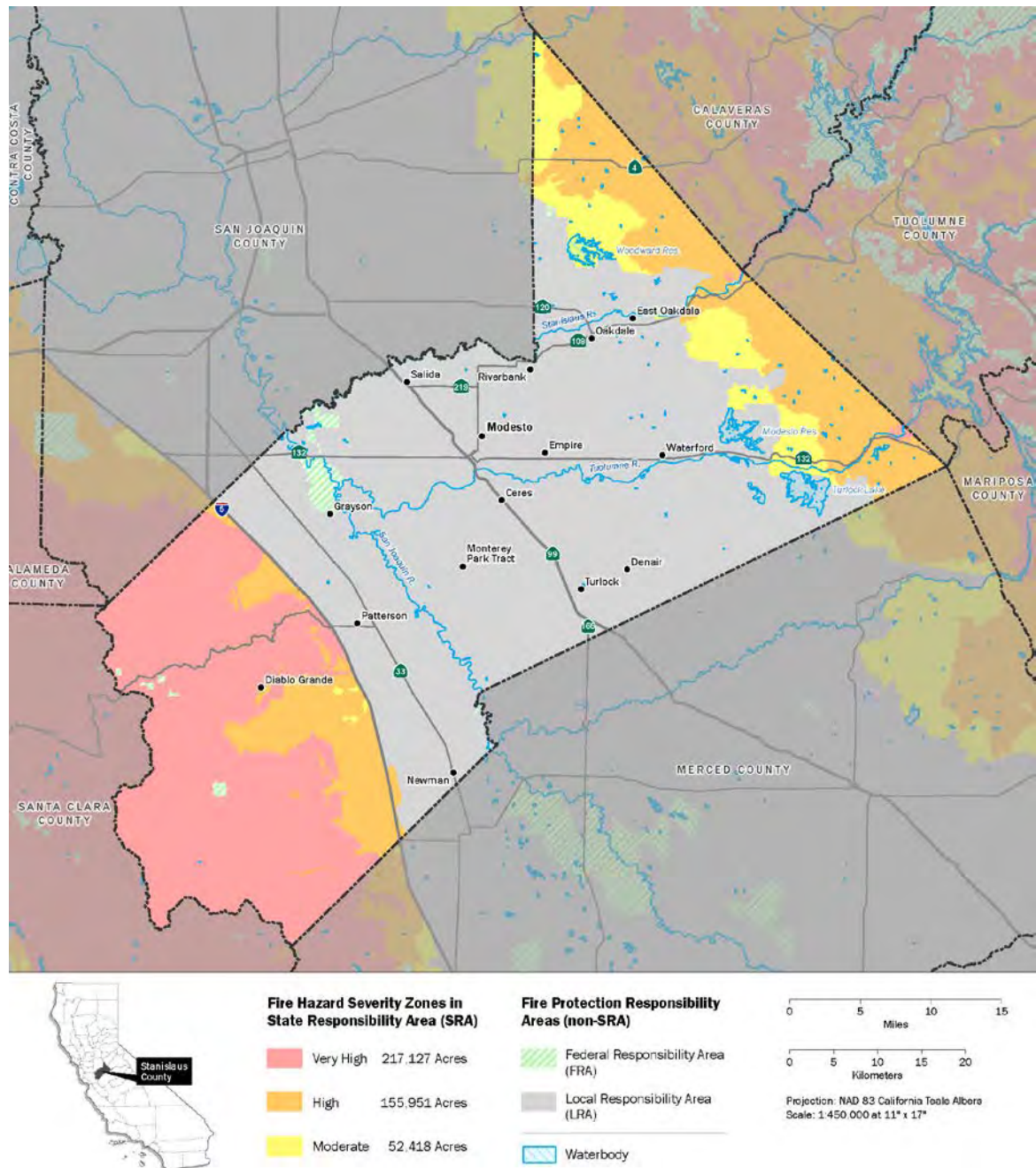


SOURCE: FEMA Flood Map Service Center, 2023

Newman and the surrounding Planning Area are at very low risk for wildland fires, due to the lack of forest, brush, or grasslands in the vicinity. The Planning Area has minimal surface fuels due to the developed nature of the city and irrigated croplands, and therefore has a low fire hazard.

The California Department of Forestry and Fire Protection (CalFire) maps areas of significant fire hazards throughout the state. Fire hazard areas are identified based on weather, terrain, fuels (e.g., type of ground vegetation), and other factors. [Figure 4-2, Fire Hazard Severity Zones, Stanislaus County](#), shows areas of fire hazard as mapped by CALFIRE in Stanislaus County.

Figure 4-2 Fire Hazard Severity Zones, Stanislaus County



SOURCE: CALFIRE, 2023

As shown in Figure 4-2, the Planning Area is classified as a Local Responsibility Area (LRA), meaning that the City and other local fire districts are responsible for fire protection services. The Health and Safety Element of the City's 2030 General Plan, and specifically, Policies HS-3.1 through HS-3.6, are designed to reduce fire hazards and protect structures and residents from fire hazards. Based on the Policies provided in the 2030 General Plan, fire hazards are not considered to be a constraint to housing.

Summary of Non-Governmental Constraints

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

In conclusion, there exists no non-governmental constraints that pose an undue constraint on the development of affordable housing in the City of Newman.

5.0 Vacant and Available Sites

5.1 Introduction

The *Final Regional Housing Needs Allocation (RHNA) Plan: Stanislaus County Region, Cycle 6th (2023 – 2031)*¹ has identified the region’s housing need as 34,344 units. The total number of housing units assigned is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region’s existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for regions to get closer to healthy housing markets. To this end, adjustments focus on the region’s vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with those comparable. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Stanislaus County Region must plan compared to previous cycles.

5.2 Regional Housing Needs Allocation

In August 2022, StanCOG adopted its final regional housing needs allocation plan. Newman’s share of the regional housing need for the eight-year period from 2023 to 2031 is 1,048 units, which is a 34 percent increase over the 778 units required by the 2014 to 2023 RHNA. The housing need is divided into four income categories of housing affordability. [Table 5-1, Regional Housing Needs Allocation – 2023–2031](#) shows Newman’s RHNA for the 2023 through 2031 planning period in comparison to the RHNA distributions for the Stanislaus County Region.

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

Table 5-1 Regional Housing Needs Allocation – 2023–2031

Income Group	Newman RHNA	Percent	Stanislaus County Region RHNA	Percent
Very Low Income (<50% of AMI)	197	18.8%	8,410	24.49%
Low Income (50%-80% of AMI)	136	13.0%	5,821	16.95%
Moderate Income (80%-120% of AMI)	218	20.8%	6,132	17.85%
Above Mod. Income (>120% of AMI)	497	47.4%	13,981	40.71%
Total	1,048	100%	34,344	100%

SOURCE: StanCOG, 2022

Progress Towards 6th Cycle RHNA

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

Newman’s existing land use designations and zoning will require land use redesignations and rezones to provide sufficient capacity to accommodate the RHNA for the jurisdiction according to income categories, per Government Code Section 65583(a)(3). General Plan land use redesignations are necessary for Sites 8, 11, 12, 13, 16, and 18-21. Rezones are necessary for sites 8, 11, 12, 16, and 18-21. Specific details for each site requiring a General Plan redesignation or rezone are provided in [Table 5-7](#) through [Table 5-41](#). Program 1.9 establishes the necessary actions and monitoring to ensure these sites are developed during the eight-year planning cycle (see [Chapter 2](#)). Additionally, Program 1.2 establishes by-right requirements for sites that were identified in a previous housing cycle and did not develop (see [Chapter 2](#)).

[Table 5-2, Capacity to Accommodate 2023-2031 RHNA](#), shows the City of Newman’s adjusted RHNA, which accounts for capacity available through the identification of developable sites according to Government Code section 65583.2(a), including the following:

- Three (3) Master Plan areas, two of which have recently been annexed (Site 2 and 3) and one is in the process of annexation (Site 1);
- Twelve (12) vacant sites zoned for residential use (Sites 4-7; 9-11; 13; 15a; 17, 18, 21);
- Seven (7) non-vacant (Sites 8; 12; 14; 15b; 19; 20);

- One (1) Pipeline Project subdivision that includes 12 single-family parcels that were entitled, permitted, and/or constructed after the end of the Housing Element 5th Cycle (Site 23); and
- Ten (10) existing units potentially subject to displacement.

Table 5-2 Capacity to Accommodate 2023-2031 RHNA

Housing Resource	Very Low-Income Capacity	Low-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity
Northwest Newman Master Plan	150	0	0	771	921
Mattos Ranch Phase 1	0	0	40	40	80
Mattos Ranch Phase 2	0	0	22	21	43
Vacant Sites	103	164	117	17	401
Underutilized Sites	195	139	53	0	387
Pipeline Projects	0	0	0	12	12
ADUs	35	35	35	11	116
Subtotal	483	338	267	872	1,960
Existing Units	0	1	4	5	10
Total	483	337	263	867	1,950
2023-2031 RHNA	197	136	218	497	1,048
Difference	286	302	45	370	902
Surplus at 186% RHNA	245%	248%	121%	174%	186%
5 th Cycle Unaccommodated Need	186	119	0	0	305

SOURCE: City of Newman, 2023

As shown in [Table 5-2](#), Newman has adequate sites to accommodate housing development at 186 percent of the RHNA. This capacity analysis includes the replacement of 10 existing residential units per the requirements of Government Code Section 65915(c)(3). This 6th Cycle Housing Element update contains Program 2.4 that commits the City to adopting a policy to require replacement housing units subject to the requirements of State law (see [Chapter 2](#)).

5th Cycle Housing Element Unaccommodated Need

During the 5th Cycle Housing Element planning period, the City of Newman was assigned a RHNA of 778 housing units. Among these, 305 units were designated for lower-income housing, which were not constructed. Government Code Section 65584.09 classifies these as an "unaccommodated housing need," which the City must address in addition to the 6th cycle

RHNA allocation of 1,048 units. Specifically, the City must ensure the affordability of the 305 unaccommodated units from the 5th cycle, comprising 186 very low-income and 119 low-income units.

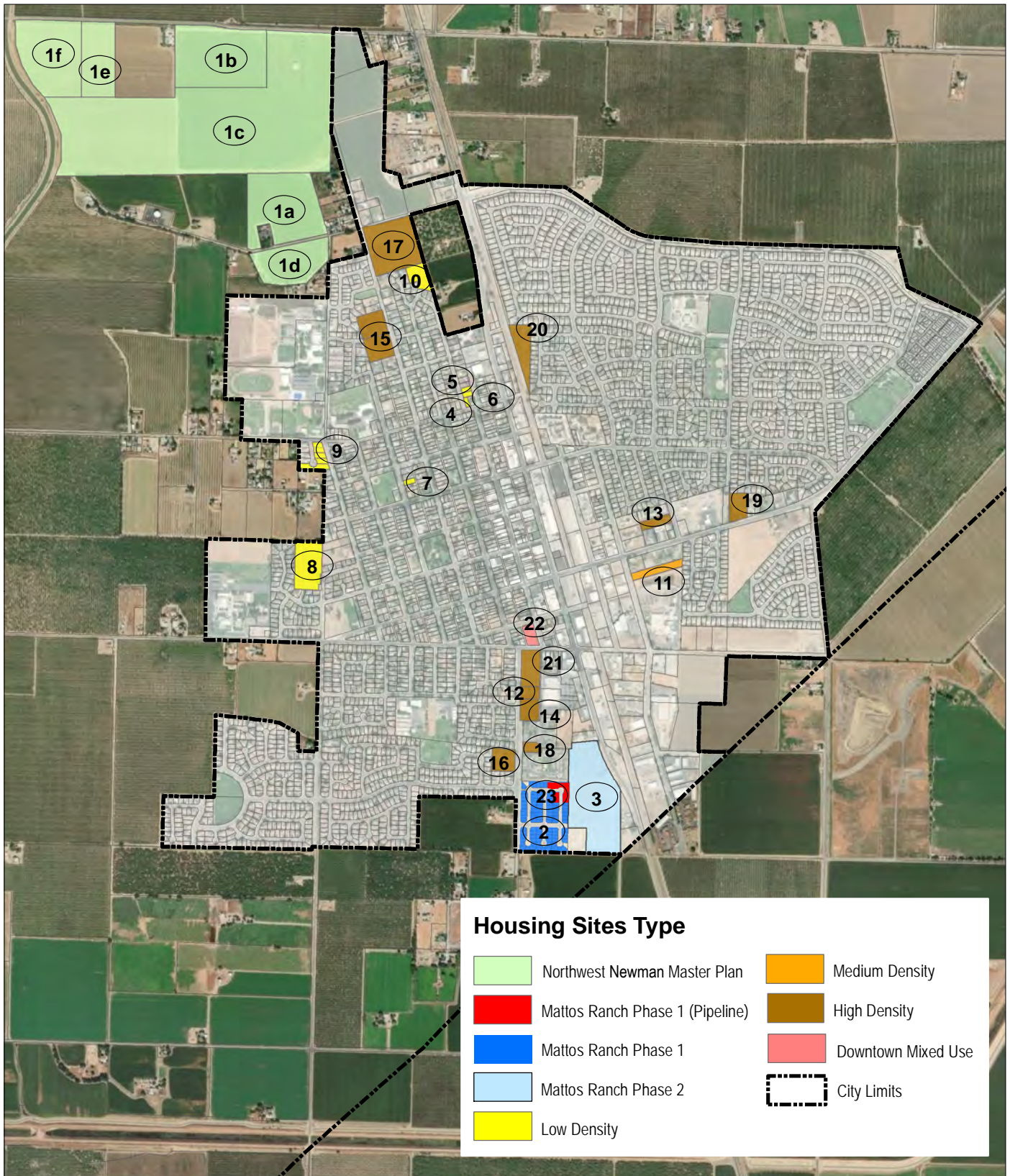
The City's site inventory for the 6th cycle exceeds requirements by 186 percent, providing 286 very low- and 201 low-income units beyond the allocated RHNA figures for these affordability categories. This surplus indicates that the City's 6th cycle housing site inventory can accommodate both the 6th cycle RHNA allocation and the unmet lower-income needs from the 5th cycle.

Pursuant to Government Code Section 65584.09, the City is obligated to rezone and/or annex suitable sites to address the 5th cycle unaccommodated housing needs within the first year of the new planning period, ending on December 31, 2024. To meet this requirement, the City has formulated Program 1.9 to establish and monitor land use redesignations and rezones for Sites 8, 11, 12, 13, 16, and 18-21 to high density residential (HDR) and R-3 zoning, to accommodate the development of 408 high-density residential units in the very low- and low-income categories. Additionally, Program 1.3 is included to establish a schedule of actions for the annexation of the Northwest Newman Master Plan (NWNMP) area, anticipated to accommodate 150 very low-income units. However, these units are not needed to accommodate the City's 5th cycle unaccommodated need nor the 6th cycle RHNA. The lower-income units anticipated for the NWNMP would provide a buffer beyond both the City's 6th cycle RHNA for lower-income units and the 5th cycle unaccommodated lower-income need. Therefore, the City's site inventory identifies sufficient sites to accommodate the City's lower-income RHNA for the 5th and 6th housing cycles.

5.3 Overview of Sites Inventory

The purpose of the site inventory is to identify and analyze specific sites that are available and suitable for residential development from 2023 through 2031 in order to accommodate Newman's RNHA of 1,048 housing units (see [Table 5-2](#), above). The site inventory provides a total capacity for 1,950 units and opportunities for the development of a variety of housing types to meet the needs of a range of household types and income levels.

Pursuant to Government Code section 65583.2(b)(7), [Figure 5-1](#) provides a map illustrating the site inventory. All tables related to the Site Inventory include RHNA income category information, in compliance with Government Code section 65583.2(c).



Source: ESRI 2023, Stanislaus County GIS 2023, EMC Planning Group 2023

Figure 5-1

Housing Sites Inventory

City of Newman 6th Cycle Housing Element Update



0 1800 feet



Following is a synopsis of information that relates directly to the Sites Inventory Map:

- Details for the three (3) Master Plan sites are provided in [Table 5-3](#);
- Vacant and underutilized site-specific details are provided in [Table 5-6](#),
- Comprehensive descriptions for each site;
- Realistic capacity analysis for each site that is not single-family zoned; and
- Pipeline project details are provided in [Table 5-42](#).

Sites to Accommodate Lower-Income RHNA

Sites Used in Previous Planning Periods Housing Elements

Government Code Section 65583.2(c)

Each site includes information about whether it was used in a prior housing element planning period, and if it is currently vacant. Sites 4-8, 11-16, 19, and 20 were previously identified in the 4th or 5th housing cycles. Therefore, these sites are subject to the by-right approval requirements for lower-income units as set forth in Government Code Section 655.83.2(c). Sites that did not develop in a prior planning period must also be evaluated for appropriate allowed development densities to ensure they are developable in the current planning period.

Sites 4-7 are designated as low density residential (LDR) in the General Plan, permitting 3-7 dwelling units per acre. This density is inadequate for accommodating lower-income units, necessitating a land use designation change. However, each of these sites is less than 0.5 acres in size, making them insufficient to support the development of lower-income units. Therefore, no land use designation change is necessary as the sites lack the capacity to accommodate lower-income units. Sites 8, 16 and 20 are also designated as LDR and of adequate size to accommodate lower-income residential units if redesignated and rezoned.

Sites 11-13, and 19 are designated medium density residential (MDR). Medium density residential (MDR) permits 6-12 dwelling units per acre, which is insufficient for accommodating lower-income units, requiring a land use designation change for Sites 11-13, and 19. Given that these sites are larger than 0.5 acres, they are deemed suitable for the development of lower-income units. Consequently, these sites will undergo land use designation changes to high density residential (HDR), permitting 12-30 dwelling units per acre to facilitate appropriate development densities for accommodating lower-income units.

Sites 14-15 are presently designated as high density residential (HDR), allowing for development densities suitable for accommodating lower-income units. Consequently, no land use designation changes or rezoning efforts will be undertaken for these sites.

Program 1.2 identifies Sites 4-8, 11-16, 19, and 20 to allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The intent of this requirement is to further incentivize the development of housing on sites that have been available over one or more planning periods. Housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning but would not be eligible for by-right processing. For this circumstance, the Newman Planning Department will have to make findings on the approval of that project pursuant to the No Net Loss Law (Government Code section 65863) and proceed to identify an alternative site or sites pursuant to that law.

Furthermore, Program 1.9 identifies Sites 8, 11-13, 16, 19, and 20 for land use redesignations and rezoning to enable suitable development densities. These sites were previously identified in the 4th and/or 5th cycle housing elements but remained undeveloped.

Appropriate Zoning

Government Code Section 65583.2(c)(3)

For suburban jurisdictions such as Newman, sites allowing at least 20 units per acre are appropriate to accommodate lower-income housing. The density range for all parcels that anticipate housing units to meet the lower-income RHNA include the default density. The General Plan designation that meets this prerequisite is HDR (and/or zoning at R-3), with a range in density of 12 to 30 dwelling units per acre.

Program 1.2 in [Chapter 2](#) establishes several amendments to the Newman Municipal Code, including the following:

- The City shall add Section 5.05.070 (Housing Element Implementation Standards) to the Newman City Code requiring that sites rezoned to R-3 permit rental and owner multi-family residential development by-right, requiring no discretionary review process, such as conditional use or design review;
- Establish minimum density in R-3 Zoning District permitting a minimum of 20 dwelling units per acre; and
- Prohibit single-family homes within the R-3 district.

Unaccommodated Housing Need

As previously mentioned, the City of Newman faces an unmet housing need from the 5th cycle planning period, comprising 305 lower-income units. This includes 186 units designated for very low-income and 119 low-income units. To address both the unmet needs from the 5th cycle RHNA and the 6th cycle RHNA, the City is required to undertake rezoning efforts to facilitate high-density residential development. Changes to land use designations and rezoning applies to

Sites 8, 11-13, 16, and 18-21 to accommodate a total of 408 lower-income units. Program 1.9 establishes and monitors the land use designation changes and rezoning of Sites 8, 11-13, 16, and 18-21 to HDR land use designation and R-3 zoning (see [Chapter 2](#)).

City-Owned Sites and Surplus Land Act

The Surplus Land Act (SLA) is a “right of first refusal” law that requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity (Government Code Sections 54220-54234). Any time a local agency disposes of land, it must follow the SLA unless the land qualifies as exempt surplus land. Dispositions include both sales and leases (unless the lease is less than five years or where no demolition or development will occur during the term of the lease).

The City has identified one (1) underutilized parcel (Site #22) with intentions to make the parcel available through the Surplus Land Act process over the next five years for the potential development of 24 units (12 units affordable to very low- and 12 units affordable to low-income households). The site is planned to remain in City ownership and is anticipated to be made available for development through a long-term land lease for 55 years. The site will be made available for affordable housing consistent with the requirements of the Surplus Land Act.

Specific planned actions by the City include the development of a project description, publication of an RFP within 12-18 months, selection of a development partner, two years to enter into an Exclusive Negotiation Agreement, two years for land use entitlements and development agreements, 6-12 months for building permit issuance, and 1-2 years for construction depending on the complexity of the project. Council approval is required for each step in this process. The City has included Program 1.6 to establish and monitor the City’s anticipated timeline and actions for entering into the SLA process (see [Chapter 2](#)).

Site Size

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

All sites anticipated to accommodate housing for lower-income households are appropriately sized between 0.5 acres and 10 acres.

No Net Loss

Government Code Section 65863

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

Dry Utilities and Water Capacity

All sites included in the Site Inventory have access to sufficient water, sewer, and dry utilities, with the exception of the Northwest Newman Master Plan area (Sites #1A – 1F) and Mattos Ranch Phase 2 (Site #3).

Program 1.3 establishes a schedule of actions for development of the NWNMP area, including finalizing water and wastewater infrastructure for the project by Fall 2024 and the WWTP expansion by Summer 2031 (see [Chapter 2](#)). Program 1.10 establishes a schedule of actions for the development of infrastructure for Mattos Ranch Phase 2 (see [Chapter 2](#)). Program 4.3 establishes City actions to develop written procedures to grant priority water and sewer services to proposed developments that include units affordable to lower-income households (see [Chapter 2](#)).

Environmental Mitigation

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

Considerations for Capacity Analysis

Site Typology

Government Code Section 65583.2 (c)

This housing plan and Site Inventory provides capacity for a variety of housing types; including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, transitional housing, and accessory dwelling units. The zoning and General Plan for the sites allows the housing types listed above.

Adjustment factors for Realistic Capacity

Government Code Section 65583.2(c)(2)

Land use controls and site improvement requirements have been analyzed for constraints within [Chapter 4 – Housing Constraints](#), and necessary changes to the review process are included as Programs within [Chapter 2 – Goals, Policies and Programs](#). The realistic development capacity for the site begins with assuming those process changes to be in place by or prior to December 2024. Typical densities of existing or approved residential developments at a similar affordability level in Newman have been considered to discover a yield percentage of the maximum density used for the single Pipeline Project in [Table 5-42](#).

Master Plan Areas

[Table 5-3](#) reports sites details for all Master Plan areas included in the Sites Inventory. Sites 1, 2, 3, and 23 are Master Planned areas and together represent approximately 60 percent of the capacity analyzed and listed with this Site Inventory.

Of these sites, Site 1 accounts for approximately 22 percent of the capacity analyzed for lower-income households. An assortment of scattered uses remain on the parcels for these areas, including agricultural uses, single-family structures, and accessory structures.

Mattos Ranch, Phase 1 and 2 have recently been annexed (Sites 2 and 3), and Northwest Newman Master Plan (Site 1) is in the process of annexation. Site 23 is the initially constructed portion of Mattos Ranch Phase 1 and is therefore included as a pipeline project. Further details for pipeline projects are provided in [Table 5-42](#).

Reliance on Non-vacant Sites to Accommodate More than 50 Percent of the RHNA for Lower-Income Households

Government Code Section 65583.2(g)(2)

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

Findings and a description of the substantial evidence can be found within the subsections for each area. The “substantial evidence” indicates that the existing use will not impede further residential development or that the existing use will be discontinued during the planning period. For both annexed areas, the majority of property owners have demonstrated motivated investment in pursuing development. Costs for annexation and/or Master Plan proposals, with associated EIRs have been paid for by the majority property owners of each area.

Table 5-3 Master Plan Areas

Site #	APN	General Plan	Zoning	Area	Maximum Density	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Yield % of Max Density	Vacant
Northwest Newman Master Plan Area											
1a	026-031-015	PMR	PD	6.653	12.00				47	58%	Yes
1b	026-031-003	PMR	PD	21.417	12.00				150	58%	Yes
1c	026-031-008	PMR	PD	64.877	12.00				348	58%	Yes
		HDR	PD		30.00	150				83%	Yes
		VLDR	PD		6.00				27	50%	Yes
1d	026-034-016	PMR	PD	10.036	12.00				70	58%	No
1e	026-031-013	PMR	PD	9.399	12.00				66	58%	Yes
		VLDR	PD	0.600	6.00				2	50%	Yes
1f	026-031-012	PMR	PD	2.34	12.00				16	58%	Yes
		VLDR	PD	15.101	6.00				45	50%	Yes
Required ADUs at 15%						35	35	35	11		
	Subtotal			130.422		185	35	35	782		
Mattos Ranch Phase 1 (not including 12 pipeline units described with Site #24)											
2	026-073-003 et al	MDR	PD	-	12.0			40	40	n/a	Yes
	Subtotal			7.00		0	0	40	40		
Mattos Ranch Phase 2											
3	026-016-058	MDR	PD	6.143	7.0			22	21	100%	No
	Subtotal			6.143		0	0	22	21		
TOTAL						185	35	97	843		

SOURCE: City of Newman

Existing Uses

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

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

Out of the 22 sites included in the inventory, excluding Pipeline projects, 10 have existing uses, comprising a mix of single-family residences, barns, outbuildings, and one discontinued commercial use. To address the probability that these existing uses may not cease, realistic capacity assumptions have been adjusted to assess the developable land. In cases where there is adequate underutilized land, the realistic capacity analysis provides scenarios for both total and adjusted use of the parcel, assuming the existing uses persist. This approach aims to offer a comprehensive perspective on the development potential of each site.

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

Vacant and Underutilized Sites

Table 5-4 reports site details for all vacant and underutilized sites included in the Sites Inventory (not including pipeline projects).

Non-vacant Site Analysis Methodology

Government Code Section 65583.2(g)(2)

Table 5-4 Vacant and Underutilized Sites (Not including Master Plan Areas or Pipeline Projects)

Site #	APN	Existing General Plan	Existing Zoning	Proposed General Plan	Proposed Zoning	Area	Max Density	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Yield % of Max Density	Vacant	By-Right with 20% affordable
Low-Density Residential														
4	128-013-019	LDR	R-1	-	-	0.164	6.00				1	83%	Yes	Yes
5	128-013-017	LDR	R-1	-	-	0.185	6.00				1	83%	Yes	Yes
6	128-013-018	LDR	R-1	-	-	0.185	6.00				1	83%	Yes	Yes
7	128-006-071	CR	R-1	-	-	0.220	6.00				1	83%	Yes	Yes
8	026-056-058	LDR	R-1	HDR	R-3	5.018	30.00	58	57			76%	No	No
9	026-072-005	LDR	R-1	-	-	0.285	6.00				1	67%	Yes	No
	026-072-006	LDR	R-1			0.296	6.00				1	67%	Yes	No
	026-072-007	LDR	R-1			0.242	6.00				1	67%	Yes	No
	026-072-008	LDR	R-1			0.247	6.00				1	67%	Yes	No
	026-072-009	LDR	R-1			0.230	6.00				1	67%	Yes	No
	026-072-010	LDR	R-1			0.225	6.00				1	67%	Yes	No
10	026-049-032	LDR	R-1	-	-	1.807	6.00				7	64%	Yes	No
	Subtotal					21.96		58	57	0	17			
Medium-Density Residential														
11	128-022-010	MDR	R-2	HDR	R-3	1.570	30.00	18	18			77%	Yes	Yes
	Subtotal					1.57		18	18	0	0			
High-Density Residential														
12	128-060-011	MDR	R-2	HDR	R-3	0.927	30.00	12	6			86%	No	Yes
13	128-060-010	MDR	R-3	HDR	R-3	1.622	30.00	19	22			85%	Yes	Yes
14	128-022-016	HDR	R-3	-	-	1.057	30.00	10	10			84%	No	Yes
15a	026-041-058	HDR	R-3	-	-	2.477	30.00	11	52			85%	Yes	Yes
15b	026-041-004	HDR	R-3	-	-	2.490	30.00	54	9			85%	No	Yes
16	026-059-070	LDR	R-1	HDR	R-3	2.020	30.00	13	13	25		85%	No	Yes
17	026-049-001	PMR	PO	-	-	9.82	30.00	41	52	100		86%	Yes	No

Site #	APN	Existing General Plan	Existing Zoning	Proposed General Plan	Proposed Zoning	Area	Max Density	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Yield % of Max Density	Vacant	By-Right with 20% affordable
18	128-060-021	MDR	OS	HDR	R-3	0.692	30.00	3	9	5		83%	Yes	Yes
19	049-050-044	MDR	R-2	HDR	R-3	1.898	30.00	7	7	13		84%	No	Yes
20	026-043-019	LDR	R-1	HDR	R-3	3.144	30.00	29	25	15		85%	No	Yes
21	128-060-012	DC	C-1	HDR	R-3	2.725	30.00	11	11	12		84%	Yes	Yes
	Subtotal					23.423		210	216	170	0			
Downtown Commercial/Mixed-Use														
22	128-009-080	DC	C-1	-	-	0.947	30.00	12	12			86%	No	No
	Subtotal					0.947		12	12	0	0			
TOTAL								398	303	170	29			

SOURCE: City of Newman

Existing Uses

Approximately 43 percent of the sites included with the site inventory are vacant. The 10 sites with either existing residential and/or accessory structures would likely need to be demolished in order to construct housing as part of a subdivision action, or to build housing at a greater density. However, since many non-vacant sites included in the site inventory consist of predominantly vacant land with a single residence, realistic capacity assumptions for most non-vacant sites measure out vacant land to determine development potential.

A goal in selecting sites has been to minimize displacement. In locations where a displaced housing unit was occupied by low- or very low-income households, Program 2.4 in [Chapter 2](#) will be implemented to require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3).

Development Trends

Recent residential development in Newman has been predominately single-family homes. Trends and build out yields for recently approved development projects, as well as City knowledge of achievable residential densities has been incorporated into assumptions described for Sites 4-22 with [Tables 5-7 through 5-41](#).

Market Conditions

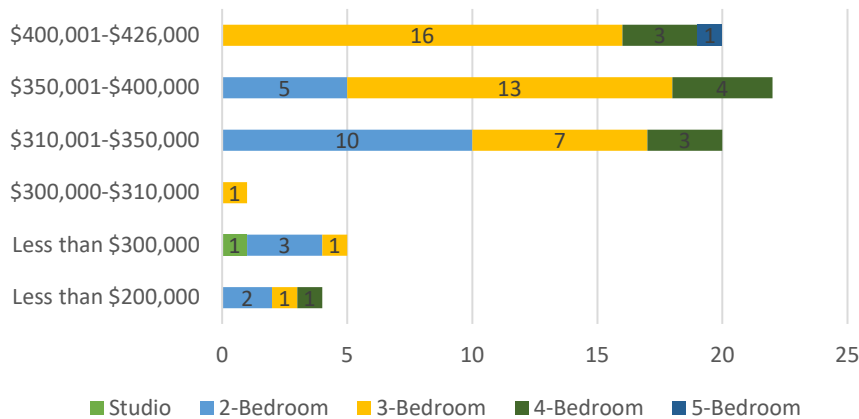
Housing market conditions play a vital role in determining the feasibility or realistic potential of non-vacant sites for residential development. Currently, market conditions do not reflect a demand for multi-family developments. According to Zillow, the median home value is approximately \$420,000 for a single-family home. As discussed in [Chapter 3 – Housing Needs and Fair Housing Assessment](#), the maximum affordable price for a moderate-income household is approximately \$426,982; low-income is approximately \$282,512; very low-income is approximately \$176,598; and extremely low-income is \$122,976.²

[Figure 5-2](#) and [Figure 5-3](#) report single-family homes that were sold in 2022 and 2023 and fall within the maximum affordability range for lower-income to moderate-income households according to unit size. Since 2022, a total of 109 single-family homes have sold ranging in price from \$100,000 to \$426,000 and in unit size ranging from studio to 5-bedrooms. This indicates a lack of demand for multi-family developments in Newman due to naturally occurring affordable single-family homes and the city's surrounding rural agricultural uses.

As concluded in [Chapter 4 – Housing Constraints](#), there exists no non-governmental constraints that pose an undue constraint on the development of affordable housing in the City of Newman beyond the current costs of materials and high interest rates.

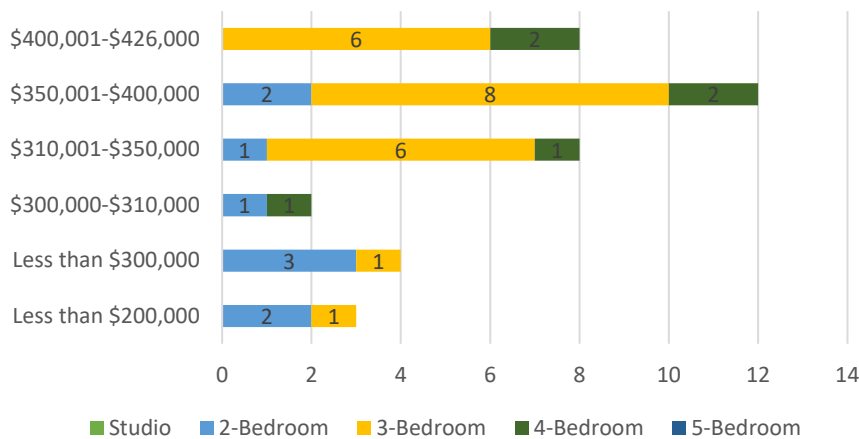
² Assumption is based on affordability for a four-person household.

Figure 5-2 Single-Family Homes Sold in Newman, 2022



SOURCE: Zillow, Recently Sold Homes Report, 2022

Figure 5-3 Single-Family Homes Sold in Newman, 2023



SOURCE: Zillow, Recently Sold Homes Report, 2023

Variety of Housing Types

There are currently few to no one-bedroom units and studios available in Newman. With Program 1.2, several zoning changes are intended to broaden the types of housing that may be constructed with this next cycle, including but not limited to permitted use for single-room occupancies (SROs), transitional and supportive housing, emergency shelters, upper story housing for commercial zoned properties, and up-zoning 10 properties to permit a maximum of 30 dwelling units per acre to increase the likelihood of multi-family housing production (see [Chapter 2](#)). Program 2.7 requires ADU construction for at least 15 percent of the Northwest Newman Master Plan area (Sites #1a – 1f) and for future single-family subdivision projects equal to or greater than 50 units, in addition to providing stub-outs for the lots (see [Chapter 2](#)).

5.4 Capacity Analysis

Northwest Newman Master Plan Area (Sites 1A—1F)

The Northwest Newman Master Plan (NWNMP) was adopted in April 2017 and consists of a mix of residential, business park, community commercial, office, parks, and school use in a 362-acre area. One hundred eighty-seven (187) acres is dedicated to residential uses. The Plan area is north of the current boundary of Newman, within the unincorporated portion of Stanislaus, but within the City's primary Sphere of Influence. It is bounded by Stuhr Road to the north, State Route 33 to the east, the Central California Irrigation District canal to the west, and the existing City boundary/Jensen Road to the south. [Figure 5-4](#) shows the Northwest Newman Master Plan project area.

Figure 5-4 Northwest Newman Master Plan Project Area

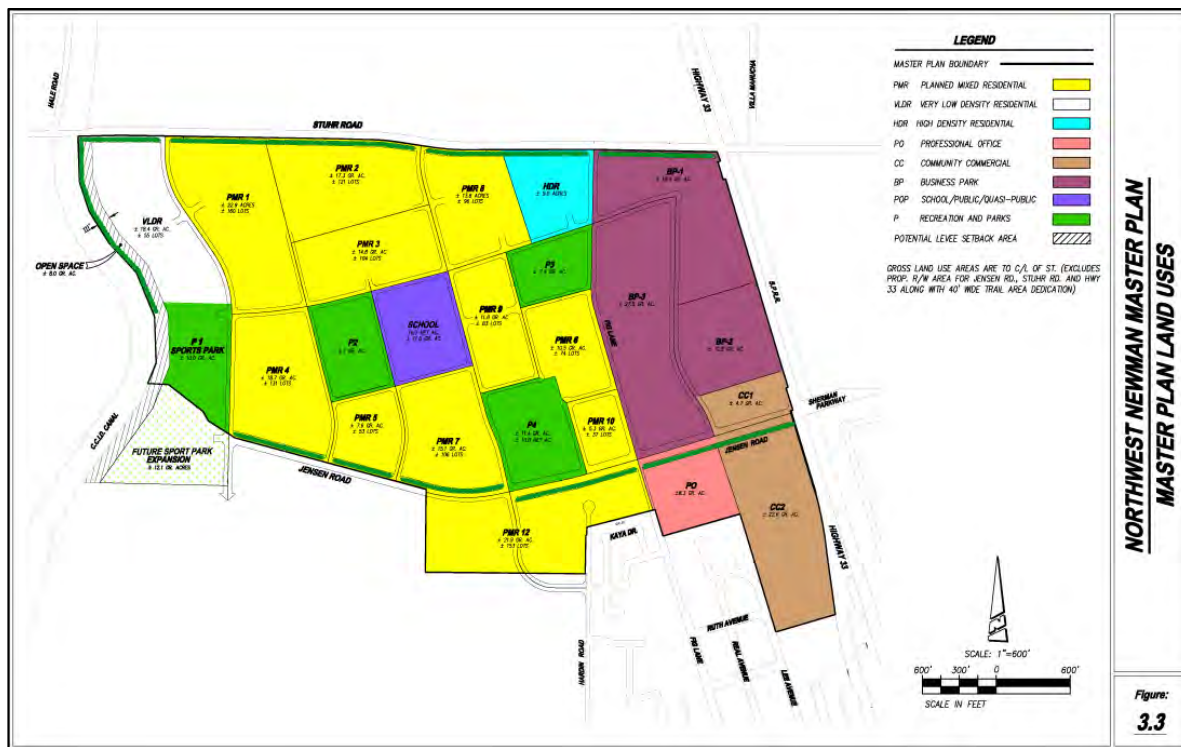


Source: EMC Planning Group; City of Newman

Residential Land Uses

The Northwest Newman Master Plan area includes a mix of commercial and residential uses. [Figure 5-5](#) presents the Northwest Master Plan Land Use Diagram. The predominant residential use in the area is Planned Mixed Residential (PMR). The PMR land use allows for a range of residential building types, including single-family attached and detached dwellings, secondary dwellings, and allows for parks, open spaces, public uses and similar uses.

Figure 5-5 Northwest Master Plan Land Use Diagram



SOURCE: City of Newman Northwest Master Plan, 2011

High Density Residential (HDR) uses are located in the northeastern portion of the plan area, just south of Stuhr Road and west of the area designated for Business Park uses. Allowed residential product types include single-family attached dwellings, multi-family complexes, and secondary residential dwellings.

Very Low Density Residential (VLDR) uses are located in the northwest portion of the plan area. The VLDR land use designation allows for single-family detached dwellings on larger lots, accessory uses, and public and similar uses. The westerly portion could be affected by a proposed 111-foot-wide future flood protection levee for the adjacent irrigation canal. The levee is not approved, but could affect the final acreage and number of dwellings constructed within the VLDR area.

With all residential uses combined, the Northwest Newman Master Plan enables the development of up to 1,353 dwelling units. Of this, 180 dwelling units are planned to be multi-family homes developed at 30 dwelling units per acre. In the next eight-year planning cycle, 1,037 dwelling units are anticipated to be developed as reflected in the housing element sites inventory. [Table 5-5, Residential Land Uses, Northwest Master Plan](#), summarizes all residential opportunities provided in the Northwest Newman Master Plan.

Table 5-5 Residential Land Uses, Northwest Newman Master Plan

Zoning	Land Use	Max Density	Area in acres	Housing Units	Percent Total Units
VLDR	Very Low Density Residential	3 du/ac	18.4	55	4.1%
PMR	Planned Mixed Residential	7 du/ac	159.5	1,118	82.6%
HDR	High Density Residential	30 du/ac	9.0	180	13.3%
Total			186.9	1,353	100%

SOURCE: City of Newman Northwest Master Plan, 2017

Northwest Newman Master Plan Annexation and Development Phasing

Pinehurst Properties Inc. and Sandpoint Ranch Inc. are affiliated entities and own the vast majority of the residential land within the Northwest Newman Master Plan area. Pinehurst is actively pursuing the annexation and development of its property in the City of Newman.

The Commercial/Business Park has already been annexed, and infrastructure construction is underway. Water supply is currently available and is being extended across Highway 33, which is anticipated to be complete by Fall 2024. To meet future residential demand, expansion of the wastewater treatment plant (WWTP) is planned. The current excess capacity is estimated to service 500 additional residential units. Given that the project aims to develop a total of 1,037 residential units by 2031, the WWTP expansion is anticipated to be complete by Summer 2031 in alignment with the construction timeline of residential units in the NWNMP area. Funding for the infrastructure projects is sourced from a combination of the American Rescue Plan Act (ARPA), Energy Improvement in Rural or Remote Areas (ERA) grants, and impact fees. Funds from impact fees are facilitated through a reimbursement agreement with the developer.

The City is currently engaged in active negotiations with property owners, who collectively own approximately 80 percent of the remaining land slated for annexation. During the Master Plan process (December 2017), these property owners collaborated with the City to formulate a plan for annexing the land into the city limits. These property owners are prepared to invest in infrastructure to facilitate the development of residential units.

The City is preparing to annex the land within the NWNMP and plans to bring forth the annexation application for the remaining parcels to the Planning Commission in Summer 2024, to the City Council in Fall 2024, and to the Local Agency Formation Commission (LAFCO) in Winter 2025.

Based upon the current market climate and Pinehurst’s development forecasts, Pinehurst projects residential development to commence in Summer 2026. The City is prepared to expedite the planning permitting process, subdivision process, site improvements, and building permits once the property is annexed. Actions to expedite and remove barriers to development include concurrent processing and contracting with outside firms to provide planning, engineering, and building permit services. This is typical of smaller jurisdictions when staff retention is an identified constraint to development.

The projected phasing of residential construction was presented to the Newman City Council, and is included with [Table 5-6](#).

Table 5-6 Northwest Newman Master Plan Phasing, 2026-2031

Year	Multi-Family Housing	Single-Family Housing	ADUs	Total	Percent Total Units
	Site #1c	Site # 1a, 1b, 1d, 1e, 1f			
2026	60	240	32	332	32.0%
2027	0	120	32	152	14.6%
2028	0	120	15	135	13.0%
2029	60	120	15	195	18.8%
2030	0	144	18	162	15.6%
2031	30	27	4	61	5.8%
Total	150	771	116	1,037	100.0%

SOURCE: City of Newman

NOTE: ADUs use a 30 percent, 30 percent, 30 percent, 10 percent rule of thumb for affordability assumptions.

Available Infrastructure

As discussed previously, water supply is currently available and being extended across Highway 33. Water and wastewater infrastructure for the NWNMP area is anticipated to be complete by Fall 2024. To meet future residential demand, plans are underway for expansion of the existing WWTP. The current excess capacity is projected to accommodate 500 additional residential units. Expansion of the WWTP is expected to be completed by Summer 2031. Program 1.3 establishes a schedule of actions for development of the NWNMP, including finalizing water and wastewater infrastructure for the project by Fall 2024 and the WWTP expansion by Summer 2031 (see [Chapter 2](#)).

Prioritization of Multi-Family Development

Multi-family development within the NWNMP project is planned to include three-story buildings developed at a density of 25 dwelling units per acre. To cater to a diverse range of households, the units will vary in size, offering options from studio to three-bedroom configurations. The multi-family development objectives for the NWNMP project align closely with those of the Mattos Ranch Subdivision. Both developments prioritize offering a variety of unit sizes to meet the distinct needs and preferences of different households, promoting inclusivity and diversity within the community.

To promote the early development of multi-family residential units within the phasing plan, the City is actively partnering with non-profit developers specializing in multi-family housing. Furthermore, the City has implemented measures to diversify housing options within the NWNMP area, such as requiring that 15 percent of all newly constructed single-family units include the construction of an Accessory Dwelling Unit (ADU). Additionally, single-family lots are designed to be smaller in size, averaging approximately 4,000 square feet. These initiatives aim to encourage a mix of housing types and sizes, promoting affordability, flexibility, and increased housing density within the community (Programs 1.3 and 2.7, see [Chapter 2](#)).

Required Accessory Dwelling Units

The City has engaged in discussions with developers to explore the financial feasibility of utilizing ADU construction as a means to develop affordable housing for lower-income households earlier in the planning phase. Conversations with developers suggest that building ADUs on 15 percent of the single-family lots would be viable. Additionally, providing stub-outs for all lots would offer property owners the flexibility to potentially construct an ADU at a later date.

This 6th Cycle Housing Element update contains Program 2.7 that requires developers to build ADUs on at least 15 percent of all single-family properties and provide stub-out for all lots contemporaneously (see [Chapter 2](#)). This amounts to an additional 116 units, for a grand total of 1,037 units.³ For further details regarding the City's assumptions for ADU development during the planning period, see [Section 5.5 Additional Opportunities for Residential Development](#).

³ The 99 accessory dwelling units are distributed between income categories with 30 percent assigned to each the very low-, low-, and moderate-income categories, and 10 percent assigned to the above moderate-income category.

Capacity Analysis

For the 6th Cycle Housing Element update, the City has chosen six (6) properties located in the NWNMP Area that are expected to develop within the eight-year housing element planning cycle. Together, the properties constitute approximately 130 acres of land that, when developed, will accommodate 771 above moderate-income units and 150 lower-income units, for a total of 921 units. Additionally, the City will require ADUs be constructed on 15 percent of single-family lots, for a total of 116 ADUs. This results in a total anticipated unit count of 1,037 units for the NWNMP Area (Site 1A-1F).

The capacity analysis for anticipated development in the NWNMP Area is guided by the Master Plan, which permits residential land use designations including Very Low Density Residential (VLDR), High Density Residential (HDR), and Planned Mixed Residential (PMR). VLDR allows a maximum development density of three (3) dwelling units per acre; HDR permits up to 30 dwelling units per acre, while PMR allows a maximum of seven (7) dwelling units per acre. Each land use category has been allocated a specific number of units based on available acreage and permitted development density. VLDR and PMR lands prioritize low-density, single-family residential development, with approximately 178 acres earmarked for around 1,173 residential units. Conversely, HDR lands prioritize high-density, multi-family residential development, with approximately nine (9) acres designated for roughly 180 residential units. The Site Inventory assumes full development of all single-family parcels designated VLDR and PMR, and a more conservative development capacity of 83 percent for the single 9-acre multi-family parcel designated HDR. The capacity analysis for development of multi-family units adopts a more conservative approach, considering various factors including market demand, construction costs, and financing and investment, all of which influence the development of multi-family residential units. Whereas, single-family residential development is inherently more market-friendly, requiring less conservative capacity analysis due to its typically lower construction costs and simpler financing structures compared to multi-family developments.

Figure 5-6, *Northwest Newman Master Plan Housing Sites*, shows portions of the NWNMP project where housing is expected to be constructed within the eight-year housing element planning cycle.

Figure 5-6 Northwest Newman Master Plan Housing Sites



SOURCE: EMC Planning Group; Stanislaus County GIS

Barriers to Annexation and Development

The City has undertaken extensive planning efforts, including developing a pre-annexation agreement for the NWNMP area, aiming to facilitate the annexation and subsequent development of the land for residential purposes. Property owners have actively participated in discussions since the adoption of the Master Plan in December 2017. This collaborative approach between the City and property owners has effectively minimized potential barriers to annexation.

Prior to submitting the pre-annexation agreement and annexation application to LAFCO, the City is required to present these documents to both the Planning Commission and City Council. Although the City anticipates a tight timeline to conduct these hearings and subsequently submit the annexation application to LAFCO, any unforeseen issues that delay the process could impact entitlements, building permits, and overall development timelines. To address these challenges, the City has established Program 1.3, which outlines a schedule of actions and alternative measures to be implemented if mid-cycle targets are not met (see [Chapter 2](#)). This program also serves to monitor and ensure the achievement of development goals effectively.

Potential barriers to development in the NWNMP area include the need for expansion of the existing WWTP. To address anticipated growth and meet future residential demand, plans are underway to expand the current WWTP. While this expansion is not an immediate impediment to development, its timely completion is crucial to unlocking the full residential development

potential of the area. To expedite the expansion of the WWTP, the City has proactively secured funding, leveraging both ARPA and ERA funds. Additionally, the City is in the process of developing a pre-annexation agreement which includes an impact fee reimbursement agreement. The impact fee reimbursement agreement aims to facilitate the reimbursement of funds to the developer, ensuring that the necessary infrastructure is in place to support the planned residential growth in the NWNMP area.

The expansion of the school district presents additional complexities in ensuring sufficient capacity to accommodate the anticipated increase in student enrollment. In response, the school district is working closely with developers to prioritize the timely development of the school site, aiming to accommodate the projected growth in student population effectively.

An additional potential barrier to development is the existing uses on Site #1C (APN 026-031-008), which includes a single-family residence, outbuildings, and agricultural land. These existing uses do not present a constraint to residential development given the property owners' vested interest in annexing the land into the city for residential purposes. The property owners have a shared vision and commitment to transitioning the site to accommodate residential uses, aligning with the broader objectives of the NWNMP area development.

In conclusion, the diligent efforts invested by both the City and property owners in the pre-annexation agreement process have successfully minimized potential challenges that could arise during reviews by the Planning Commission and City Council, as well as the application process with LAFCO. These processes do not pose significant constraints to the annexation of remaining parcels within the NWNMP area. Program 1.3 has been established to outline a comprehensive schedule of primary and alternative actions, actively monitoring development goals to ensure that the construction of units aligns with established development objectives.

Additionally, the expansion of the WWTP and the school district do not pose significant constraints to residential development in the NWNMP area. The City, along with its relevant partners, is taking proactive measures to address these challenges. By establishing funding mechanisms and working collaboratively with developers and stakeholders, the City is effectively planning for the anticipated increase in residential development to meet the RHNA. This collaborative approach ensures that infrastructure and resources align with the area's growth objectives, fostering sustainable and well-planned residential development.

Prior Use in 5th Cycle and Existing Use

The NWNMP area was included in the 5th Cycle Housing Element. Pursuant to Government Code section 65583.2(c), the jurisdiction must accommodate development by-right when at least 20 percent affordable units to lower-income are provided. The only site in the NWNMP area intended to accommodate lower-income units is 1C, with the exception of ADUs.

The property owners have a vested interest in both the annexation and development of the land to facilitate residential uses. Consequently, existing uses on the land do not pose a hindrance to the construction of residential units. Their keen interest underscores a shared vision for the utilization of the land to meet the housing needs of the community, thereby aligning with the objectives of the annexation and development plans.

Mattos Ranch Subdivision Phase 1 (Site 2)

Mattos Ranch Subdivision Phase 1 encompasses approximately seven acres of subdivided land designated to accommodate a total of 92 single-family residential units. The project was approved in 2007 and is a fully entitled subdivision.

LGI Homes is the developer responsible for Phase 1 of the Mattos Ranch Subdivision project. LGI Homes primarily focuses on the design, construction, and sale of entry-level and move-up homes. Twelve (12) residential units are currently under construction and in the pipeline (see Site 23). These residential units are currently marketed for purchase on Zillow. An additional 80 residential units are planned to be developed following construction of the initial 12 residential units. Designed with families in mind, the subdivision offers a variety of options including three, four, and five-bedroom units. The units are modestly sized at 1,200 square feet, a deliberate choice aimed at enhancing affordability for prospective buyers. For those looking to purchase their first home, First Time Homebuyer assistance is available, making homeownership more accessible and attainable.

In addition to the housing options, the community boasts various amenities to enrich residents' lifestyles. These include open green spaces, walking trails, and a community playground, fostering a sense of community and leisure.

Phase 1 of the Mattos Ranch Subdivision is equipped with the necessary infrastructure to support the entitled 92 single-family homes designated for development. This ongoing construction project is projected to be fully completed by Winter 2025.

Residential Land Uses

The seven acres of subdivided land have a General Plan land use designation of Medium Density Residential (MDR) and are zoned as Planned Development (PD). Given that all parcels earmarked for development are less than 0.5 acres in size, they will exclusively accommodate moderate- and above moderate-income single-family residential units.

Available Infrastructure

Infrastructure for Phase 1 of the Mattos Ranch Subdivision is already in place, fully operational, and equipped to handle the anticipated 92 single-family homes within its capacity. Additionally, Phase 1 was subject to a Subdivision Improvement Agreement. This agreement, which was approved by the City Council in April 2022, outlined the construction requirements for essential infrastructure. These included the development of streets, curbs, sidewalks, sewer systems, stormwater drainage facilities, and power lines, among other key amenities. Adhering to this agreement ensures that the residential community is equipped with high-quality infrastructure, enhancing the overall livability and accessibility for its residents. The completed improvements underwent inspection by the City's Public Works and Engineering Departments, confirming adherence to City Standards. Subsequently, in February 2024, the City Council accepted the public improvements associated with Mattos Ranch Subdivision Phase 1.

Capacity Analysis

The site comprises a total of 92 subdivided parcels, of which 12 parcels have received building permits and are currently under construction (Site 23). The remaining 80 parcels collectively cover approximately 7.002 acres, averaging about 0.088 acres per parcel. The site is designated as MDR and zoned PD. The Master Plan permits residential densities of up to 12 dwelling units per acre. Based on the total acreage of 7.002 acres and a density of 12 units per acre, the site could accommodate a maximum of 84 residential units. Given that the lots have already been subdivided and necessary land use controls and site improvements are in place, no further adjustments are required. However, the density limit allows for only one (1) single-family unit per lot, making the realistic capacity for each lot one (1) single-family unit, for a total of 80 units to accommodate 40 moderate- and 40 above moderate-income units.

Mattos Ranch Subdivision Phase 2 (Site 3)

Phase 2 of the Mattos Ranch Subdivision project encompasses the development of 22 acres, comprising a mix of vacant, underutilized, and agricultural land. Within this phase, 6.1 acres will be subdivided for residential development. The current designation for this parcel is Community Commercial (CC), with a zoning classification of Highway Commercial (C-8). To facilitate a blend of residential and commercial uses, the project will undergo a General Plan Amendment to modify the land use designation to Medium Density Residential (MDR) and will subsequently be rezoned to Planned Development (PD). Additionally, the development of the 6.1 acres designated for residential use will require the submission and approval of a Vesting Tentative Map to facilitate the subdivision process. [Figure 5-7](#) presents the Mattos Ranch Phase 2 Project Site.

Map showing the proposed 10000 block of N 1st Street, including the intersection with Industrial Way. The map displays the proposed road layout, existing infrastructure, and surrounding areas. Labels include 'N 1st', 'Industrial Way', and 'California Northern'.

Residential Land Use

Similar to Phase 1 of the Mattos Ranch Subdivision project, Phase 2 is expected to develop lots that are less than 0.5 acres, which will accommodate exclusively moderate- and above moderate-income single-family residential units.

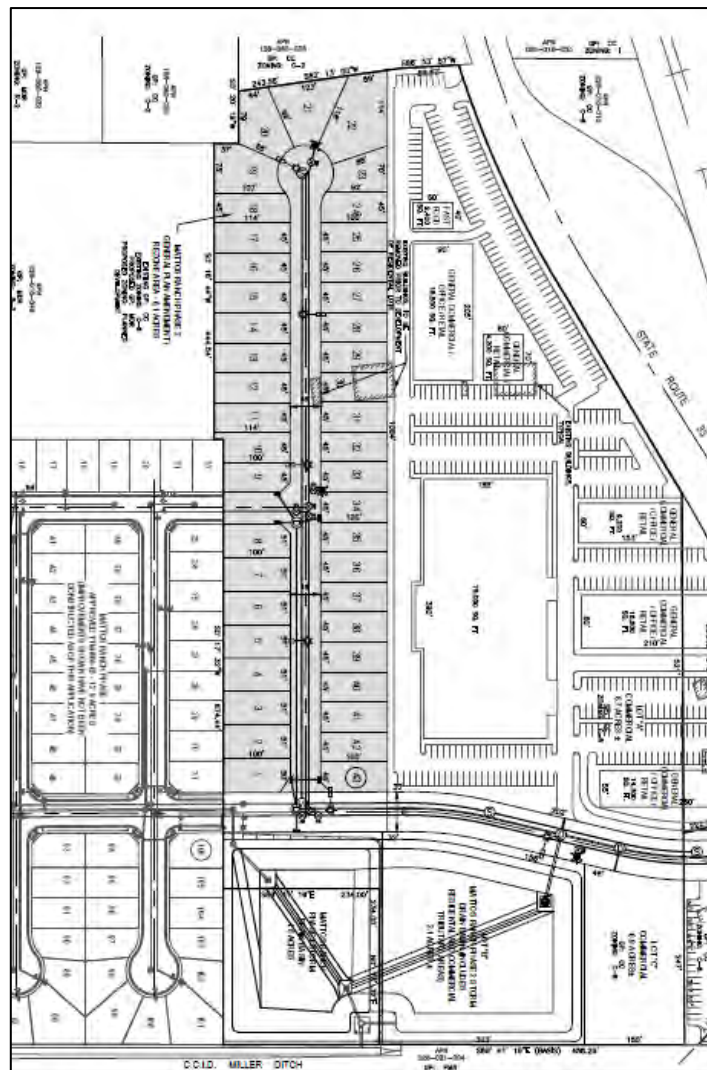
The project EIR for Phase 2 has been completed and the required General Plan amendment, rezones, and tentative maps are anticipated to go before the City of Newman Planning Commission in May 2024 and City Council in June 2024.

Chapter 5.0 – Vacant and Available Sites 5-27
City of Newman 6th Cycle Housing Element Update HCD Revised Draft

In ongoing discussions with developers, the City is promoting the construction of ADUs and incorporating stub-outs for future ADU construction. This strategic initiative is aimed at increasing variety in housing choice and affordability in Newman. Phase 2 development is projected to develop residential units offering a range of sizes from three bedroom to five bedroom units. This variety in unit sizes aims to accommodate various household needs.

To ensure development occurs within the eight-year planning period, the City is prepared to expedite the planning permitting process, subdivision process, site improvements, and building permits. Actions to expedite and remove barriers to development include concurrent processing and contracting with outside firms to provide planning, engineering, and building permit services.

Figure 5-8 Mattos Ranch Phase 2 Subdivision Map (Residential Only)



SOURCE: City of Newman, Mattos Ranch Subdivision Phase 2, 2023

Available Infrastructure

Phase 1 of the Mattos Ranch Subdivision currently has available water and wastewater infrastructure. Phase 2 will be designed to leverage and expand upon the existing infrastructure established in Phase 1. Civil Improvement Plans are currently in progress and expected to be finalized by Spring 2025. These plans encompass detailed specifications for all essential infrastructure and utilities required to serve the site, ensuring seamless integration and development continuity between Phase 1 and Phase 2 of the subdivision. The City anticipates completion of infrastructure by Fall 2025 to enable occupancy by Summer 2026. Program 1.10 establishes a schedule of actions for the development of infrastructure for Phase 2 (see [Chapter 2](#)).

Capacity Analysis

The site is currently designated as CC and zoned C-8. However, the site is intended to undergo a land use designation and zoning code change from CC to MDR and from C-8 to PD. The Master Plan allows residential densities of up to seven (7) dwelling units per acre. The site comprises a total of 6.143 acres designated for residential land use. Developed at a density of seven (7) dwelling units per acre, the site could accommodate a maximum of 43 residential units. The density limit allows for only one (1) single-family unit per lot, making the realistic capacity for each lot one (1) single-family unit, for a total of 43 units to accommodate 22 moderate- and 21 above moderate-income units.

Prior Use in 5th Cycle and Existing Use

Mattos Ranch Subdivision Phase 2 was not used previously in the 5th Cycle Housing Element. Existing uses on the site include agricultural land, outbuildings, and single-family residential uses. The land is owned by a single property owner who is keenly interested in developing the property for residential purposes. Therefore, the existing uses do not pose a constraint to residential development within the planning period. Furthermore, because the property owner continues to make progress toward plan adoption, it is anticipated that housing unit construction will soon follow. Additionally, as this site represents the second phase of development within a larger comprehensive master-planned area, and developers of Phase 1 have expressed interest in continuing the project, development of the site is anticipated to commence promptly upon completion of Phase 1.

Low-Density Residential

Site 4 Description


Site 4 is a vacant site located along Lee Avenue north of Downtown. The site has a land use designation of Low Density Residential (LDR) and is zoned R-1, which allows residential densities up to six (6) dwelling units per acre. This site is not intended to undergo any land use or zoning changes. The site is approximately 0.164 acres.

Developed at a density of five (5) dwelling units per acre, the gross acreage of the site would allow a maximum of one (1) residential unit (Table 5-7). Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct single-family units in Newman, the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the side, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for financial feasibility in developing affordable units.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction.

Table 5-7 Site 4 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-013-019	
By-Right with 20% Affordable	Yes, vacant and used in 4 th and 5 th cycles.	
Size of Site	0.164 acres	
Zoning	R-1	
Allowable Density	3-6 du/ac	
RHNA Affordability	Above moderate-income: 1 unit	
Existing Use	Vacant	<p>Realistic Capacity utilizing factors = Density maximum does not allow more than one (1) single-family unit for this size lot, unless SB-9 or ADUs are pursued.</p>
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	100-year flood zone	

SOURCE: City of Newman

Site 5 Description


Site 5 is a vacant site located Lee Road north of Yolo Avenue north of Downtown. The site has a land use designation of Low Density Residential (LDR) and is zoned R-1, which allows residential densities up to six (6) dwelling units per acre. This site is not intended to undergo any land use or zoning changes. The site is approximately 0.185 acres.

Developed at a density of five (5) dwelling units per acre, the gross acreage of the site would allow a maximum of one (1) residential unit (Table 5-8). Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct single-family units in Newman, the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the side, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for financial feasibility in developing affordable units.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction.

Table 5-8 Site 5 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-013-017	
By-Right with 20% Affordable	Yes, vacant and used in 4 th and 5 th cycles.	
Size of Site	0.185 acres	
Zoning	R-1	
Allowable Density	3-6 du/ac	
RHNA Affordability	Above moderate-income: 1 unit	
Existing Use	Vacant	<p>Realistic Capacity utilizing factors = Density maximum does not allow more than one (1) single-family unit for this size lot, unless SB-9 or ADUs are pursued.</p>
Infrastructure Availability	Yes, no constraints.	
Environmental Constraints	100-year flood zone	

SOURCE: City of Newman

Site 6 Description


Site 6 is a vacant site located Lee Road north of Yolo Avenue north of Downtown. The site has a land use designation of Low Density Residential (LDR) and is zoned R-1, which allows residential densities up to six (6) dwelling units per acre. This site is not intended to undergo any land use or zoning changes. The site is approximately 0.185 acres.

Developed at a density of five (5) dwelling units per acre, the gross acreage of the site would allow a maximum of one (1) residential unit (Table 5-9). Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct single-family units in Newman, the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the side, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for financial feasibility in developing affordable units.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction.

Table 5-9 Site 6 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-013-018	
By-Right with 20% Affordable	Yes, vacant and used in 4 th and 5 th cycles.	
Size of Site	0.185 acres	
Zoning	R-1	
Allowable Density	3-6 du/ac	
RHNA Affordability	Above moderate-income: 1 unit	
Existing Use	Vacant	<p>Realistic Capacity utilizing factors =</p> <p>Density maximum does not allow more than one (1) single-family unit, for this size lot, unless SB-9 or ADUs are pursued.</p>
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	100-year flood zone	

SOURCE: City of Newman

Site 7 Description


Site 7 is a vacant site located 1130 R Street south of Mariposa Street. The site has a land use designation of Low Density Residential (LDR) and is zoned R-1, which allows residential densities up to six (6) dwelling units per acre. This site is not intended to undergo any land use or zoning changes. The site is approximately 0.220 acres.

Developed at a density of five (5) dwelling units per acre, the gross acreage of the site would allow a maximum of one (1) residential unit (Table 5-10). Due to the size of the site, less than 0.5 acres, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct single-family units in Newman, the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the side, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for financial feasibility in developing affordable units.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction.

Table 5-10 Site 7 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-006-071	
By-Right with 20% Affordable	Yes, vacant and used in 4 th and 5 th cycles.	
Size of Site	0.220 acres	
Zoning	R-1	
Allowable Density	3-6 du/ac	
RHNA Affordability	Above moderate-income: 1 unit	
Existing Use	Vacant	Realistic Capacity utilizing factors = Density maximum does not allow more than one (1) single-family unit for this size lot, unless SB-9 or ADUs are pursued.
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	None known	

SOURCE: City of Newman

Site 8 Description

Site 8 is non-vacant site located at 1603 Tulare Street. The site has a land use designation of Low Density Residential (LDR) and is zoned R-1, which allows residential densities up to six (6) dwelling units per acre. The site is approximately 5.018 acres.


Given that the site is sufficiently sized to accommodate lower-income units, with a minimum of 0.5 acres, and was identified in a previous housing cycle yet remained undeveloped, it will undergo land use redesignation and rezoning to permit 20 dwelling units per acre, enhancing its development potential. This site is intended to undergo land use redesignation to High Density Residential (HDR) and rezoning to R-3, which permits residential densities of 12-30 dwelling units per acre. Program 1.2 establishes a minimum density of 20 dwelling units per acre for the R-3 Zoning District (see [Chapter 2](#)).

Current use on the site includes a single-family home and accessory buildings. To maximize full residential development potential, the site would be fully redeveloped and existing uses would be discontinued.

Developed at a density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 151 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 115 units to accommodate 58 very low- and 57 low-income units ([Tables 5-11 and 5-12](#)). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre, including adjustments to be the most feasible density for development on this site.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-11 Site 8 Development Details

Site Description		Site Image & Capacity Calculation
APN	026-056-058	
By-Right with 20% Affordable	Yes, non-vacant and used in 4 th and 5 th cycles.	
Size of Site	5.018 acres	
Zoning	Rezone from R-1 to R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very low-income: 58 units Low-income: 57 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	<p>Realistic Capacity utilizing factors =</p> $(5.018 \times 30) (.85) (.95) (.95) = 115 \text{ units}$ <p>76% of max density</p>
Environmental Constraints	None known	

SOURCE: City of Newman

Table 5-12 Site 8 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	85%	For net acreage due to existing uses, on-site improvements including sidewalks, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for single-family units and current cost of construction.
Typical densities	95%	Future single-family projects in Newman are more likely to be built out close to maximum density due to changes to the zoning code for minimum lot size requirements.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Newman

Site 9 Description


Site 9 is a vacant new subdivision located near Orestimba Road. The site has a land use designation of Low Density Residential (LDR) and is zoned R-1, which allows residential densities up to six (6) dwelling units per acre. This site is not intended to undergo any land use or zoning changes. The site is approximately 1.526 acres and includes six (6) unique APNs, out of a 10-unit subdivision. Four (4) of the sites have already received building permits.

Developed at a density of four (4) dwelling units per acre, the gross acreage of the site would allow a maximum of six (6) residential units ([Table 5-13](#)). The site has recently been subdivided allowing one (1) dwelling unit per parcel. Due to the size of the site, less than 0.5 acres for each subdivided parcel, the assumed affordability will be limited to above moderate units. Based on the feasibility to construct single-family units in Newman, the site is expected to develop despite its small size.

Generally, parcels that are less than 0.5 acres are considered inadequate to accommodate housing affordable to lower-income households unless there is developer or property owner interest in constructing affordable units. Without property owner interest in developing affordable housing on the side, it is unrealistic to assume otherwise. Should the property owner express interest in developing affordable units, the site will be reconsidered for financial feasibility in developing affordable units.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction.

Table 5-13 Site 9 Development Details

Site Description		Site Image & Capacity Calculation
APN	026-072-005 = 1033 026-072-006 = 1035 026-072-007 = 1024 026-072-008 = 1016 026-072-009 = 1008 026-072-010 = 1000	
By-Right with 20% Affordable	No; not used in 4 th or 5 th cycle	
Size of Site	1.526 acres	
Zoning	R-1	
Allowable Density	3-6 du/ac	
RHNA Affordability	Above moderate-income: 6 units	
Existing Use	Vacant	
Infrastructure Availability	Yes, no constraints	<p>Realistic Capacity utilizing factors = This site has recently been subdivided. Therefore, density maximum does not allow more than one (1) single-family unit per parcel.</p>
Environmental Constraints	None known	

SOURCE: City of Newman


Site 10 Description

Site 10 is a vacant site located along Real Avenue. The site has a land use designation of Low Density Residential (LDR) and is zoned R-1, which allows residential densities up to six (6) dwelling units per acre. This site is not intended to undergo any land use or zoning changes. The site is approximately 1.807 acres.

Developed at a density of five (5) dwelling units per acre, the gross acreage of the site would allow a maximum of 13 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of seven (7) above moderate-income units (Tables 5-14 and 5-15). Based on recent development and pipeline projects in Newman, the City has determined five (5) dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction.

Table 5-14 Site 10 Development Details

Site Description		Site Image & Capacity Calculation
APN	026-049-032	
By-Right with 20% Affordable	No; not used in 4 th or 5 th cycle	
Size of Site	1.807 acres	
Zoning	R-1	
Allowable Density	3-6 du/ac	
RHNA Affordability	Above moderate-income: 7 units	
Existing Use	Vacant	<p>Realistic Capacity utilizing factors =</p> $(1.807 \times 5) (.85) (.95) (.95) = 7 \text{ units}$ <p>64% of max density</p>
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	100-year flood zone	

SOURCE: City of Newman

Table 5-15 Site 10 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	85%	For net acreage due to on-site improvements including sidewalks, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for single-family units and current cost of construction.
Typical densities	95%	Future single-family projects in Newman are more likely to be built out close to maximum density due to changes to the zoning code for minimum lot size requirements.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	Compliance with standards adopted by the Federal Emergency Management Agency, which will primarily impact height of ground floor.

SOURCE: City of Newman

Medium-Density Residential

Site 11 is a vacant site located along L Street and Merced Street. The site has a land use designation of Medium Density Residential (MDR) and is zoned R-2, which allows residential densities up to 12 dwelling units per acre. The site is approximately 1.570 acres.

Given that the site is sufficiently sized to accommodate lower-income units, with a minimum of 0.5 acres, and was identified in a previous housing cycle yet remained undeveloped, it will undergo land use redesignation and rezoning to permit 20 dwelling units per acre, enhancing its development potential. This site is intended to undergo land use redesignation to High Density Residential (HDR) and rezoning to R-3, which permits residential densities of 12-30 dwelling units per acre. Program 1.2 establishes a minimum density of 20 dwelling units per acre for the R-3 Zoning District (see [Chapter 2](#)).


Developed at a density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 47 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 36 units to accommodate 18 very low- and 18 low-income units ([Tables 5-16 and 5-17](#)). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre, including adjustments to be the most feasible density for development on this site.

Despite the challenges posed by its narrow shape, the site's R-3 Zoning District standards allow for up to three stories, providing ample capacity for accommodating 36 units. Additionally, Program 1.2 proposes amendments to the Municipal Code, including reducing parking requirements and minimum floor area ratio (FAR) for residential uses, facilitating the

development of Single Room Occupancies (SROs) by eliminating certain requirements such as open space and parking (see [Chapter 2](#)). These measures enhance the feasibility of developing SROs on this site. Additionally, the realistic capacity analysis includes adjustments for factors such as site geometry and assumes the development of 77 percent of the site's potential.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-16 Site 11 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-022-010	
By-Right with 20% Affordable	Yes, non-vacant and used in 4 th and 5 th Cycles.	
Size of Site	1.570 acres	
Zoning	Rezone R-1 to R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very low-income: 18 units Low-income: 18 units	
Existing Use	Vacant	
Infrastructure Availability	Yes, no constraints	<p>Realistic Capacity utilizing factors =</p> $(1.570 \times 30) (.85) (.95) (.95) = 36 \text{ units}$ <p>77% of max density</p>
Environmental Constraints	None known	

SOURCE: City of Newman

Table 5-17 Site 11 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	85%	For net acreage due to challenging site geometry, on-site improvements fire-access requirements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as townhomes and current cost of construction.
Typical densities	95%	Future medium-density projects in Newman are more likely to be built out close to maximum density due to changes to the zoning code for minimum lot size requirements.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Newman

High-Density Residential

Site 12 Description

Site 12 is a non-vacant site located along Prince Road south of Inyo Avenue. The site has a land use designation of Medium Density Residential (MDR) and is zoned R-2, which allows residential densities up to 12 dwelling units per acre. The site is approximately 0.927 acres.

Given that the site is sufficiently sized to accommodate lower-income units, with a minimum of 0.5 acres, and was identified in a previous housing cycle yet remained undeveloped, it will undergo land use redesignation and rezoning to permit 20 dwelling units per acre, enhancing its development potential. This site is intended to undergo land use redesignation to High Density Residential (HDR) and rezoning to R-3, which permits residential densities of 12-30 dwelling units per acre. Program 1.2 establishes a minimum density of 20 dwelling units per acre for the R-3 Zoning District (see [Chapter 2](#)).

Current use on the site includes a residential use and barn, with about a third of the site vacant. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables 5-18](#) and [5-19](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity

Utilizing the full acreage of the site (0.927 acres) and developed at a density of 30 dwelling units per acre, the gross acreage would accommodate a maximum of 27 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 23 units ([Tables 5-18 and 5-19](#)).


Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (0.700 acres) and developed at a density of 30 dwelling units per acre, the gross acreage would accommodate a maximum of 21 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 18 units to accommodate 12 very low- and six (6) low-income units ([Tables 5-18 and 5-19](#)). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Additionally, Site 12 and Site 13 are located adjacent to one another, presenting an opportunity for lot consolidation to maximize residential development potential on the sites. If the sites were consolidated, the maximum residential development potential would increase from 18 units for Site 12 alone to 59 units, to accommodate 31 very low- and 28 low-income units. These assumptions include adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-18 Site 12 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-060-011	
By-Right with 20% Affordable	Yes, due to land use redesignation/rezone; used in 4 th and 5 th cycles, but non-vacant.	
Size of Site	0.700 acres (vacant)	
Zoning	Rezone from R-2 to R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very Low-income: 12 units Low-income: 6 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = $(0.700 \times 30) (.95) (.95) (.95) = 18 \text{ units}$ 86% of max density
Environmental Constraints	100-year flood zone	
Other	Rezone required.	

SOURCE: City of Newman

Table 5-19 Site 12 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as townhomes and current cost of construction.
Typical densities	95%	Future high-density projects in Newman are more likely to be built out close to maximum density due to changes to the zoning code for minimum lot size requirements.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Newman

Site 13 Description

Site 13 is a vacant site located along Prince Street south of Inyo Avenue. The site has a land use designation of MDR and is zoned R-3, which allows residential densities up to 12 dwelling units per acre. The site is approximately 1.622 acres.


Given that the site is sufficiently sized to accommodate lower-income units, with a minimum of 0.5 acres, and was identified in a previous housing cycle yet remained undeveloped, it will undergo land use redesignation and rezoning to permit 20 dwelling units per acre, enhancing its development potential. This site is intended to undergo land use redesignation to High Density Residential (HDR) and rezoning to R-3, which permits residential densities of 12-30 dwelling units per acre. Program 1.2 establishes a minimum density of 20 dwelling units per acre for the R-3 Zoning District (see [Chapter 2](#)).

Developed at a density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 49 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 41 units to accommodate 19 very low- and 22 low-income units ([Tables 5-20 and 5-21](#)). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

As discussed with Site 12, Site 13 is located adjacent to Site 12, presenting an opportunity for lot consolidation to maximize residential development potential on the sites. If the sites were consolidated, the maximum residential development potential would increase from 41 units for Site 13 alone to 59 units, to accommodate 31 very low- and 28 low-income units. These assumptions include adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-20 Site 13 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-060-010	
By-Right with 20% Affordable	Yes; used in 4 th and 5 th cycles	
Size of Site	1.622 acres	
Zoning	R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very Low-income: 19 units Low-income: 22 units	
Existing Use	Vacant	<p>Realistic Capacity utilizing factors =</p> $(1.622 \times 30) (.95) (.95) (.95) = 41 \text{ units}$ <p>85% of max density</p>
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	100-year flood zone	
Other	General plan redesignation from MDR to HDR required.	

SOURCE: City of Newman

Table 5-21 Site 13 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement, and retention or replacement of existing structure
Realistic capacity of the site	95%	Based on past development trends for residential redevelopment in the very-low residential zone and market demand for single-family units
Typical densities	95%	Future high-density projects in Newman are more likely to be built out close to maximum density due to changes to the zoning code for minimum lot size requirements.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	Compliance with standards adopted by the Federal Emergency Management Agency, which will primarily impact height of ground floor.

SOURCE: City of Newman

Site 14 Description

Site 14 is a non-vacant site located at 1415 Eucalyptus Avenue. The site has a land use designation of HDR and is zoned R-3, which allows residential densities up to 30 dwelling units per acre. The site is approximately 1.057 acres. This site is appropriately zoned to permit residential densities to accommodate lower-income units, and therefore is not intended to undergo any changes to land use designation or zoning.

Current use on the site includes a multi-family residential use. However, most of the site is vacant. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables 5-22](#) and [5-23](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity


Utilizing the full acreage of the site (1.057 acres) and developed at a density of 30 dwelling units per acre, the gross acreage would accommodate a maximum of 31 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 27 units ([Tables 5-22 and 5-23](#)).

Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (0.780 acres) and developed at a density of 30 dwelling units per acre, the gross acreage would accommodate a maximum of 23 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 20 units to accommodate 10 very low- and 10 low-income units ([Tables 5-22 and 5-23](#)). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on this site.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-22 Site 14 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-022-016	
By-Right with 20% Affordable	Yes, non-vacant and used in both the 4 th and 5 th Cycle.	
Size of Site	0.780 acres	
Zoning	R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very Low-income: 10 units Low-income: 10 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	<p>Realistic Capacity utilizing factors =</p> $(0.780 \times 30) (.95) (.95) (.95) = 20 \text{ units}$ <p>84% of max density</p>
Environmental Constraints	None known	

SOURCE: City of Newman

Table 5-23 Site 14 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements fire-access requirements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for high-density housing types such as neighboring apartments, and current cost of construction.
Typical densities	95%	Future high-density projects in Newman are more likely to be built out close to maximum density due to changes to the zoning code for minimum lot size requirements.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Newman

Site 15A & 15B Description

Site 15A and Site 15B are non-vacant sites located at 673 Fig Lane under common ownership. Together, the sites present the opportunity for lot consolidation. The sites have a land use designation of HDR and are zoned R-3, which allows residential densities up to 30 dwelling units per acre. Both sites are appropriately zoned to permit residential densities to accommodate lower-income units, and therefore are not intended to undergo any changes to land use designation or zoning.

Site 15A is approximately 2.477 acres and Site 15B is approximately 2.490 acres. Combined, the sites equal approximately 4.967 acres in total and could accommodate 127 residential units. To maximize full residential development potential, both sites would be fully redeveloped and existing uses would be discontinued.


Current use on Site 15A includes miscellaneous out buildings, but most of the site is vacant. Developed at a density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 74 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 63 units to accommodate 11 very low- and 52 low-income units ([Tables 5-24 and 5-25](#)).

Current use on Site 15B includes a residential use, but most of the site is vacant. Developed at a density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 75 dwelling units per acre. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 63 units to accommodate 54 very low- and nine (9) low-income units ([Tables 5-24 and 5-25](#)).

Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on these sites.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-24 Sites 15A & 15B Development Details

Site Description		Site Image & Capacity Calculation
APN	026-041-058 026-041-004	
By-Right with 20% Affordable	Yes; non-vacant and used in 4 th and 5 th cycle	
Size of Site	4.967 acres (both parcels)	
Zoning	R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very Low-income: 65 units Low-income: 61 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	<p>Realistic Capacity utilizing factors =</p> $(4.967 \times 30) (.95) (.95) (.95) = 127 \text{ units}$ <p>85% of max density</p>
Environmental Constraints	100-year flood zone	

SOURCE: City of Newman

Table 5-25 Sites 15A & 15BCapacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements fire-access requirements, and utility easement needs
Realistic capacity of the site	95%	Based on market demand for studios and one-bedroom housing, and current cost of construction
Typical densities	95%	Future high-density projects in Newman are likely to be built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	Compliance with standards adopted by the Federal Emergency Management Agency, which will primarily impact height of ground floor.

SOURCE: City of Newman

Site 16 Description

Site 16 is a non-vacant site located 2115 Prince Street. The site has a land use designation of LDR and is zoned R-1, which allows residential densities up to six (6) dwelling units per acre. The site is approximately 2.020 acres.


Given that the site is sufficiently sized to accommodate lower-income units, with a minimum of 0.5 acres, and was identified in a previous housing cycle yet remained undeveloped, it will undergo land use redesignation and rezoning to permit 20 dwelling units per acre, enhancing its development potential. This site is intended to undergo land use redesignation to High Density Residential (HDR) and rezoning to R-3, which permits residential densities of 12-30 dwelling units per acre. Program 1.2 establishes a minimum density of 20 dwelling units per acre for the R-3 Zoning District (see [Chapter 2](#)).

Current use on the site includes single-family residential uses, but most of the site is vacant. To maximize full residential development potential, the site would be fully redeveloped and existing uses would be discontinued.

Developed at a density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 61 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 51 units to accommodate 13 very low-, 13 low-, and 25 moderate-income units ([Tables 5-26 and 5-27](#)). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on these sites.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-26 Site 16 Development Details

Site Description		Site Image & Capacity Calculation
APN	026-059-070	
By-Right with 20% Affordable	Yes; non-vacant and used in 4 th and 5 th cycle	
Size of Site	2.020 acres	
Zoning	Rezone from R-1 to R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very Low-income: 13 units Low-income: 13 units Moderate-income: 25 units	
Existing Use	Non-vacant	<p>Realistic Capacity utilizing factors =</p> $(2.02 \times 30) (.95) (.95) (.95) = 51 \text{ units}$ <p>85% of max density</p>
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	100-year flood zone	
Other	General Plan redesignation and rezoning required; demolition of existing units required.	

SOURCE: City of Newman

Table 5-27 Site 16 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements fire-access requirements, and utility easement needs
Realistic capacity of the site	95%	Based on market demand for studios and one-bedroom housing, and current cost of construction
Typical densities	95%	Future high-density projects in Newman are likely to be built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	Compliance with standards adopted by the Federal Emergency Management Agency, which will primarily impact height of ground floor.

SOURCE: City of Newman

Site 17 Description

Site 17 is a non-vacant site located at 27642 Fig Lane, south of Jensen Road in the northwest part of the city. The site has a land use designation of Planned Mixed Residential (PMR) and is zoned Professional Office (PO), which allows residential densities up to 30 dwelling units per acre. This site is not intended to undergo any land use designation or zoning changes. The site is approximately 9.820 acres.

Current use on the site includes a single-family residence. However, most of the site is vacant. The property owner has expressed interest in mixed-use development and there is a possibility to partially develop the site to allow retention of the existing residential unit. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables 5-28 and 5-29](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity


Utilizing the full acreage of the site (9.820 acres) and developed at a density of 30 dwelling units per acre, the gross acreage would accommodate a maximum of 294 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 252 units ([Tables 5-28 and 5-29](#)).

Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (7.500 acres) and developed at a density of 30 dwelling units per acre, the gross acreage would accommodate a maximum of 225 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 193 units to accommodate 41 very low-, 52 low-, and 100 moderate-income units ([Tables 5-28 and 5-29](#)). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on these sites.

Steps for development on this site include filing for a CUP, architecture review by the Architecture Review Committee (ARC), and site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. A CUP requires a single hearing of the Planning Commission and is coupled with site plan review. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-28 Site 17 Development Details

Site Description		Site Image & Capacity Calculation
APN	026-049-001	
By-Right with 20% Affordable	No; not used in 4 th or 5 th cycle	
Size of Site	9.820 acres total; 7.500 vacant	
Zoning	PO	
Applied Density	30 du/ac	
RHNA Affordability	Very Low-income: 41 Low-income: 52 Moderate-income: 100 units	
Existing Use	Non-vacant	<p>Realistic Capacity utilizing factors =</p> $(7.500 \times 30) (.95) (.95) (.95) = 193 \text{ units}$ <p>86% of max density</p>
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	100-year flood zone	

SOURCE: City of Newman

Table 5-29 Site 17 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements fire-access requirements, and utility easement needs
Realistic capacity of the site	95%	Based on the possibility for partial lot development with retention of existing residential unit, and current cost of construction
Typical densities	95%	Future high-density projects in Newman are likely to be built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	Compliance with standards adopted by the Federal Emergency Management Agency, which will primarily impact height of ground floor.

SOURCE: City of Newman


Site 18 Description

Site 18 is a vacant site located at 2070 Prince Road. The site has a land use designation of MDR and is zoned Open Space (OS), which does not allow residential uses. This site is intended to undergo a land use redesignation and zoning change to HDR and R-3, respectively. The site is approximately 0.692 acres.

Developed at a density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 21 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 17 units to accommodate three (3) very low-, nine (9) low-, and five (5) moderate-income units (Tables 5-30 and 5-31). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on these sites.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see Chapter 2).

Table 5-30 Site 18 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-060-021	
By-Right with 20% Affordable	Yes; used in 4 th cycle	
Size of Site	0.692 acres	
Zoning	Rezone from OS to R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very Low-income: 3 Low-income: 9 units Moderate-income: 5 units	
Existing Use	Vacant	
Infrastructure Availability	Yes, no constraints	<p>Realistic Capacity utilizing factors =</p> $(0.692 \times 30) (.95) (.95) (.95) = 17 \text{ units}$ <p>83% of max density</p>
Environmental Constraints	100-year flood zone	
Other	General Plan redesignation and rezoning required.	

SOURCE: City of Newman

Table 5-31 Site 18 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements fire-access requirements, and utility easement needs
Realistic capacity of the site	95%	Based on market demand for studios and one-bedroom housing, and current cost of construction
Typical densities	95%	Future high-density projects in Newman are likely to be built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	Compliance with standards adopted by the Federal Emergency Management Agency, which will primarily impact height of ground floor.

SOURCE: City of Newman

Site 19 Description

Site 19 is a non-vacant site located at 407 Hills Ferry Road. The site has a land use designation of MDR and is zoned R-2, which allows residential densities up to 12 dwelling units per acre. The site is approximately 1.898 acres.

Given that the site is sufficiently sized to accommodate lower-income units, with a minimum of 0.5 acres, and was identified in a previous housing cycle yet remained undeveloped, it will undergo land use redesignation and rezoning to permit 20 dwelling units per acre, enhancing its development potential. This site is intended to undergo land use redesignation to High Density Residential (HDR) and rezoning to R-3, which permits residential densities of 12-30 dwelling units per acre. Program 1.2 establishes a minimum density of 20 dwelling units per acre for the R-3 Zoning District (see [Chapter 2](#)).

Current use on the site includes residential use and outbuildings. However, most of the site is vacant. There is a possibility to partially develop the site to allow retention of the existing residential unit. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables 5-32](#) and [5-33](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity


Utilizing the full acreage of the site (1.898 acres) and developed at a density of 30 dwelling units per acre, the gross acreage would accommodate a maximum of 56 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 48 units ([Tables 5-32](#) and [5-33](#)).

Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (1.06 acres) and developed at a density of 30 dwelling units per acre, the gross acreage would accommodate a maximum of 32 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 27 units to accommodate seven (7) very low-, seven (7) low-, and 13 moderate-income units (Tables 5-32 and 5-33). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on these sites.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see Chapter 2).

Table 5-32 Site 19 Development Details

Site Description		Site Image & Capacity Calculation
APN	049-050-044	
By-Right with 20% Affordable	Yes; used in 4 th cycle	
Size of Site	1.898 acres total (1.06 vacant)	
Zoning	Rezone from R-2 to R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very low-income: 7 units Low-income: 7 units Moderate-income: 13 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	<p>Realistic Capacity utilizing factors =</p> $(1.06 \times 30) (.95) (.95) (.95) = 27 \text{ units}$ <p>84% of max density</p>
Environmental Constraints	None known	
Other	General Plan redesignation and rezoning required.	

SOURCE: City of Newman

Table 5-33 Site 19 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements, fire-access requirements, and utility easement needs
Realistic capacity of the site	95%	Based on market demand for studios and one-bedroom housing, and current cost of construction
Typical densities	95%	Future high-density projects in Newman are likely to be built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Newman

Site 20 Description

Site 20 is a non-vacant site located at 27924 North Street. The site has a land use designation of LDR and is zoned R-1, which allows residential densities up to six (6) dwelling units per acre. The site is approximately 3.144 acres.

Given that the site is sufficiently sized to accommodate lower-income units, with a minimum of 0.5 acres, and was identified in a previous housing cycle yet remained undeveloped, it will undergo land use redesignation and rezoning to permit 20 dwelling units per acre, enhancing its development potential. This site is intended to undergo land use redesignation to High Density Residential (HDR) and rezoning to R-3, which permits residential densities of 12-30 dwelling units per acre. Program 1.2 establishes a minimum density of 20 dwelling units per acre for the R-3 Zoning District (see [Chapter 2](#)).

Current use on the site includes residential use and outbuildings. However, most of the site is vacant. There is a possibility to partially develop the site to allow retention of the existing residential unit. The following realistic capacity analysis provides scenarios for both total and adjusted development capacity of the site. [Tables 5-34](#) and [5-35](#) present conservative estimates utilizing the adjusted realistic capacity figures, assuming existing uses remain.

Total Realistic Capacity

Utilizing the full acreage of the site (3.144 acres) and developed at a density of 30 dwelling units per acre, the gross acreage would accommodate a maximum of 94 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 80 units ([Tables 5-34 and 5-35](#)).


Adjusted Realistic Capacity

Utilizing the vacant available acreage of the site (2.72 acres) and developed at a density of 30 dwelling units per acre, the gross acreage would accommodate a maximum of 82 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 69 units to accommodate 29 very low-, 25 low-, and 15 moderate-income units ([Tables 5-34 and 5-35](#)). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on these sites.

Despite the challenges presented by its shape, the site offers sufficient space to accommodate the development of 69 units. The realistic capacity analysis includes adjustments for factors such as site geometry and assumes the development of 85 percent of the site's potential.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-34 Site 20 Development Details

Site Description		Site Image & Capacity Calculation
APN	026-043-019	
By-Right with 20% Affordable	Yes; used in 4 th and 5 th cycles	
Size of Site	3.144 acres total (2.72 vacant)	
Zoning	Rezone from R-1 to R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very low-income: 29 units Low-income: 25 units Moderate-income: 15 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints	<p>Realistic Capacity utilizing factors =</p> $(2.72 \times 30) (.95) (.95) (.95) = 69 \text{ units}$ <p>85% of max density</p>
Environmental Constraints	None known	
Other	General Plan redesignation and rezoning required.	

SOURCE: City of Newman

Table 5-35 Site 20 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to challenging site geometry, on-site improvements fire-access requirements, and utility easement needs
Realistic capacity of the site	95%	Based on market demand for studios and one-bedroom housing, and current cost of construction
Typical densities	95%	Future high-density projects in Newman are likely to be built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

SOURCE: City of Newman

Site 21 Description


Site 21 is a vacant site located 1040 Prince Street. The site has a land use designation of Downtown Commercial (DC) and is zoned C-1, which allows residential densities up to 20 dwelling units per acre. The intentions for the site involve retaining the commercial designation of the northern corner portion of the parcel while redesigning the southern half for residential use. The site is approximately 2.725 acres.

Given that the site is sufficiently sized to accommodate lower-income units, with a minimum of 0.5 acres, and was identified in a previous housing cycle yet remained undeveloped, it will undergo land use redesignation and rezoning to permit 20 dwelling units per acre, enhancing its development potential. This site is intended to undergo land use redesignation to High Density Residential (HDR) and rezoning to R-3, which permits residential densities of 12-30 dwelling units per acre. Program 1.2 establishes a minimum density of 20 dwelling units per acre for the R-3 Zoning District (see [Chapter 2](#)).

For realistic capacity assumptions, vacant land for the southern half of the portion intended for residential use has been measured to equal approximately 1.362 acres. Developed at a density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 41 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 34 units to accommodate 11 very low-, 11 low-, and 12 moderate-income units ([Tables 5-36 and 5-37](#)). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on these sites.

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-36 Site 21 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-060-012	
Ministerial Process	Yes, due to rezoning	
By-right 20% affordable	No, not used in previous cycle	
Size of Site	1.362 acres (portion intended for residential use)	
Zoning	Rezone southern half of site C-1 to R-3	
Applied Density	30 du/ac	
RHNA Affordability	Very low-income: 11 units Low-income: 11 units Moderate-income: 12 units	
Existing Use	Vacant	
Infrastructure Availability	Yes, no constraints	<p>Realistic Capacity utilizing factors =</p> $(1.362 \times 30) (.95) (.95) (.95) = 34 \text{ units}$ <p>84% of max density</p>
Environmental Constraints	100-year flood zone	
Other	General Plan redesignation and rezoning required.	

SOURCE: City of Newman

Table 5-37 Site 21 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements fire-access requirements, and utility easement needs
Realistic capacity of the site	95%	Based on market demand for studios and one-bedroom housing, and current cost of construction
Typical densities	95%	Future high-density projects in Newman are likely to be built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	Compliance with standards adopted by the Federal Emergency Management Agency, which will primarily impact height of ground floor.

SOURCE: City of Newman

Downtown/Commercial Mixed-Use

Site 22 Description

Site 22 is a non-vacant City-owned site located at 1617 Main Street. The site has a land use designation of DC and is zoned C-1, which allows residential densities up to 20 dwelling units per acre. This site is not intended to undergo any land use designation or zoning changes. The site is approximately 0.947 acres.

Current use on the site includes a decommissioned turkey hatchery. The City's development intentions for the site include new ground-floor commercial development with second story residential units. Currently, the C-1 District allows residential uses conditionally, primarily situated at the rear of buildings or above the ground floor. To alleviate constraints on housing development, the City has introduced Program 1.2 (see [Chapter 2](#)). This program proposes an amendment to the Municipal Code to permit residential uses on upper stories in both the C-1 and C-2 Districts, while also raising the maximum base density to 30 dwelling units per acre. This initiative aims to ensure that the Zoning Code does not unnecessarily limit the development of affordable housing. The City plans to work with a non-profit affordable housing developer to enable the development of affordable residential units with intentions to deed-restrict a portion of the units.


Developed at a maximum density of 30 dwelling units per acre, the gross acreage of the site would allow a maximum of 28 residential units. When factoring in adjustments for potential land use controls and site improvements, realistic capacity of the site, and typical densities, the net acreage of the site would yield a total of 24 units to accommodate 12 very low- and 12 low-income units ([Tables 5-38 and 5-39](#)). Based on recent development and pipeline projects in Newman, the City has determined 30 dwelling units per acre including adjustments, to be the most feasible density for development on these sites.

Given that the site is currently occupied by a decommissioned turkey hatchery, it underwent a thorough examination to determine if it appeared on the Hazardous Waste and Substances Site Cortese List. Fortunately, the site was not identified on any Cortese lists. Therefore, it does not present any risks of environmental contamination or constraints to residential development.

To ensure this site is developed for residential use, the City has included Program 1.6 to establish and monitor processes for utilization of the city-owned parcel to develop housing in the eight-year planning cycle ([see Chapter 2](#)).

Steps for development on this site include architecture review by the Architecture Review Committee (ARC), site plan review by the Planning Commission, filing a building permit application, building permit issuance, and construction. For projects with at least 20 percent affordable, site plan and design review are subject to streamlining provisions pursuant to SB 35 and SB 330. Furthermore, the City aims to establish Objective Design Standards (ODS) to streamline the review process and offer greater certainty for residential development projects (Program 1.8, see [Chapter 2](#)).

Table 5-38 Site 22 Development Details

Site Description		Site Image & Capacity Calculation
APN	128-009-080	
By-Right with 20% Affordable	No; not used in 4 th or 5 th cycle	
Size of Site	0.947 acres	
Zoning	C-1	
Applied Density	30 du/ac	
RHNA Affordability	Very low-income: 12 units Low-income: 12 units	
Existing Use	Non-vacant	<p>Realistic Capacity utilizing factors =</p> $(0.947 \times 30) (.95) (.95) (.95) = 24 \text{ units}$ <p>86% of max density</p>
Infrastructure Availability	Yes, no constraints	
Environmental Constraints	100-year flood zone	
Other Constraints	Demolition of existing use	

SOURCE: City of Newman

Table 5-39 Site 22 Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to on-site improvements fire-access requirements, and utility easement needs
Realistic capacity of the site	95%	Based on market demand for studios and one-bedroom housing, and current cost of construction
Typical densities	95%	Future high-density projects in Newman are likely to be built out close to maximum density
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	Compliance with standards adopted by the Federal Emergency Management Agency, which will primarily impact height of ground floor.

SOURCE: City of Newman

Pipeline Projects


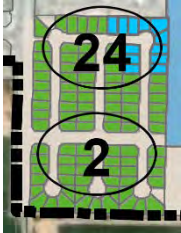
Pipeline projects include entitled, permitted, or constructed projects. [Table 5-42](#) exhibits 12 current housing projects that are included in the Mattos Ranch Subdivision Phase 1 project, and have earned approval for entitlements and/or permits and will begin construction during the 6th Cycle Housing Element certification.

Site 23 Description

Site 23 is located along Prince Road at the southern city limit. The site is part of the Mattos Ranch Phase 1 Master Plan area. The site has a land use designation of MDR and is zoned Planned Development (PD), which allows residential densities up to 12 dwelling units per acre. This site is not intended to undergo any land use designation or zoning changes. The site is approximately 1.047 acres in total. [Table 5-40](#) presents site details for the 12 pipeline units.

This vacant site has been approved for 92 subdivided parcels, for which 12 single-family homes have been approved within the Mattos Ranch Subdivision Phase 1 project, numbered in [Figure 5-9](#). The 12 units are fully entitled and individual houses are under construction. The remaining 80 residential units are developed at a net density of 7.6 dwelling units per acre. Adjacent single-family parcels for Mattos Ranch Phase 2 is east of Phase 1, which can also be seen in [Figure 5-9](#).

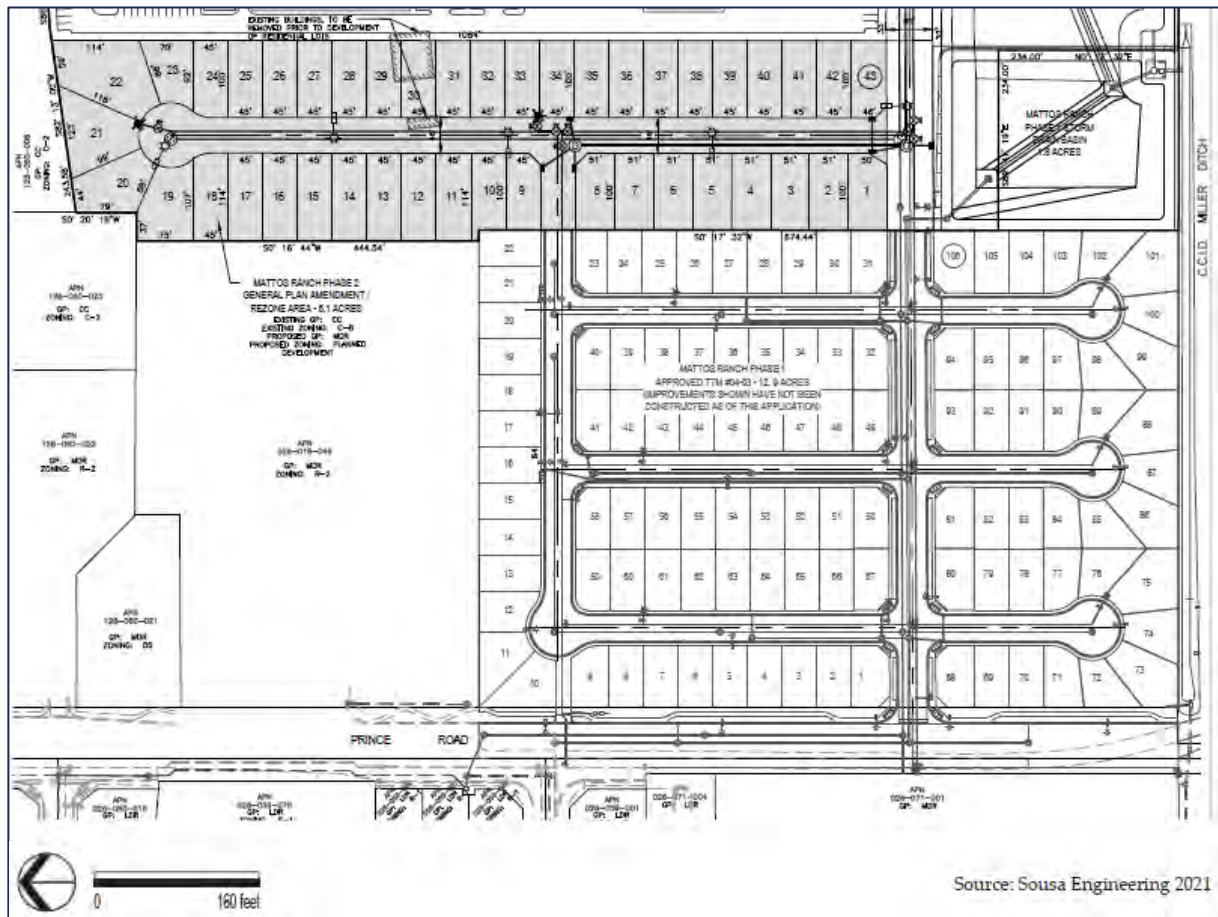
Table 5-40 Site 23 Development Details

Site Description		Site Image & Capacity Calculation
APN	026-073-017 026-073-018 026-073-019 026-073-020 026-073-021 026-073-022 026-073-023 026-073-024 026-073-025 026-073-038 026-073-039 026-073-040	
By-Right with 20% Affordable	No; pipeline project, approval has been granted.	 <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: blue; margin-right: 5px;"></div> Mattos Ranch Phase 1 (Pipeline) <div style="width: 20px; height: 20px; background-color: green; margin-right: 5px; margin-left: 10px;"></div> Mattos Ranch Phase 1 </div>
Size of Site	12 acres (full site)	
Zoning	PD	
Allowable Density	6-12 du/acre	
RHNA Affordability	Above moderate-income: 12 unit	
Existing Use	Vacant	

Site Description		Site Image & Capacity Calculation
Infrastructure Availability	Yes, no constraints	Realistic Capacity utilizing factors = Approved subdivision for single-family homes; with 12 approved parcels; and 80 in process as noted with Site #2.
Environmental Constraints	None known.	

SOURCE: City of Newman

Figure 5-9 Mattos Ranch Phase 1 Subdivision Map (note rotated north arrow)



SOURCE: City of Newman, Mattos Ranch Subdivision Phase 1, 2023

5.5 Additional Opportunities for Residential Development and Affordable Housing

Accessory Dwelling Units (ADUs and Junior ADUs)

According to HCD's Annual Progress Report Dashboard, approximately four (4) ADUs were permitted between 2020 and 2021, to accommodate three (3) very low- and one (1) low-income household. Despite the limited number of permitted ADUs in the City during the previous planning cycle, there has been a notable increase in public inquiries regarding the construction of both ADUs and Junior Accessory Dwelling Units (JADUs). In an effort to incentivize community members and developers to pursue ADU construction, the City is actively working on creating a set of pre-approved ADU designs. This initiative aims to simplify the ADU development process, relieving property owners of the design burden and facilitating smoother project approvals.

Based on local knowledge, the City believes the cost of constructing ADUs has largely impacted the lack of construction. To encourage the construction of ADUs, the City has been in active discussions with the developers for the NWNMP project (Site 1A-1F), who have agreed to build ADUs on 15 percent of the lots and also incorporate stub-outs for all lots. This will allow the City to scale the construction of ADUs over the next eight-year planning period.

With this stipulation, a minimum of 116 ADUs will be constructed, and the inclusion of stub-outs will encourage future ADU constructions. Program 2.7 establishes the ADU requirements for the NWNMP project and provides a schedule of actions, including a mid-cycle assessment and target of 55 ADU building permits. Alternative actions have also been identified should the City not meet their mid-cycle target (see [Chapter 2](#)). Following the rule of thumb recommended by HCD, these 116 units have been distributed to very low-, low-, moderate-, and above moderate-income households as follows: 30 percent, 30 percent, 30 percent, 10 percent, respectively.

To further bolster ADU construction in Newman, the City has initiated Program 5.9 (see [Chapter 2](#)), which encompasses targeted actions to stimulate ADU development. These actions include:

- Creating a dedicated webpage featuring information on ADU construction;
- Developing pre-approved ADU plans to streamline the design process;
- Hosting an annual ADU workshop involving building inspectors and planners to provide guidance and insights;
- Waiving City building permit fees for deed-restricted units designated for low- or very low-income households;

- Actively seeking funding opportunities to enhance the development and affordability of ADUs; and
- Monitoring permitted ADUs and affordability levels to report annually through the APR to City Council to evaluate if production estimates are being achieved or if additional actions are needed.

New Interest in ADU Construction

Through the process of updating the Housing Element, property owner interest forms were received for the following locations, with interest in constructing ADU/JADUs for the addresses listed in [Table 5-41](#). The City of Newman supports continued responsiveness through providing a forum opportunity to better understand and overcome any obstacles to ADU and JADU construction with Programs 2.3, 2.6, and 2.7 (see [Chapter 2](#)).

Table 5-41 Accessory Dwelling Unit Intentions to Construct 2023-2031

ADU Site	Address/APN	Type
1	2231 Grand Canyon Way	ADU
2	026-068-051-000	ADU
3	624 Fig Lane; 026-049-005-000	ADU, JADU

SOURCE: City of Newman

5.6 Summary and Conclusions

The vacant, partially vacant, and underutilized sites identified in this report are sufficient to accommodate approximately 186 percent of the Newman’s Regional Housing Needs Allocation for the 6th Cycle planning period. This “cushion” is highly recommended because of the State’s No Net Loss Law, which precludes jurisdictions from approving development that results in an overall housing site deficit. The “cushion” essentially provides a degree of flexibility for policy makers as they make development decisions. Many of the sites identified in this report were used in either the 4th Cycle, the 5th Cycle, or both. The opportunity for ministerial review with 20 percent affordable units is likely to increase likelihood of housing development at these sites for the 6th Cycle planning period.

6.0 AFFH Analysis of Sites

6.1 Site Inventory Analysis Requirements

Per Assembly Bill (AB) 686, housing elements must analyze the location of lower-income sites in relation to areas of high opportunity, and in instances where lower-income sites are located in lower resource areas and/or segregated concentrated areas of poverty, cities must incorporate policies and programs to remediate those conditions. The following serves as a complete AFFH analysis of potential sites for new housing developments for the 2023 – 2031 planning period.

Overview

Table 6-3 through Table 6-9 and Figure 6-1 through Figure 6-10 show the distribution of projected housing opportunity units by income category of the following indicators compared to city-wide patterns to understand how the projected locations of units will affirmatively further fair housing: median income, predominant population, female headed households, poverty rates, TCAC/HCD opportunity areas, disability rates, cost burden rates, overcrowding, and substandard housing. The following sites inventory discussion includes an analysis of the number of projected units by income category, and total RHNA capacity, to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

As evidenced in Table 6-2, Newman has adequate sites to accommodate housing development at approximately 186 percent of the RHNA. The land inventory (Chapter 5) provides a total capacity for 1,960 units and opportunities for the development of a variety of housing types suitable for a range of households and income levels. In accordance with State law, all of the sites in the inventory are considered to be zoned appropriately to facilitate housing affordable to lower-income households. Table 6-1 on the following page shows the distribution of housing opportunity units according to census tract.

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

Table 6-1 AFFH Indicators Table, Census Tract 35.01

Assessment of Fair Housing Indicators: Census Tract 35.01															
APN	Site #	Realistic Capacity				Segregation/Integration			Access to Opportunity		Disproportionate Housing Needs			Special Needs	
		VL	L	M	AM	2021 Household Median Income	2021 Predominant Race	2023 Diversity Index	2021 Poverty Level	2021 TCAC/HUD Opportunity Area	2021 Cost Burden	2021 Overcrowding	2021 Substandard Housing	2021 Female Headed HH	2021 Disabled
Northwest Newman Master Plan Area						\$90,810	Hispanic/ Latino	77	10.3%	Low	52.8%	3.4%	1.0%	13.2%	6.6%
026-031-015	1a	0	0	0	47										
026-031-003	1b	0	0	0	150										
026-031-008	1c	0	0	0	348										
		150	0	0	0										
		0	0	0	27										
026-034-016	1d	0	0	0	70										
026-031-013	1e	0	0	0	66										
		0	0	0	2										
026-031-012	1f	0	0	0	16										
		0	0	0	45										
	Subtotal	150	0	0	771										
	ADUS	35	35	35	11										
Low-Density Residential															
128-013-019	4	0	0	0	1										
128-013-017	5	0	0	0	1										
128-013-018	6	0	0	0	1										
026-049-032	10	0	0	0	7										
	Subtotal	0	0	0	10										
Medium-Density Residential															
128-022-010	11	18	18	0	0										
	Subtotal	18	18	0	0										
High-Density Residential															
128-022-016	14	10	10	0	0										
026-041-058	15a	11	52	0	0										
026-041-004	15b	54	9	0	0										
026-049-001	17	41	52	100	0										
049-050-044	19	7	7	13	0										

Assessment of Fair Housing Indicators: Census Tract 35.01															
APN	Site #	Realistic Capacity				Segregation/Integration			Access to Opportunity		Disproportionate Housing Needs			Special Needs	
		VL	L	M	AM	2021 Household Median Income	2021 Predominant Race	2023 Diversity Index	2021 Poverty Level	2021 TCAC/HUD Opportunity Area	2021 Cost Burden	2021 Overcrowding	2021 Substandard Housing	2021 Female Headed HH	2021 Disabled
026-043-019	20	29	25	15	0										
	Subtotal	152	155	128	0										
	Total	355	208	163	792										

SOURCE: City of Newman, US Census ACS 5-Year Estimates, HCD AFFH Data Viewer, TCAC/HCD Opportunity Area Maps

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

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

3 HCD AFFH Data Viewer, 2023; census tract level

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

5 TCAC/HCD Opportunity Area Maps, 2021; census tract level

6 HCD AFFH Data Viewer, 2021; census tract level

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

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

9 US Census ACS 5-Year Estimate, 2021, Table S1810; census tract lev

Table 6-2 AFFH Indicators Table, Census Tract 35.02

Assessment of Fair Housing Indicators: Census Tract 35.02																
APN	Site #	Realistic Capacity				Segregation/Integration			Access to Opportunity		Disproportionate Housing Needs			Special Needs		
		VL	L	M	AM	2021 Median HH Income ¹	2021 Predominant Race ²	2023 Diversity Index ³	2021 Poverty Level ⁴	2023 TCAC/HUD Opportunity Area ⁵	2021 Cost Burden ⁶	2021 Overcrowding ⁶	2021 Substandard Housing ⁷	2021 Female Headed HH ⁸	2021 Disabled ⁹	
Mattos Ranch Subdivision Phase 1						\$63,454	Hispanic/Latino	73.4	4.8%	Low	25.4%	4.4%	0.0%	13.7%	10.0%	
026-073-003 et al	2	0	0	40	40											
	Subtotal	0	0	40	40											
Mattos Ranch Subdivision Phase 2																
026-016-058	3	0	0	22	21											
	Subtotal	0	0	22	21											
Low-Density Residential																
128-006-071	7	0	0	0	1											
026-056-058	8	58	57	0	0											
026-072-005	9	0	0	0	1											
026-072-006		0	0	0	1											
026-072-007		0	0	0	1											
026-072-008		0	0	0	1											
026-072-009		0	0	0	1											
026-072-010		0	0	0	1											
	Subtotal	58	57	0	7											
High-Density Residential																
128-060-011	12	12	6	0	0											
128-060-010	13	19	22	0	0											
026-059-070	16	13	13	25	0											
128-060-021	18	3	9	5	0											
128-060-012	21	11	11	12	0											
	Subtotal	58	61	42	0											
Downtown Commercial/Mixed-Use																
128-009-080	22	12	12	0	0											
	Subtotal	12	12	0	0											
Pipeline (Mattos Ranch Subdivision Phase 1)																
026-073-017	23	0	0	0	1											
026-073-018		0	0	0	1											

Assessment of Fair Housing Indicators: Census Tract 35.02															
APN	Site #	Realistic Capacity				Segregation/Integration			Access to Opportunity		Disproportionate Housing Needs			Special Needs	
		VL	L	M	AM	2021 Median HH Income ¹	2021 Predominant Race ²	2023 Diversity Index ³	2021 Poverty Level ⁴	2023 TCAC/HUD Opportunity Area ⁵	2021 Cost Burden ⁶	2021 Overcrowding ⁶	2021 Substandard Housing ⁷	2021 Female Headed HH ⁸	2021 Disabled ⁹
026-073-019		0	0	0	1										
026-073-020		0	0	0	1										
026-073-021		0	0	0	1										
026-073-022		0	0	0	1										
026-073-023		0	0	0	1										
026-073-024		0	0	0	1										
026-073-025		0	0	0	1										
026-073-038		0	0	0	1										
026-073-039		0	0	0	1										
026-073-040		0	0	0	1										
	Subtotal	0	0	0	12										
	Total	128	130	104	80										
	GRAND TOTAL*	483	338	267	872										
	RHNA	197	136	218	497										
	Surplus	286	201	45	370	186%									

SOURCE: City of Newman, US Census ACS 5-Year Estimates, HCD AFFH Data Viewer, TCAC/HCD Opportunity Area Maps

NOTES: *Grand total does not reflect subtraction of 10 existing units (1 L; 4 M; 5 AM)

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

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

3 HCD AFFH Data Viewer, 2023; census tract level

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

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

6 HCD AFFH Data Viewer, 2021; census tract level

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

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

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

Generally, Newman is designated a low resource area with a high level of diversity, low levels of poverty, and predominantly comprised of Hispanic/Latino households. The household median income varies according to census tract, ranging from \$55,000 to \$120,000 annually. Household overcrowding slightly varies according to census tract, ranging from 0 to 4 percent across the city. Additionally, cost burden among renter households varies according to census tract, ranging from 25 to 53 percent of renter households. Female headed-households comprise a total of 13.7 percent of all households in Newman, and persons living with a disability makeup a total of 8 percent. Concentrations of these special needs groups slightly differ between census tracts.

Please note: several of the City’s sites in the inventory list are comprised of multiple parcels (referred to as APNs (Assessor’s Parcel Numbers). Each APN is shown with a separate dot symbol on [Figure 6-1 through Figure 6-10](#).

6.2 Potential Effect on Access to Opportunity

TCAC/HCD Opportunity Areas

The TCAC/HCD Opportunity Areas are categorized by census tracts into high, moderate, or low-resource areas based on a composite score of economic, education, and environmental factors that have the ability to perpetuate poverty and segregation. These factors include: school proficiency, median income, median housing prices, and environmental pollution. According to TCAC/HCD, there are no areas within Newman that have high segregation or high rates of poverty.

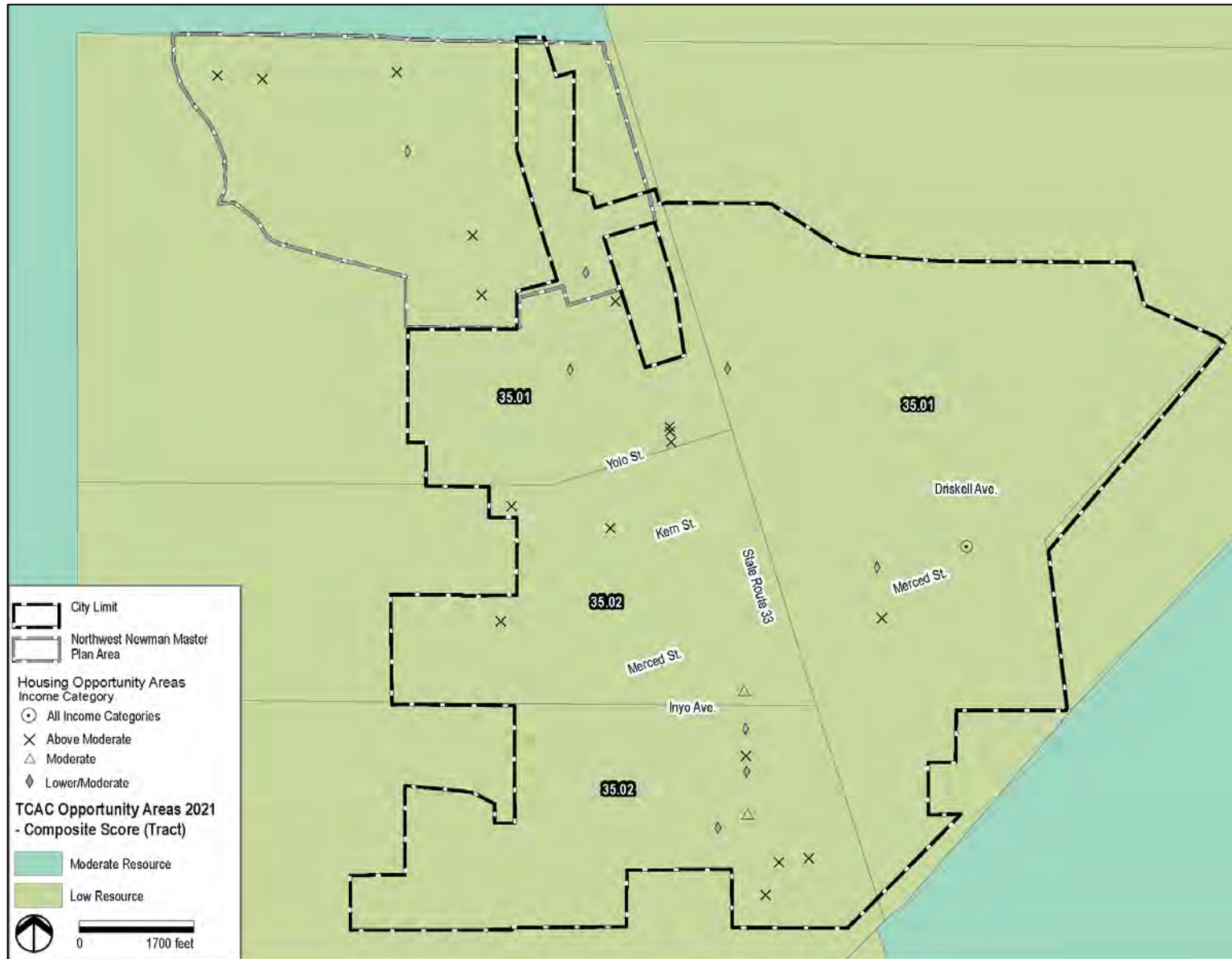
[Table 6-3](#) and [Figure 6-1](#) show the distribution of housing opportunity units at each income level according to their designated resource area. As shown in [Figure 6-1](#), all census tracts within Newman are designated low resource areas. As a result, all anticipated housing opportunity units are planned to be accommodated in low resource areas ([Table 6-3](#)).

Table 6-3 Site Inventory Unit Count by TCAC/HCD Opportunity Area, 2021

Income Group	Census Tract 35.01 and Census Tract 35.02	
	Low Resources	Percent
Very Low-Income	483	24.7%
Low-Income	338	17.2%
Moderate-Income	267	13.6%
Above Moderate-Income	872	44.5%
Total	1,960	100%

SOURCE: TCAC/HCD Opportunity Areas Map, 2021; City of Newman

Figure 6-1 Sites Inventory Analysis by TCAC/HCD Opportunity Areas



SOURCE: HCD AFFH Data Viewer; City of Newman

The City acknowledges that adequate infrastructure and access to opportunities and resources is vital to the wellbeing of a household. As a corrective and mitigative action that supports existing and future development, the City has developed a suite of city-wide place-based strategies, which utilize targeted investment to improve community assets and infrastructure, educational and economic opportunities, and environmental health outcomes. These efforts are regulated by the following implementation programs, which are presented in detail in [Chapter 2](#):

- Program 4.7: Place-Based Strategies to Report Environmental Mitigation Progress
- Program 5.6: Place-Based Strategies to Support Economic Mobility
- Program 5.7: Place-Based Strategies to Support Infrastructure Improvements
- Program 5.8: Place-Based Strategies to Improve Educational Opportunities

The City has already begun city-wide infrastructure revitalization efforts through the use of CDBG funds as part of the Stanislaus County CDBG Consortium. These efforts include improvements such as, sidewalk repairs/infill, street repair, ADA accessibility and walkways, increased park amenities, etc. For full details including a list of completed, ongoing, and future infrastructure improvement projects, see the programs listed above in full detail in [Chapter 2](#) and [Appendix C – City of Newman CDBG Project List](#).

Economic Opportunities

[Table 6-4](#) and [Figure 6-2](#) show the distribution of anticipated housing opportunity units at each income level according to economic opportunity. In Newman, economic opportunities vary by location, primarily scoring less positive on economic outcomes.

As shown in [Figure 6-2](#), Census Tract 35.01 is designated two economic opportunity scores, with the portion of the tract that is northwest of State Route 33 receiving a score ranging between 0.25 to 0.50 (moderately positive outcomes) and the portion that is east of State Route 33 receiving a score of less than 0.25 (less positive outcomes). Similarly, Census Tract 35.02 receives two economic opportunity scores, with the portion of the tract that is north of Inyo Street receiving a score ranging between 0.25 to 0.50 and the portion that is south of Inyo Street receiving a score of less than 0.25. Typically, a single census tract would be associated with a single statistical value or outcome. However, in Newman, census tracts receiving multiple scores is likely due to the large geographical size of both census tracts, resulting in varied conditions from one point in the census tract to another.¹

¹ <https://www.treasurer.ca.gov/ctcac/opportunity/opportunity-mapping-methodology.pdf>

As shown in [Figure 6-2](#), both census tracts are anticipated to accommodate some housing units in areas with less positive economic outcomes. According to [Table 6-4](#), approximately 77 percent of new housing units are anticipated to be located in areas where economic outcomes are highest in the city (0.25-0.5), and 23 percent are anticipated in areas with lower economic outcomes (less than 0.25). The area west of State Route 33 is primarily comprised of low density residential land uses, whereas the area east of State Route 33 includes a greater variety of land uses, including multi-family residential and commercial uses.

The distribution of units in areas with moderately positive economic outcomes works to reduce the concentration of lower-income households in areas that may present barriers to economic mobility. Additionally, increasing housing supply will be coupled with programs to incentivize the development of affordable housing for lower-income and special needs households (Programs 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.2, 2.3, 2.7, see [Chapter 2](#)). Therefore, the distribution of units will improve overall conditions for households and provide greater economic mobility.

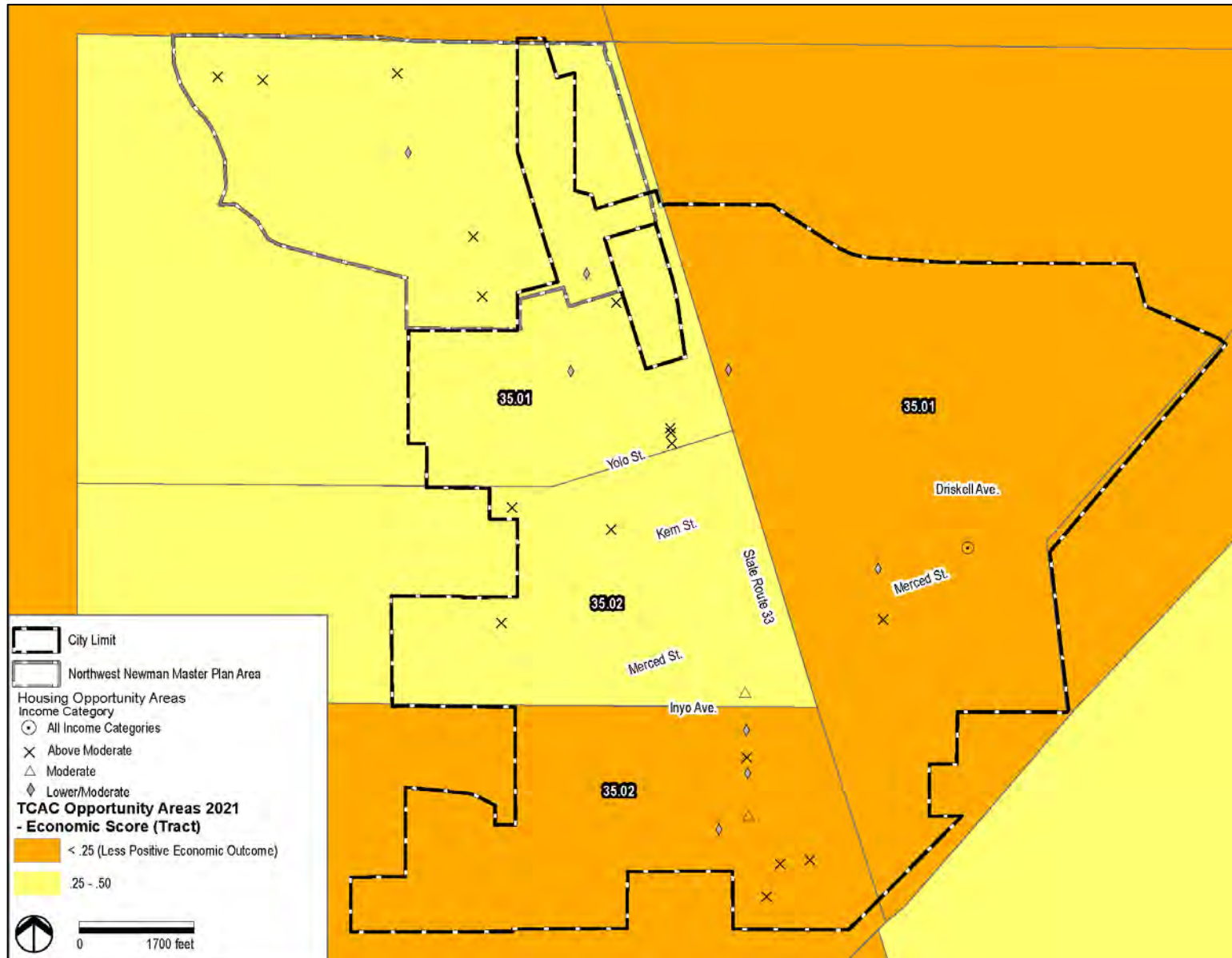
To address existing barriers to economic mobility for lower-income households, the City has identified Program 5.6 as part of a city-wide place-based strategy to address low-income earning potential of lower-income residents (see [Chapter 2](#)). The City will partner with the City of Newman Chamber of Commerce and other community-based organizations to expand job opportunities in Newman and host job readiness trainings to support lower-income residents. It is intended that through this targeted investment, economic opportunities will expand for lower-income households and positive economic outcomes will result throughout the city.

Table 6-4 Site Inventory Unit Count by TCAC/HCD Economic Opportunity, 2021

Income Group	Economic Outcomes Score (Less than 0.25)	Percent	Economic Outcomes Score (0.25-0.50)	Percent
Very Low-Income	122	27%	361	24%
Low Income	121	27%	217	14%
Moderate-Income	132	29%	135	9%
Above Moderate-Income	73	16%	799	53%
Total	448	100%	1,512	100%

SOURCE: TCAC/HCD Economic Opportunity Map, 2021; City of Newman

Figure 6-2 Sites Inventory Analysis by TCAC/HCD Economic Opportunity



SOURCE: HCD AFFH Data Viewer; City of Newman

Educational Opportunities

The TCAC/HCD Opportunity Area Education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. [Figure 6-3](#) illustrates the distribution of housing opportunity units at each income level according to educational opportunity.

As shown in [Figure 6-3](#), the TCAC/HCD Educational Opportunity score for Newman ranges from 0.0 to 0.25 indicating less positive outcomes. There is no geographic variation in educational opportunity based on census tracts within the city, meaning residents across the city experience similar access to educational opportunity. As a result, all anticipated housing units are located in census tracts with less positive educational outcomes.

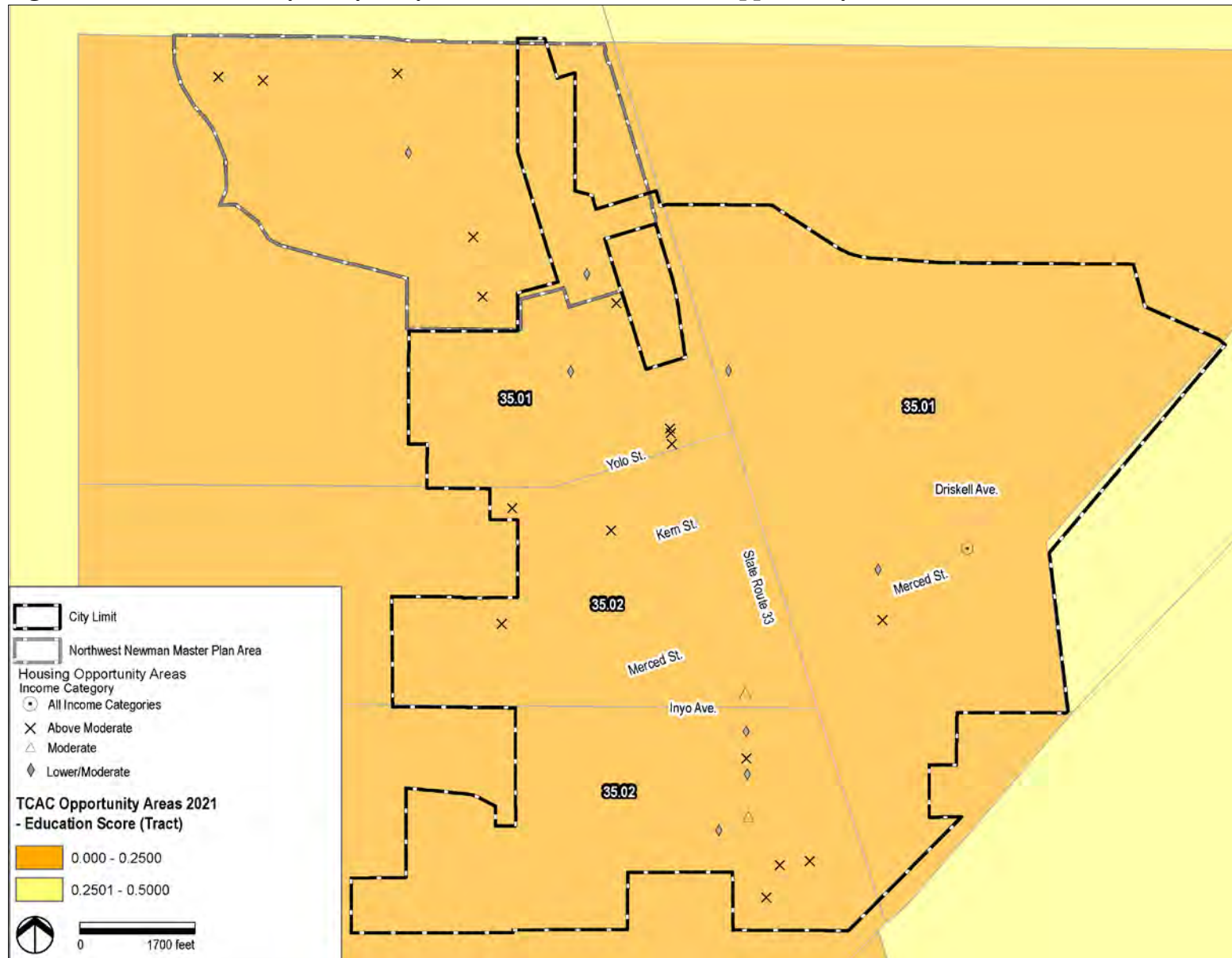
According to the Newman-Crows Landing Unified School District (NCLUSD), graduation rates for 2022 were 89.4 percent, which is higher than the statewide average (87.4 percent) and county average (86.2).² All Newman students have access to the same schools, therefore access to proficient schools is not a differing factor of opportunity. According to 2021 ACS data, Census Tract 35.01 has the highest rates of poverty in the city and Census Tract 35.02 has the lowest median household income. These findings suggest poverty status and median income are important factors to improve in order to address discrepancies in access to educational attainment. Refer to [Section 6.3 Potential Effect on Patterns of Integration and Segregation](#) of this chapter for additional information related to poverty and median income.

As shown in [Table 6-6](#), approximately 89 percent of the lower-income unit capacity is planned in Census Tract 35.01 where the poverty rate is highest in the city (10 percent), and 11 percent is planned in Census Tract 35.02 where the median household income is the lowest (less than \$70,000). The distribution of lower-income units in areas of highest poverty and lowest household income will increase the supply of affordable housing for lower-income households, reducing the poverty rate and mitigating cost burden in the area. Therefore, the distribution of units will improve existing conditions and will contribute to better educational outcomes.

The City of Newman acknowledges that targeted investment throughout the city is necessary to support and expand educational and economic opportunities for residents. To address barriers to educational opportunity, the City has identified Program 5.8 as part of a city-wide place-based strategy to improve educational opportunities and outcomes (see [Chapter 2](#)). The City will collaborate annually with the NCLUSD and interested religious institutions to determine any outside factors that may impede school performance that can be alleviated at the City level. As previously mentioned, the City has also identified Program 5.6, which supports economic mobility for lower-income residents. It is intended that through targeted investment and support, educational and economic opportunities will expand in Newman.

² <https://www.caschooldashboard.org/reports/50736010000000/2022>

Figure 6-3 Sites Inventory Analysis by TCAC/HCD Educational Opportunity



SOURCE: HCD AFFH Data Viewer; City of Newman

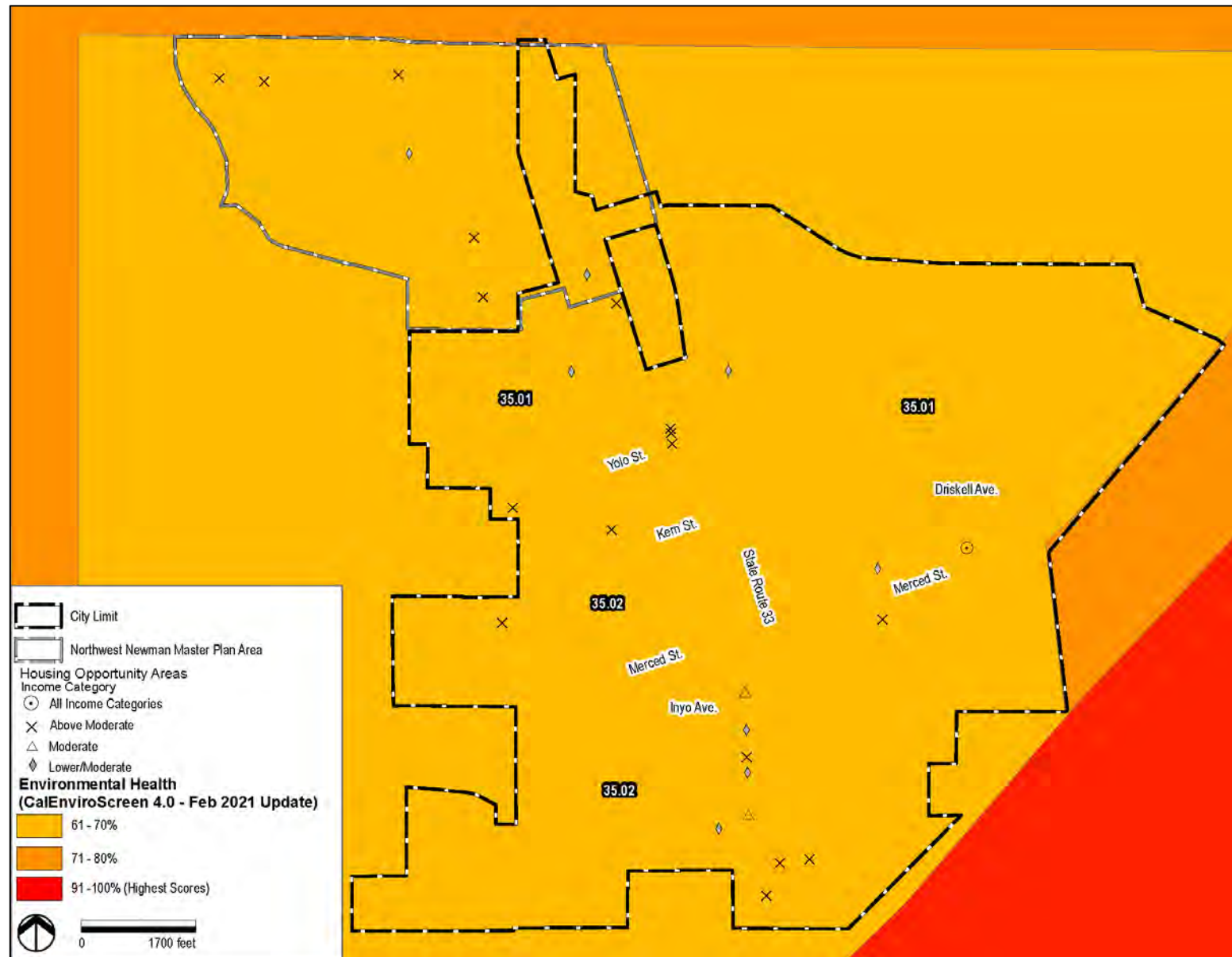
Environmental Health

The TCAC/HCD Opportunity Area Environmental score is based on CalEnviroscreen 4.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites. [Figure 6-4](#) illustrates the distribution of anticipated housing opportunity units at each income level according to environmental health outcomes.

As shown in [Figure 6-4](#), the TCAC/HCD Environmental Health score for Newman ranges from 61 to 70 percent meaning there are moderate to high levels of environmental pollutants in the region. The CalEnviroscreen 4.0 assessment tool reports Newman is in the 65th percentile, indicating that residents within the city may experience health problems resulting from poor environmental conditions. There is no geographic variation in environmental health outcomes based on census tract within city limits, meaning residents across the city experience similar levels of exposure to environmental pollutants. As a result, all anticipated housing units are located in census tracts with moderate to high levels of environmental pollutants.

To address environmental health outcomes and support positive environmental conditions, the City has identified Program 4.7 as part of a city-wide place-based strategy, which establishes an environmental mitigation protocol for the development of future Master Plan areas, annexations, and subdivisions (see [Chapter 2](#)). Additionally, the displacement of agricultural land to accommodate new housing development will result in decreased environmental pollutants that are often associated with agricultural uses. The sites inventory includes several sites that are planned for areas with existing agricultural uses (see [Chapter 5](#)).

Figure 6-4 Sites Inventory Analysis by TCAC/HCD Environmental Health



SOURCE: HCD AFFH Data Viewer; City of Newman

6.3 Potential Effect on Patterns of Integration and Segregation

Diversity

Table 6-5 and Figure 6-5 show the distribution of anticipated housing opportunity units at each income level according to diversity levels and predominant populations. As discussed in the Housing Needs and Fair Housing Report (Chapter 3), Newman is a minority majority community.

Hispanic/Latino residents comprise the largest racial/ethnic group in Newman (70 percent), followed by non-Hispanic White (27 percent), Asian (1 percent), and Black or African American (2 percent) populations.

As shown in Figure 6-5, there is no variation in predominant population according to location. Hispanic/Latino residents makeup the majority across the city, although concentrations may vary slightly. Within the city, Census Tract 35.02 shows that between approximately 76 percent and 100 percent of residents are Hispanic/Latino and Census Tract 35.01 shows between 55 percent and 76 percent of residents are Hispanic/Latino. The slightly higher concentration of Hispanic/Latino residents in Census Tract 35.02 may be linked to its greater number of multi-family units. This tract also encompasses more commercial and mixed-use areas, situated in close proximity to public transit and various amenities including grocery stores, medical offices, and City Hall.

Table 6-5 reports the distribution of units at each income level by the Diversity Index score developed by ESRI in 2023, which represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups.

All census tracts in Newman are considered highly diverse and the City's non-Hispanic White population does not meaningfully align with areas of higher median incomes. All anticipated units across all income levels are planned in census tracts that have diverse existing populations (receiving an index score between 70 to 85 percent).

Across the city, a mix of residential units are anticipated to accommodate both lower and above moderate-income households. Therefore, there is no isolation of the RHNA according to income group and location. The distribution of units is intended to increase the level of residential opportunity across the City.

To ensure racial/ethnic background does not present a barrier to fair housing in Newman, the City will continue to promote equal housing opportunity for all persons (see Program 5.1 in [Chapter 2](#)).

Table 6-5 Site Inventory Unit Count by Diversity Index, 2023

Income Group	Census Tract 35.02		Census Tract 35.01	
	Diversity Level (73%)	Percent	Diversity Level (77%)	Percent
Very Low-Income	128	29%	355	23%
Low Income	130	29%	208	14%
Moderate-Income	104	14%	163	11%
Above Moderate-Income	80	18%	792	52%
Total	442	100%	1,518	100%

SOURCE: HCD AFFH Data Viewer; ESRI Diversity Index, 2023; City of Newman

Figure 6-5 Sites Inventory Analysis by Predominant Population



SOURCE: HCD AFFH Data Viewer; City of Newman

Median Household Income

Figure 6-6 and Figure 6-7 illustrate the distribution of anticipated housing opportunity units at each income level according to median household income and poverty status, respectively.

As shown in Figure 6-6, the household median income across the city ranges between \$55,000 to \$120,000 according to census tract. According to 2021 ACS data, Census Tract 35.01 has an approximate median household income of \$90,810 and a poverty rate of 10.3 percent, and Census Tract 35.02 has an approximate median household income of \$63,454 and a poverty rate of 4.8 percent.

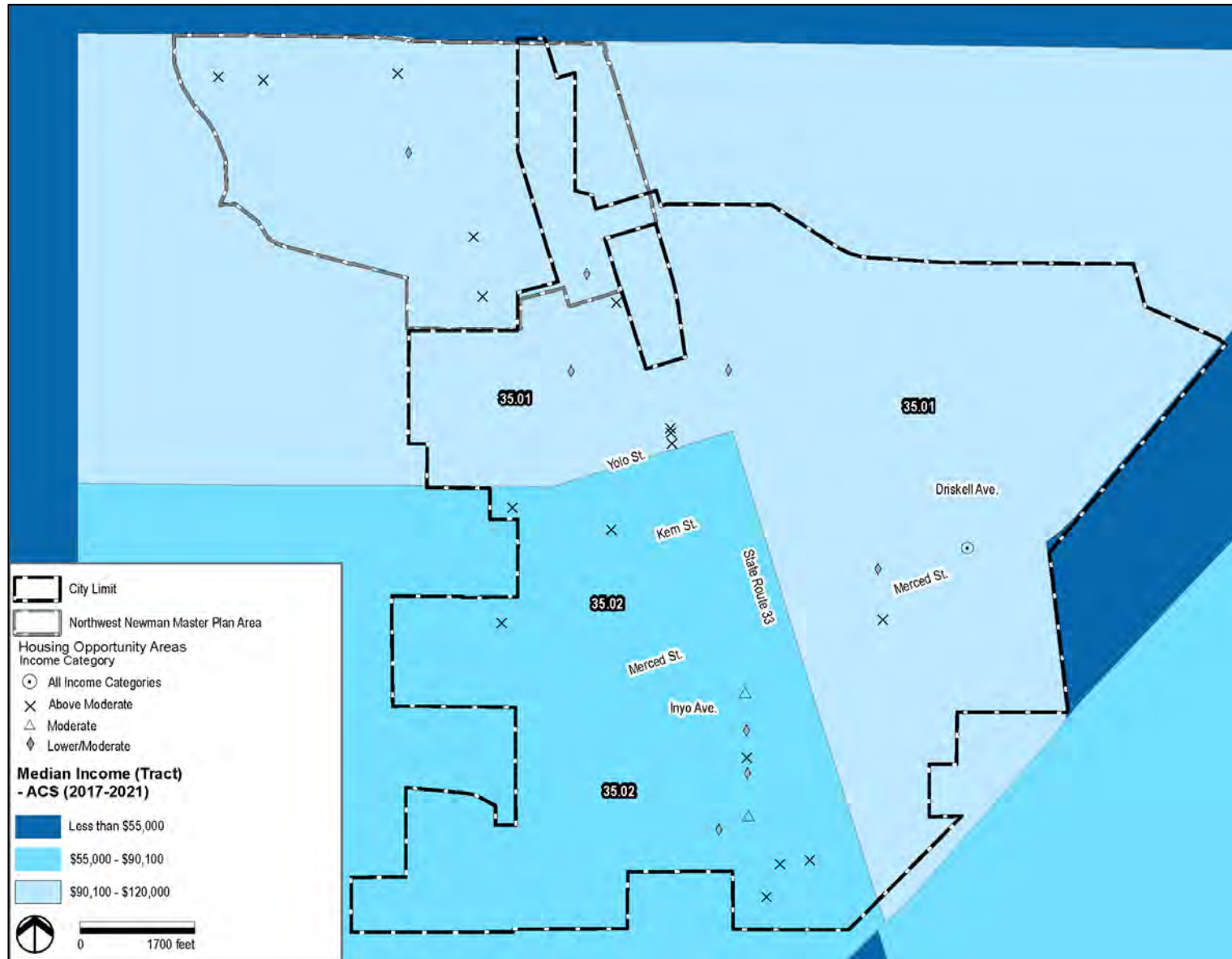
Although Census Tract 35.02 has a lower median household income, it coincides with lower rates of poverty and cost burdened renter households. Whereas, Census Tract 35.01 has a higher median household income and coincides with higher rates of poverty and cost burdened renter households. This is an indication that social assistance and public services are more present in Census Tract 35.02, where lower and moderate-income households have higher concentrations.

Currently, the City's zoning allows more service/commercial and high-density residential uses in Census Tract 35.02 compared to Census Tract 35.01, which is primarily zoned for manufacturing, industrial, and low-density residential uses. While some areas in Census Tract 35.01 are zoned for high-density residential use, the majority of residential use is low-density and located in the northeastern part of the city separated by industrial and manufacturing uses. This separation from public services and transit as well as fewer housing typologies, may be limiting to lower and moderate-income households.

The City's efforts to redesignate areas in Census Tract 35.01 for higher density aim to create a more balanced living environment. The majority of lower-income units are expected to be located in Census Tract 35.01, which has a higher median household income, higher poverty rates, and slightly lower racial diversity. This distribution of units is intended to enhance living conditions across the city.

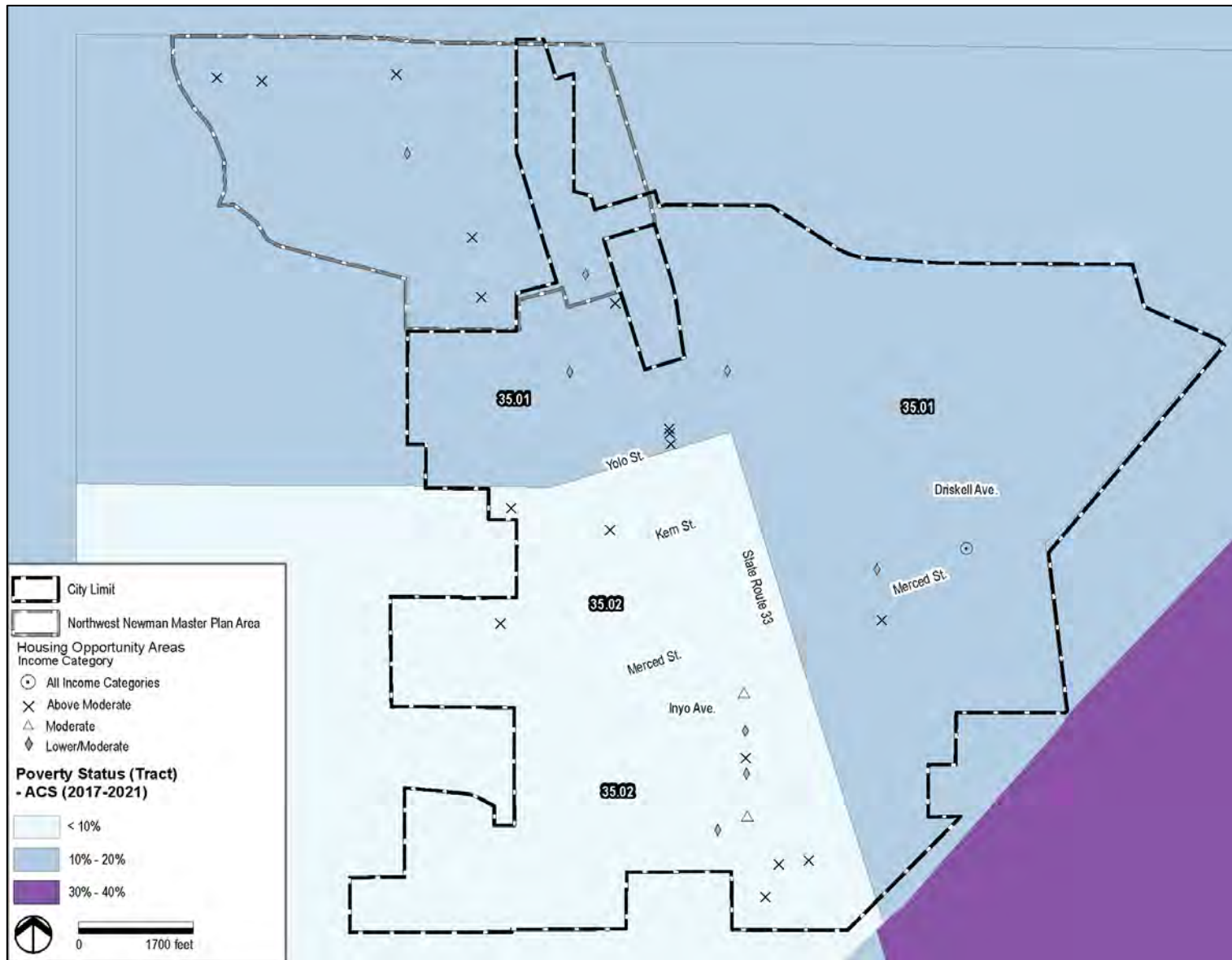
To ensure that land use and zoning enables the development of affordable housing and a variety of housing types, the City has identified Programs 1.2 and 1.9 which establish the necessary General Plan amendments to enable zoning for a variety of housing types and to identify sites subject to land use redesignations and rezones to allow for more high-density development in Census Tract 35.01 areas that are east of State Route 33.

Figure 6-6 Sites Inventory Analysis by Median Income



SOURCE: HCD AFFH Data Viewer; City of Newman

Figure 6-7 Sites Inventory Analysis by Poverty Status



SOURCE: HCD AFFH Data Viewer; City of Newman

Table 6-6 reports the distribution of housing opportunity sites by income category according to median income and poverty status. Census Tract 35.01 is anticipated to accommodate approximately 1,518 housing units ranging from very low- to above moderate-income, of which 37 percent are lower-income. Census Tract 35.02 is anticipated to accommodate approximately 422 housing units ranging from very low- to above moderate-income, of which 58 percent are lower-income.

Across the city, a mix of residential units are anticipated to accommodate both lower and above moderate-income households. Therefore, there is no isolation of the RHNA according to income group and location. The distribution of housing units is intended to address existing needs for affordable housing and provide a variety of housing typologies in Census Tract 35.01 through land use redesignations and rezonings established in Program 1.2, Program 1.9, and ADU requirements established in Program 2.7 (see Chapter 2). Increasing the supply of affordable housing in a variety of housing typologies will assist in lowering the poverty rate and renter cost burden in the area.

To address barriers to economic mobility for lower-income households, the City has identified Program 5.6 as part of a city-wide place-based strategy, which involves partnering with the Newman Chamber of Commerce and other community-based organizations to expand job opportunities in Newman (see Chapter 2).

Table 6-6 Site Inventory Unit Count by Median Income and Poverty Status

Income Group	Census Tract 35.02		Census Tract 35.01	
	Poverty Rate 0-5%		Poverty Rate 6-10%	
	\$55,000-\$90,100	Percent	\$90,101-\$120,000	Percent
Very Low-Income	128	29%	355	23%
Low Income	130	29%	208	14%
Moderate-Income	104	14%	163	11%
Above Moderate-Income	80	18%	792	52%
Total	442	100%	1,518	100%

SOURCE: HCD AFFH Data Viewer; City of Newman

6.4 Potential Effect on Special Needs Households

Female-Headed, Single-Parent Households

According to 2021 ACS data, female-headed households comprise 13.7 percent of all households in Newman. [Table 6-7](#) shows the distribution of anticipated housing opportunity units at each income level according to the percentage of female-headed households.

In Newman, there is little differentiation in the percentage of female-headed households according to census tract. Between Census Tract 35.01 (13.2 percent) and Census Tract 35.02 (13.7 percent) there is a 0.5 percentage point difference in female-headed households. Therefore, all anticipated housing units are located in census tracts where up to approximately 13 percent of households are female-headed. The higher concentration of female-headed households in Census Tract 35.02 may be linked to its greater number of multi-family units. This tract also encompasses more commercial and mixed-use areas, situated in close proximity to public transit and various amenities including grocery stores, medical offices, and City Hall. Due to a lack of available mapping data, a map illustrating concentrations of female-headed households across Newman is not provided.

Across the city, a mix of residential units are anticipated to accommodate both lower and above moderate-income households. Therefore, there is no isolation of the RHNA according to income group and location. The distribution of lower-income units throughout the city is intended to mitigate current and future concentrations of female-headed households. Additionally, increasing housing supply across the city is expected to mitigate the overpayment, housing scarcity, and displacement that lower-income persons and single-parent households are susceptible to. Increasing housing supply will be coupled with programs to incentivize the development of affordable housing for lower-income and special needs households (Programs 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.2, 2.3, 2.7, see [Chapter 2](#)).

Table 6-7 Sites Inventory Unit Count by Female-Headed Households

Income Group	Census Tracts 35.01 and 35.02	
	Female-Headed Households 0-13%	Percent
Very Low-Income	483	24.7%
Low Income	338	17.2%
Moderate-Income	267	13.6%
Above Moderate-Income	872	44.5%
Total	1,960	100%

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

Population with a Disability

According to 2021 ACS data, approximately 8 percent of Newman’s population live with at least one disability. [Table 6-8](#) and [Figure 6-8](#) show the distribution of anticipated housing opportunity units at each income level according to the population living with a disability.

As shown in [Table 6-8](#), the majority (77 percent) of anticipated housing opportunity units are located in Census Tract 35.01 where approximately 6 percent of households live with a disability, and approximately 23 percent of anticipated housing opportunity units are located in Census Tract 35.02 where approximately 10 percent of households live with a disability.

Table 6-8 Sites Inventory Unit Count by Population with a Disability

Income Group	Census Tract 35.01		Census Tract 35.02	
	Population with a Disability 0-6%	Percent	Population with a Disability 7-10%	Percent
Very Low-Income	355	23%	128	29%
Low Income	208	14%	130	29%
Moderate-Income	163	11%	104	14%
Above Moderate-Income	792	52%	80	18%
Total	1,518	100%	442	100%

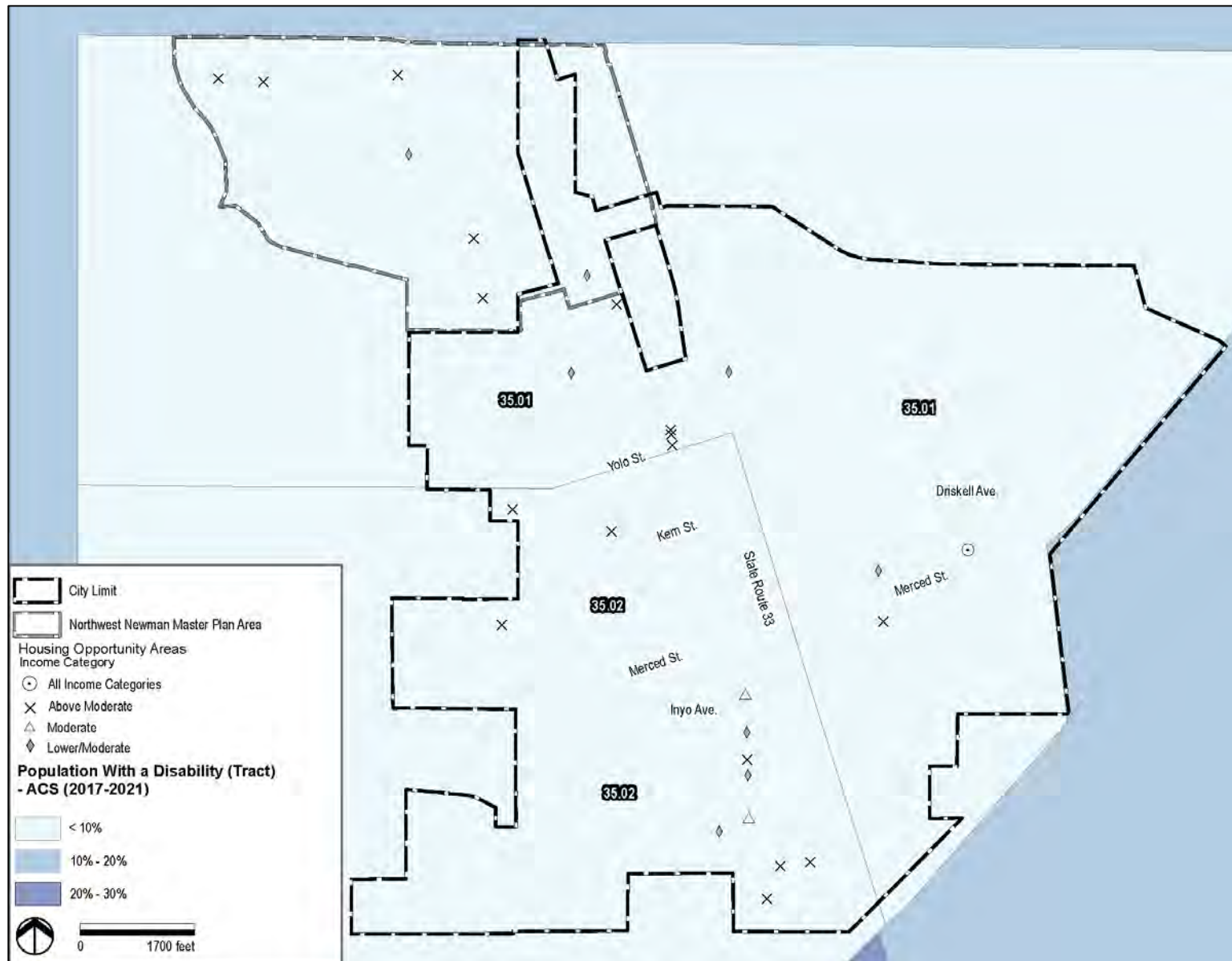
SOURCE: U.S. Census Bureau ACS 5-Year Estimate, 2021; City of Newman

As shown in [Figure 6-8](#), both census tracts in Newman have a population of 10 percent or less living with a disability. Increasing housing supply in both census tracts is expected to mitigate the overpayment, housing scarcity, and displacement that lower-income persons living with disabilities are susceptible to.

Across the city, a mix of residential units are anticipated to accommodate both lower and above moderate-income households. Therefore, there is no isolation of the RHNA according to income group and location. The distribution of units is intended to meet existing housing needs, while also mitigating concentrations of residents living with a disability. Increasing the supply of housing affordable to a range of income categories is expected to mitigate the overpayment, housing scarcity, and displacement that lower-income persons with disabilities are susceptible to.

To address barriers to obtaining accessible and affordable housing for residents/households living with a disability, the City has included Program 4.6, which supports the construction of accessible housing, accommodating flexibility in design review, and requires that senior housing developments use Universal Design principles (see [Chapter 2](#)). Additionally, increasing housing supply will be coupled with programs to incentivize the development of affordable housing for lower-income and special needs households (Programs 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.2, 2.3, 2.7, see [Chapter 2](#)).

Figure 6-8 Sites Inventory Analysis by Population with a Disability



SOURCE: HCD AFFH Data Viewer; City of Newman

6.5 Potential Effect on Disproportionate Housing Needs and Displacement Risk

Household Overcrowding

Overcrowding is defined as a household with more than one occupant per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. According to 2021 ACS data, approximately 5.7 percent of households in Newman experience some level of overcrowded living conditions. [Table 6-9](#) and [Figure 6-9](#) show the distribution of housing opportunity units at each income level according to overcrowding.

In Newman, there is little differentiation in household overcrowding according to census tract. Between Census Tract 35.01 (3.4 percent) and Census Tract 35.02 (4.4 percent) there is a 1 percentage point difference in household overcrowding. The higher concentration of overcrowded households in Census Tract 35.02 may be linked to its greater number of multi-family units. This tract also encompasses more commercial and mixed-use areas, situated in close proximity to public transit and various amenities including grocery stores, medical offices, and City Hall. Increasing the supply of multi-family units in across the city would reduce levels of overcrowding overall.

Generally, a level of household overcrowding less than 5 percent is considered very low, likely indicating that overall, existing housing units are adequately sized to meet the needs of residents. It is likely these percentages are also impacted by cultural preferences, such as households that are comprised of multi-generations.

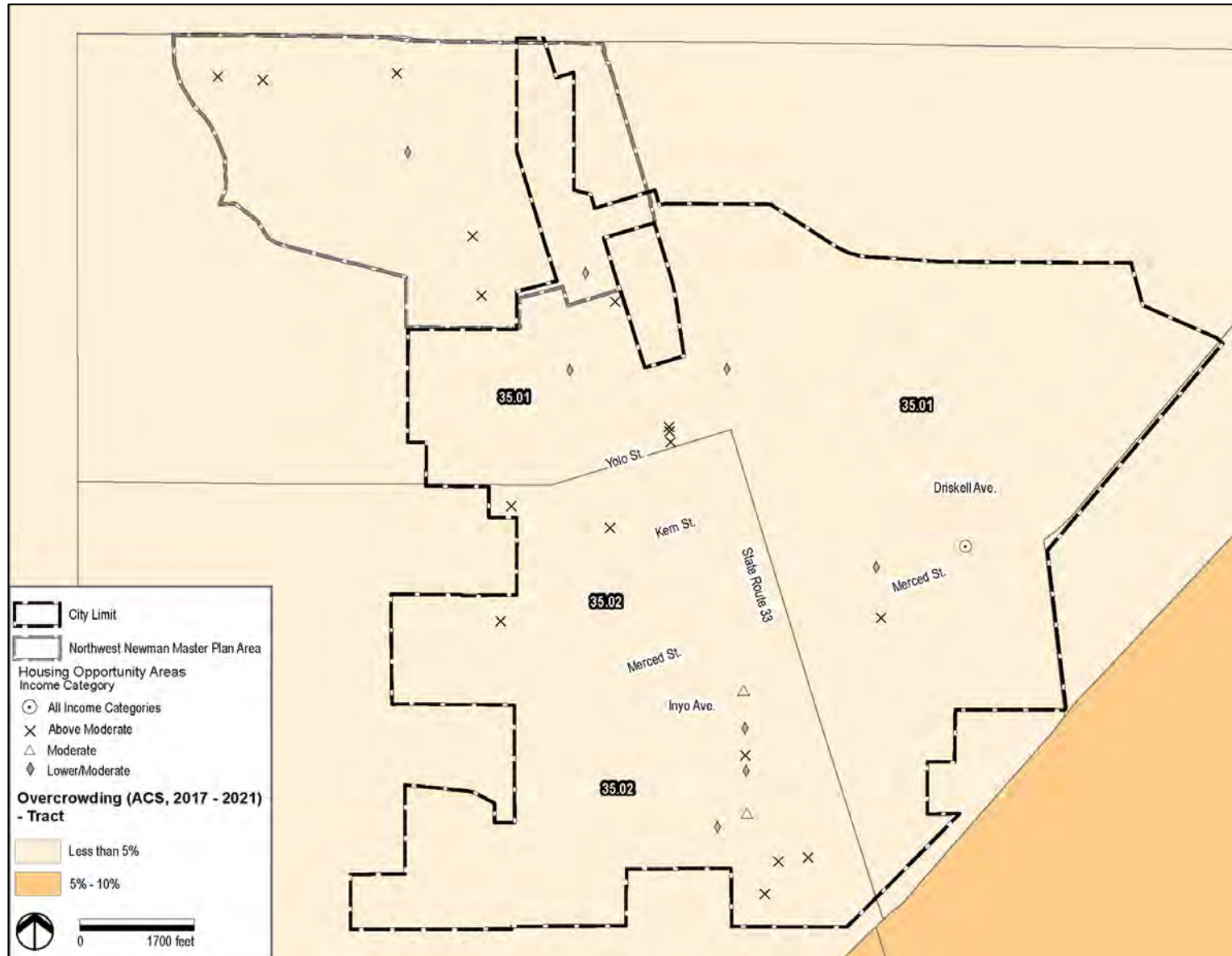
Across the city, a mix of residential units are anticipated to accommodate both lower and above moderate-income households. Therefore, there is no isolation of the RHNA according to income group and location. The distribution of housing opportunity units is anticipated to reduce overcrowding by increasing housing supply in the city. A total of 821 lower-income units are anticipated in Newman to meet the existing need for affordable residential units and mitigate future concentrations of household overcrowding. In an effort to affirmatively further fair housing in future developments, the City has developed a suite of programs to facilitate the development of a variety of housing types for all income levels (Programs 1.2, 1.4, 1.5, 2.2, 2.3, and 2.7, see [Chapter 2](#)).

Table 6-9 Sites Inventory Unit Count by Overcrowding

Income Group	Census Tracts 35.01 and 35.02	
	Overcrowding 0-4%	Percent
Very Low-Income	483	24.7%
Low Income	338	17.2%
Moderate-Income	267	13.6%
Above Moderate-Income	872	44.5%
Total	1,960	100%

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

Figure 6-9 Sites Inventory Analysis by Overcrowding



SOURCE: HCD AFFH Data Viewer; City of Newman

Cost Burden and Displacement Risk

Cost burden is measured as households spending more than 30 percent of their gross income including utilities for housing. Consistent with the region, households throughout Newman are overpaying for housing due to rapidly increasing market conditions that outpace wage increases. [Table 6-10](#) and [Figure 6-10](#) show the distribution of housing opportunity units at each income level according to the percentage of cost burdened renter households.

As shown in [Table 6-10](#), the majority (77 percent) of anticipated housing opportunity units are located in Census Tract 35.01 where approximately 53 percent of renter households experience cost burden, and approximately 23 percent of anticipated housing opportunity units are located in Census Tract 35.02 where approximately 25 percent of renter households experience cost burden. The predominance of cost-burdened households in Census Tract 35.01 is likely due to the higher number of low-density and single-family homes.

This distribution of housing units is intended to support a balanced environment for future housing, that alleviates conditions that contribute to cost burden and reduces displacement risk for households experiencing cost burden, by reducing the gap between supply and demand for affordable housing. Increasing the supply of lower-income housing in a variety of typologies in Census Tract 35.01 will address existing needs for affordable housing and therefore lower concentrations of renter cost burden in the area. This is also true for Census Tract 35.02, which currently has a lower percentage of cost burdened renter households.

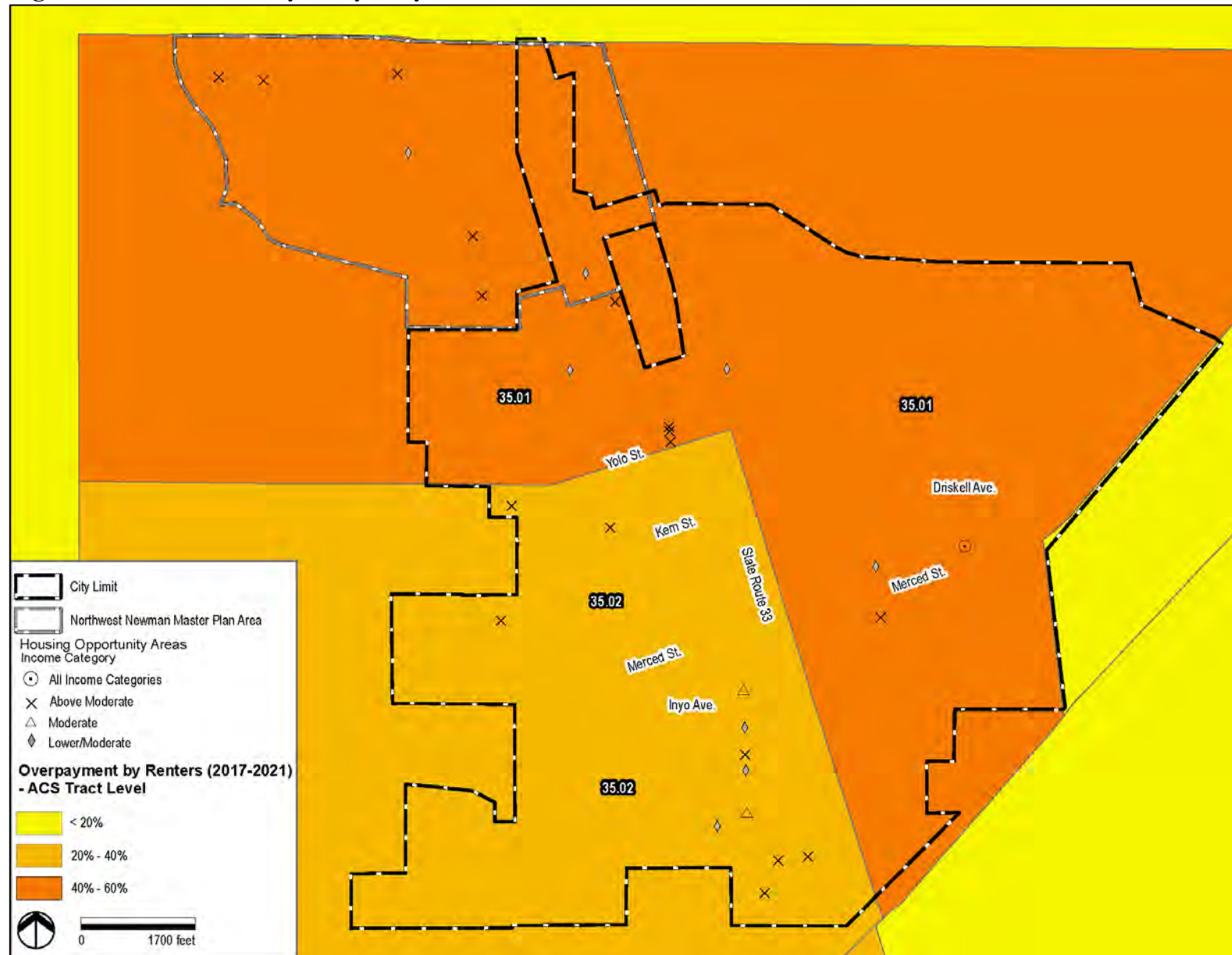
To address barriers to obtaining affordable housing for lower-income and special needs households, the City has developed a suite of programs to facilitate the construction of housing affordable to lower-income households and support lower-income households through continued education and acting as a liaison with community service providers (Programs 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.2, 2.3, 2.7, 4.1, 4.4, 4.5, 5.1, 5.2, 5.4, 5.6, 5.8 see [Chapter 2](#)).

Table 6-10 Site Inventory Unit Count by Cost Burdened Renter Households

Income Group	Census Tract 35.02		Census Tract 35.01	
	Cost Burdened Renter Households 25%	Percent	Cost Burdened Renter Households 53%	Percent
Very Low-Income	128	29%	355	23%
Low Income	130	29%	208	14%
Moderate-Income	104	14%	163	11%
Above Moderate-Income	80	18%	792	52%
Total	442	100%	1,518	100%

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

Figure 6-10 Sites Inventory Analysis by Cost Burdened Renter Households



SOURCE: HCD AFFH Data Viewer; City of Newman

6.6 Summary and Conclusions

Selected sites for the sites inventory are distributed throughout the city and are anticipated to mitigate segregated patterns of development and increase opportunities through integration of affordability levels for housing units. Further details for the sites inventory including existing uses, zoning, and capacity analysis can be found in [Chapter 5](#).

Overall, the City of Newman is in need of city-wide investment to address a lack of adequate infrastructure, opportunities, and resources for residents, which may exacerbate existing conditions of low economic, educational, and environmental health outcomes. As a corrective and mitigative action that supports existing and future development, the City has developed a suite of city-wide place-based strategies, which utilize targeted investment to improve and support community assets and infrastructure, educational and economic opportunities, and environmental health outcomes (Programs 4.7, 5.6, 5.7, and 5.8, see [Chapter 2](#)).

To address barriers to obtaining affordable housing for lower-income and special needs households, the City has developed a suite of programs to facilitate the construction of housing affordable to lower-income households and support lower-income households through continued education and acting as a liaison with community service providers (Programs 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.2, 2.3, 2.7, 4.1, 4.4, 4.5, 5.1, 5.2, 5.4, 5.6, 5.8 see [Chapter 2](#)).

7.0 Energy Conservation

7.1 Introduction

This chapter summarizes opportunities for energy conservation in the construction of housing in the City of Newman. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

The City requires compliance with Title 24 of the California Code of Regulations on the use of energy efficient appliances and insulation. Through compliance with Title 24, new residential development has reduced energy demand. Additionally, the City of Newman received a Sustainable Communities Grant that focuses on two major corridors of Newman with opportunities to provide multi-modal infrastructure to improve the pedestrian environment and cut down on automobile dependence.

7.2 Opportunities for Energy Conservation

Providing energy conservation opportunities to residents can ultimately lead to a reduction in utility-related housing costs for many households. Opportunities for energy conservation for Newman residents is primarily offered at the county and federal levels, as well as ensuring the City's Municipal Code implements ordinances that encourage energy efficiency for new residential developments.

Table 7-1 provides a matrix of organizations that offer incentives and subsidies to encourage energy conservation and assist low-income households in Stanislaus County.

Table 7-1 Programs and Incentives for Residential Properties in Stanislaus County

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

Source: TID, 2023

Table 7-2 provides a matrix of federally funded organizations that offer incentives and subsidies to encourage energy conservation and assist low-income households.

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

Table 7-2 Federally Funded Programs and Incentives for Residential Properties

Program	Description
Low-Income Weatherization Program's (LIWP) Multifamily Energy and Efficiency and Renewables Program	Provides technical assistance and incentives for the installation of energy efficiency measures and solar photovoltaic systems in low-income multi-family dwellings serving priority populations.
Low-Income Home Energy Assistance Program (LIHEAP)	LIHEAP can offer a one-time payment to help pay heating or cooling bills or in an emergency or energy crisis, such as a utility disconnection. Additionally, LIHEAP can also provide in-home weatherization services for improved energy efficiency and health and safety.
Low-Income Weatherization Program's (LIWP) Farmworker Housing Energy Efficiency and Solar PV	Provides direct installation of energy efficiency measures and solar photovoltaic (PV) systems for eligible farmworker households at no cost.
Low-Income Household Water Assistance Program (LIHWAP)	LIHWAP offers one-time support to help low-income households pay past due or current residential water and sewer bills and keep their water on.

Source: California Department of Community Services and Development, 2023

7.3 Housing Element Programs Related to Energy Efficiency

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

- Program 3.1 – Weatherization Outreach, which commits the City to continuing the dissemination of information on available weatherization and energy conservation programs.
- Program 3.2 – Green Building Standards, which commits the City to continuing to update its locally adopted building code, including the California Green Building Standards Code to ensure energy efficiency in new residential construction.

For full program details, see [Chapter 2](#) of the Housing Element.

This side intentionally left blank.

Review of Previous Housing Element



Table of Contents

APPENDIX A REVIEW OF PREVIOUS HOUSING ELEMENT A-1

 A.1 Introduction A-1

 A.2 Effectiveness of the Element..... A-1

 A.3 Progress in Implementation..... A-2

 A.4 Summary A-9

Tables

Table A-1 Overview of Adopted ProgramsA-3

Table A-2 Housing Units Produced, 2015-2023.....A-8

Appendix A

Review of Previous Housing Element

A.1 Introduction

In order to effectively plan for the future, it is important to reflect back on the goals of the previous Housing Element and to identify those areas where progress was made and those areas where continued effort is needed. State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Element;
- Progress in Implementation; and
- Appropriateness in Goals, Objectives and Policies.

A.2 Effectiveness of the Element

The City's 2015 Housing Element identified the following goals:

- Goal H-1 To promote development of a balanced range and mix of housing types for all economic segments of the community;
- Goal H-2 To promote the maintenance, improvement, and rehabilitation of the city's existing housing stock and residential neighborhoods;
- Goal H-3 To encourage energy efficiency in both new and existing housing;
- Goal H-4 To ensure the provision of adequate services to support existing and future residential development; and
- Goal H-5 To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, religion, sex, marital status, national origin, or color.

In order to achieve these goals, the 2015 Housing Element set forth a series of actions. These included: annexation of the area contained in the Northwest Newman Master Plan, granting of priority service to projects including affordable housing, better accommodating persons with disabilities and developmental disabilities, adopting green building code standards, allowing emergency shelters by right, supporting transitional and supportive housing, updating the City's

density bonus and assessor dwelling unit ordinances, and accommodating manufactured housing by right. The 2015 policies and programs complied with State Housing Law guidelines in effect at the time.

A.3 Progress in Implementation

To assess the City’s progress in implementing the 2015 Housing Element, the following key areas were reviewed:

- Adopted Programs;
- Production of Housing;
- Preservation of “At Risk” Units; and
- Rehabilitation of Existing Units.

Each of these areas is discussed in detail below.

Overview of Adopted Programs

[Table A-1, Overview of Adopted Programs](#), identifies all of the actions the City committed to in the 2015 Housing Element. The table also includes a description of the progress that was made during the 2015–2023 planning period.

Production of Housing

The 2015 Housing Element identified a Regional Housing Needs Allocation of 778 housing units in Newman between January 1, 2015 and June 30, 2023. The RHNA was divided into the following income categories:

- 186 units affordable to extremely low- and very low-income households;
- 119 units affordable to low-income households;
- 136 units affordable to moderate-income households; and
- 337 units affordable to above moderate-income households.

Table A-1 Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
Adequate Sites and Service			
H-1a	To comply with the requirements of Government Code §65583.2(h) and (i), the City shall add Section 5.05.070 (Housing Element Implementation Standards) to the Newman City Code requiring that sites rezoned to R-3 as a result of Housing Element Program H-1 of the 2009 Housing Element, permit rental and owner multifamily residential development exclusively and without discretionary review at a minimum density of 20 dwelling units per acre.	<p>Rezoning not complete. Planning department did not complete rezoning to R-3. Some sites from previous HE were not rezoned due to staff turnover and subsequent delays. Property owners did not come forward with development projects for the sites that were not rezoned.</p> <p>Per Program 1.2 (Chapter 2), the City shall add Section 5.05.070 (Housing Element Implementation Standards) to the Newman City Code requiring that sites rezoned to R-3 as a result of Housing Element Program H-1 of the 2009 Housing Element will permit rental and owner multifamily residential development exclusively and without discretionary review at a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre in the R-3 zoning district.</p>	Modify; reach out to property owners to help incentivize housing development in the rezoned areas.
H-1	To accommodate the 2014 Regional Housing Needs Allocation of 778 units, the City will annex the Northwest Newman Master Plan Area by April 2017. Within this Master Plan area, nine (9) acres will be designated to exclusively allow multi-family and condominium development by right (i.e., ministerial permits only) with a minimum density of 20 units per acre.	In December 2017, the City Council approved the Master Plan and certified the Environmental Impact Report for the Northwest Newman Master Plan. The plan identifies 1,200+/- residential units with 9 acres designated for High Density Residential development allowing 20 units per acre. City is working with the developer. NW Newman is a phased annexation, and infrastructure updates are being done. Anticipate that by late 2023 - early 2024, the remainder of the residential components will be annexed into the City. City will provide letter from developer clarifying the construction/start timeframe and an estimate of the completion timeframe. Goal: complete 100-150 units per year.	Continue the next phase
H-2	The City shall forward the certified Housing Element to public utilities providing gas, electricity and telephone and cable services and to the Newman Unified School District, to ensure that public utilities and school facilities are made available to meet the expected housing growth in those areas where development is planned.	Complete	Delete

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/Modify/Delete
H-3	The City shall adopt an ordinance that establishes specific procedures to grant priority infrastructure service (water and sewer) to housing with units affordable to lower-income households whenever water and sewer capacity is limited.	Adopted on July 12, 2016 in Ordinance No. 2016-3.	Delete
Assist in the Development of Lower-Income Housing			
H-4	The City shall amend its density bonus ordinance (Section 5.14 NMC) to be consistent with recent changes in State statute.	Adopted on July 12, 2016 in Ordinance No. 2016-3	Delete
H-5	The City shall initiate a partnership and continue to build relationships with the building community, including non-profits to assist in the development of lower-income housing. The City shall offer an array of regulatory and financial tools to assist in the development of affordable housing, including utilizing the Successor Housing Fund and other local financial resources, donating land, supporting funding applications, assisting entitlements and expediting permit processing. The City will annually invite non-profit developers to discuss the City's plans, resources, development opportunities.	Ongoing; HOME partnership and CDBG partnership; continue affordable housing programs. Through the partnership, meetings were held on a regular basis with non-profit developers prior to the pandemic. The City is actively working to re-establish these meetings.	Continue
H-6	The City shall, when applicable, include in all subdivision approvals after January 1, 2004, a notice as part of the conditions, covenants and restrictions (CC&Rs) that multi-family housing is planned for adjacent property.	Ongoing; with each development project, the City complies with this requirement through advising the developers and buyers of the nearby General Plan designations.	Continue
Conserve and Improve Existing Housing			
H-7	The City shall continue to post, and disseminate information on currently available weatherization and energy conservation programs by providing hard copies at City Hall and posting electronic notices on the City's website. This information shall be provided in both Spanish and English.	Ongoing; the City partners with organizations for weatherization efforts. City staff will provide data on effectiveness of the program.	Continue
H-8	The City shall continue to update its locally adopted building code, including the California Green Building Standards Code to ensure energy efficiency in new residential construction throughout the City	In October 2019, the City Council adopted Ordinance 2019-05 adopting the new Building Code effective in January 2020. In October 2022, The City Council adopted Ordinance 2022-03 adopting the new Building Code effective in January 2023. The City updates the Ordinance every 3 years.	Continue

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
Preserve Affordable Housing at Risk of Conversion			
H-9	The City shall monitor the status of subsidized housing projects at risk of conversion to market-rate housing. If a Notice of Intent or Plan of Action pursuant to the Low-Income Housing Preservation and Resident Homeownership Act of 1990 is filed, the City shall actively participate in obtaining financial assistance to preserve such units.	Ongoing; City consistently audits the multi-family housing projects, and none of them are currently at risk of conversion (out of the total amount of units). A list and name of the projects will be provided by City staff. Review APR.	Continue
Equal Housing Opportunities			
H-10	The City shall implement "Universal Design" concepts in new for-sale housing construction to better accommodate persons with disabilities and the elderly by providing HCD's pamphlet entitled: "New Home Universal Design Option Checklist" to all residential builders applying to the City for zoning and/or building permits. In addition, the City shall require the applying residential builder to confirm in writing that the builder will provide the HCD pamphlet to all potential buyers prior to purchase.	In January 2019, the City adopted Ordinance 2019-01 adding Universal Design Standards to the Municipal Code. Complete	Delete
H-11	The City shall amend its Municipal Code to create a procedure wherein persons with disabilities, including persons with developmental disabilities, seeking equal access to housing may request reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures. The amendment shall be based on an analysis that addresses zoning, development standards, building codes, and approval procedures for the development of housing for persons with disabilities. Examples of standards and requirements to be analyzed include: (1) the definition of family in the zoning code; (2) spacing or concentration requirements; and, (3) any restrictions on licensed residential care facilities with greater than six persons or group homes that will be providing services on-site.	Adopted on July 12, 2016 in Ordinance No. 2016-3. City staff will provide data as to how many individuals have sought reasonable accommodation from the City during the previous HE Cycle, and will included the processes for seeking reasonable accommodation.	Delete

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/Modify/Delete
H-12	The City shall disseminate information on the fair housing complaint referral process by providing hard copies of an information sheet at City Hall and posting electronic notices on the City's website. This information shall be provided in both Spanish and English.	Ongoing; City has updated their website to include fair housing educational resources. City of Newman has not received any fair housing cases, or complaints, within the past 8 years.	Continue
H-13	Provide information sheets at City Hall about the 211 phone system, which provides phone assistance to persons in need of emergency shelter.	Ongoing; City staff will provide info on how many phone calls have been received from community members in the City within the past 8 years.	Continue
Remove and/or Mitigate Constraints			
H-14	The City shall adopt standards for the design, maintenance, and operation of multi-family housing to ensure that a basic level of quality is achieved and sustained for this important type of housing. Such standards shall be drafted to be non-discretionary (e.g., to ensure that they cannot become the basis for disapproving a multi-family housing project).	Incomplete. Scheduled for Fall 2023. City will establish basic design standards (ODDS) to ensure that the quality of life for residents would be upheld.	Ongoing
H-15	The City shall disseminate consumer protection information to first-time homebuyers to help protect against unwise lending practices. The City shall provide hard copies of an information sheet at City Hall and post electronic notices on the City's website. This information shall be provided in both Spanish and English.	Ongoing; the City will post this information on the City website. A survey will be conducted to determine if community members have access to this information.	Continue
H-16	The City shall amend the Newman Zoning Ordinance to add emergency shelters as an allowed use by right (i.e., no conditional use permit required) in the M Light Industrial/Business Park district.	Adopted on July 12, 2016 in Ordinance No. 2016-3; since the adoption of the Ordinance, no new emergency shelters have been constructed.	Modify to comply with HCD requirements
H-17	The City shall, as staffing resources allow, participate in the annual census of homeless persons in collaboration with Stanislaus County Housing Authority.	Ongoing; City has an active PIT team that leads and coordinates the annual PIT count in coordination with the County.	Continue
H-18	The City shall revise the Newman Zoning Ordinance to allow transitional and supportive housing in all residential zones subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Adopted on July 12, 2016 in Ordinance No. 2016-3	Modify to comply with HCD requirements

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/Modify/Delete
H-19	The City shall require that new residential projects that receive funds from the now-defunct Newman Redevelopment Agency's Low and Moderate-Income Housing Fund, reserve at a minimum, 18 percent of project units for extremely low-income families. This requirement shall be included in any grant of funds awarded to a residential project.	None to date. Ongoing; City will review if funding is left over from the Redevelopment Agency's fund to allocate toward new projects.	Continue
H-20	The City shall amend its Zoning Ordinance to allow manufactured housing by right in all districts where a single-family home is also allowed by right. The City may add restrictions to the design of manufactured housing that are consistent with state statute.	Adopted on July 12, 2016 in Ordinance No. 2016-3	Modify to comply with HCD requirements
H-21	The City shall amend its 2 nd Unit (ADU) ordinance (Section 5.23.040 NMC) to be consistent with recent changes in State statute.	Adopted on July 12, 2016 in Ordinance No. 2016-3. The City will update the Ordinance by December 2024.	Modify

SOURCE: City of Newman

Table A-2, [Housing Units Produced, 2015-2023](#) provides a summary of housing units produced in the city from 2015-2023. During the 2015–2023 planning period, 56 new units were added to the City’s housing stock, achieving approximately seven (7) percent of the City’s RHNA. This indicates that residential growth was slower than anticipated, which may be in part due to the COVID pandemic, the cost of land, and the overall lack of support for new housing development in the community. Most units produced were affordable to households with above-moderate incomes.

Table A-2 Housing Units Produced, 2015-2023

Affordability	RHNA	Housing Units Produced	Percent Achieved
Very Low	186	3	1.6%
Low	119	1	0.8%
Moderate	136	4	2.9%
Above Moderate	337	48	14.2%
Total	778	56	7.2%

SOURCE: HCD Annual Progress Report Dashboard (as of April 17, 2023).

Preservation of “At Risk” Units

According to the 2015 Housing Element, there was no affordable project at risk of converting to market rate within the eight-year planning period (2015–2023).

Rehabilitation of Existing Units

The 2015 Housing Element identified an objective of rehabilitating no units in the 2015–2023 planning period. HCD’s Annual Progress Report Dashboard reported no rehabilitated units in Newman for the period 2015 through 2021.

Effectiveness of 5th Cycle Policies and Programs for Special Needs Groups

During the update of the 5th Cycle Housing Element, the City of Newman committed to enact various programs that targeted some of the special needs populations, namely ELI residents and residents with disabilities. The City acknowledges that these policies and programs were not comprehensive, and inclusive of all of the special needs groups. However, the 6th Cycle Housing Element includes policies and programs that are designed to increase access to affordable housing options for all special needs groups, including: ELI residents and households, seniors, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness. Many of these policies and programs from the 5th Cycle were supportive in nature, with the intent to support the County or other service providers and community organizations in their efforts to address the needs of the protected groups. As such, the effectiveness most of the 5th Cycle policies and programs is subjective, and difficult to be measured.

In an effort to affirmatively further fair housing and provide measurable impact for special needs groups during the 6th Cycle Housing Element and beyond, the City of Newman has committed to using programmatic action as a means to facilitate affordable housing construction, increase housing mobility and choice, and connect the community to much needed housing and social service resources. The policies and programs that fall under Goal 4 in Chapter 2 of the Housing Element are specifically designed to meet the needs of households that fall into any of the “special needs” categories. Through programmatic actions such as zoning code amendments, community engagement and outreach, fee reductions, downpayment assistance, and other initiatives, the City aims to fill in the gaps that were present after the 5th Cycle Housing Element update, and continuously monitor the effectiveness of 6th Cycle policies and programs through quantified objectives, mid-cycle reviews, and discrete timelines.

A.4 Summary

Like many communities, the City of Newman experienced less development than expected in its 2015–2023 planning period. Of the 778 units it identified in the City’s Regional Housing Needs Allocation, the City permitted only 56 units (approximately seven percent), most of them for above moderate-income households.

The goals, objectives, and policies identified in the 2015 Housing Element were appropriate for the 2015-2023 timeframe because they complied with the program requirements mandated by State law at the time. The 6th Cycle Housing Element will be revised to address new state mandates and to put Newman on track to meet its housing obligations.

This side intentionally left blank.

Outreach and Public Participation

B
APPENDIX

Table of Contents

APPENDIX B OUTREACH AND PUBLIC PARTICIPATION	B-1
B.1 Introduction	B-1
B.2 Public Outreach and Participation	B-1
B.3 Public Draft Housing Element Community Input.....	B-3
B.4 List of Contacted Organizations	B-4
B.5 Tribal Consultation.....	B-4
B.6 City Contact List.....	B-6

Attachments

Attachment A Public Draft Comment Report

Attachment B Stakeholder Survey Report

Attachment C Outreach Materials

Appendix B

Outreach and Public Participation

B.1 Introduction

The 6th cycle RHNA numbers are a monumental change for all California communities, and the success of the update process hinges in part on a community outreach and an engagement program that is robust, inclusive, and meaningful. The primary purpose of this appendix is to describe the effort made by the City of Newman to engage all economic segments of the community (including residents and/or their representatives) in the development and update of the housing element. This public participation effort is responsive to AB 686 (Affirmatively Furthering Fair Housing), which requires local jurisdictions, as they update their housing elements, to conduct public outreach to equitably include all stakeholders in the housing element public participation program. Included in this appendix is a list of contacted organizations, tribal units, and other stakeholders that were contacted during the preparation of Newman's 6th Cycle Housing Element.

Included with this appendix are the following attachments:

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

B.2 Public Outreach and Participation

Newman Housing Element Update Website

The City and housing consultant have developed a dedicated housing element update website, <https://engage.emcplanning.com/newmanhousingelementupdate>, where information is provided to inform members of the public on housing element basics and the update process, and to present community engagement opportunities, public notices, and other updates.

Key components of the Newman 2023 – 2031 Housing Element Update website include:

- **Ideas Board.** Promoted brainstorming among community members to suggest creative ways to achieve our RHNA goals;
- **Q&A.** Received questions in a managed space that accommodated messages through an iterative brainstorming process;

- **Surveys.** Encouraged community-members to voice their opinions in a convenient way that also helped City staff understand what areas of the City need more encouragement to participate. Aggregate data also helped the City understand generally who is participating with the outreach tools;
- **Public Noticing.** All public notices are posted to the Newman Housing Element Update website including, the release of surveys, public meetings, the 30-day public comment period, release of the public draft, and future drafts. [Attachment C – Outreach Materials](#), is included as an attachment to this appendix and provides a collection of promotional materials distributed to the public throughout the housing element update process; and
- **Collection of Public Documents.** Key documents such as the Stanislaus Council of Governments (StanCOG) RHNA Methodology, HCD guidance and memos, public meeting presentations, housing element drafts, etc.

Public Meetings

Public meetings are integral to informing and educating the public on the 2023 – 2031 6th Cycle Housing Element Update planning process. These meetings are ongoing and continue to guide new policies and programs to ensure Newman’s character and values are upheld. The following are public meetings held in the planning process thus far:

- **August 22, 2023 City Council Meeting.** Hosted to introduce the 2023 – 2031 6th Cycle Housing Element Update to community residents and elected officials, demonstrate the Newman Housing Element Update website, and to discuss the Initial Public Review Draft Housing Element; and
- **October 24, 2023 Community Meeting.** Hosted to engage members of the public to discuss the Initial Draft Housing Element prior to HCD submittal. The meeting provided an opportunity for both elected officials and members of the public to provide feedback on the draft.

Stakeholder Survey

A Stakeholder Survey was released for public engagement on August 22, 2023 to solicit input from Newman residents, property owners, business owners, employees, community activists, and visitors. The survey was posted on the Newman Housing Element Update website and advertised via a citywide informational housing element mailer and through the City’s social media outlets. A summary report of the Stakeholder Survey is provided as [Attachment B](#) to this appendix, documenting survey responses received between August 22, 2023 – September 24, 2023. To gather as much feedback as possible, the survey will remain available for public participation. The housing element contains updated and new policies and programs as guided by the public’s perspective, which are included in [Chapter 2 – Goals, Policies, and Programs](#).

For a comprehensive review of the survey, responses received, and revisions to the draft housing element in response to public input, please refer to [Attachment B – Stakeholder Survey](#) included with this appendix.

Property Owner Interest Form

A Property Owner Interest Form was released for public engagement on August 22, 2023 to develop a list of property owners interested in building an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU). A list of interested property owners has been added to [Chapter 5 – Vacant and Available Sites](#). The survey is currently ongoing and [Chapter 5](#) will be updated as interest forms are received.

B.3 Public Draft Housing Element Community Input

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

The City acknowledged the timeliness required to complete the housing element update by the deadline, as well as the unique nature of being a minority majority community that requires local knowledge to provide a comprehensive story of Newman. As a result, the City presented the community with the 6th Cycle Public Draft Housing Element as an opportunity to:

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

Within [Chapter 3 – Housing Needs and Fair Housing Report](#), of this housing element update, local data is presented. However, community knowledge is necessary to understand and inform the trends and patterns that have occurred over time in Newman. During the 30-day Public Comment Period, members of the community were encouraged to send their experiences and/or questions via email to Housing@emcplanning.com to help inform the draft housing element. The following summarizes actions taken to improve the draft housing element in response to community input received.

- Program 5.6 – Place-Based Strategies to Support Economic Mobility
- Program 5.7 – Place-Based Strategies to Support Infrastructure Improvements

- Program 5.8 – Place-Based Strategies to Improve Educational Opportunities

For a comprehensive review of all public comments received and revisions to the draft housing element in response to public input, please refer to [Attachment A – Public Comment Report](#) included with this appendix.

B.4 List of Contacted Organizations

This section provides contact information for organizations and agencies in the Stanislaus region that were contacted during housing element preparation.

Stanislaus Council of Governments

1111 I Street #308

Modesto, CA 95354

(209) 525-4600

[Stanislaus Council of Government \(stancog.org\)](http://stancog.org)

Stanislaus Regional Housing Authority

1701 Robertson Rd

Modesto, CA 95358

(209) 557-2000

[Stanislaus Regional Housing Authority \(stanregionalha.org\)](http://stanregionalha.org)

Newman Family Resource Center

1300 Patchett Drive

Newman, CA 95360

(209) 862-0295

[Newman Family Resource Center – Center for Human Services](#)

B.5 Tribal Consultation

Pursuant to Government Code §65352.3, formal consultation was conducted with representatives from the following tribes that are present and active in Stanislaus County. Consultation is in process.

Calaveras Band of Mi-Wuk Indians

Gloria Grimes, Chairperson

P.O. Box 899

West Point, CA, 95255

calaverasband.miwukindians@gmail.com

North Valley Yokuts Tribe
Timothy Perez, Chairperson
P.O. Box 717
Linden, CA, 95236
huskanam@gmail.com

North Valley Yokuts Tribe
Katherine Perez, Chairperson
P.O. Box 717
Linden, CA, 95236
canutes@verizon.net

Southern Sierra Miwuk Nation
Sandra Chapman, Chairperson
P.O. Box 186
Mariposa, CA, 95338
sandra47roy@gmail.com

Tule River Indian Tribe
Neil Peyron, Chairperson
P.O. Box 589
Porterville, CA, 93258
neil.peyron@tulerivertribe-nsn.gov

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas, CA 93906
kwood8934@aol.com

B.6 City Contact List

This section provides contact information for City officials that were contacted during housing element preparation.

Michael Holland

City Manager, City of Newman

(209) 862-3725

mholland@cityofnewman.com

Kathryn Reyes

Director of Public Works, City of Newman

(209) 862-4448

kreyes@cityofnewman.com

Alicia Mendoza

Recreation Director/City Liaison, City of Newman

(209) 862-4440

amendoza@cityofnewman.com

Appendix B

Attachment A:

Public Draft Comment Report

Table of Contents

ATTACHMENT A PUBLIC DRAFT COMMENT REPORT.....	1
1.1 Executive Summary.....	1
1.2 Public Notice of 30-Day Public Draft Housing Element Release and Collection of Comments	2
1.3 Draft Housing Element Comments and Responses	2

Tables

Table 1	Public Draft Housing Element Comments and Responses	3
---------	---	---

Attachment A

Public Draft Comment Report

1.1 Executive Summary

Pursuant to AB 215, the Housing Element must undergo a draft process subject to a 30-day public comment period, and if comments are received, an additional 10-day consideration and revision period prior to Housing and Community Development (HCD) submittal. Government Code 65585(b)(1) indicates that the purpose of the public review process includes the following:

- Disclosing agency analysis;
- Discovering public concerns; and
- Incorporating public comments.

The City distributed the Newman Public Review Draft Housing Element for a 30-day public comment period between August 22, 2023, and September 22, 2023. During the 30-day public comment period, two (2) comments were received. The Public Draft Housing Element was made available to the public in the following formats:

- Posted online at <https://engage.emcplanning.com/newmanhousingelementupdate>;
- Linked on the City's website at <https://cityofnewman.com/news-and-information/housing-element-update/>;
- Included in a city-wide utilities bill mailer to Newman residents for review and participation; and
- Presented and discussed at the August 22, 2023 City Council Meeting.

This Public Comment Report for the Initial Draft Housing Element review has been prepared to address comments received during the public comment period and, together with the Draft Housing Element, constitutes the complete City of Newman 6th Cycle 2023-2031 Housing Element. The following document outlines all public comments received during the 30-day public comment period as well as responses and revisions to the Housing Element.

1.2 Public Notice of 30-Day Public Draft Housing Element Release and Collection of Comments

On August 22, 2023, the City Council held a meeting to introduce the 6th Cycle Housing Element Update, discuss the Public Review Draft, and to provide direction on how to submit comments and interact with the online engagement platform, found at

<https://engage.emcplanning.com/newmanhousingelementupdate>.

On October 24, 2023, the City Council held a meeting to discuss the direction of the Housing Element, as well as to review edits made as a result of public input received during the 30-day public review period.

Due to the timing of this housing element update process, the Public Review Draft Housing Element was released during the summer season, posing unique challenges as many families typically travel and are away from home. The City acknowledges that continued outreach is integral to developing a housing element that serves the Newman community. In an effort to further prioritize outreach, the City will continue to inform the public and solicit feedback on the Draft Housing Element.

During the 30-day public review period, public comments were received through the Housing Element Website, <https://engage.emcplanning.com/newmanhousingelementupdate>.

1.3 Draft Housing Element Comments and Responses

All comments on the Draft Housing Element and responses to those comments, including revisions to the draft are presented in [Table 1](#).

Table 1 Public Draft Housing Element Comments and Responses

Comment ID	Commenter Name	Comment	Response	Revision Reference in Document
Comment #1	Anonymous	Possibly rezone empty larger infill residential lots to R2 to allow more housing at a more affordable price.	No revisions were made to address this comment. The City includes a number of land use redesignations and rezones that will take place to enable the development of affordable housing at a variety of typologies. Refer to Chapter 2 for in-depth details regarding land use redesignations and rezones. Refer to Chapter 5 for complete details on the site inventory.	Chapter 2; Chapter 5
Comment #2	Anonymous	Zone to comply but no more building.	No revisions were made to address this comment.	

SOURCE: City of Newman

This side intentionally left blank.

Appendix B

Attachment B:

Stakeholder Survey Report

Table of Contents

ATTACHMENT B STAKEHOLDER SURVEY REPORT	1
1.1 Executive Summary.....	1
1.2 Analysis of Survey Responses.....	2
1.3 Discussion of Results.....	8
1.4 Stakeholder Survey Questions	11

Tables

Table 1	“What do you see contributing to homelessness in Stanislaus County?”.....	7
Table 2	“What do you expect from your city or county regarding homelessness/housing?”	8

Figures

Figure 1	“How old are you?”	2
Figure 2	“Which racial or ethnic group(s) do you identify as?	3
Figure 3	“Do you identify with any of the following? Select all that apply.”	3
Figure 4	“What is your annual household income?”.....	4
Figure 5	“Do you live in Newman?”	4
Figure 6	“Describe your role in the Community. Select all that apply.”	5
Figure 7	“Which of these housing types would you prefer to live? Select all that apply.” .	5
Figure 8	“What factors prevent you from obtaining permanent housing in Newman? Select all that apply.”	6

Attachment B

Stakeholder Survey Report

1.1 Executive Summary

The Housing Element Stakeholder Survey was conducted during the 30-day Public Review Period and released on August 22, 2023 to provide residents, business owners, visitors, and people working in Newman with an opportunity to share what housing needs exist in Newman and how the City can achieve its Regional Housing Needs Allocation (RHNA). This survey report analyzes survey responses received between August 22, 2023 to September 24, 2023. However, the Stakeholder Survey will remain open for response throughout the housing element update process to provide the community with additional opportunity to engage. The draft housing element will be updated as appropriate to include community feedback.

The survey consists of 19 unique questions designed to inform the City on what demographics exist in Newman, what the affordable housing needs are, and how the 6th Cycle Housing Element can best meet those housing needs. The survey was designed to collect demographic information from survey respondents, then conditionally direct respondents to the appropriate question set according to the respondent's identified role in the community. The question sets were based on the following roles:

- I am unhoused/do not have permanent housing;
- I own a business in Newman;
- I work in Newman;
- I visit Newman;
- I own commercial property in Newman; or
- Other.

Based on the initial survey responses and follow-up question sets, 10 of the 19 survey questions received responses. [Section 1.4](#) of this report lists the survey questions. This report details those questions that received responses. The survey was conducted in both English and Spanish, and was made available online at the Newman Housing Element Update website (<https://engage.emcplanning.com/newmanhousingelementupdate>).

During the August 22, 2023 City Council Meeting, City staff shared information about how to take the survey. The survey was also advertised in a Housing Element Update informational mailer that

was mailed to all Newman residents. As of September 24, 2023 a total of 19 survey responses were received in English and Spanish.

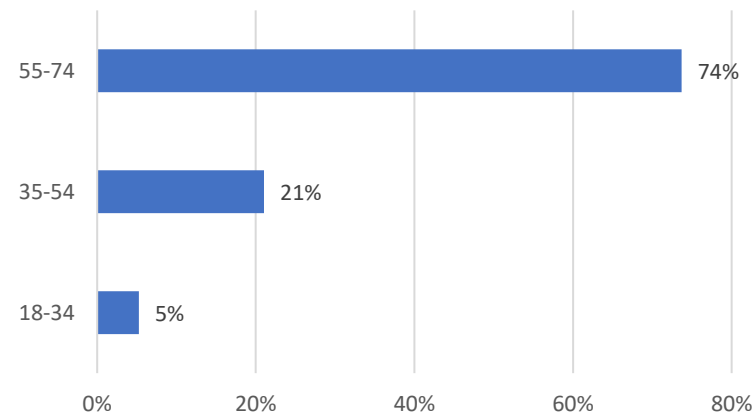
The survey responses discussed below represent an uncontrolled sample size of self-selected community members who are considered to be motivated and interested in the 6th Cycle Housing Element. This can make it difficult to draw conclusions based on the responses received. The following serves as a brief summary of the responses received.

1.2 Analysis of Survey Responses

Respondent Demographics

Figure 1 reports that survey respondents’ ages range from 18 to 74 years old. The fewest survey responses were collected from respondents aged 18 to 34 (5 percent) and the majority of survey responses collected were from respondents aged 55 to 74 (74 percent). Twenty-one (21) percent of survey respondents were aged 35-54.

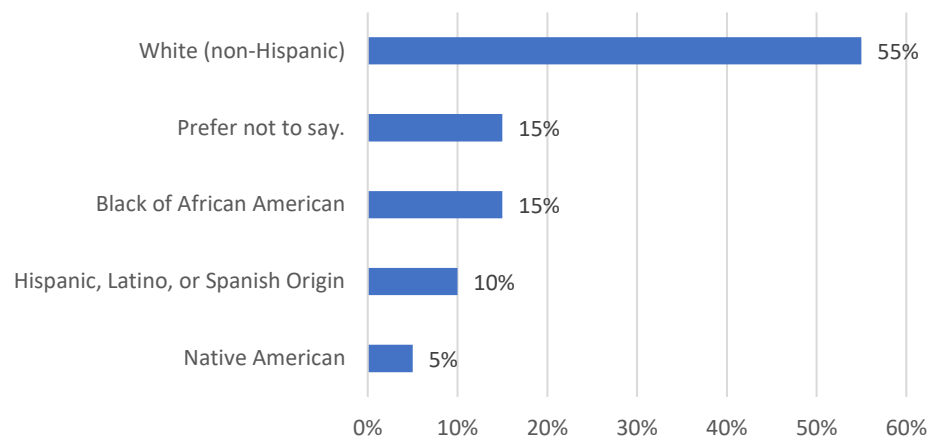
Figure 1 “How old are you?”



SOURCE: City of Newman Housing Element Update Stakeholder Survey, 2023

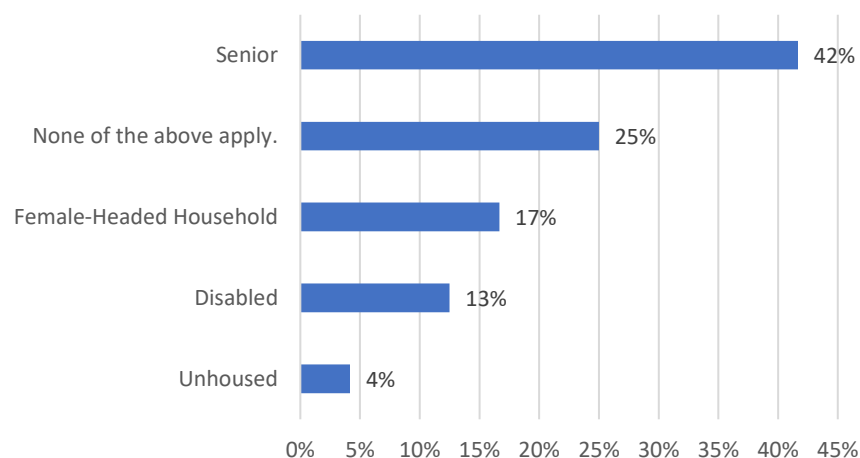
Figure 2 reports the racial and ethnic composition of survey respondents. Fifty-five (55) percent of respondents identified non-Hispanic White followed by 15 percent Black or African American, 10 percent Hispanic/Latino, and 5 percent Native American. Fifteen (15) percent of respondents preferred not to identify their race/ethnicity. Figure 3 reports the percentage of respondents that identify as a special needs household (i.e.: female-headed household, senior, disabled, unhoused, etc.). Approximately 76 percent of respondents identified as some type of special needs household. Forty-two (42) percent identified as seniors, 17 percent identified as female head of household, 13 percent identified as living with a disability, and 4 percent identified as unhoused.

Figure 2 “Which racial or ethnic group(s) do you identify as?”



SOURCE: City of Newman Housing Element Update Stakeholder Survey, 2023

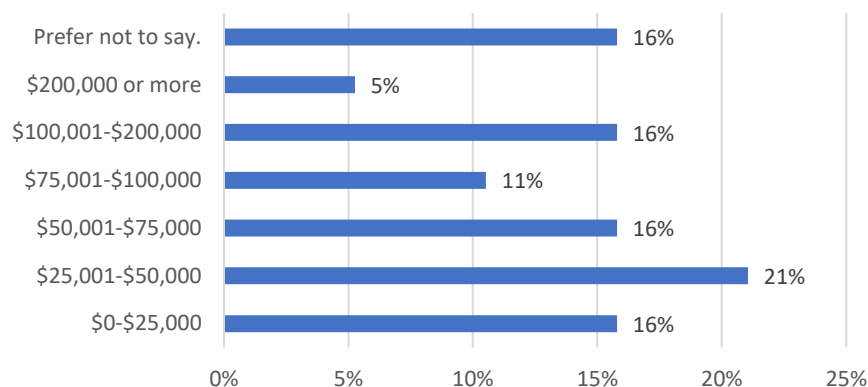
Figure 3 “Do you identify with any of the following? Select all that apply.”



SOURCE: City of Newman Housing Element Update Stakeholder Survey, 2023

Figure 4 reports survey respondents’ identified annual household income. The plurality of respondents (53 percent) identified as earning \$75,000 or less annually, whereas, the fewest respondents (5 percent) identified as earning \$200,000 or more. Twenty-seven (27) percent of respondents identified as earning between \$75,001 and \$200,000, and 16 percent of respondents also preferred not to disclose their annual household income.

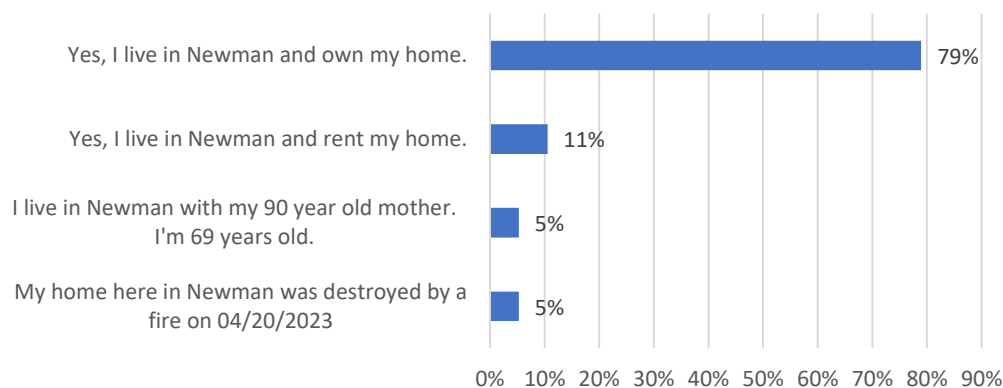
Figure 4 “What is your annual household income?”



SOURCE: City of Newman Housing Element Update Stakeholder Survey, 2023

Figure 5 reports the percentage of respondents that live in Newman and if they own or rent their home. All survey respondents reported they live in Newman, of which 79 percent own their home, 11 percent own, and 5 percent live with family. Five (5) percent, or one respondent, indicated a recent loss of their place of residency due to a fire.

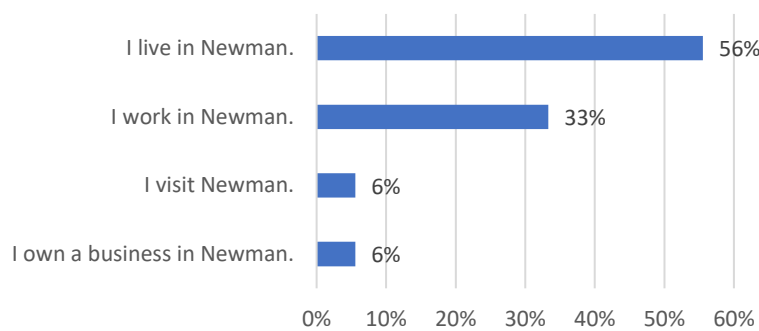
Figure 5 “Do you live in Newman?”



SOURCE: City of Newman Housing Element Update Stakeholder Survey, 2023

Figure 6 reports respondents' identified roles in the community. The majority of respondents live in Newman (56 percent) followed by 33 percent that work in Newman, 6 percent that own a business in Newman, and 6 percent that visit.

Figure 6 “Describe your role in the Community. Select all that apply.”



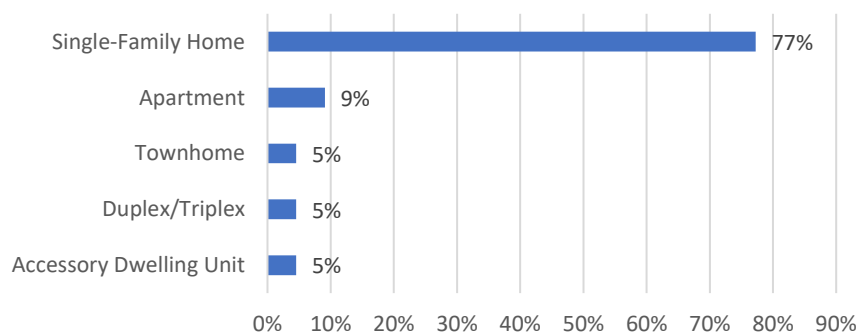
SOURCE: City of Newman Housing Element Update Stakeholder Survey, 2023

In general, the majority of respondents are between the ages of 55 and 74, are non-Hispanic White, earn an annual household income \$75,000 or less, and live in Newman. Seventy-six (76) percent of respondents identified as some type of special needs household, of which 4 percent identified as unhoused.

Desired Housing Types

Figure 7 reports which housing types survey respondents would prefer to live in. The majority of respondents (77 percent) identified single-family homes followed by 9 percent apartments, and 5 percent each for townhomes, duplex/triplex, and accessory dwelling units (ADU).

Figure 7 “Which of these housing types would you prefer to live? Select all that apply.”



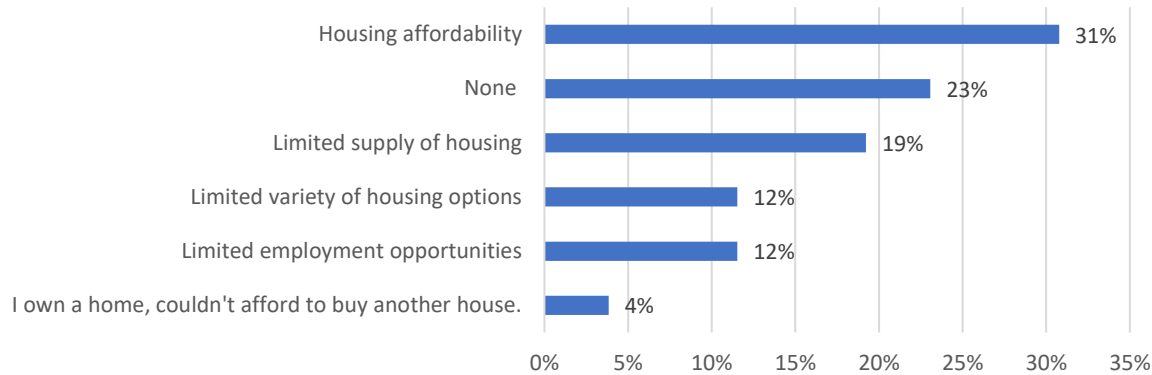
SOURCE: City of Newman Housing Element Update Stakeholder Survey, 2023

Barriers to Obtaining Permanent Housing

Figure 8 reports the factors survey respondents identified as preventing them from obtaining permanent housing in Newman. The plurality of respondents (31 percent) identified housing affordability as a factor preventing them from obtaining permanent housing in Newman, followed by limited supply of housing (19 percent), limited variety of housing options (12 percent), and

limited employment opportunities (12 percent). Twenty-three (23) percent of respondents identified no factors affecting their ability to obtain permanent housing in Newman.

**Figure 8 “What factors prevent you from obtaining permanent housing in Newman?
Select all that apply.”**



SOURCE: City of Newman Housing Element Update Stakeholder Survey, 2023

Homelessness in Stanislaus County

Survey respondents were asked what they see contributing to homelessness in Stanislaus County and what they expect from their city or county regarding homelessness/housing? These questions were presented as open-ended questions, providing respondents the opportunity to write freely in regards to homelessness in Stanislaus County and Newman. [Table 1](#) and [Table 2](#) report survey respondents' answers.

Table 1 “What do you see contributing to homelessness in Stanislaus County?”

Comment ID	Open Question Responses
#1	Drug abuse.
#2	Seasonal work and housing cost.
#3	Unaddressed Mental Health issues.
#4	Lack of mental health resources.
#5	Lack of mental health support. You can't shoot them up and let them go take him to a facility. Shoot them up and then let him go.
#6	La economia y los precios de las viviendas aumentan rapidamente.
#7	Lack of affordable housing, lack of local employment and lack of childcare facilities.
#8	Drug addiction.
#9	Drugs, lack of education when in early years, lack of education and skills.
#10	Affordable housing and increasing inflation.
#11	So many people are homeless. Not enough affordable housing.
#12	Cost of housing and lack of credit.
#13	Cost of housing and lack of credit.
#14	More affordable housing for low-income families and seniors.

SOURCE: City of Newman Housing Element Update Stakeholder Survey, 2023

Table 2 “What do you expect from your city or county regarding homelessness/housing?”

Comment ID	Open Question Responses
#1	Nothing in regard to housing the homeless.
#2	Affordable housing both to own and rent...AFFORDABLE!!!!
#3	To build more affordable housing units for noncommuters.
#4	Establish mental health screening for all individuals. Mandatory so no one feels odd about screening if everyone must comply.
#5	Quit spending money, finding answers and actually do something. People are becoming millionaires trying to find a solution without any action that has to stop.
#6	Acceso a viviendas asequibles para los residentes de bajo ingresos.
#7	Affordable housing for struggling families, childcare and employment.
#8	Unfortunately, I don't think Newman has the resources. But we have been known to look after some of the ones whom have chosen Newman to be homeless in.
#9	Need to comply with state law, even if poorly thought through by state legislators, but creating commuter housing in Newman just adds to clogging of I-5 going into Bay area and additional air pollution. Adding a 1000+ housing units in Newman does not correspond to that many new jobs in Newman. So many of the new housing units will house commuters. Trying to solve a housing problem the wrong way adds to problems of transportation, traffic, congestion, and pollution problems. So, no net gain.
#10	An effort to make housing more affordable. Perhaps building more smaller homes on smaller lots that utilize their space well.
#11	Maybe lower rents. People just can't afford the current rental prices these days. Everything is so expensive, it's terrible when you can't afford to pay for a roof over your head, utilities and food to eat.
#12	I don't expect anything.
#13	No expectations.
#14	Providing more affordable housing and support for the homeless especially if they are disabled and retired like myself.
#15	Nothing in regard to housing the homeless.

SOURCE: City of Newman Housing Element Update Stakeholder Survey, 2023

1.3 Discussion of Results

The majority of respondents are between the ages of 55-74, are non-Hispanic White, earn an annual household income of \$75,000 or less, and live in Newman. Seventy-six (76) percent of respondents identified as some type of special needs household, of which 4 percent identified as unhoused. Based on demographic findings in the [Chapter 3 – Housing Needs and Fair Housing Assessment](#), this survey indicates responses from a group that is not representative of the city. Additionally, due to the number of survey respondents (19 respondents), the survey may be less than statistically conclusive.

Although survey respondents indicated their preferred housing type to live in is a single-family home, respondents also indicated a need for a more diverse housing stock in the city, including both

rental and ownership opportunities (Figure 7, Figure 8, Table 2). Survey respondents suggested constructing smaller housing units on smaller sized lots to expand affordable housing options; and prioritizing special needs groups such as seniors, homeless persons, and persons living with a disability to receive housing assistance (Table 2). The 6th Cycle Housing Element includes programs in Chapter 2 that address increasing the diversity of housing types in Newman.

Program 1.2 establishes Zoning Code amendments to allow for a variety of housing types in the city including, single-room occupancies, transitional housing, supportive housing, as well as amendments to the General Plan for land use redesignations to enable the construction of high-density residential development. Program 2.7 establishes ADU requirements for future single-family subdivision projects equal to or greater than 50 units, requiring the construction of ADUs for 15 percent of the lots in addition to providing stub-outs for the lots. Additionally, Program 2.3 promotes the development of ADUs by enabling ministerial approval in conformance with State law.

When asked what factors prevent obtaining affordable housing in Newman, the majority of survey respondents indicated housing affordability and a limited supply of housing were the greatest contributing factors. This was followed by a limited variety of housing and limited employment opportunities. As discussed previously, the 6th Cycle Housing Element presents several implementation programs aimed at developing a variety of housing types, establishing economic mobility and place-based strategies to expand economic and educational opportunities in Newman. Program 1.4 commits the City to pursuing partnership opportunities with developers to facilitate the development of lower-income housing and to assist in the regulatory process. Program 5.6 establishes key actions the City will facilitate to expand economic opportunity including, meeting with community-based partners to provide job readiness training; working with the Chamber of Commerce to encourage local employers to identify entry level positions for Below Market Rate (BMR) tenants; and coordinating with job readiness service providers to market trainings and job opening announcements to BMR tenants and property managers. Additionally, Program 5.7 establishes targeted investment in specified areas in Newman that are currently undergoing and are planned to undergo infrastructural improvements using CDBG funding and areas where social service program development is needed.

Most survey respondents indicated that a lack of affordable housing is a primary contributing factor to homelessness in Stanislaus County, coupled with a lack of mental health resources and services, and the increase of Bay Area workers moving into the Central Valley causing market prices to increase. When asked what is expected of the County or City in response to homelessness/housing, survey respondents indicated some of the following types of assistance should be provided:

- Affordable housing programs;

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

[Table 1](#) and [Table 2](#) provide full written responses from survey respondents.

Overall, survey respondents indicated that housing affordability, limited housing options, and limited employment opportunities are primary contributing factors that act as barriers to obtaining permanent housing and/or living in Newman. Also contributing to affordability issues, survey respondents indicate that the insurgence of Bay Area workers residing in Newman is increasing market prices, adding to existing challenges locals face. Furthermore, survey respondents attribute homelessness in the region to be the result of affordability issues, a lack of mental health and rehabilitation services, and limited housing types that meet the needs of residents.

Please refer to [Chapter 2](#) of the 6th Cycle Housing Element for a comprehensive list of goals, policies, and implementation programs that address the housing needs of Newman and those discussed in this report. For a complete analysis of existing housing needs and demographics in Newman, refer to [Chapter 3](#).

1.4 Stakeholder Survey Questions

1. How old are you?

<18

18-34

35-54

55-74

75+

2. Which racial or ethnic group(s) do you identify as? Select all that apply.

Black or African American

White (non-Hispanic)

Asian or Asian American

Hispanic, Latino, or Spanish Origin

Native American

Native Hawaiian or Pacific Islander

Prefer not to say.

Other: _____

3. Do you identify with any of the following? Select all that apply.

Senior

Female-Headed Household

Disabled

Unhoused

Single-Parent Household

None of the above apply.

4. What is your annual household income?

\$0-\$25,000

\$25,001-\$50,000

\$50,001-\$75,000

\$75,001-\$100,000

\$100,001-\$200,000

\$200,001 or more

Prefer not to say.

5. Do you live in Newman?

Yes, I live in Newman and rent my home.

Yes, I live in Newman and own my home.

No, but I would like to.

6. Describe your role in the community. Select all that apply.

I am unhoused/do not have permanent housing.

I own a business in Newman.

I work in Newman.

I visit Newman.

I own commercial property in Newman.

Other: _____

7. Which of these housing types would you prefer to live? Select all that apply.

Accessory Dwelling Unit

Single-Family Home

Townhome

Apartment

Other: _____

8. What factors prevent you from obtaining (rental or purchase) permanent housing in Newman?

Select all that apply.

Limited supply of housing

Limited employment opportunities

Housing affordability

Limited variety of housing options

Other: _____

9. What do you see contributing to homelessness in Stanislaus County?

Open-ended question

10. What do you expect from your city or county regarding homelessness/housing?

Open-ended question

11. Would you like to live in Newman?

Yes

No

Other: _____

12. What factors would attract you to Newman? Select all that apply.

Parks

Recreational centers

Better employment opportunities

Housing affordability

Public engagement opportunities

Other: _____

13. What factors prevent you from being able to live in Newman? Select all that apply.

Limited supply of housing

Limited employment opportunities

Lack of housing affordability

Limited variety of housing options

Other: _____

14. What type of housing would you like to see built in Newman? Select all that apply.

Apartment (rental)

Single-Family Home

Duplex

Accessory Dwelling Unit

Townhome/Row Home

Condominium (owner)

Emergency Housing

Other: _____

15. What affordable housing resources do you believe should be either promoted or created in Newman?

Open-ended question

16. What factors would convince you to stay in Newman versus leaving the City for housing options in a different location? Select all that apply.

Parks

Recreational centers

Better employment opportunities

Housing affordability

Public Engagement opportunities

17. What efforts can be made to bridge the gap between increasing the occupancy of existing housing stock and maintaining affordability?

Rent stabilization

Tenant protection

Fair housing education

Other: _____

18. Do you both live and work in Newman?

Yes

No

19. How would or does living in Newman benefit you?

Open-ended question

Appendix B

Attachment C:

Outreach Materials

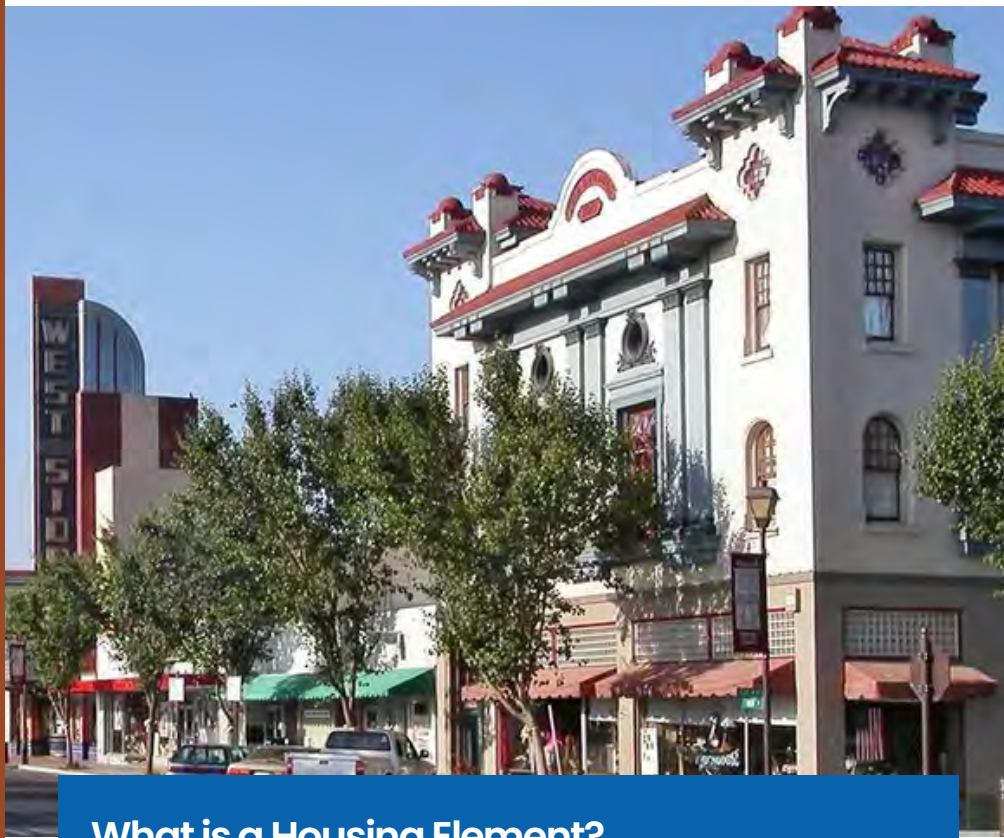
2023-2031 Housing Element

CITY OF NEWMAN

The City of Newman is updating our housing plan per State law and is seeking your participation on housing needs within the City. The following serves to inform the community on the housing element planning process and where to find updates.

AB 686 Affirmatively Furthering Fair Housing

Housing plans must protect people against discrimination for housing opportunities and ensure that new homes are being located fairly so all residents have access to good schools, jobs, and transportation opportunities. Community participation is integral to this process of finding an inclusive path forward.



What is a Housing Element?

The City of Newman is updating our housing plan per State law and is seeking your participation on housing needs within the City. The following serves to inform the community on the housing element planning process and where to find updates.

Without a Housing Element that is compliant with State law, cities are at risk of legal repercussion, losing funding opportunities, and forfeiting control of where new housing is developed.

How many units do we need?

Newman is responsible for 1,048 new housing units for the 6th cycle. The City of Newman is not required to build this number of homes, however, the goals, policies, programs, and objectives in the housing element will guide the City's housing growth to meet the RHNA and related housing needs.



STAY CONNECTED 
**Public Draft Housing
Element release late August!**

Updates on the Housing Element planning process, workshops, public meetings, surveys, property owner interest forms, and Housing Element drafts will be posted on the Newman 2023-2031 Housing Element website. Scan the QR code for quick access!



Community Participation

The State of California has declared a 'housing supply crisis' and holds all local communities accountable for a portion of the housing need, regardless of available land capacity. Your participation is essential to creating a plan that represents

Newman's core values while meeting regional and state-mandated housing goals. Local power resides in discovering how Newman will meet these state requirements.

As part of the Housing Element Update, we are asking the community to provide input regarding housing priorities and challenges. Participation from our residents is vital to ensure our community's values are identified and articulated in the Housing Element and the City's approach provides the best fit.



Stakeholder Survey

Help the City gain a better understanding of the community and any possible barriers to residing in Newman. Take a quick survey to inform the process! Scan the QR code.



Property Owner Interest Form

Property owners can actively participate in the 6th Cycle Housing Element by adding an Accessory Dwelling Unit (ADU) or undergoing an SB 9 lot split to make way for new housing.

If you're interested, fill out the Property Owner Interest form online via the QR code.



Key Phases of the Housing Element Update

- State forecasts regional housing needs considering jobs, costs to buy/rent, and overcrowding.
- StanCOG (Stanislaus Council of Governments) allocates housing for each jurisdiction, known as the Regional Housing Needs Allocation (RHNA).
- Local governments develop new policies, programs, and land uses to address current and future housing needs.
- Local governments draft a housing plan, known as the housing element, to meet the assigned RHNA.

2023-2031 Elemento de Vivienda

CIUDAD DE NEWMAN

La ciudad de Newman está actualizando nuestro plan de vivienda según la ley estatal y busca su participación en las necesidades de vivienda dentro de la ciudad. Lo siguiente sirve para informar a la comunidad sobre el proceso de planificación de elementos de vivienda y dónde encontrar actualizaciones.

AB 686 Promoción Afirmativa de Vivienda Justa

Los planes de vivienda deben proteger a las personas contra la discriminación por oportunidades de vivienda y garantizar que las nuevas viviendas se ubiquen de manera justa para que todos los residentes tengan acceso a buenas escuelas, empleos y oportunidades de transporte. La participación de la comunidad es parte integral de este proceso de encontrar un camino inclusivo a seguir.



¿Qué es un Elemento de Vivienda?

Un Elemento de Vivienda es un plan local para crear nuevos hogares y satisfacer las necesidades de vivienda de todos los miembros de una comunidad. Elementos de vivienda sirven como base para las políticas de vivienda de la próxima década para garantizar que todos los residentes de California tengan un lugar al que llamar hogar.

Sin un elemento de vivienda que cumpla con la ley estatal, las ciudades corren el riesgo de sufrir una repercusión legal, perder oportunidades de financiación y perder el control de decidir dónde se desarrollan nuevas viviendas.

¿Cuántas Unidades Necesitamos?

Newman es responsable de construir 1,048 viviendas nuevas para el sexto ciclo. La Ciudad de Newman no está obligada a construir esta cantidad de viviendas, sin embargo, las metas, políticas, programas y objetivos en el elemento de vivienda guiarán el crecimiento de la vivienda de la Ciudad para satisfacer la RHNA y las necesidades de vivienda relacionadas.



MANTENTE CONECTADO

¡Se Publicará el
Elemento de Vivienda
Inicial a finales de Agosto!



Las actualizaciones sobre el proceso de planificación del elemento de vivienda, los talleres comunitarios, las reuniones públicas, las encuestas, el formulario de interés del propietario y los borradores del elemento de vivienda se publicarán en el sitio web del Plan de vivienda de Newman. ¡Escanee el código QR para un acceso rápido!



Participación Comunitaria

El estado de California ha declarado una 'crisis de suministro de viviendas' y responsabiliza a todas las comunidades locales por una parte de la necesidad de vivienda, independientemente de la capacidad de la tierra disponible. Su

participación es esencial para crear un plan que represente los valores centrales de Newman mientras cumple con los objetivos de vivienda exigidos por el estado y la región. El poder local reside en descubrir cómo la ciudad de Newman cumplirá con estos requisitos estatales. Como parte de la actualización del elemento de vivienda, le pedimos a la comunidad que brinde información sobre las prioridades y los desafíos de vivienda. La participación de nuestros residentes es vital para garantizar que los valores de nuestra comunidad se identifiquen y articulen en el Elemento de Vivienda y que el enfoque de la Ciudad proporcione la mejor opción.



Encuesta de Partes Interesadas

Ayuden a la Ciudad a obtener una mejor comprensión de la comunidad y cualquier posible barrera para residir en Newman.

¡Tomen una encuesta rápida para informar el proceso! Escaneen el código QR a continuación.



Formulario de Interés del Propietario de la Propiedad

Los dueños de propiedades pueden participar activamente en el elemento de vivienda del sexto ciclo al agregar una unidad de una división de lotes SB 9 para dar paso a nuevas viviendas.

Si están interesados, completen el formulario de interés del propietario de la propiedad en línea a través del código QR a continuación.



Fases Clave del Elemento de Vivienda

- El estado prevé las necesidades regionales de vivienda teniendo en cuenta los puestos de trabajo, los costos de compra/alquiler y el hacinamiento.
- El StanCOG (Consejo de Gobiernos de Stanislaus) asigna viviendas para cada jurisdicción, lo que se conoce como Asignación Regional de Necesidades de Vivienda (RHNA).
- Los gobiernos locales desarrollan nuevas políticas, programas y usos de la tierra para abordar las necesidades de vivienda actuales y futuras.
- Los gobiernos locales redactan un plan de vivienda, conocido como elemento de vivienda, para cumplir con la RHNA asignada.



2023-2031 Housing Element News

On October 24, 2023, the City intends to submit an Initial Draft Housing Element to Housing and Community Development (HCD) for a 90-day review. This draft is reflective of community input received during the public review period. Join the October 24 Community Meeting to learn about next steps in the planning process.

The City of Newman thanks all who contributed to informing the Housing Element during the 30-day public review period.

Upcoming Event:

Community Meeting



October 24, 2023
7:00 PM

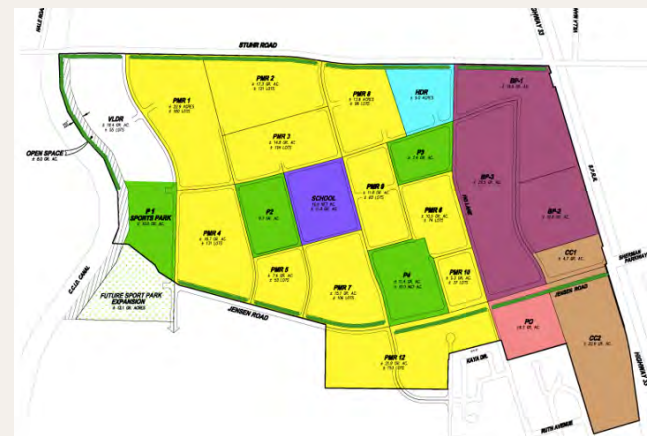
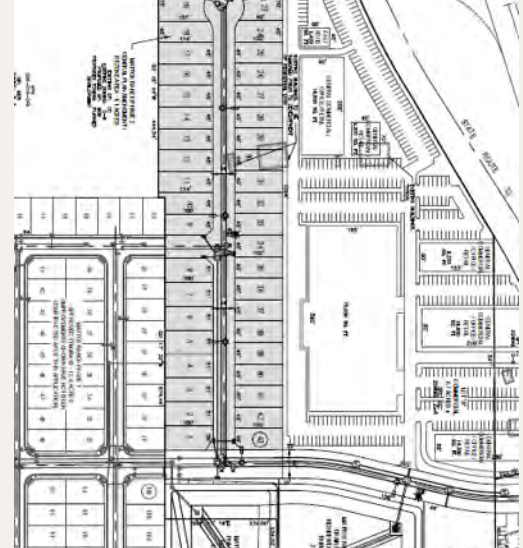


City Hall

Stay Connected!



www.engage.emcplanning.com/newmanhousingelementupdate





Noticias del Elemento de Vivienda 2023-2031

El 24 de octubre de 2023, la Ciudad tiene la intención de presentar un borrador inicial del Elemento de Vivienda para el departamento de Vivienda y Desarrollo Comunitario (HCD) para una revisión de 90 días. Este borrador refleja los aportes de la comunidad recibidos durante el período de revisión pública. Únanse a la reunión comunitaria del 24 de octubre para saber más de los próximos pasos en el proceso de planificación.

La ciudad de Newman agradece a todos los que contribuyeron a informar al Elemento de Vivienda durante el plazo de los 30 días del período de revisión pública.

El Evento Próximo:

¡Manténgase Conectado!

La Reunión Comunitaria



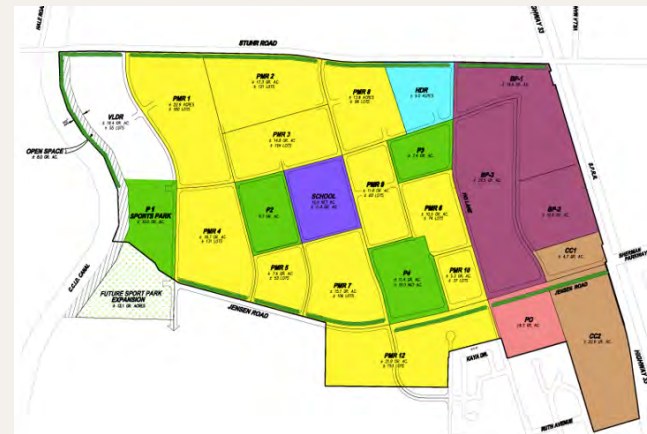
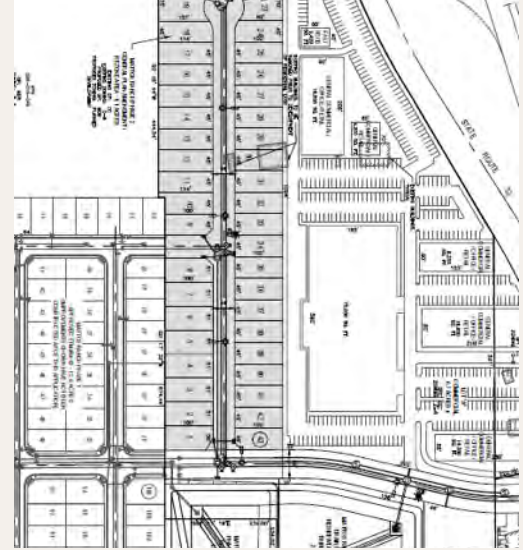
El 24 de Octubre, 2023
7:00 PM



El Ayuntamiento



www.engage.emcplanning.com/newmanhousingelementupdate



City of Newman CDBG Projects



APPENDIX

City of Newman CDBG Project List

Steffensen/Sunshine Park Area Improvement Project (2 Phase Project)

Construction Fall 2024

Sidewalk, Curb, Gutter repair/replacement, tree removal, and street repair and overlay (due to infrastructure repairs); includes the replacement of antiquated water lines and fire hydrants (where applicable).

Locations:

- 1900 Block of Sydney Avenue
- 1900 Block of Leslie Avenue
- Pine Street and Pine Court

Phase 1: Engineering and Design, Environmental Review, Release for Bid

Phase 2: Construction

Future Projects – No timeline established

Hill Park Improvement Project (3 Phase Project)

This project would increase amenities at Howard B. Hill Jr. Park; such as the construction of an amphitheater, lighting, ADA walkways, tables, a potential shade structure, restrooms and necessary electrical work.

Phase 1: Engineering and Design, Environmental Review, Release for Bid

Phase 2: Construction

Phase 3: Construction

Stanislaus Street Pedestrian Safety Project

This project would improve pedestrian walkability on Stanislaus/Inyo Street with crosswalks, ADA accessibility, and sidewalks. May include curb and gutter replacement, tree removal, and street repair where disturbance from tree roots exists.

Prince Street and Prince Road Sidewalk Project

This project would fill areas of missing sidewalks along Prince Street and Prince Road. Project will include sidewalks, curb and gutter replacement, tree removal, and street repair where disturbance from tree roots exists.

Amy Drive Improvement Project

This project would fill areas of missing sidewalks, repair/replace existing sidewalks as needed on Amy Drive. Project may include tree removal, curb and gutter replacement with street repair where disturbance from tree roots exists.

Eucalyptus Avenue Improvement Project

This project would infill and repair/replace sidewalks as needed on Eucalyptus Avenue. Project may include tree removal, curb and gutter replacement with street repair where disturbance from tree roots exists.

Mariposa Street Improvement Project

This project would infill and repair/replace sidewalks as needed on Eucalyptus Avenue. Project may include tree removal, curb and gutter replacement with street repair where disturbance from tree roots exists.

Site Inventory Table

B
APPENDIX

New ID (051424)	Address	APN	Prior General Plan	General Plan	Prior Zoning	Zoning	Original Site Size	Area (Acres)	Min. Density	Max. Density	Applied Density (Du/Ac)	Max Capacity	Realistic Capacity	Yield %	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Vacant	Ministerial	Existing Use	# of Existing Units
Northwest Newman Master Plan Area																						
1a	NWMP (on Jensen Rd)	026-031-015	MPA	PMR	-	PD	18.653	6.653	na	7.00	7.00	47	47	100%	0	0	0	47	Yes	Yes	Vacant	0
1b	NWMP (on Route J18)	026-031-003	MPA	PMR	-	PD	21.417	21.417	na	7.00	7.00	150	150	100%	0	0	0	150	Yes	Yes	Vacant	0
1c	NWMP (on Route J18)	026-031-008	MPA	PMR	-	PD	102.232	49.750	na	7.00	7.00	348	348	100%	0	0	0	348	Yes	Yes	Vacant	0
			MPA	HDR	-	PD	6.000	6.000	na	30.00	25.00	180	150	83%	150	0	0	0	Yes	Yes		0
			MPA	VLDR	-	PD	9.127	9.127	na	3.00	3.00	27	27	100%	0	0	0	27	Yes	Yes		0
1d	NWMP (550 Jensen Rd)	026-034-016	MPA	PMR	-	PD	10.036	10.036	na	7.00	7.00	70	70	100%	0	0	0	70	No	Yes	Non-vacant	1
1e	NWMP (on Route J18)	026-031-013	MPA	PMR	-	PD	9.999	9.399	na	7.00	7.00	66	66	100%	0	0	0	66	Yes	Yes	Vacant	0
			MPA	VLDR	-	PD	0.600	0.600	na	3.00	3.00	2	2	100%	0	0	0	2	Yes	Yes	Vacant	0
1f	NWMP (on Route J18)	026-031-012	MPA	PMR	-	PD	17.441	2.34	na	7.00	7.00	16	16	100%	0	0	0	16	Yes	Yes	Vacant	0
			MPA	VLDR	-	PD	15.101	15.101	na	3.00	3.00	45	45	100%	0	0	0	45	Yes	Yes	Vacant	0
	Subtotal						210.605	130.422				952	921		150	0	0	771				
	ADUS												116		35	35	35	11				
	TOTAL														1,037							
Mattos Ranch Subdivision Phase 1																						
2		026-073-003	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-004	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-005	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-006	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-007	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-008	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-009	MDR	MDR	PD	PD		0.084	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-010	MDR	MDR	PD	PD		0.102	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-011	MDR	MDR	PD	PD		0.102	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-012	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-013	MDR	MDR	PD	PD		0.084	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-014	MDR	MDR	PD	PD		0.086	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-015	MDR	MDR	PD	PD		0.086	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-016	MDR	MDR	PD	PD		0.086	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-041	MDR	MDR	PD	PD		0.080	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-042	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-043	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-044	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-045	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-046	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-047	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-048	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-049	MDR	MDR	PD	PD		0.081	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-050	MDR	MDR	PD	PD		0.081	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-051	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-052	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-053	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-054	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-055	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-056	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		

		026-073-057	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-058	MDR	MDR	PD	PD		0.081	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-059	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-060	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-061	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-062	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-063	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-064	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-065	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-066	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1					1	Yes	-		
		026-073-067	MDR	MDR	PD	PD		0.082	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-068	MDR	MDR	PD	PD		0.087	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-069	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-070	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-071	MDR	MDR	PD	PD		0.084	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-072	MDR	MDR	PD	PD		0.079	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-073	MDR	MDR	PD	PD		0.121	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-074	MDR	MDR	PD	PD		0.088	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-075	MDR	MDR	PD	PD		0.136	6.0	12.00	12.00	2	1				1		Yes	-		
		026-073-076	MDR	MDR	PD	PD		0.084	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-077	MDR	MDR	PD	PD		0.082	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-078	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-079	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-080	MDR	MDR	PD	PD		0.090	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-081	MDR	MDR	PD	PD		0.090	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-082	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-083	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-084	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-085	MDR	MDR	PD	PD		0.085	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-086	MDR	MDR	PD	PD		0.118	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-087	MDR	MDR	PD	PD		0.088	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-088	MDR	MDR	PD	PD		0.136	6.0	12.00	12.00	2	1				1		Yes	-		
		026-073-089	MDR	MDR	PD	PD		0.084	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-090	MDR	MDR	PD	PD		0.082	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-091	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-092	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-093	MDR	MDR	PD	PD		0.092	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-094	MDR	MDR	PD	PD		0.093	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-095	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-096	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-097	MDR	MDR	PD	PD		0.082	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-098	MDR	MDR	PD	PD		0.086	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-099	MDR	MDR	PD	PD		0.118	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-100	MDR	MDR	PD	PD		0.088	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-101	MDR	MDR	PD	PD		0.137	6.0	12.00	12.00	2	1				1		Yes	-		
		026-073-102	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-103	MDR	MDR	PD	PD		0.083	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-104	MDR	MDR	PD	PD		0.084	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-105	MDR	MDR	PD	PD		0.084	6.0	12.00	12.00	1	1				1		Yes	-		
		026-073-106	MDR	MDR	PD	PD		0.095	6.0	12.00	12.00	1	1				1		Yes	-		

	Subtotal							7.002	0.088				80		0	0	40	40				
Mattos Ranch Phase 2																						
3	Mattos Ranch Phase 2	026-016-058	CC	MDR	C-8	PD	18.458	6.143	na	7.00	7.00	43	43	100%	0	0	22	21	No	Yes (land use/rezone)	Non-vacant residential and outbuildings	1
	Subtotal							6.143				43	43		0	0	22	21				
Low-Density Residential																						
4	Lee Ave at Yolo St	128-013-019	LDR	LDR	R-1	R-1		0.164	3.0	6.00	5.00	1	1	83%				1	Yes	Yes	Vacant	0
5	Lee n/o Yolo	128-013-017	LDR	LDR	R-1	R-1		0.185	3.0	6.00	5.00	1	1	83%				1	Yes	Yes	Vacant	0
6	Lee n/o Yolo	128-013-018	LDR	LDR	R-1	R-1		0.185	3.0	6.00	5.00	1	1	83%				1	Yes	Yes	Vacant	0
7	1130 R St (R St s/o of Mariposa St)	128-006-071	CR	CR	R-1	R-1		0.220	3.0	6.00	5.00	1	1	83%				1	Yes	Yes	Vacant	0
8	503 W Tulare St (W Tulare/West Ave)	026-056-058	LDR	HDR	R-1	R-3		5.018	12.0	30.00	30.00	151	115	76%	58	57			No	Yes	Nonvacant residential	1
9	1033 T St (near Orestimba Rd)	026-072-005	LDR	LDR	R-1	R-1		0.285	3.0	6.00	4.00	2	1	67%				1	Yes	No	Vacant	0
	1032 & 1035 T St (near Orestimba Rd)	026-072-006	LDR	LDR	R-1	R-1		0.296	3.0	6.00	4.00	2	1	67%				1	Yes	No	Vacant	0
	1024 T St (near Orestimba Rd)	026-072-007	LDR	LDR	R-1	R-1		0.242	3.0	6.00	4.00	1	1	67%				1	Yes	No	Vacant	0
	1016 T St (near Orestimba Rd)	026-072-008	LDR	LDR	R-1	R-1		0.247	3.0	6.00	4.00	1	1	67%				1	Yes	No	Vacant	0
	1008 T St (near Orestimba Rd)	026-072-009	LDR	LDR	R-1	R-1		0.230	3.0	6.00	4.00	1	1	67%				1	Yes	No	Vacant	0
	1000 T St (near Orestimba Rd)	026-072-010	LDR	LDR	R-1	R-1		0.225	3.0	6.00	4.00	1	1	67%				1	Yes	No	Vacant	0
10	Real Avenue	026-049-032	LDR	LDR	R-1	R-1		1.807	3.0	6.00	5.00	11	7	64%				7	Yes	No	Vacant	0
	Subtotal							9.105				175	132		58	57	0	17				
Medium-Density Residential																						
11	L St s/o Merced St	128-022-010	MDR	HDR	R-2	R-3		1.570	12.0	30.00	30.00	47	36	77%	18	18			Yes	Yes	Vacant	0
	Subtotal							1.570				47	36		18	18	0	0				
High-Density Residential																						
12	978 Prince St (Prince Rd s/o of Inyo)	128-060-011	MDR	HDR	R-2	R-3	0.927	0.700	12.0	30.00	30.00	21	18	86%	12	6	0	0	No	Yes (rezone)	Non-vacant residential	1
13	Prince St	128-060-010	MDR	HDR	R-3	R-3		1.622	12.0	30.00	30.00	49	41	85%	19	22	0	0	Yes	Yes (land use)	Vacant	0
14	1415 Eucalyptus Ave	128-022-016	HDR	HDR	R-3	R-3	1.057	0.780	12.0	30.00	30.00	23	20	84%	10	10	0	0	No	Yes	Non-vacant residential	1
15a	673 Fig Ln common ownership	026-041-058	HDR	HDR	R-3	R-3		2.477	12.0	30.00	30.00	74	63	85%	11	52	0	0	Yes	Yes	Vacant	0
15b		026-041-004	HDR	HDR	R-3	R-3		2.490	12.0	30.00	30.00	75	63	85%	54	9	0	0	No	Yes	Non-vacant residential	1
16	2115 Prince St	026-059-070	LDR	HDR	R-1	R-3		2.020	12.0	30.00	30.00	61	51	85%	13	13	25	0	No	Yes (land use/rezone)	Non-vacant residential & outbuildings	1
17	27642 Fig Lane (s/o of Jensen Rd)	026-049-001	PMR	PMR	PO	PO	9.820	7.500	12.0	30.00	30.00	225	193	86%	41	52	100	0	Yes	No	Non-vacant Property owner interest in mixed use	1
18	2070 Prince St	128-060-021	MDR	HDR	OS	R-3		0.692	12.0	30.00	30.00	21	17	83%	3	9	5	0	Yes	Yes (land use/rezone)	Vacant	0
19	407 Hills Ferry Rd	049-050-044	MDR	HDR	R-2	R-3	1.898	1.06	12.0	30.00	30.00	32	27	84%	7	7	13	0	No	Yes (land use/rezone)	Nonvacant residential & outbuildings	1
20	27924 N St	026-043-019	LDR	HDR	R-1	R-3	3.144	2.72	12.0	30.00	30.00	82	69	85%	29	25	15	0	No	Yes (land use/rezone)	Nonvacant residential & outbuildings	1
21	1040 Prince St	128-060-012	DC	HDR	C-1	R-3	2.725	1.362	12.0	30.00	30.00	41	34	84%	11	11	12	0	Yes	Yes (land use/rezone)	Vacant	0
	Subtotal							23.423				703	596		210	216	170	0				
Downtown Commercial/Mixed Use																						

22	1617 Main St	128-009-080	DC	DC	C-1	C-1		0.947	10.0	30.00	30.00	28	24	86%	12	12	0	0	No	No	Commercial (Abandoned agricultural use/turkey hatchery)	1
	Subtotal							0.947				28	24		12	12	0	0				
									TOTAL			1948	1832	94%	448	303	232	849	1,832			11
									RHNA				1048		197	136	218	497				

COLOR LEGEND:

total override due to rounding

MFD

Special-Status Species in the Vicinity of the Housing Sites



Appendix C Special-Status Plant Species with Potential to Occur in the Project Vicinity

Species	Status (Federal/State/ CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Alkali milk-vetch (<i>Astragalus tener</i> var. <i>tener</i>)	--/--/1B.2	Alkaline sites in playas, valley and foothill grassland (on adobe clay), and vernal pools; elevation 1-60m. Blooming Period: March - June.	Unlikely. Suitable habitat not found at the project site.
Alkali-sink goldfields (<i>Lasthenia chrysantha</i>)	--/--/1B.1	Vernal pools. Alkaline; elevation 0-200m.	Unlikely. Suitable habitat not found at the project site.
Big tarplant (<i>Blepharizonia plumosa</i>)	--/--/1B.1	Valley and foothill grassland. Dry hills and plains in annual grassland. Clay to clay-loam soils, usually on slopes and often in burned areas; elevation 15-445m. Blooming Period: July - October.	Unlikely. Suitable habitat not found at the project site.
California alkali grass (<i>Puccinellia simplex</i>)	--/--/1B.2	Meadows and seeps, chenopod scrub, valley and foothill grasslands, vernal pools. Alkaline, vernal mesic. Sinks, flats, and lake margins; elevation 1-915m. Blooming Period: March - May.	Unlikely. Suitable habitat not found at the project site.
Coulter's goldfields (<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>)	--/--/1B.1	Coastal salt marshes, playas, vernal pools. Usually found on alkaline soils in playas, sinks, and grasslands; elevation 1-1375m. Blooming Period: February - June.	Unlikely. Suitable habitat not found at the project site.
Delta button-celery (<i>Eryngium racemosum</i>)	--/SE/1B.1	Riparian scrub; prefers seasonally inundated floodplain on clay soils; elevation 3-75m. Blooming Period: June - August.	Unlikely. Suitable habitat not found at the project site.
Diamond-petaled California poppy (<i>Eschscholzia rhombipetala</i>)	--/--/1B.1	Valley and foothill grassland. Alkaline, clay slopes and flats; elevation 0-97m. Blooming Period: March - April.	Unlikely. Suitable habitat not found at the project site.
Heartscale (<i>Atriplex cordulata</i> var. <i>cordulata</i>)	--/--/1B.2	Chenopod scrub, valley and foothill grassland, and meadows. Prefers alkaline flats and scalds in the Central Valley, on sandy soils; elevation 1-150m. Blooming Period: April - October.	Unlikely. Suitable habitat not found at the project site.
Hispid's salty bird's-beak (<i>Chloropyron molle</i> ssp. <i>hispidum</i>)	--/--/1B.1	Meadows, playas, valley and foothill grassland. In damp alkaline soils, especially in alkaline meadows and alkali sinks with <i>Distichlis</i> sp.; elevation 10-155m. Blooming Period: June - September.	Unlikely. Suitable habitat not found at the project site.
Hospital Canyon larkspur (<i>Delphinium californicum</i> ssp. <i>interius</i>)	--/--/1B.2	Cismontane woodland and chaparral, in wet, boggy meadows, openings in chaparral, and in canyons; elevation 225-1060m. Blooming Period: April - June.	Unlikely. Suitable habitat not found at the project site.
Lemmon's jewel-flower (<i>Caulanthus lemmonii</i>)	--/--/1B.2	Pinyon-juniper woodland, valley and foothill grassland; elevation 80-1220m. Blooming Period: March - May.	Unlikely. Suitable habitat not found at the project site.
Lesser saltscale (<i>Atriplex minuscula</i>)	--/--/1B.1	Chenopod scrub, playas, and valley and foothill grassland. In alkali sinks in sandy, alkaline soils; elevation 20-100m. Blooming Period: May - October.	Unlikely. Suitable habitat not found at the project site.
Lime Ridge navarretia (<i>Navarretia gowenii</i>)	--/--/1B.2	Chaparral, on calcium carbonate-rich soil with high clay content; elevation 180-305m. Blooming Period: May - June.	Unlikely. Suitable habitat not found at the project site.

Appendix C

Species	Status (Federal/State/ CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Northern slender pondweed (<i>Stuckenia filiformis</i> ssp. <i>alpina</i>)	--/--/2B.2	Marshes and swamps. Shallow, clear water of lakes and drainage channels; elevation 5-2325m. Blooming Period: May – July.	Unlikely. Suitable habitat not found at the project site.
Prostrate vernal pool navarretia (<i>Navarretia prostrata</i>)	--/--/1B.1	Coastal scrub, valley and foothill grassland, and vernal pools. Alkaline soils in grassland, or in vernal pools; elevation 15-700m. Blooming Period: April - July.	Unlikely. Suitable habitat not found at the project site.
San Joaquin spearscale (<i>Extriplex joaquinana</i>)	--/--/1B.2	Alkaline sites in chenopod scrub, meadows and seeps, playas, and valley and foothill grassland; elevation 1-320m. Blooming Period: April - October.	Unlikely. Suitable habitat not found at the project site.
Sanford's arrowhead (<i>Sagittaria sanfordii</i>)	--/--/1B.2	Marshes and swamps. Found in standing or slow-moving freshwater ponds, marshes, and ditches; elevation 0-610m. Blooming Period: May - October.	Unlikely. Suitable habitat not found at the project site.
Shining navarretia (<i>Navarretia nigelliformis</i> ssp. <i>radians</i>)	--/--/1B.2	Cismontane woodland, valley and foothill grassland, and vernal pools; elevation 200-1000m. Blooming Period: May - July.	Unlikely. Suitable habitat not found at the project site.
Spiny-sepaled button-celery (<i>Eryngium spinosepalum</i>)	--/--/1B.2	Vernal pools within valley and foothill grassland. Some sites on clay soils of granitic origin; elevation 100-420m. Blooming Period: April - May.	Unlikely. Suitable habitat not found at the project site.
Vernal pool smallscale (<i>Atriplex persistens</i>)	--/--/1B.2	Vernal pools on alkaline soils; elevation 10-115m. Blooming Period: July - October.	Unlikely. Suitable habitat not found at the project site.
Wright's trichocoronis (<i>Trichocoronis wrightii</i> var. <i>wrightii</i>)	--/--/2B.1	Marshes and swamps, riparian forest, meadows and seeps, vernal pools. Mud flats of vernal lakes, drying river beds, alkali meadows; elevation 5-435m. Blooming Period: May – September.	Unlikely. Suitable habitat not found at the project site.

SOURCE: CDFW 2023, CNPS 2023

NOTE: Status Codes:

Federal (USFWS)

FE: Listed as Endangered under the Federal Endangered Species Act.

FT: Listed as Threatened under the Federal Endangered Species Act.

FC: A Candidate for listing as Threatened or Endangered under the Federal Endangered Species Act.

FSC: Species of Special Concern.

FD: Delisted under the Federal Endangered Species Act.

State (CDFW)

SE: Listed as Endangered under the California Endangered Species Act.

ST: Listed as Threatened under the California Endangered Species Act.

SR: Listed as Rare under the California Endangered Species Act.

SC: A Candidate for listing as Threatened or Endangered under the California Endangered Species Act.

SSC: Species of Special Concern.

SFP: Fully Protected species under the California Fish and Game Code.

SD: Delisted under the California Endangered Species Act.

CNPS Rare Plant Ranks and Threat Code Extensions

1B: Plants that are considered Rare, Threatened, or Endangered in California and elsewhere.

2B: Plants that are considered Rare, Threatened, or Endangered in California, but more common elsewhere.

.1: Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat).

.2: Fairly endangered in California (20-80% occurrences threatened).

.3: Not very endangered in California (<20% of occurrences threatened or no current threats known).

Appendix C Special-Status Wildlife Species with Potential to Occur in the Project Vicinity

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
American badger (<i>Taxidea taxus</i>)	--/SSC	Most abundant in drier, open stages of most shrub, forest, and herbaceous habitats. Need sufficient food and open, uncultivated ground with friable soils to dig burrows. Prey on burrowing rodents.	Low Potential. Species known to occur within the vicinity of the project site.
Bald eagle (<i>Haliaeetus leucocephalus</i>)	FD/SE	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within one mile of water. Nests in large, old-growth, or dominant live tree with open branches.	Unlikely. Suitable habitat not found at the project site.
Blunt-nosed leopard lizard (<i>Gambelia sila</i>)	FE/SE	Resident of sparsely vegetated alkali and desert scrub habitats, in areas of low topographic relief. Seeks cover in mammal burrows, under shrubs or structures such as fence posts; they do not excavate their own burrows.	Unlikely. Suitable habitat not found at the project site.
Burrowing owl (<i>Athene cunicularia</i>)	--/SSC	Open, dry, annual or perennial grasslands, desert, or scrubland, with available small mammal burrows.	Low Potential. Species known to occur within the vicinity of the project site.
California horned lark (<i>Eremophila alpestris actia</i>)	--/SSC	Coastal regions, chiefly from Sonoma County to San Diego County, also within the main part of the San Joaquin Valley and east to the foothills. Prefers short-grass prairie, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	Unlikely. Suitable habitat not found at the project site.
California linderiella (<i>Linderiella occidentalis</i>)	FSC/--	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions. Water in the pools typically has very low alkalinity, conductivity, and total dissolved solids.	Unlikely. Suitable habitat not found at the project site.
California red-legged frog (<i>Rana draytonii</i>)	FT/SSC	Rivers, creeks, and stock ponds with pools and overhanging vegetation. Requires dense, shrubby or emergent riparian vegetation, and prefers short riffles and pools with slow-moving, well-oxygenated water. Needs upland habitat to aestivate (remain dormant during dry months) in small mammal burrows, cracks in the soil, or moist leaf litter.	Unlikely. Suitable habitat not found at the project site.
California tiger salamander (<i>Ambystoma californiense</i>)	FT/ST	Grasslands and oak woodlands near seasonal pools and stock ponds in central and coastal California. Needs upland habitat to aestivate (remain dormant during dry months) in small mammal burrows, cracks in the soil, or moist leaf litter. Requires seasonal water sources that persist into late March for breeding habitat.	Unlikely. Suitable habitat not found at the project site.
Conservancy fairy shrimp (<i>Branchinecta conservatio</i>)	FE/--	Endemic to the grasslands of the northern two-thirds of the central valley; found in large, turbid pools. Also occurs in swales formed by old, braided alluvium filled by winter/spring rains.	Unlikely. Suitable habitat not found at the project site.

Appendix C

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
Foothill yellow-legged frog (<i>Rana boylei</i>)	--/SSC	Partly shaded, shallow streams and riffles with rocky substrate in a variety of habitats. Requires at least some cobble-sized substrate for egg-laying and 15 weeks of available water to attain metamorphosis.	Unlikely. Suitable habitat not found at the project site.
Fresno kangaroo rat (<i>Dipodomys nitratoides exilis</i>)	FE/SE	Alkali sink-open grassland habitats in western Fresno County. Bare alkaline clay-based soils subject to seasonal inundation, with more friable soil mounds around shrubs and grasses.	Unlikely. Suitable habitat not found at the project site.
Giant garter snake (<i>Thamnophis gigas</i>)	FT/ ST	Prefers freshwater marsh and low gradient streams. Adapted to drainage canals and irrigation ditches. The most aquatic garter snake in California.	Unlikely. Suitable habitat not found at the project site.
Golden eagle (<i>Aquila chrysaetos</i>)	--/SFP	Rolling foothill mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range. Also uses large trees in open areas.	Unlikely. Suitable habitat not found at the project site.
Hoary bat (<i>Lasiurus cinereus</i>)	--/SSC	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	Low Potential. Species known to occur within the vicinity of the project site.
Least Bell's vireo (<i>Vireo bellii pusillus</i>)	FE/SE	Summer resident of southern and central California in riparian habitats below 2,000 feet in elevation. Often nests in large shrubs, along margins of bushes or on twigs projecting into pathways.	Unlikely. Suitable habitat not found at the project site.
Loggerhead shrike (<i>Lanius ludovicianus</i>)	--/SSC	(Nesting) Broken woodlands, savannah, pinyon-juniper, Joshua tree and riparian woodlands, desert oases, scrub and washes. Prefers open country for hunting, with perches for scanning and fairly dense shrubs and brush for nesting.	Low Potential. Species known to occur within the vicinity of the project site.
Long-horn fairy shrimp (<i>Branchinecta longiantenna</i>)	FE/--	Endemic to the eastern margin of the Central Coast mountains in seasonally astatic grassland vernal pools. Inhabits small, clear-water depressions in sandstone and clear to turbid clay/grass-bottomed pools in shallow swales.	Unlikely. Suitable habitat not found at the project site.
Monarch butterfly (<i>Danaus plexippus</i>)	FC	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	Unlikely. Suitable habitat not found at the project site.
Northern California legless lizard (<i>Anniella pulchra</i>)	--/SSC	Sandy or loose loamy soils under sparse vegetation, moist soils. <i>Anniella pulchra</i> is traditionally split into two subspecies: <i>A. pulchra pulchra</i> (silvery legless lizard) and <i>A. pulchra nigra</i> (black legless lizard), but these subspecies are typically no longer recognized.	Unlikely. Suitable habitat not found at the project site.

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
Northern harrier (<i>Circus cyaneus</i>)	--/SSC	Found near coastal salt and freshwater marshes. Nests and forages in grasslands. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	Unlikely. Suitable habitat not found at the project site.
Pallid bat (<i>Antrozous pallidus</i>)	--/SSC	Deserts, grasslands, scrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures.	Low Potential. Species known to occur within the vicinity of the project site.
Prairie falcon (<i>Falco mexicanus</i>)	--/SSC	Nesting Habitats. Open terrain, either level or hilly breeding sites located on cliffs. Forages far distances, including to marshlands and ocean shores.	Unlikely. Suitable habitat not found at the project site.
Sacramento splittail (<i>Pogonichthys macrolepidotus</i>)	--/SSC	Endemic to the lakes and rivers of the Central Valley, but now confined to the Delta, Suisun Bay, and associated marshes. Slow moving river sections, dead end sloughs, requires flooded vegetation for spawning and foraging for young.	Unlikely. Suitable habitat not found at the project site.
San Joaquin coachwhip (<i>Masticophis flagellum ruddocki</i>)	--/SSC	Open, dry habitats with little or no tree cover. Found in valley grassland and saltbush scrub in the San Joaquin Valley. Requires mammal burrows for refuge and oviposition sites.	Unlikely. Suitable habitat not found at the project site.
San Joaquin kit fox (<i>Vulpes macrotis mutica</i>)	FE/ST	Annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose-textured sandy soils for burrowing, and suitable prey base.	Low Potential. Species known to occur within the vicinity of the project site.
Steelhead (<i>Oncorhynchus mykiss irideus</i>)	FT/--	Coastal stream with clean spawning gravel. Requires cool water and pools. Needs migratory access between natal stream and ocean.	Unlikely. Suitable habitat not found at the project site.
Swainson's hawk (<i>Buteo swainsoni</i>)	--/ST	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas, such as grasslands or agricultural fields supporting rodent populations.	Moderate Potential. Species known to occur within the vicinity of the project site.
Tricolored blackbird (<i>Agelaius tricolor</i>)	--/SE	Areas adjacent to open water with protected nesting substrate, which typically consists of dense, emergent freshwater marsh vegetation.	Unlikely. Suitable habitat not found at the project site.
Valley elderberry longhorn beetle (<i>Desmocerus californicus dimorphus</i>)	FT/--	Occurs only in the Central Valley of California, in association with blue elderberry (<i>Sambucus mexicana</i>). Prefers to lay eggs in elderberries 2-8 inches in diameter; some preference shown for "stressed" elderberries.	Unlikely. Suitable habitat not found at the project site.
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT/--	Endemic to the grasslands of the Central Valley, Central Coast Mtns., and South Coast Mtns. in astatic rain-filled pools. Inhabits small, clear-water sandstone depression pools and grass swale, earth slump, or basalt-flow depression pools.	Unlikely. Suitable habitat not found at the project site.

Appendix C

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
Vernal pool tadpole shrimp (<i>Lepidurus packardii</i>)	FE/--	Inhabits vernal pools and swales in the Sacramento Valley containing clear to highly turbid water. Pools commonly found in swales of unplowed grasslands.	Unlikely. Suitable habitat not found at the project site.
Western pond turtle (<i>Emys marmorata</i>)	--/SSC	Ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs basking sites (such as rocks or partially submerged logs) and suitable upland habitat for egg-laying (sandy banks or grassy open fields).	Unlikely. Suitable habitat not found at the project site.
Western red bat (<i>Lasiurus blossevillii</i>)	--/SSC	Roosts primarily in trees, 2-40 feet above the ground, from sea level up through mixed conifer forests. Prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging.	Low Potential. Species known to occur within the vicinity of the project site.
Western spadefoot (<i>Spea hammondi</i>)	--/SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands, breeds in winter and spring (January - May) in quiet streams and temporary pools.	Unlikely. Suitable habitat not found at the project site.

SOURCE: CDFW 2023

NOTE: Status Codes:

Federal (USFWS)

FE: Listed as Endangered under the Federal Endangered Species Act.

FT: Listed as Threatened under the Federal Endangered Species Act.

FC: A Candidate for listing as Threatened or Endangered under the Federal Endangered Species Act.

FSC: Species of Special Concern.

FD: Delisted under the Federal Endangered Species Act.

State (CDFW)

SE: Listed as Endangered under the California Endangered Species Act.

ST: Listed as Threatened under the California Endangered Species Act.

SR: Listed as Rare under the California Endangered Species Act.

SC: A Candidate for listing as Threatened or Endangered under the California Endangered Species Act.

SSC: Species of Special Concern.

SFP: Fully Protected species under the California Fish and Game Code.

SD: Delisted under the California Endangered Species Act.

City of Newman Housing Element
Vehicle Miles Travelled (VMT) Analysis



MEMORANDUM

TO: Teri Wissler Adam, EMC Planning Group

FROM: Erik Ruehr, VRPA Technologies, Inc.

DATE: January 9, 2024

RE: City of Newman Housing Element
Vehicle Miles Traveled (VMT) Analysis

This memorandum provides a vehicle miles traveled (VMT) analysis for implementation of an update to the City of Newman's Housing Element Update. The analysis was conducted to meet the requirements for transportation analysis under the California Environmental Quality Act (CEQA). The remainder of the memorandum includes sections describing background information, the project description, and VMT analysis.

BACKGROUND INFORMATION

Per the requirements of Senate Bill 743 (SB 743), VMT is the new performance measure used in CEQA transportation analysis. VMT became the required performance measure on July 1, 2020 replacing the previous performance measure which was level of service (LOS). The VMT generated by proposed projects is compared to various screening criteria and significance thresholds to determine whether the level of VMT would be considered to be significant.

CEQA allows agencies to adopt formal methodologies and thresholds of significance that will be used for environmental evaluation or to use methodologies and thresholds of significance determined on a case-by-case basis. The City of Newman has not adopted methodologies and thresholds of significance for VMT analysis and the analysis conducted for this project was based on statewide guidance as well as regional guidance provided by other agencies located in the San Joaquin Valley.

Additional detail is provided in the sections that follow.

PROJECT DESCRIPTION

The regional location of the City of Newman is shown in Exhibit 1. The updated housing Element proposes to add residential units in various locations as shown in Exhibit 2. The details of the residential units to be added are described in the Housing Element.

VMT ANALYSIS

The methodology for VMT analysis was developed in consideration of statewide and regional guidance. The Governor's Office of Planning and Research (OPR) has provided statewide guidance for VMT analysis in its Technical Advisory for Evaluating Transportation Impacts in CEQA (OPR 2018).

Rather than relying completely on statewide guidance, many agencies throughout California have prepared guidance that takes into account factors specific to regional and/or local conditions. At the time of this VMT analysis, regional guidance was not available through the Stanislaus Council of Governments (StanCOG) or Stanislaus County. Therefore, regional guidance prepared within the San Joaquin Valley was considered.

Of the agencies within the San Joaquin Valley that have prepared guidelines for VMT analysis, the agency that is closest to the City of Newman in both distance and local characteristics is the Merced County Association of Governments (MCAG). Merced County borders the City of Newman to the south. Therefore, the MCAG guidelines were followed in preparing this VMT analysis (MCAG VMT Thresholds and Implementation Guidelines, MCAG/LSA, November 2022).

The MCAG guidance includes the following statement on VMT analysis of land use plans:

- ✓ "The recommended methodology for conducting VMT assessments for land use plans is to compare the existing VMT per capita, VMT per employee, and/or VMT per service population for the region with the respective expected horizon year VMT metrics for the different land use components (VMT per capita, VMT per employee, and/or VMT per service population) of the land use plan (project). If there is a net increase in the VMT metric under horizon year conditions, then the project will have a significant impact."

This guidance was refined as follows to determine a significance threshold for VMT analysis of the City of Newman's Housing Element:

- ✓ For VMT analysis purposes, the geographic area on which to base the VMT analysis was defined to be the City of Newman.
- ✓ The analysis was based on a determination of whether the proposed residential units would increase or decrease VMT per capita. An increase in VMT per capita was defined as a significant impact.
- ✓ The analysis was based on consideration of existing VMT characteristics in the City of Newman (without the project) and buildout of the project (a horizon year in which all of the project's residential units would be built).

The project characteristics were reviewed to determine whether the project would increase VMT as compared to the existing average VMT per capita. One project characteristic was identified that distinguishes the residential development proposed per the Housing Element Update from existing



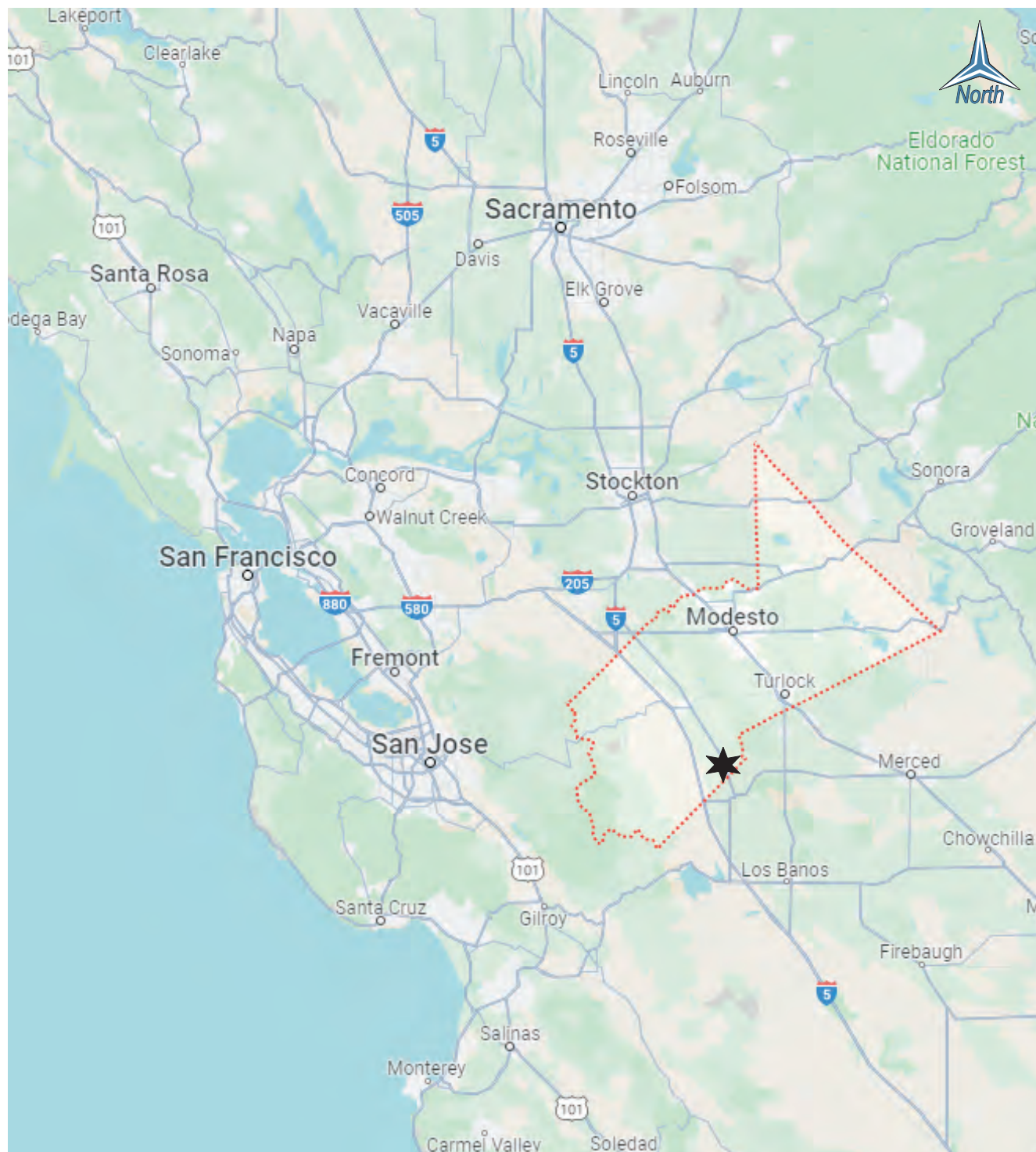
residential development within Newman, and that was the percentage of planned versus existing housing stock in the city that would be considered affordable. With the implementation of the project, the construction of affordable residential units will be encouraged. Per analysis provided by EMC Planning Group, it is estimated that approximately 12% of the existing residential units in the city are affordable and 40% of the proposed residential units would be affordable.

Affordable residential units are considered to generate less VMT than market-rate residential units. The MCAG guidelines include provisions for screening out residential projects out of the requirement for a VMT analysis when they are 100% affordable. Statewide VMT analysis guidance prepared by the Governor's Office of Planning and Research includes the following statements with respect to affordable housing: (1) "Adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT", and (2) "In areas where existing jobs-housing match is closer to optimal, low income housing nevertheless generates less VMT than market-rate housing."

Since the project includes a substantially greater percentage of affordable housing relative to the existing citywide average, the project is expected to reduce existing average VMT per capita in the City of Newman. Therefore, the proposed project is expected to have a less than significant VMT impact.

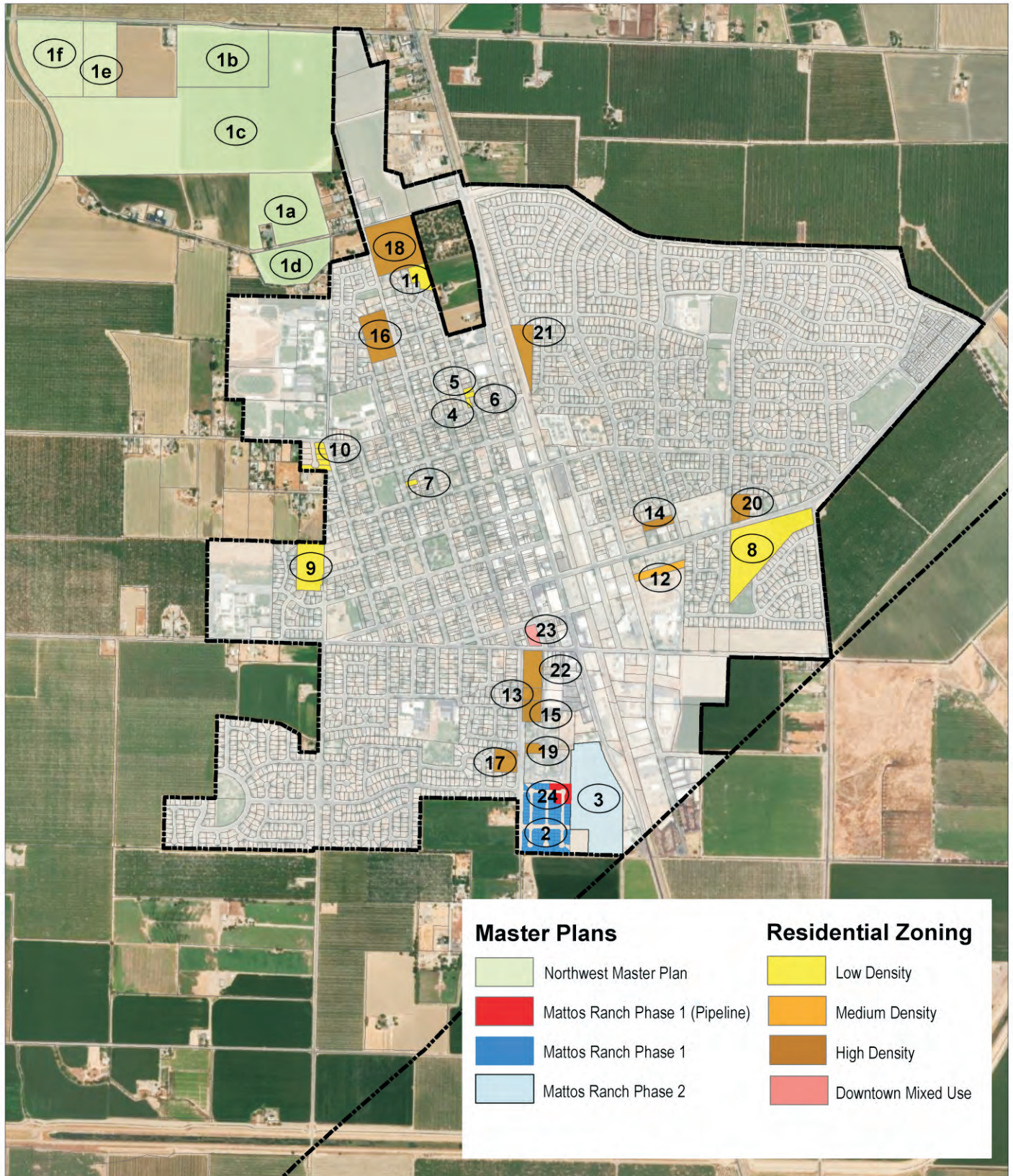
Please contact me if you have any questions. I can be reached by email at eruehr@vrpatechnologies.com or by phone at 858/361-7151.





LEGEND

★ Project Location



0 1800 feet

Source: ESRI 2023, Stanislaus County GIS 2023,
EMC Planning Group 2023

City of Newman CalEEMod Energy Results



2025	0.00	204	0.03	< 0.005
2030	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005
2027	0.00	204	0.03	< 0.005
2028	0.00	204	0.03	< 0.005
2029	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	2,459	2,219	1,849	853,182	29,032	26,203	21,827	10,073,374
Single Family Housing	10,072	10,179	9,123	3,632,502	118,924	120,184	107,712	42,888,320
Apartments Low Rise	2,291	2,548	1,966	832,683	27,051	30,082	23,208	9,831,341

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	2,459	2,219	1,849	853,182	29,032	26,203	21,827	10,073,374
Single Family Housing	10,072	10,179	9,123	3,632,502	118,924	120,184	107,712	42,888,320
Apartments Low Rise	2,291	2,548	1,966	832,683	27,051	30,082	23,208	9,831,341

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	226
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	226
Conventional Wood Stoves	0
Catalytic Wood Stoves	23
Non-Catalytic Wood Stoves	23
Pellet Wood Stoves	0
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	534
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	534
Conventional Wood Stoves	0
Catalytic Wood Stoves	53
Non-Catalytic Wood Stoves	53
Pellet Wood Stoves	0
Apartments Low Rise	—
Wood Fireplaces	0
Gas Fireplaces	157
Propane Fireplaces	0
Electric Fireplaces	0

No Fireplaces	157
Conventional Wood Stoves	0
Catalytic Wood Stoves	16
Non-Catalytic Wood Stoves	16
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	226
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	226
Conventional Wood Stoves	0
Catalytic Wood Stoves	23
Non-Catalytic Wood Stoves	23
Pellet Wood Stoves	0
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	534
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	534
Conventional Wood Stoves	0
Catalytic Wood Stoves	53
Non-Catalytic Wood Stoves	53

Pellet Wood Stoves	0
Apartments Low Rise	—
Wood Fireplaces	0
Gas Fireplaces	157
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	157
Conventional Wood Stoves	0
Catalytic Wood Stoves	16
Non-Catalytic Wood Stoves	16
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
5763858.75	1,921,286	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	2,042,051	204	0.0330	0.0040	6,234,206
Single Family Housing	9,096,932	204	0.0330	0.0040	31,039,057
Apartments Low Rise	1,391,244	204	0.0330	0.0040	4,757,328

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	2,044,267	204	0.0330	0.0040	0.00
Single Family Housing	9,101,049	204	0.0330	0.0040	0.00
Apartments Low Rise	1,393,738	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	16,722,840	0.00
Single Family Housing	41,155,690	203,849,424
Condo/Townhouse	18,921,239	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
----------	-------------------------	--------------------------

City of Newman 2031 Housing Element Fuel Demand

F
APPENDIX

APPENDIX F
EMFAC2021
City of Newman 2031 Housing Element
2031 Fuel Demand

Vehicle Class	Fuel	Process	Kgal/day	Fuel Type
All Other Buses	Dsl	IDLEX	7.71E-05	Diesel
All Other Buses	Dsl	RUNEX	0.006563	Kgal/day
LDA	Dsl	RUNEX	0.001618	KGal/yr
LDT1	Dsl	RUNEX	1.09E-06	
LDT2	Dsl	RUNEX	0.003176	Gas
LHD1	Dsl	IDLEX	0.000859	Kgal/day
LHD1	Dsl	RUNEX	0.137465	KGal/yr
LHD2	Dsl	IDLEX	0.000544	
LHD2	Dsl	RUNEX	0.067324	Hybrid
MDV	Dsl	RUNEX	0.012108	kgal/day
MH	Dsl	RUNEX	0.004362	Kgal/yr
Motor Coach	Dsl	IDLEX	0.000282	
Motor Coach	Dsl	RUNEX	0.005693	TOTAL
PTO	Dsl	RUNEX	0.020084	KGal/yr
SBUS	Dsl	IDLEX	0.001008	Gal/yr
SBUS	Dsl	RUNEX	0.010989	
T6 CAIRP Class 4	Dsl	IDLEX	3.89E-06	
T6 CAIRP Class 4	Dsl	RUNEX	0.000508	
T6 CAIRP Class 5	Dsl	IDLEX	5.01E-06	Mileage
T6 CAIRP Class 5	Dsl	RUNEX	0.000704	Check:
T6 CAIRP Class 6	Dsl	IDLEX	1.94E-05	
T6 CAIRP Class 6	Dsl	RUNEX	0.001765	VMT/yr
T6 CAIRP Class 7	Dsl	IDLEX	3.15E-05	mpg
T6 CAIRP Class 7	Dsl	RUNEX	0.011109	
T6 Instate Delivery Class 4	Dsl	IDLEX	0.000253	
T6 Instate Delivery Class 4	Dsl	RUNEX	0.004856	
T6 Instate Delivery Class 5	Dsl	IDLEX	0.000274	
T6 Instate Delivery Class 5	Dsl	RUNEX	0.005244	
T6 Instate Delivery Class 6	Dsl	IDLEX	0.00085	
T6 Instate Delivery Class 6	Dsl	RUNEX	0.016277	
T6 Instate Delivery Class 7	Dsl	IDLEX	0.000352	
T6 Instate Delivery Class 7	Dsl	RUNEX	0.009779	
T6 Instate Other Class 4	Dsl	IDLEX	0.001068	
T6 Instate Other Class 4	Dsl	RUNEX	0.022047	
T6 Instate Other Class 5	Dsl	IDLEX	0.002264	
T6 Instate Other Class 5	Dsl	RUNEX	0.047403	
T6 Instate Other Class 6	Dsl	IDLEX	0.001433	
T6 Instate Other Class 6	Dsl	RUNEX	0.029857	
T6 Instate Other Class 7	Dsl	IDLEX	0.001336	
T6 Instate Other Class 7	Dsl	RUNEX	0.023868	
T6 Instate Tractor Class 6	Dsl	IDLEX	3.11E-05	

APPENDIX F
EMFAC2021
City of Newman 2031 Housing Element
2031 Fuel Demand

T6 Instate Tractor Class 6	Dsl	RUNEX	0.000713
T6 Instate Tractor Class 7	Dsl	IDLEX	0.001482
T6 Instate Tractor Class 7	Dsl	RUNEX	0.036743
T6 OOS Class 4	Dsl	IDLEX	2.51E-06
T6 OOS Class 4	Dsl	RUNEX	0.000333
T6 OOS Class 5	Dsl	IDLEX	3.20E-06
T6 OOS Class 5	Dsl	RUNEX	0.000459
T6 OOS Class 6	Dsl	IDLEX	1.27E-05
T6 OOS Class 6	Dsl	RUNEX	0.001174
T6 OOS Class 7	Dsl	IDLEX	1.70E-05
T6 OOS Class 7	Dsl	RUNEX	0.007938
T6 Public Class 4	Dsl	IDLEX	0.000103
T6 Public Class 4	Dsl	RUNEX	0.001398
T6 Public Class 5	Dsl	IDLEX	0.000324
T6 Public Class 5	Dsl	RUNEX	0.004194
T6 Public Class 6	Dsl	IDLEX	0.000278
T6 Public Class 6	Dsl	RUNEX	0.003702
T6 Public Class 7	Dsl	IDLEX	0.000437
T6 Public Class 7	Dsl	RUNEX	0.007107
T6 Utility Class 5	Dsl	IDLEX	2.98E-05
T6 Utility Class 5	Dsl	RUNEX	0.000844
T6 Utility Class 6	Dsl	IDLEX	5.62E-06
T6 Utility Class 6	Dsl	RUNEX	0.000159
T6 Utility Class 7	Dsl	IDLEX	6.24E-06
T6 Utility Class 7	Dsl	RUNEX	0.000216
T7 CAIRP Class 8	Dsl	IDLEX	0.02348
T7 CAIRP Class 8	Dsl	RUNEX	0.304267
T7 NNOOS Class 8	Dsl	IDLEX	0.02671
T7 NNOOS Class 8	Dsl	RUNEX	0.380325
T7 NOOS Class 8	Dsl	IDLEX	0.011719
T7 NOOS Class 8	Dsl	RUNEX	0.140611
T7 Other Port Class 8	Dsl	IDLEX	0.000135
T7 Other Port Class 8	Dsl	RUNEX	0.006779
T7 POAK Class 8	Dsl	IDLEX	0.000639
T7 POAK Class 8	Dsl	RUNEX	0.014812
T7 POLA Class 8	Dsl	IDLEX	0.000844
T7 POLA Class 8	Dsl	RUNEX	0.026949
T7 Public Class 8	Dsl	IDLEX	0.000991
T7 Public Class 8	Dsl	RUNEX	0.024195
T7 Single Concrete/Transit Mix Class 8	Dsl	IDLEX	0.000359
T7 Single Concrete/Transit Mix Class 8	Dsl	RUNEX	0.009056
T7 Single Dump Class 8	Dsl	IDLEX	0.000823
T7 Single Dump Class 8	Dsl	RUNEX	0.014691
T7 Single Other Class 8	Dsl	IDLEX	0.003038

APPENDIX F
EMFAC2021
City of Newman 2031 Housing Element
2031 Fuel Demand

T7 Single Other Class 8	Dsl	RUNEX	0.05629
T7 SWCV Class 8	Dsl	IDLEX	0.000287
T7 SWCV Class 8	Dsl	RUNEX	0.020322
T7 Tractor Class 8	Dsl	IDLEX	0.018129
T7 Tractor Class 8	Dsl	RUNEX	0.222242
T7 Utility Class 8	Dsl	IDLEX	2.44E-05
T7 Utility Class 8	Dsl	RUNEX	0.001135
UBUS	Dsl	RUNEX	0.002614
LDA	Gas	RUNEX	2.090361
LDA	Gas	STREX	0.060837
LDT1	Gas	RUNEX	0.163835
LDT1	Gas	STREX	0.005695
LDT2	Gas	RUNEX	1.178473
LDT2	Gas	STREX	0.03617
LHD1	Gas	IDLEX	0.000948
LHD1	Gas	RUNEX	0.245172
LHD1	Gas	STREX	0.003118
LHD2	Gas	IDLEX	0.000182
LHD2	Gas	RUNEX	0.043502
LHD2	Gas	STREX	0.000498
MCY	Gas	RUNEX	0.010481
MCY	Gas	STREX	0.001037
MDV	Gas	RUNEX	0.999814
MDV	Gas	STREX	0.034183
MH	Gas	RUNEX	0.016536
MH	Gas	STREX	2.83E-06
OBUS	Gas	IDLEX	4.59E-05
OBUS	Gas	RUNEX	0.007668
OBUS	Gas	STREX	7.81E-05
SBUS	Gas	IDLEX	0.000604
SBUS	Gas	RUNEX	0.009827
SBUS	Gas	STREX	5.13E-05
T6TS	Gas	IDLEX	0.000249
T6TS	Gas	RUNEX	0.039613
T6TS	Gas	STREX	0.000411
T7IS	Gas	RUNEX	0.000106
T7IS	Gas	STREX	5.17E-07
UBUS	Gas	RUNEX	0.001751
UBUS	Gas	STREX	7.91E-06
LDA	Phe	RUNEX	0.048423
LDA	Phe	STREX	0.002117
LDT1	Phe	RUNEX	0.000614
LDT1	Phe	STREX	2.88E-05
LDT2	Phe	RUNEX	0.008999

APPENDIX F
EMFAC2021
City of Newman 2031 Housing Element
2031 Fuel Demand

LDT2	Phe	STREX	0.000471
MDV	Phe	RUNEX	0.006021
MDV	Phe	STREX	0.000391

APPENDIX F
EMFAC2021
City of Newman 2031 Housing Element
2031 Fuel Demand

Demand

1.83
668.91

4.951261667
1807.210509

0.067063839
24.47830127

2500.60
2500602.378

62793035
25.1