

APPENDIX A

STANISLAUS COUNTY HOUSING ELEMENT

COUNTY OF STANISLAUS, CALIFORNIA

HOUSING CONDITION ASSESSMENT



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ATTACHMENT II: Lead-Based Paint and Asbestos

SECTION 1

STANISLAUS COUNTY: HOUSING CONDITION ASSESSMENT

INTRODUCTION

In July 2002, the County of Stanislaus Redevelopment Agency contracted with Laurin Associates, Inc. for a Housing Condition Survey to be conducted in specified unincorporated portions of the County.

The Housing Condition Survey will enable the County to evaluate the housing conditions, types, locations and number of dwelling units throughout the unincorporated areas and to target areas most in need of housing rehabilitation. The primary use for the housing condition survey is to incorporate the data into the County's housing element and to allow planners and decision-makers to determine if opportunities exist for securing state and federal funding for housing and community redevelopment.

REGIONAL SETTING

Stanislaus County

Situated in the Central Valley of California, 70 miles west of San Francisco, Stanislaus County is famous for its beauty, charm and one of the most productive agricultural regions in the world. The County was created on April 1, 1854 from a portion of Tuolumne County, and is named for the Stanislaus River, first discovered by Gabriel Moraga in 1806.

The 1,516 square miles (970,169 acres) of Stanislaus County reach from the foothills of the Sierra Nevada Mountains to California's Coastal Range. The area averages 12 inches of rainfall each year and experiences a full spectrum of the seasons, with temperatures ranging from an average low of 38° F in the winter, to an average high in the 90's during the summer months. The County contains over 386,000 acres of farmland and over 375,000 acres of grazing land, ranking number eight among California counties in the value of its agricultural commodities, with a gross total of over \$1.3 billion in 2001. The primary farm products are dairy, almonds, poultry, cattle, and fruit and nut nursery stock. The diverse economy includes manufacturing, high technology, consumer products, packaging, and food processing.

Several major highways including Interstate 5 and Highway 99, two of California's major north-south routes, intersect Stanislaus County. Highways 132, 108, and 120 are the east-west arteries running through the County. This highway system provides convenient and efficient means of shipping to all major markets. Over 90 interstate truck lines and over 100 contract carriers

operate in Stanislaus County. Overnight delivery is available from all Stanislaus County locations to all major domestic and international markets. The Port of Stockton, 30 miles north of Stanislaus County, provides a deep-water port with direct access to the Pacific Ocean. The Port of Oakland, 70 miles to the northwest, is Northern California's world-class container port. It is the fourth largest in the United States and one of the largest in the world. Modesto City-County Airport offers service through Sky West. Local air charter service is available through Modesto Flight Center and Sky Trek Aviation. Full domestic and international service is available at Sacramento, San Jose, Oakland, and San Francisco airports, which are all within 90 to 120 minutes from Stanislaus County. An Amtrack station located on Parker Road in Modesto opened in October 1999, and serves commuters between the County and the Bay Area. Greyhound Bus Lines and Dial-a-Ride, as well as local fixed route bus services within the communities are available throughout much of the County.

The Altamont Commute Express (ACE) train runs twice daily in both directions through the Altamont Pass from Stockton to San Jose. Burlington Northern Santa Fe and Union Pacific Railroads serve many County locations. The locally-owned and privately operated Modesto & Empire Traction Company (M&ET) short-line, operates a modern intermodal facility in the Beard Industrial Tract. M&ET services heavy industrial users with interconnections to transcontinental lines.

There are fourteen school districts spread throughout the County offering K-12 education, as well as California State University, Stanislaus in Turlock, and Modesto Community College. The Stanislaus Partners In Education (SPIE) is a countywide organization founded by the Stanislaus County Board of Supervisors in 1991. SPIE's purpose is to facilitate business and education partnerships to help the schools prepare students for the workplace.

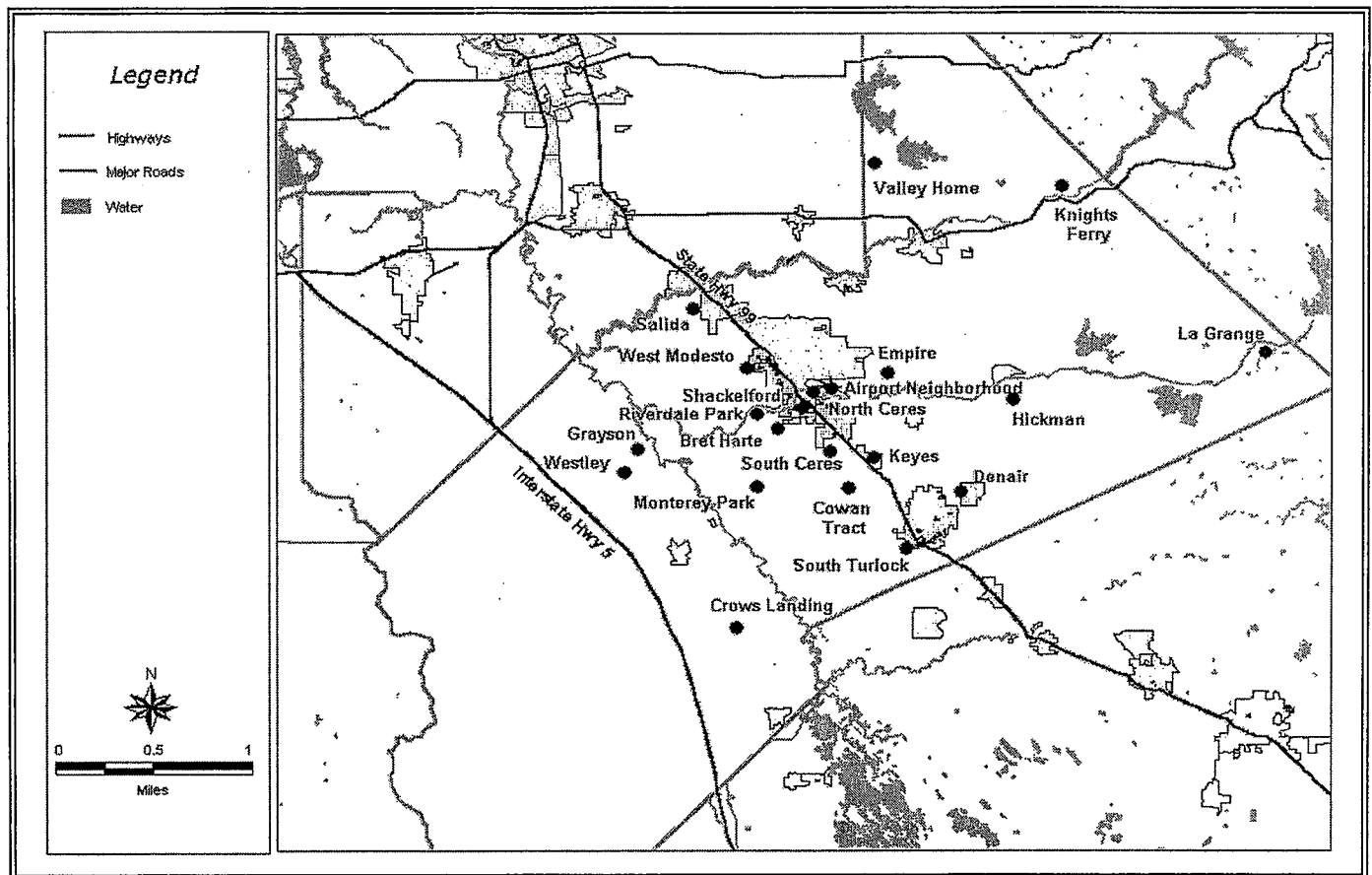
UNINCORPORATED STANISLAUS COUNTY HOUSING CONDITIONS

The County of Stanislaus identified 21 unincorporated communities and neighborhoods for the Housing Condition Survey. They are:

Airport Neighborhood, Bret Harte Neighborhood, Cowan Tract, Crows Landing, Denair, Empire, Grayson, Hickman, Keyes, Knights Ferry, La Grange, Monterey Park, North Ceres, Riverdale Park, Salida, Shackelford Neighborhood, South Ceres, South Turlock, Valley Home, Westley, and West Modesto. See Exhibit 1.

The results of the housing condition survey are presented in a narrative and tabular format for each community and neighborhood. In each community or neighborhood, its residential housing units are identified by housing type and housing condition.

EXHIBIT 1-1 UNINCORPORATED COMMUNITIES STANISLAUS COUNTY, CALIFORNIA



SURVEY PROCEDURE

The Housing Condition Inventory was conducted from July 2002 to March 2003. Personnel of Laurin Associates completed a Housing Condition Inventory assessment for each residential structure found in the designated communities and neighborhoods, but omitted housing units scattered beyond the concentrated neighborhoods. Housing units on large agricultural parcels and in distant rural areas beyond the concentrated housing tracts were deemed impractical to assess given the time and fiscal constraints of the survey.

Each structure was rated according to criteria established by the State Department of Housing and Community Development (HCD). There are five structural categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from “no repairs needed” to “replacement needed.” Points are added together for each unit and a designation is made as follows:

SOUND	9 or less points: no repairs needed, or only one minor repair needed such as exterior painting or window repair.
MINOR	10 to 15 points: two or more minor repairs needed, such as patching and painting of siding or roof patching or window replacement; or one major repair needed, such as roof replacement.
MODERATE	16 to 39 points: two or three minor repairs needed, such as those listed above, or a combination of minor and major repairs.
SUBSTANTIAL	40 to 55 points: repairs generally needed to all surveyed items: foundation, roof, siding, window, and electrical.
DILAPIDATED	56 or more points: the costs of repair would exceed the cost to replace the residential structure.

Only identifiable residential properties were surveyed. It is possible that some of the recreational vehicles (RVs) are inhabited. It is also possible that there are living units within commercial or industrial buildings, however, these were not considered.

The following table summarizes the number of persons, households and housing units assessed in the inventory. Some demographic data was unavailable due to the lack of a cohesive geographic census-tracking unit available.

**TABLE 1-1
SURVEY DISTRIBUTION
UNINCORPORATED STANISLAUS COUNTY - 2003**

NAME OF COMMUNITY	POPULATION 2000	HOUSEHOLDS 2000	NUMBER OF HOUSING UNITS ASSESSED
AIRPORT NEIGHBORHOOD	1,590**	550**	561
BRET HARTE	5,028	1,162	2,144
CERES SOUTH	1,415**	430**	436
COWAN TRACT	316	98	89
CROWS LANDING	218	71	102
DENAIR*	3,588	1,155	521
EMPIRE	3,784	1,120	1,034
GRAYSON	1,086	274	268
HICKMAN	409	140	202
KEYES	4,442	1,373	1,650
KNIGHTS FERRY	77	27	40
LA GRANGE	37	22	49
MODESTO WEST	10,404**	3,600**	3,777
MONTEREY PARK	72	22	55
NORTH CERES	5,722**	1,980**	1,991
RIVERDALE PARK	2,658	738	205
SALIDA*	12,560	3,560	1,402*
SHACKELFORD	5,054	1,304	828
TURLOCK SOUTH	1,967**	660**	669
VALLEY HOME	67	26	28
WESTLEY	757	120	23
TOTAL	40,084	11,194	16,074
NOTE: For this study, the estimated number of households refers to full-time or year round households. * A 33 percent sample of housing units was conducted in the communities of Denair and Salida ** US Census 2000 data unavailable. Population and Household numbers are estimated based on average persons per household and average occupancy rate			

Source: 2000 US Census; Laurin Associates, 2002-2003

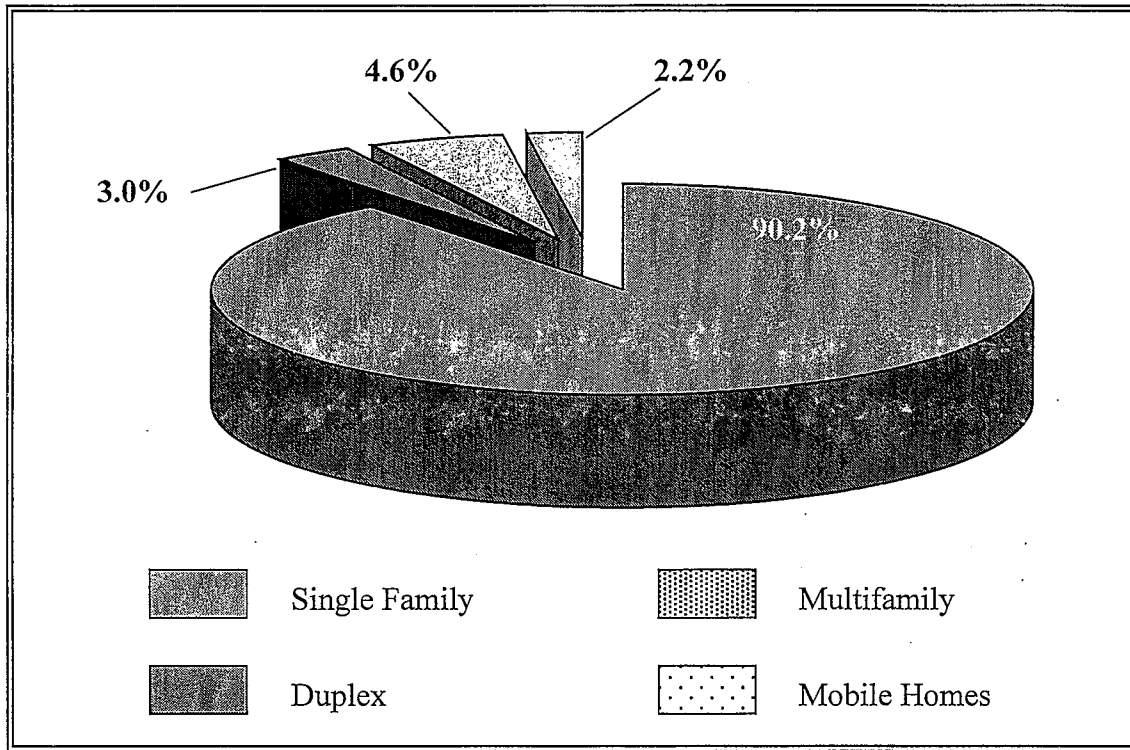
HOUSING TYPES

A total of 16,074 residential units were surveyed in the entire study area. The survey showed a total of 90.2 percent of the housing units were single-family units, 3.0 percent were duplexes, 4.6 percent were multifamily units, and 2.2 percent were classified as mobile homes.

**TABLE 1-2
HOUSING UNITS, UNINCORPORATED STANISLAUS COUNTY**

COMMUNITY OR DEVELOPED AREA	SINGLE FAMILY	DUPLEX	MULTI FAMILY	MOBILE HOME
Airport	484	14	53	10
Bret Harte	2,067	44	28	5
Ceres South	245	98	12	81
Cowan Tract	85	0	0	4
Crows Landing	102	0	0	0
Denair*	450	12	34	25
Empire	886	16	56	76
Grayson	263	0	0	5
Hickman	193	0	0	9
Keys	1,510	44	86	10
Knights Ferry	38	0	0	2
La Grange	40	0	0	9
Modesto West	3,673	56	48	0
Monterey Park	46	0	0	9
North Ceres	1,701	120	76	94
Riverdale Park	204	0	0	1
Salida*	1,226	22	153	1
Shackelford	802	10	15	1
Turlock South	429	42	184	14
Valley Home	25	0	0	3
Westley	23	0	0	0
TOTAL	14,492	478	745	359
* A 33 percent sample of housing units was taken in these communities				

**FIGURE 1-1
HOUSING UNITS BY TYPE
UNINCORPORATED AREAS OF STANISLAUS COUNTY - 2003**

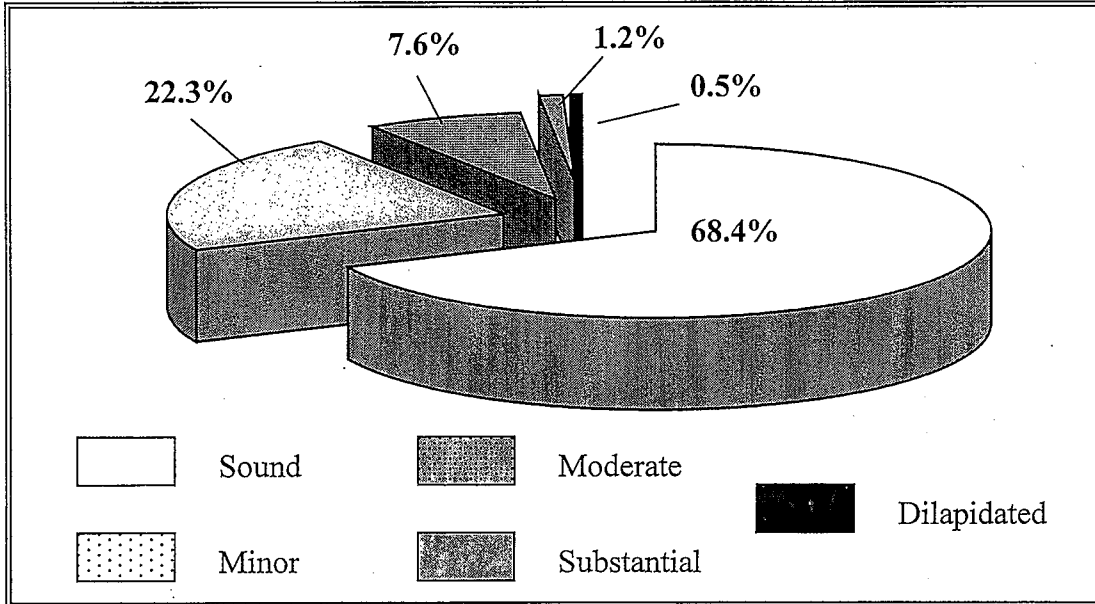


Source: Laurin Associates Housing Condition Survey, 2002-2003

HOUSING CONDITIONS

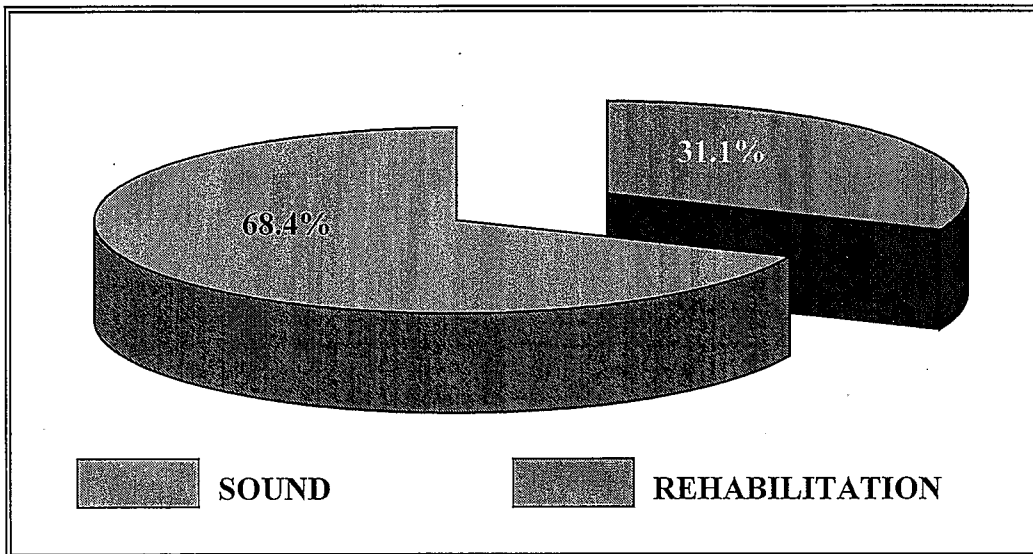
A total of 11,000 housing units (68.4 percent) are in sound condition, with no repairs needed, while 3,593 units (22.3 percent) need minor repairs. An additional 1,222 units (7.6 percent) need moderate repairs, and only 185 units (1.2 percent) require substantial repair. A total of 74 housing units (0.5 percent) were found to be dilapidated. As a result, a total of 5,000 (31.1 percent) of the residential units are classified as qualifying for rehabilitation due to their current state of disrepair.

**FIGURE 1-2
HOUSING UNITS BY CONDITION
UNINCORPORATED AREAS OF STANISLAUS COUNTY 2003**



Source: Laurin Associates Housing Condition Survey, 2002-2003

**FIGURE 1-3
HOUSING UNITS IN NEED OF RAHBILITATION**



The following table shows the housing condition summary by community, housing type and number of housing units within a specific housing condition category:

**TABLE 1-3
NUMBER OF HOUSING UNITS BY CONDITION
UNINCORPORATED AREAS OF STANISLAUS COUNTY - 2003**

NAME OF COMMUNITY	SOUND			MINOR			MODERATE			SUBSTANTIAL			DILAPIDATED			TOTAL			
	SF	MF	MH	SF	MF	MH	SF	M	F	MH	SF	MF	MH	SF	MF	MH	SF	MF	MH
Airport	234	19	5	215	46	5	34	2	0	0	1	0	0	0	0	0	484	67	10
Bret Harte	894	38	4	787	32	0	321	2	1	0	51	0	0	14	0	0	2,067	72	5
Ceres South	134	92	59	75	18	20	28	0	1	1	7	0	1	1	0	0	245	110	81
Cowan Tract	39	0	0	34	0	3	9	0	1	0	2	0	0	1	0	0	85	0	4
Crows Landing	60	0	0	33	0	0	7	0	0	0	1	0	0	1	0	0	102	0	0
Denair	329	46	0	103	0	25	18	0	0	0	0	0	0	0	0	0	450	46	25
Empire	563	56	73	277	14	3	38	0	0	0	5	0	0	3	2	0	886	72	76
Grayson	190	0	4	38	0	1	22	0	0	0	6	0	0	7	0	0	263	0	5
Hickman	137	0	6	37	0	2	15	0	0	1	2	0	1	2	0	0	193	0	9
Keyes	1,098	59	0	304	52	10	97	19	0	0	11	0	0	0	0	0	1,510	130	10
Knights Ferry	25	0	1	8	0	1	4	0	0	0	0	0	0	1	0	0	38	0	2
La Grange	19	0	2	7	0	5	10	0	1	3	0	0	1	1	0	0	40	0	9
Modesto West	3,118	74	0	445	26	0	100	4	0	0	9	0	0	1	0	0	3,673	104	0
Monterey Park	19	0	0	16	0	0	4	0	4	1	1	0	2	6	0	3	46	0	9
North Ceres	1,018	133	47	446	35	26	207	28	21	26	0	0	0	4	0	0	1,701	196	94
Riverdale Park	137	0	1	64	0	0	2	0	0	1	1	0	0	0	0	0	204	0	1
Salida	1,154	175	1	53	0	0	11	0	0	6	0	0	0	2	0	0	1,226	175	1
Shackelford	382	7	1	213	9	0	162	5	0	40	0	0	0	5	4	0	802	25	1
Turlock South	296	210	8	85	8	2	32	8	3	8	0	0	0	8	0	1	429	226	14
Valley Home	21	0	3	2	0	0	0	0	0	0	0	0	0	2	0	0	25	0	3
Westley	9	0	0	8	0	0	1	0	0	0	0	0	0	5	0	0	23	0	0
TOTAL	9,876	909	215	3,250	240	103	1,122	68	32	180	0	5	64	6	4	14,496	1,223	359	

Note: For the purposes of this table, duplex and multifamily have been merged together under the category "Multifamily."

HOUSING CONDITION RANKING

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. Housing units classified as dilapidated are excluded because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure. The following table ranks the proportion and number of housing units in need of rehabilitation for each community or neighborhood. The Community of Bret Harte ranked number one for both the percentage and number of housing units in need of rehabilitation. The remaining survey areas ranked at different places with respect to proportion and number, except for Valley Home, which ranked eighteenth on the list of areas in need of significant rehabilitation.

**TABLE 1-4
NEED OF REHABILITATION RANKING
UNINCORPORATED AREAS OF STANISLAUS COUNTY**

COMMUNITY OR DEVELOPED AREA	RANK BY PERCENT	RANK BY NUMBER	HOUSING UNITS IN NEED OF REHABILITATION	
			Number	Percent
Airport	3	7	229	53.7%
Bret Harte	1	1	1,204	56.2%
Ceres South	9	8	152	33.7%
Cowan Tract	2	13	49	55.1%
Crows Landing	6	14	42	41.2%
Denair	14	9	146	28.0%
Empire	11	6	337	32.6%
Grayson	15	11	67	25.0%
Hickman	13	12	57	28.2%
Keyes	12	4	501	30.5%
Knights Ferry	16	16	13	22.5%
La Grange	2	15	27	55.1%
Modesto West	17	3	586	15.6%
Monterey Park	5	15	27	49.1%
North Ceres	7	2	789	40.6%
Riverdale Park	10	11	67	32.7%
Salida	19	10	70	5.0%
Shackelford	4	5	429	51.8%
Turlock South	17	9	146	15.6%
Valley Home	18	18	2	7.1%
Westley	8	17	9	39.1%

Depending on the County's objectives, ranking areas requiring rehabilitation is generally a subjective decision based on either the number or percentage of total housing units in a specific area in need of minor to substantial repair. For this reason the areas have been ranked by both proportion and number of housing units in need of rehabilitation. The following table ranks the communities or neighborhoods with the highest *percentage* of residential units in need of rehabilitation.

**TABLE 1-5
NEED OF REHABILITATION RANKING
BASED ON PERCENTAGE OF UNITS**

COMMUNITY OR NEIGHBORHOOD	RANK BY PERCENT	PERCENT OF HOUSING UNITS IN NEED OF REHABILITATION
Bret Harte	1	56.2%
Cowan Tract	2	55.1%
La Grange	2	55.1%
Airport	3	53.7%
Shackelford	4	51.8%
Monterey Park	5	49.1%
Crows Landing	6	41.2%
North Ceres	7	40.6%
Westley	8	39.1%
Ceres South	9	33.7%
Riverdale Park	10	32.7%
Empire	11	32.6%
Keyes	12	30.5%
Hickman	13	28.2%
Denair	14	28.0%
Grayson	15	25.0%
Knights Ferry	16	22.5%
Modesto West	17	15.6%
Turlock South	17	15.6%
Valley Home	18	7.1%
Salida	19	5.0%

The following table ranks the communities or neighborhoods with the highest *number* of residential units in need of rehabilitation.

**TABLE 1-6
NEED OF REHABILITATION RANKING
BASED ON NUMBER OF UNITS**

COMMUNITY OR NEIGHBORHOOD	RANK BY NUMBER OF UNITS IN NEED OF REHABILITATION	NUMBER OF HOUSING UNITS IN NEED OF REHABILITATION
Bret Harte	1	1,204
North Ceres	2	789
Modesto West	3	586
Keyes	4	501
Shackelford	5	429
Empire	6	337
Airport	7	229
Ceres South	8	152
Denair	9	146
Turlock South	9	146
Salida	10	70
Grayson	11	67
Riverdale Park	11	67
Hickman	12	57
Cowan Tract	13	49
Crows Landing	14	42
La Grange	15	27
Monterey Park	15	27
Knights Ferry	16	13
Westley	17	9
Valley Home	18	2

The most common repair required in the unincorporated areas is repainting of the exterior structure, where 28.5 percent of the housing units showed various degrees of this need. The next most common repair was re-roofing of the primary dwelling unit, where 22.4 percent of the units require this repair. Patching of exterior siding and repainting was third in the ranking of needed repairs, where 18.7 percent of the units showed need of this improvement. Electrical repairs were found to be the least needed improvement in the unincorporated area (0.7 percent), followed by foundation repairs (1.4 percent).

A total of 68.6 percent of the housing units in the unincorporated area lack sidewalks, and an additional 60.3 percent lack curbs and gutters. Very few instances were found where there were not paved streets, although numerous instances of paved streets in disrepair were found. In the older sections of the Community of Salida a major street improvement project was being conducted during the time of the survey.

**TABLE 1-7
STANISLAUS COUNTY UNINCORPORATED AREAS:
NEEDED REPAIRS**

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
FOUNDATION		SIDING/STUCCO	
General Repair	136	Re-painting	4,584
Partial Foundation	51	Patching/ Painting	3,007
No or Needs Foundation	40	Replacement/ Painting &/or lead – based paint	904
ROOFING		WINDOWS	
Shingles Missing	1,429	Broken Pane	68
Re-roofing	3,606	Repair	705
Roof Structure Replacement	652	Replacement	468
ELECTRICAL		FRONTAGE IMPROVEMENTS	
Minor Repair	59	Sidewalks	11,022
Replace Main Panel	58	Curbs and Gutters	9,690
Source: Laurin Associates Housing Condition Survey 2002, 2003			

As the housing condition survey was conducted, vacant residential parcels were noted on the parcel maps used in the inventory. Vacant parcels varied from one-fifth acre lots to several acres. Many parcels were noted to be under utilized in that only one housing unit was found on a very large residentially zoned parcel. Underutilized parcels were most common in rural communities, especially near the edge of the community where the parcel bordered on open space or agricultural land. It was also common to find vacant parcels dedicate to drainage facilities within many of the residential communities. Since these parcels served a function more related to infrastructure and were planned as such, they were not counted in the vacant land inventory. Large agricultural parcels bordering residential parcels were not counted in this inventory. The total number of vacant parcels is summarized in Table 1-8.

**TABLE 1-8
STANISLAUS COUNTY UNINCORPORATED AREAS
VACANT RESIDENTIAL PARCELS**

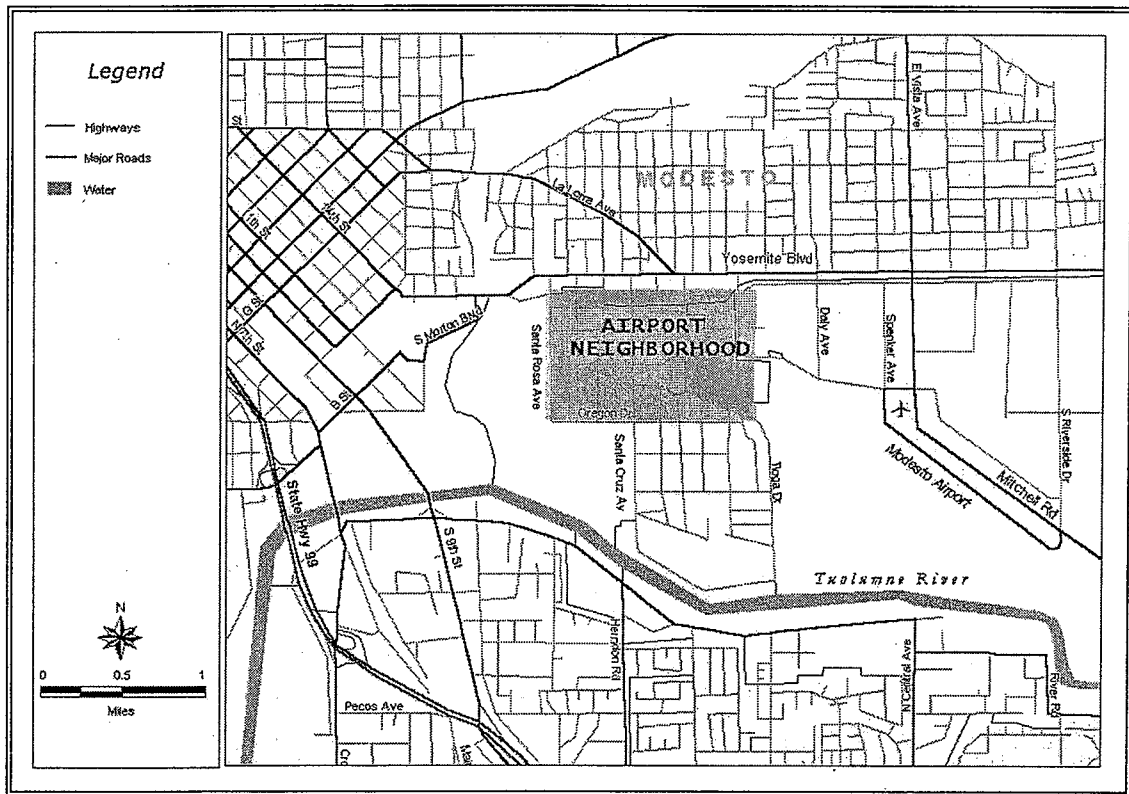
COMMUNITY OR NEIGHBORHOOD	VACANT RESIDENTIAL PARCELS	COMMUNITY OR NEIGHBORHOOD	VACANT RESIDENTIAL PARCELS
Airport	0	La Grange	1
Bret Harte	20	Modesto West	25
Ceres South	0	Monterey Park	12
Cowan Tract	4	North Ceres	32
Crows Landing	15	Riverdale Park	0
Denair	12	Salida	24
Empire	9	Shackelford	20
Grayson	7	Turlock South	25
Hickman	6	Valley Home	0
Keyes	19	Westley	4
Knights Ferry	3	TOTAL	238

In summary, of the single-family housing units, 68.1 percent are in sound condition, 22.4 percent require minor repair, 7.7 percent require moderate repair, 1.2 percent require substantial repair, and 0.4 percent are dilapidated. Of the multifamily units, 74.3 percent are in sound condition, 19.6 percent require minor repair, 5.6 percent require moderate repair, no units require substantial repair, and 0.5 percent are dilapidated. Of the mobile homes, 59.9 percent are in sound condition, 28.7 percent require minor repair, 8.9 percent require moderate repair, 1.4 percent require substantial repair, and 0.5 percent are dilapidated.

SECTION 2
AIRPORT NEIGHBORHOOD

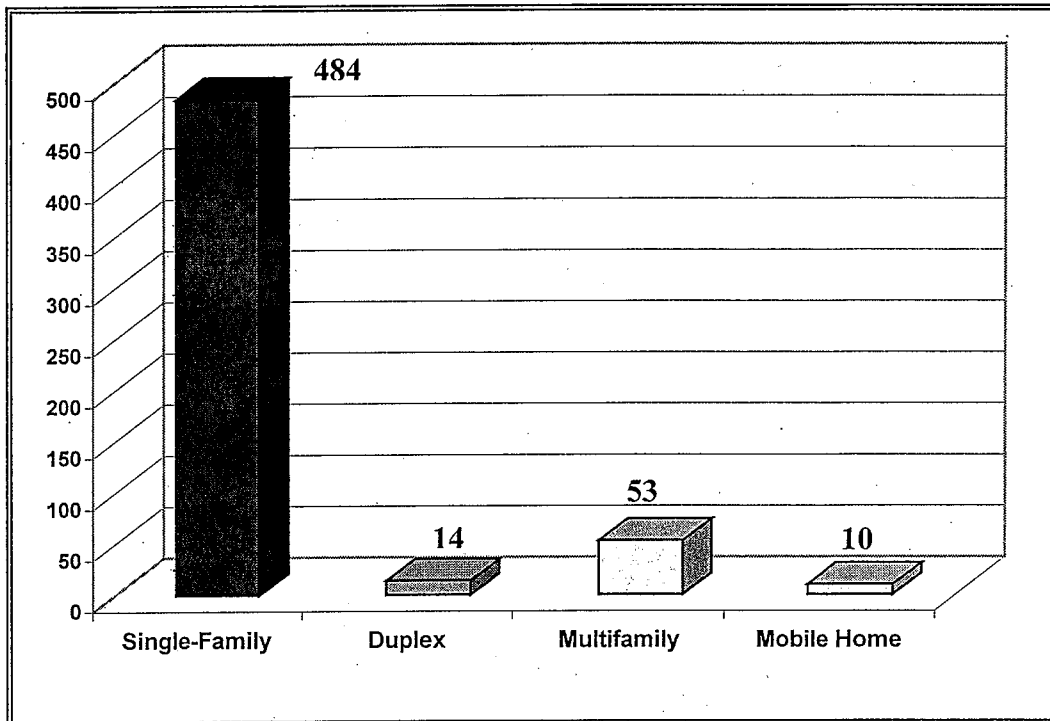
The Airport Neighborhood is located in central Stanislaus County, immediately south of the City of Modesto. The neighborhood is defined by Yosemite Blvd/Highway 132 on the north, Santa Rosa and Santa Rita avenues on the west, Oregon Drive on the south and Conejo and Empire Avenues on the east.

EXHIBIT 2-1
AIRPORT NEIGHBORHOOD, STANISLAUS COUNTY



A total of 561 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

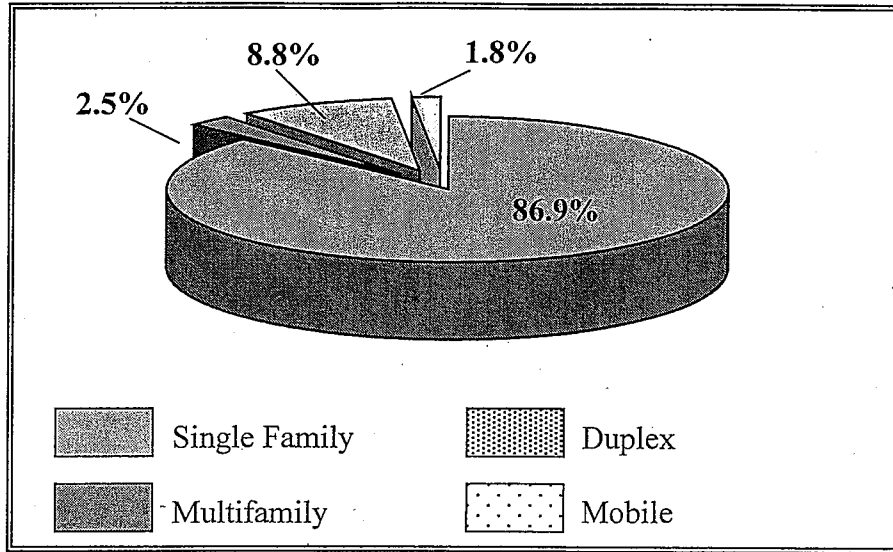
**FIGURE 2-1
AIRPORT NEIGHBORHOOD HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

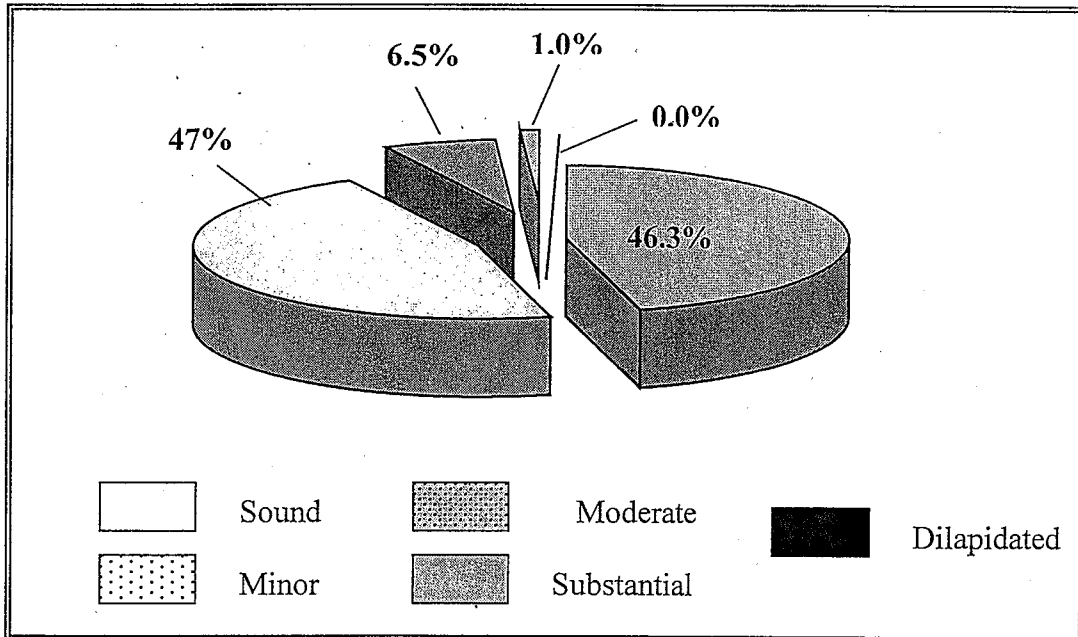
A total of 86.9 percent of the surveyed units are single-family units, 8.8 percent are classified as multifamily units; 2.5 percent are duplexes, and 1.8 percent are mobile homes. A total of seven duplex were found in the area, for a total of fourteen housing units, and thirteen multifamily complexes were found, for a total of 53 housing units

**FIGURE 2-2
HOUSING UNIT PERCENTAGES**



Of all units, 46.3 percent are in sound condition, no repairs needed, while 47.0 percent need minor repairs, and an additional 6.5 percent need moderate repairs. Less than one percent of the units surveyed need substantial repair, and no dilapidated units were found in the Neighborhood.

**FIGURE 2-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

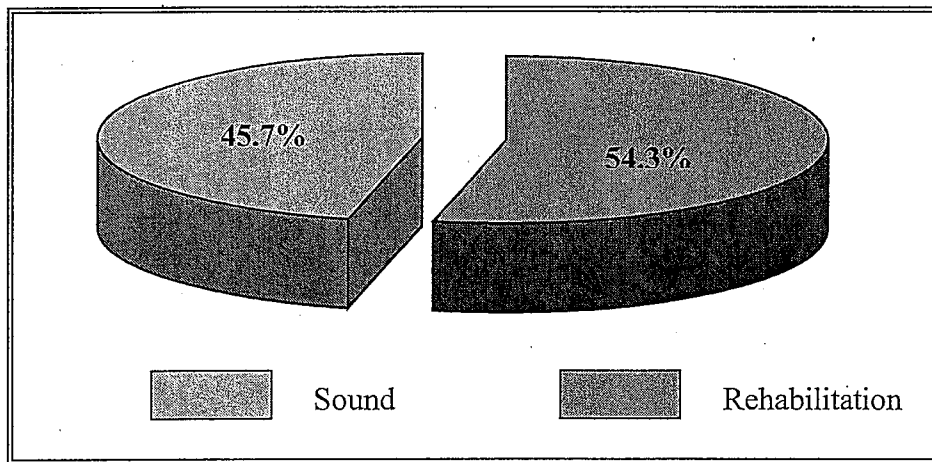
**TABLE 2-1
AIRPORT NEIGHBORHOOD HOUSING UNIT CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	234	48.3%	4	28.6%	15	28.3%	5	50.0%	258
Minor	215	44.4%	8	0.0%	38	71.7%	5	50.0%	266
Moderate	34	7.0%	2	0.0%	0	0.0%	0	0.0%	36
Substantial	1	0.2%	0	0.0%	0	0.0%	0	0.0%	1
Dilapidated	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Total	484	100%	14	29%	53	100%	10	100%	561

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Airport Neighborhood a total of 54.3 percent, or 303 of the 561 housing units are in need of some form of rehabilitation.

**FIGURE 2-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 303

The primary repair needed in the Neighborhood is repainting of the external structure, with 66.2 percent of the units requiring this, followed by 53.0 percent of the units in need of re-roofing. Very few units require foundation or window repairs, and no units were observed to be in need of electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

**TABLE 2-2
AIRPORT NEIGHBORHOOD NEEDED REPAIRS**

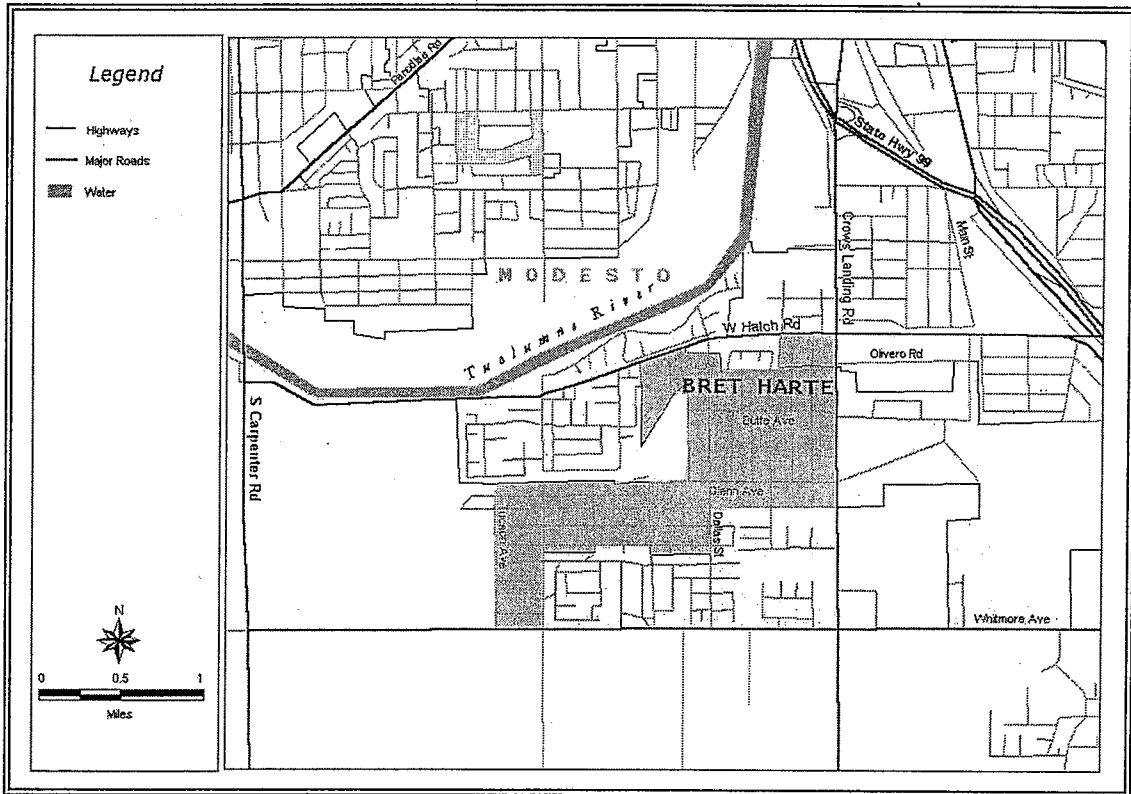
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	7	Re-painting	284
Partial Foundation	0	Patching/ Painting	78
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	7
Roofing		Windows	
Shingles Missing	3	Broken Pane	12
Re-roofing	273	Repair	5
Roof Structure Replacement	19	Replacement	12
Electrical		Frontage Improvements	
Minor Repair	0	Sidewalks	452
Replace Main Panel	0	Curbs and Gutters	452
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 48.3 percent are in sound condition and 51.7 percent are in need of rehabilitation. No housing units are considered dilapidated. A total of 28.6 percent of individual housing units configured as duplexes are in sound condition, with 42.9 percent in need of rehabilitation. The survey showed that 28.3 percent of multifamily units are in sound condition, with 71.7 percent in need of rehabilitation. Finally, a total of 50.0 percent of the mobile homes in the Neighborhood are in sound condition, and 50.0 percent are in need of rehabilitation.

**SECTION 3
BRET HARTE NEIGHBORHOOD**

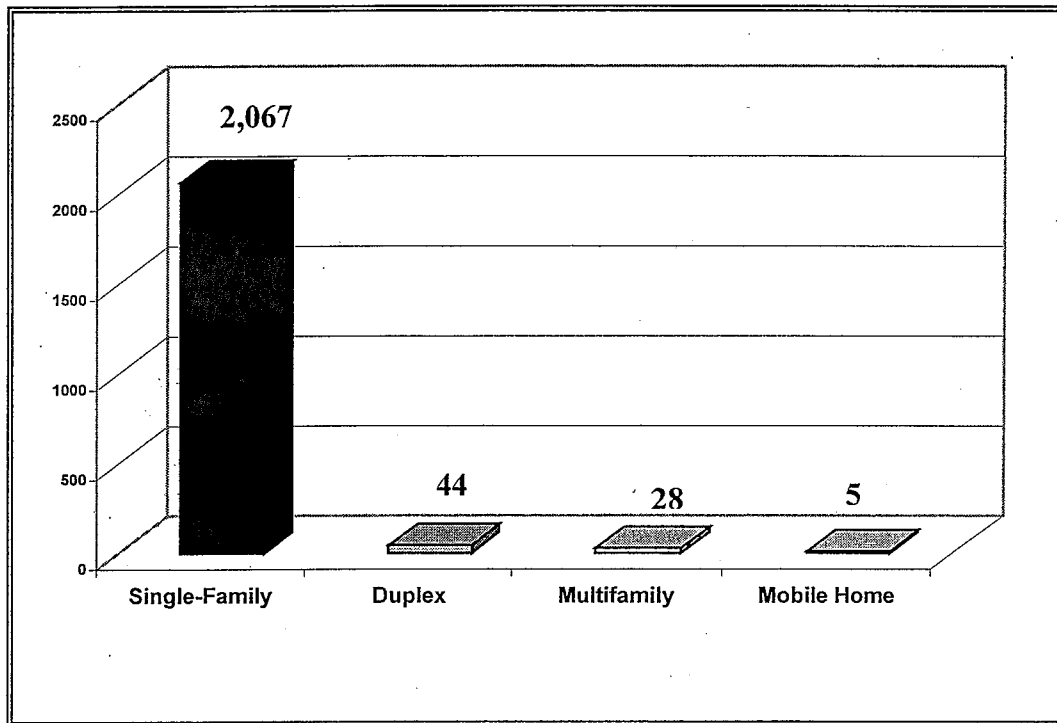
The Bret Harte Neighborhood is located in central Stanislaus County, approximately two miles west of the City of Ceres. The Neighborhood is defined by Hatch Road on the north, Tucson Avenue on the west, Whitmore Avenue on the south and Crows Landing Road on the east.

**EXHIBIT 3-1
BRET HARTE NEIGHBORHOOD**



A total of 2,144 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

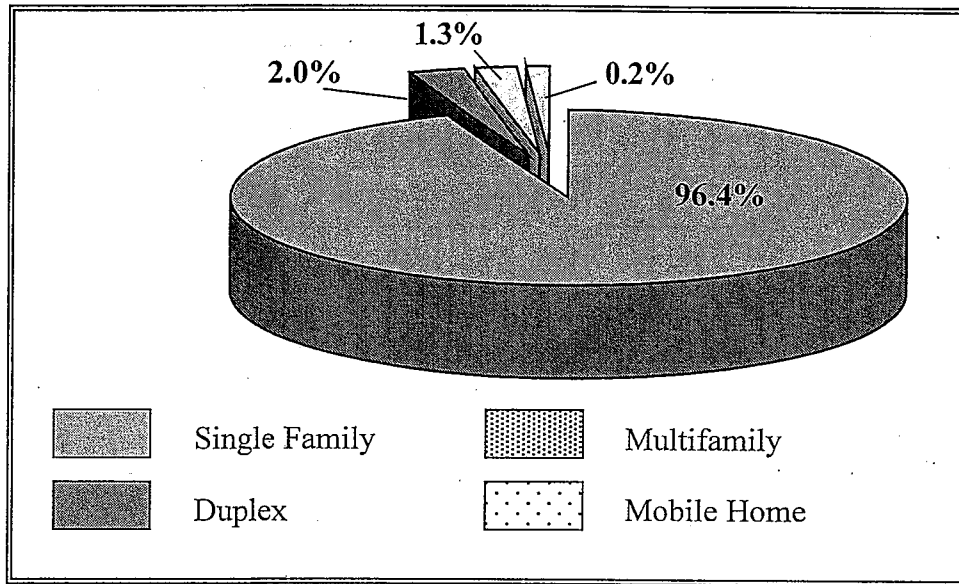
**FIGURE 3-1
BRET HARTE NEIGHBORHOOD HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

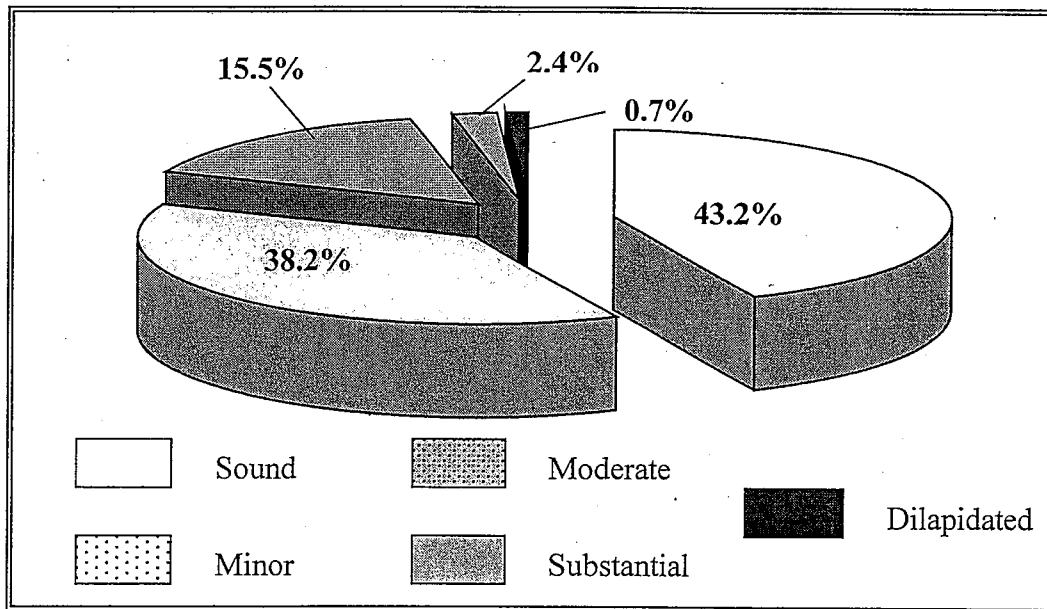
A total of 98.2 percent of the surveyed units are single-family units, 0.3 percent are classified as multifamily units; 1.3 percent are duplexes, and 0.2 are mobile homes. There was a total of 22 duplexes containing 44 housing units, and six multifamily complexes containing a total of 28 housing units.

**FIGURE 3-2
HOUSING UNIT PERCENTAGES**



Of all units, 43.2 are in sound condition, no repairs needed, while 38.2 percent need minor repairs, and an additional 15.5 percent need moderate repairs. Only 2.4 percent of the units surveyed need substantial repair, and 0.7 percent of the housing units are dilapidated.

**FIGURE 3-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

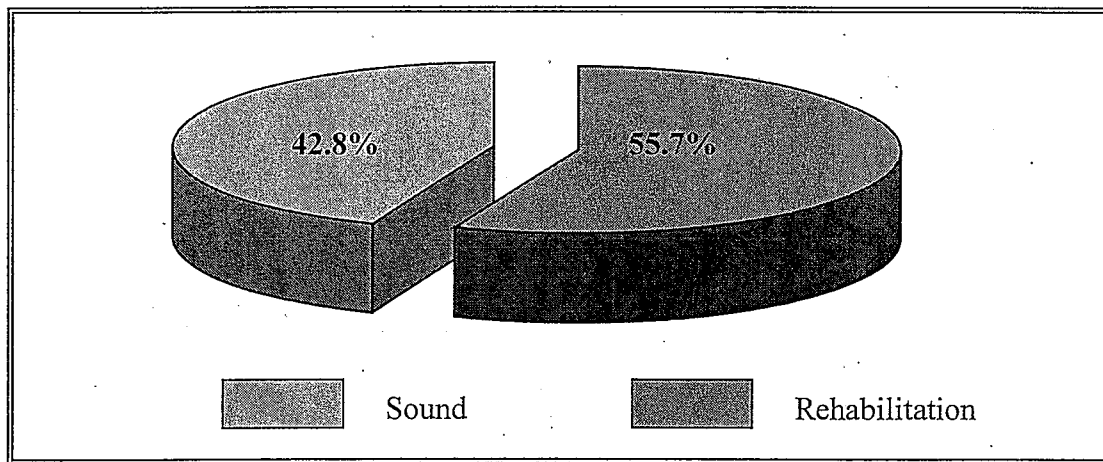
**TABLE 3-1
BRET HARTE NEIGHBORHOOD HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	894	43.3%	38	86.3%	0	0.0%	4	80.0%	936
Minor	787	38.1%	6	13.7%	26	92.8%	0	0.0%	819
Moderate	321	16.5%	0	0.0%	2	7.2%	1	20.0%	324
Substantial	51	2.5%	0	0.0%	0	0%	0	0.0%	51
Dilapidated	14	0.1%	0	0.0%	0	0%	0	0.0%	14
Total	2,067	100%	44	100%	28	100%	5	100%	2,144

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Neighborhood of Bret Harte a total of 55.7 percent, or 1,194 of the 2,144 housing units are in need of some form of rehabilitation.

**FIGURE 3-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 1,194

The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 87.7 percent of the units requiring this repair. A total of 51.2 percent of the housing units require re-roofing or roof repair. Only 1.4 percent of the units require foundation repair, and 14.6 percent need window repair or replacement. Only thirteen units (0.6 percent) were found to require electrical repairs. A total of 97.0 percent of the housing units have no sidewalks, curbs or gutters.

**TABLE 3-2
BRET HARTE NEIGHBORHOOD NEEDED REPAIRS**

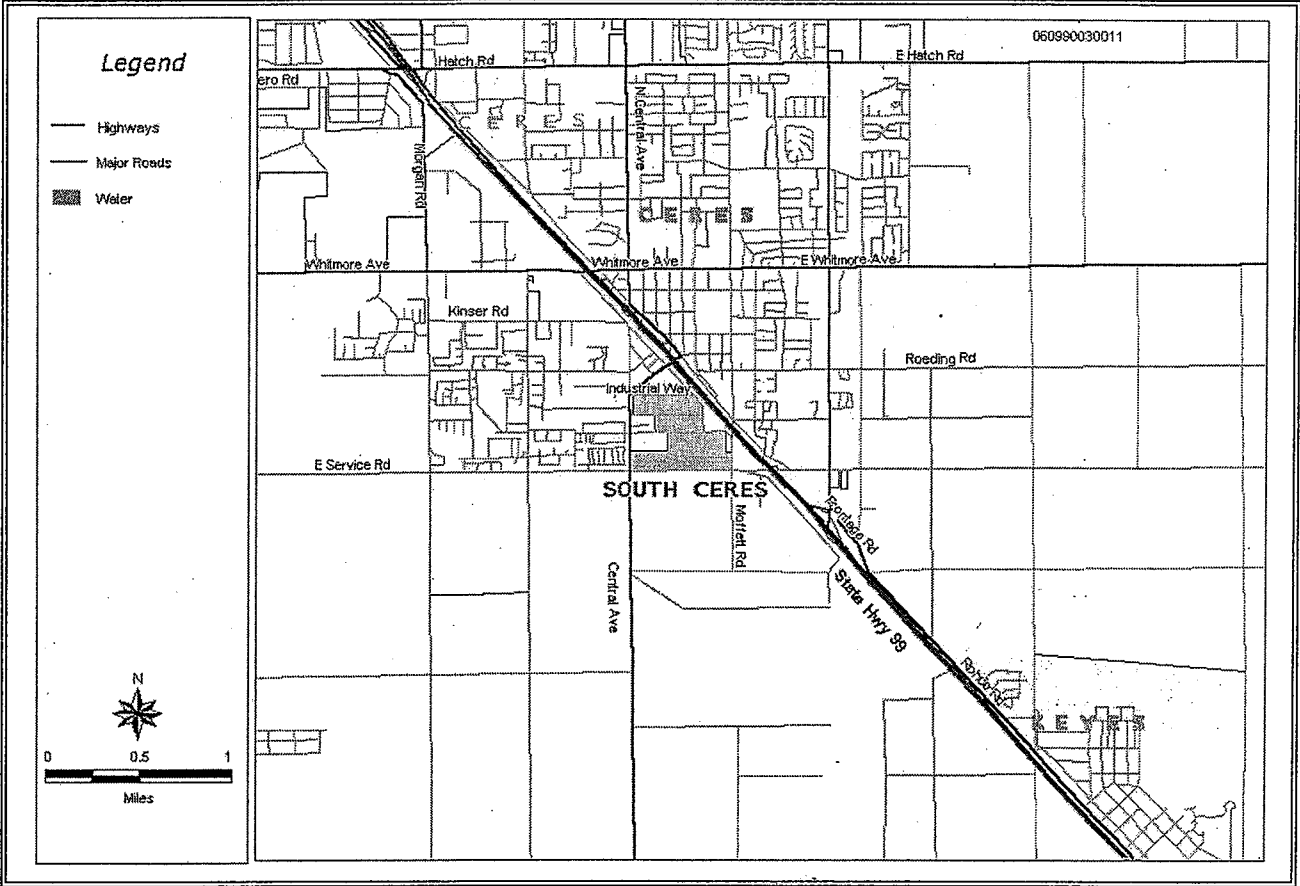
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	24	Re-painting	662
Partial Foundation	0	Patching/ Painting	997
No or Needs Foundation	5	Replacement/ Painting &/or Lead – Based Paint	222
Roofing		Windows	
Shingles Missing	18	Broken Pane	3
Re-roofing	915	Repair	187
Roof Structure Replacement	165	Replacement	122
Electrical		Frontage Improvements	
Minor Repair	4	Sidewalks	2,079
Replace Main Panel	9	Curbs and Gutters	2,079
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 43.3 percent are in sound condition and 56.1 percent are in need of rehabilitation. Fourteen single family homes (0.6 percent) are considered dilapidated. A total of 63.6 percent of individual housing units configured as duplexes are in sound condition, with 36.4 percent in need of rehabilitation. The survey showed all of multifamily units are in need of rehabilitation. Finally, a total of 80.0 percent of the mobile homes are in sound condition, and 20.0 percent are in need of rehabilitation.

SECTION 4
SOUTH CERES NEIGHBORHOOD

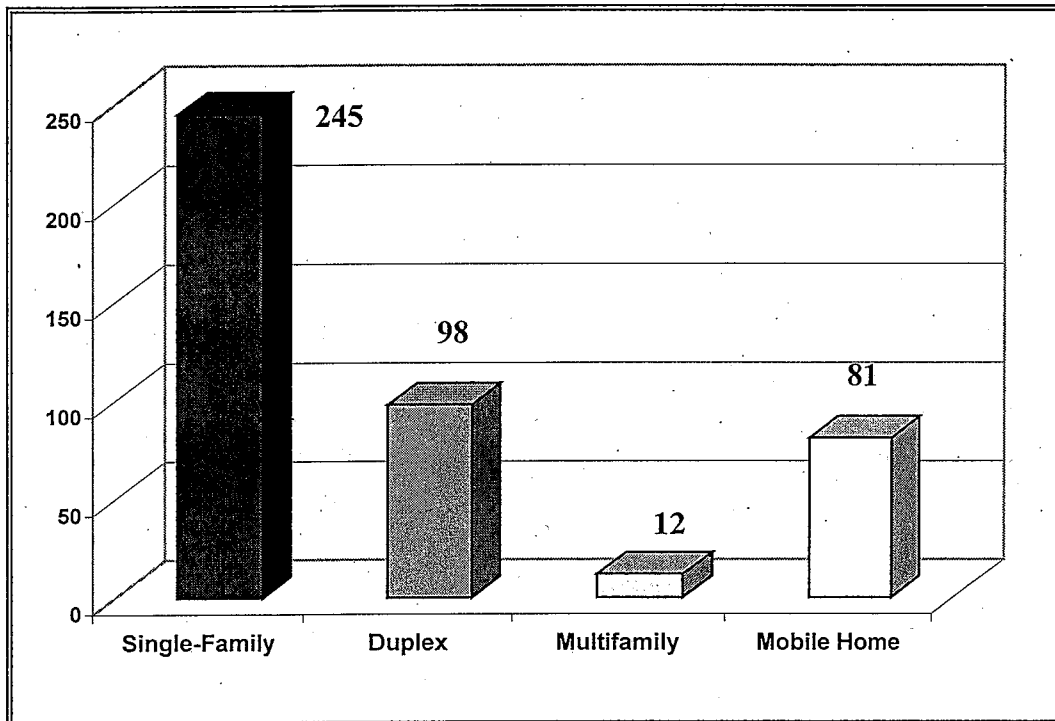
The South Ceres Neighborhood is located in central Stanislaus County, immediately south of the City of Ceres. The Neighborhood is defined by Industrial Way on the north, Central Avenue on the west, Service Road on the south and Moffett Road on the east.

EXHIBIT 4-1
SOUTH CERES NEIGHBORHOOD, STANISLAUS COUNTY



A total of 436 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

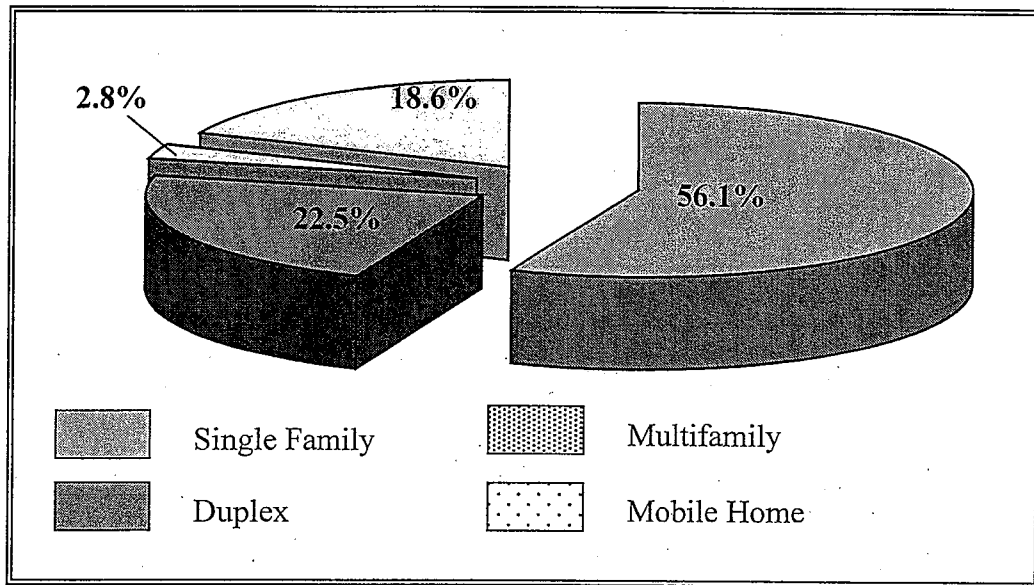
FIGURE 4-1
SOUTH CERES NEIGHBORHOOD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

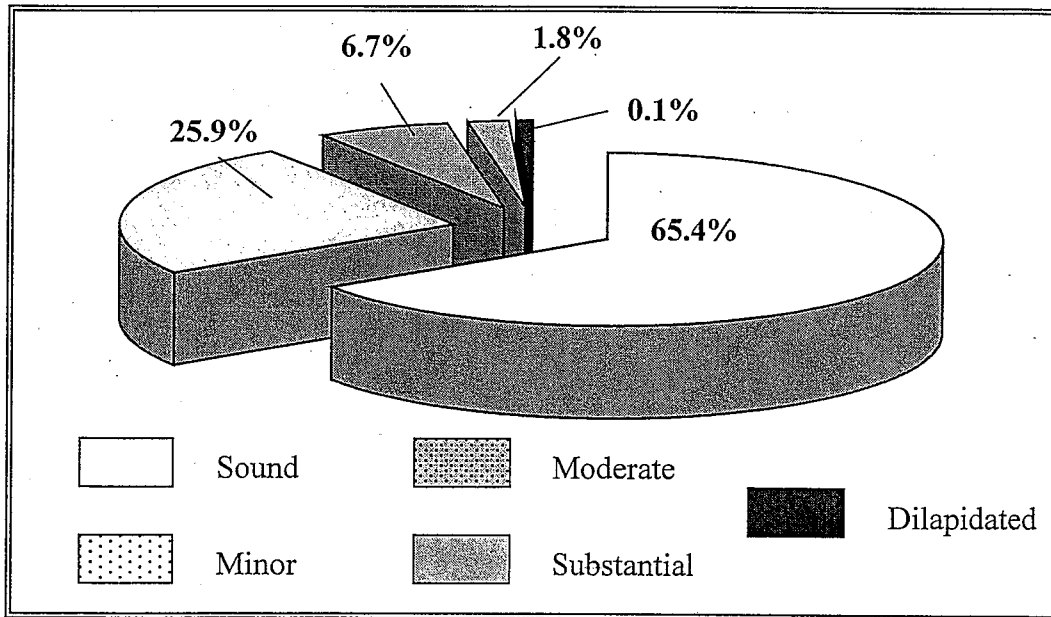
A total of 56.1 percent of the surveyed units are single-family units, 2.8 percent are classified as multifamily units; 22.5 percent are duplexes, and 18.6 percent are mobile homes. There were a total of 49 duplexes found in the Neighborhood, for a total of 98 housing units, and only three multifamily complexes, for a total of 12 housing units

**FIGURE 4-2
HOUSING UNIT PERCENTAGES**



Of all units, 65.4 percent are in sound condition, no repairs needed, while 25.9 percent need minor repairs, and an additional 6.4 percent need moderate repairs. Only 1.8 percent of the units surveyed need substantial repair, and 0.1 percent of the housing units are dilapidated.

**FIGURE 4-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

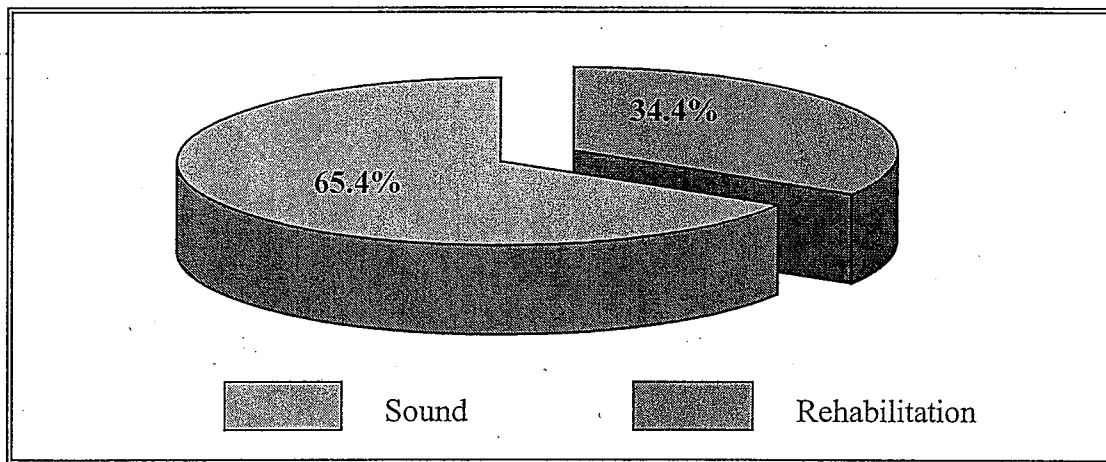
**TABLE 4-1
SOUTH CERES NEIGHBORHOOD HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	134	54.7%	84	85.7%	8	66.7%	59	72.9%	285
Minor	75	30.6%	14	14.3%	4	33.3%	20	24.7%	113
Moderate	28	11.4%	0	0.0%	0	0.0%	1	1.2%	29
Substantial	7	2.9%	0	0.0%	0	0.0%	1	1.2%	8
Dilapidated	1	0.4%	0	0.0%	0	0.0%	0	0.0%	1
Total	245	100%	98	100%	12	100%	81	100%	436

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the South Ceres Neighborhood a total of 34.4 percent, or 150 of the 436 housing units are in need of some form of rehabilitation.

**FIGURE 4-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 150

**TABLE 4-2
SOUTH CERES NEIGHBORHOOD NEEDED REPAIRS**

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	0	Re-painting	154
Partial Foundation	22	Patching/ Painting	51
No or Needs Foundation	4	Replacement/ Painting &/or Lead – Based Paint	11
Roofing		Windows	
Shingles Missing	4	Broken Pane	2
Re-roofing	109	Repair	10
Roof Structure Replacement	14	Replacement	19
Electrical		Frontage Improvements	
Minor Repair	1	Sidewalks	270
Replace Main Panel	1	Curbs and Gutters	270
Source: Laurin Associates Housing Condition Survey 2002, 2003			

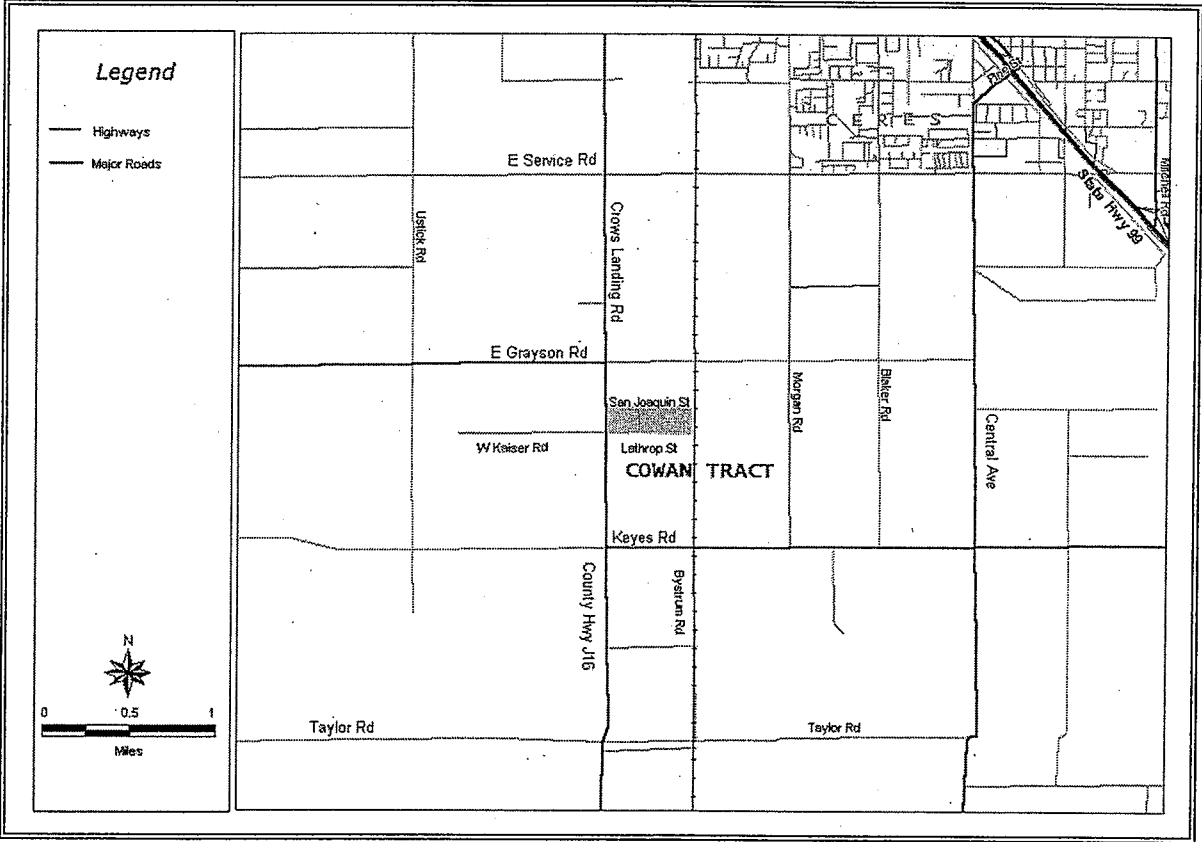
The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 49.5 percent of the units requiring this repair. A total of 29.1 percent of the housing units require re-roofing or roof repair. A total of 6.0 percent of the units require foundation repair, and 7.1 percent need window repair or replacement. Only two units were found to require electrical repairs. Over half of the housing units (61.9 percent) have no sidewalks, curbs or gutters.

In summary, of the single-family housing units, 54.7 percent are in sound condition and 44.9 percent are in need of rehabilitation. Only one single family home is considered dilapidated. A total of 85.7 percent of individual housing units configured as duplexes are in sound condition, with 14.3 percent in need of rehabilitation. The survey showed that 67.7 percent of multifamily units are in sound condition, with 33.3 percent in need of rehabilitation. Finally, a total of 72.9 percent of the mobile homes in the Neighborhood are in sound condition, and 27.2 percent are in need of rehabilitation.

**SECTION 5
COWAN TRACT NEIGHBORHOOD**

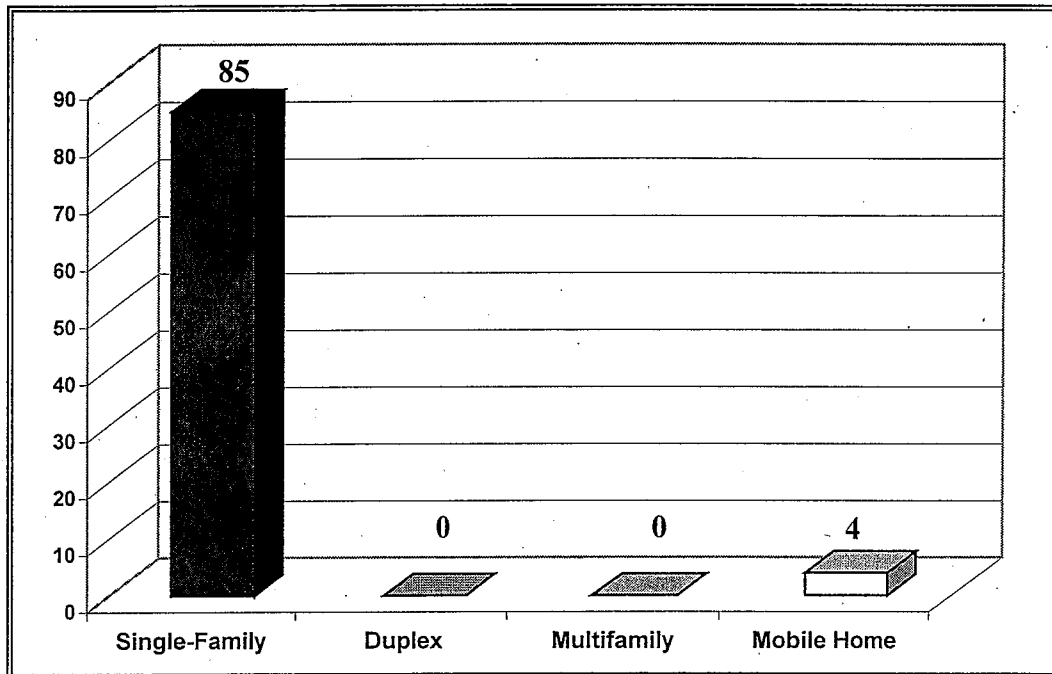
The Cowan Tract Neighborhood is located in central Stanislaus County, approximately one mile southwest of the City of Ceres. The neighborhood is defined by San Joaquin Street on the north, Crows Landing Road on the west, Lathrop Street on the south and the Union Pacific Railroad tracks on the east.

**EXHIBIT 5-1
COWAN TRACT NEIGHBORHOOD, STANISLAUS COUNTY**



A total of 89 housing units were surveyed in the Community. The neighborhood is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

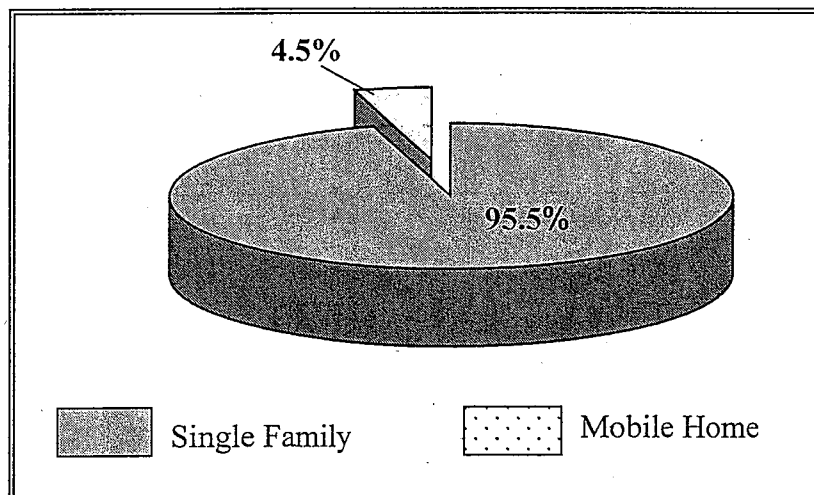
**FIGURE 5-1
COWAN TRACT HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

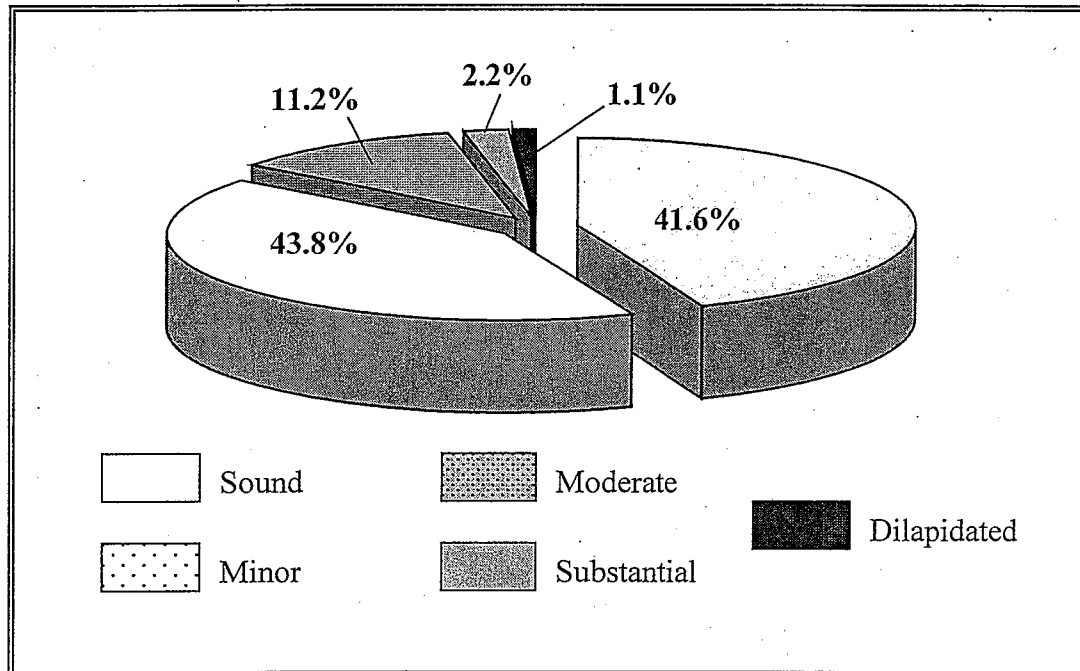
A total of 95.5 percent of the surveyed units are single-family units and 4.5 percent are mobile homes. There were no duplexes or multifamily units found in the neighborhood.

**FIGURE 5-2
HOUSING UNIT PERCENTAGES**



Of all units, 43.8 percent are in sound condition, no repairs needed, while 41.6 percent need minor repairs, and an additional 11.2 percent need moderate repairs. A total of 2.2 percent of the units surveyed need substantial repair, and one single-family unit is dilapidated.

**FIGURE 5-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

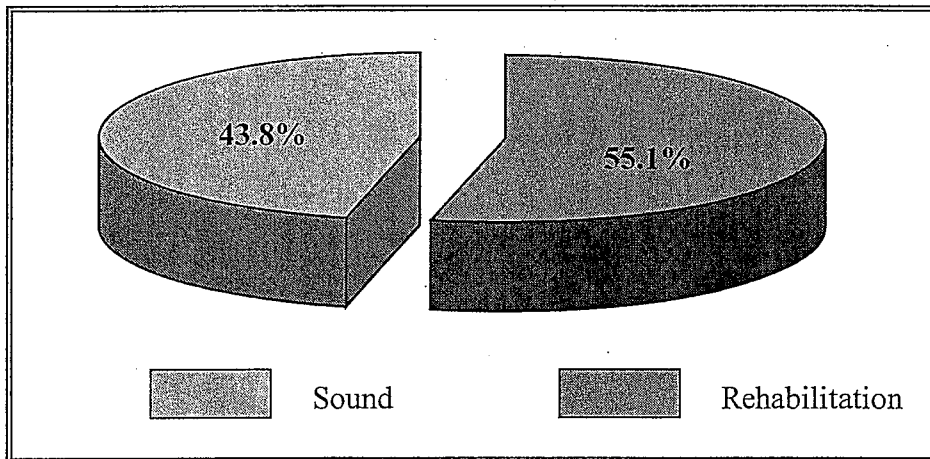
**TABLE 5-1
COWAN TRACT NEIGHBORHOOD HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	39	45.9%	0	0.0%	0	0.0%	0	0.0%	39
Minor	34	40.0%	0	0.0%	0	0.0%	3	75.0%	37
Moderate	9	10.6%	0	0.0%	0	0.0%	1	25.0%	10
Substantial	2	2.4%	0	0.0%	0	0.0%	0	0.0%	2
Dilapidated	1	1.2%	0	0.0%	0	0.0%	0	0.0%	1
Total	85	100%	0	0.0%	0	0.0%	4	100%	89

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Cowan Tract Neighborhood a total of 55.1 percent, or 49 of the 89 housing units are in need of some form of rehabilitation.

**FIGURE 5-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 49

**TABLE 5-2
COWAN TRACT NEIGHBORHOOD NEEDED REPAIRS**

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	0	Re-painting	21
Partial Foundation	2	Patching/ Painting	14
No or Needs Foundation	0	Replacement Siding/ &/or Lead -Based Paint	12
Roofing		Windows	
Shingles Missing	1	Broken Pane	0
Re-roofing	37	Repair	5
Roof Structure Replacement	7	Replacement	3
Electrical		Frontage Improvements	
Minor Repair	0	Sidewalks	89
Replace Main Panel	1	Curbs and Gutters	89
Source: Laurin Associates Housing Condition Survey 2002, 2003			

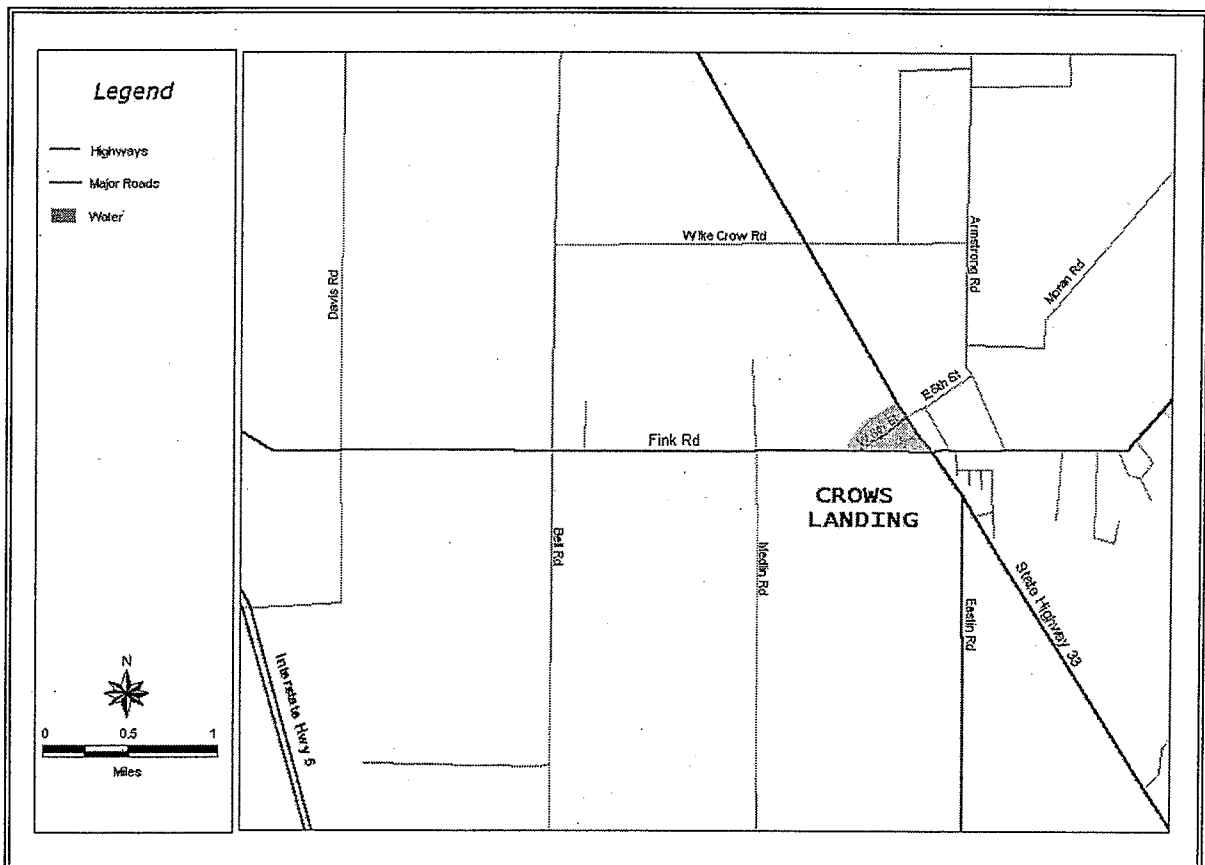
The primary repair needed in the Neighborhood is repainting or patching and repainting of the external structure, where a total of 52.8 percent of the units need this improvement. The next most common need is re-roofing or roof repair, where 51.7 percent of the units are in need of this repair. . Very few units require foundation or window repairs, and only one unit was observed to be in need of electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

In summary, of the single-family housing units, 45.9 percent are in sound condition and 50.6 percent are in need of rehabilitation. One single-family home was considered dilapidated. All four mobile homes are in need of at least minor rehabilitation.

SECTION 6 COMMUNITY OF CROWS LANDING

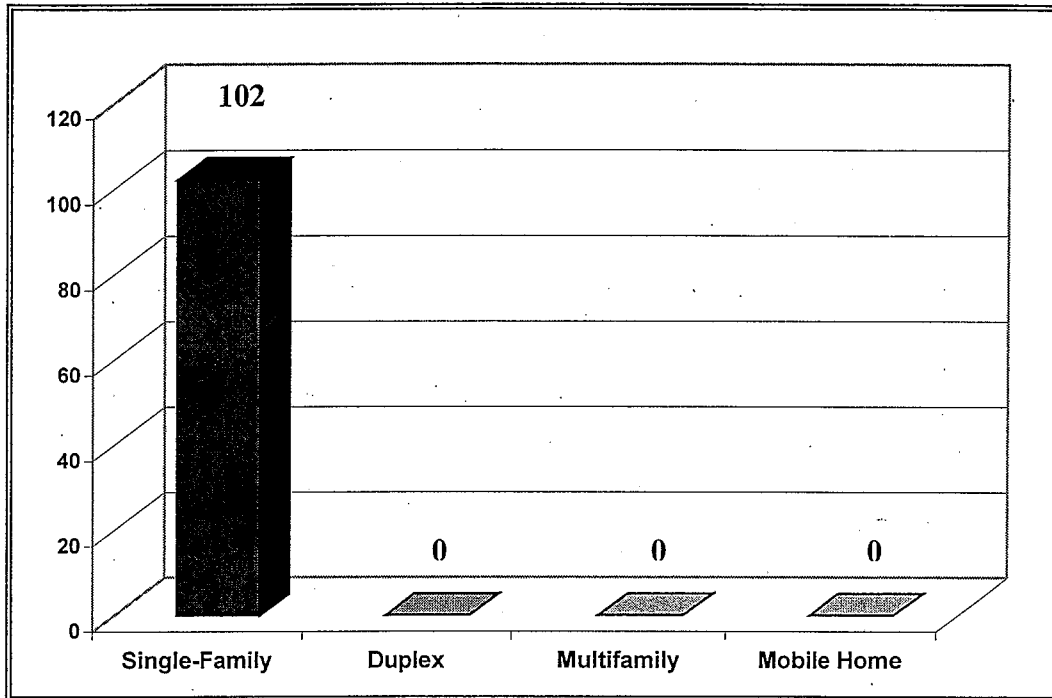
The Community of Crows Landing is located in southwestern Stanislaus County, approximately 13 miles southwest of the City of Turlock. It is defined by 4th Street on the northwest, Bonita Avenue on the west, Fink Road on the south and Highway 33 on the northeast.

EXHIBIT 6-1 COMMUNITY OF CROWS LANDING, STANISLAUS COUNTY



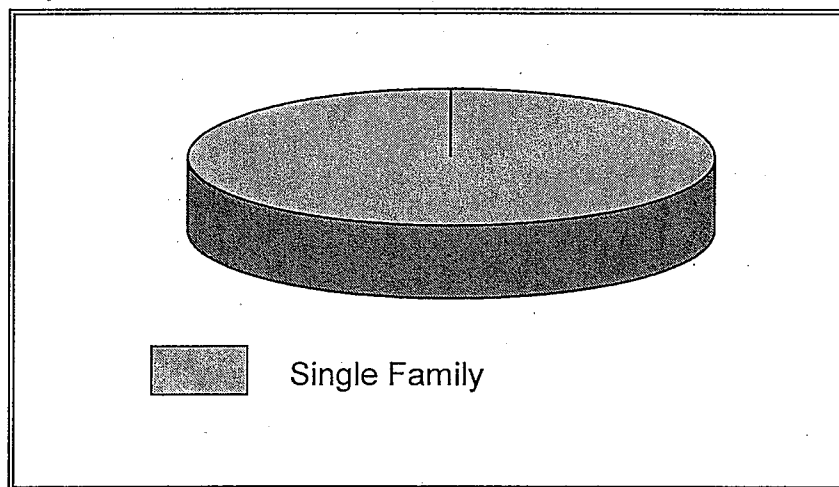
A total of 102 housing units were surveyed in the Community. The neighborhood is made up exclusively of single-family residences, with the majority being in sound condition.

**FIGURE 6-1
COMMUNITY OF CROWS LANDING HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

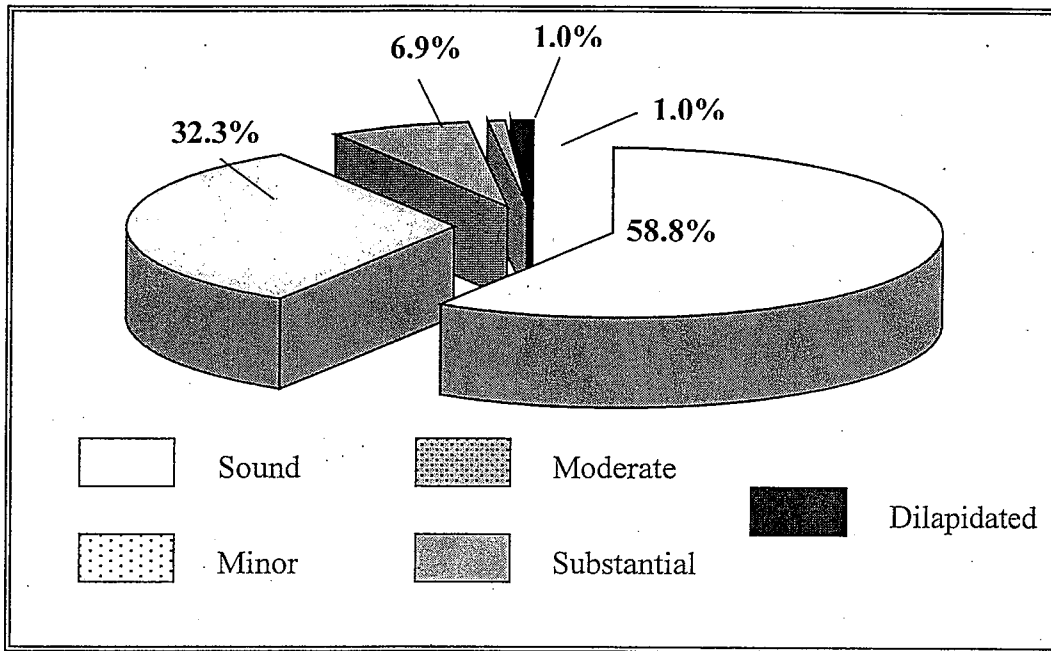
**FIGURE 6-2
HOUSING UNIT PERCENTAGE**



Of all units, 58.8 percent are in sound condition, no repairs needed, while 32.3 percent need minor repairs, and an additional 6.9 percent need moderate repairs. Only one percent of the units surveyed need substantial repair, and one percent of the housing units were dilapidated.

FIGURE 6-3

HOUSING UNITS BY CONDITION



Source: Laurin Associates Housing Condition Survey 2002, 2003

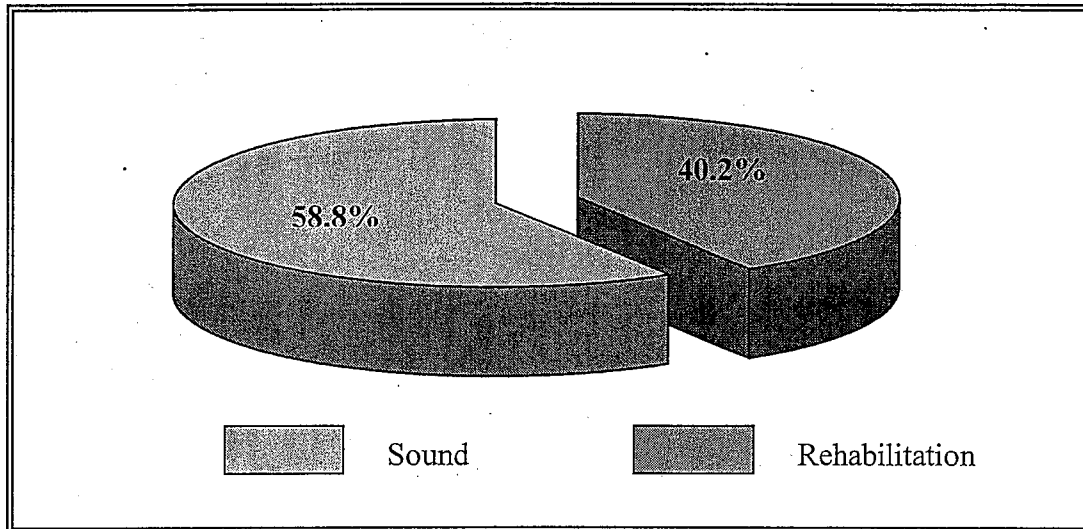
**TABLE 6-1
COMMUNITY OF CROWS LANDING HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	60	58.8%	0	0.0%	0	0.0%	0	0.0%	60
Minor	33	32.4%	0	0.0%	0	0.0%	0	0.0%	33
Moderate	7	6.9%	0	0.0%	0	0.0%	0	0.0%	7
Substantial	1	1.0%	0	0.0%	0	0.0%	0	0.0%	1
Dilapidated	1	1.0%	0	0.0%	0	0.0%	0	0.0%	1
Total	102	100%	0	0.0%	0	0.0%	0	0.0%	102

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Crows Landing a total of 40.2 percent, or 41 of the 102 housing units are in need of some form of rehabilitation.

**FIGURE 6-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 41

The primary repair needed in the Community is repainting of the external structure, with 41 percent of the units requiring this, and 32 percent of the units in need of re-roofing. Very few units require foundation or electrical repair and less than eight percent need window repair or replacement. Sidewalks, curbs and gutters are entirely absent in the Community.

**TABLE 6-2
COMMUNITY OF CROWS LANDING NEEDED REPAIRS**

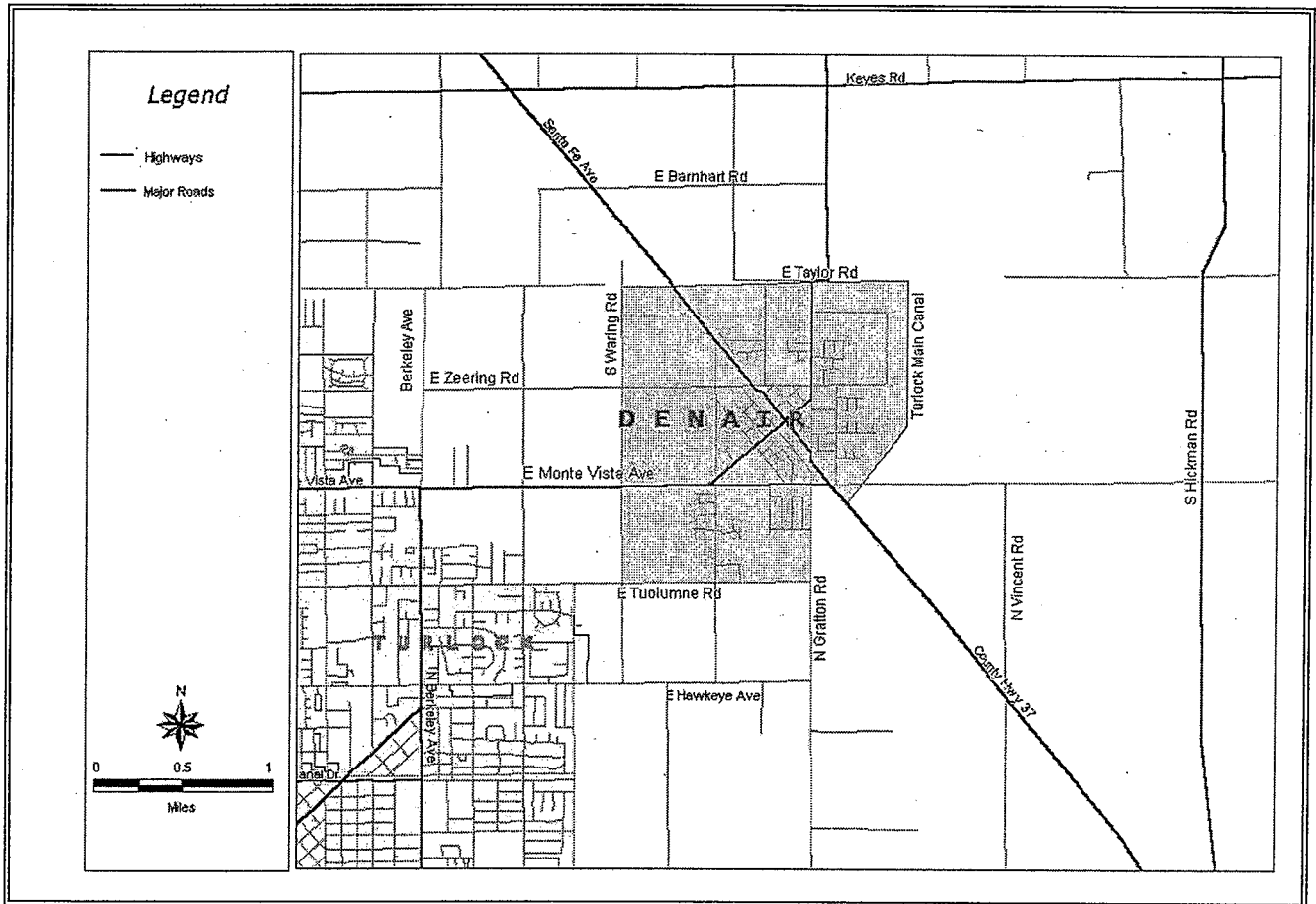
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	2	Re-painting	42
Partial Foundation	0	Patching/ Painting	23
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	3
Roofing		Windows	
Shingles Missing	3	Broken Pane	0
Re-roofing	33	Repair	2
Roof Structure Replacement	4	Replacement	6
Electrical		Frontage Improvements	
Minor Repair	0	Sidewalks	102
Replace Main Panel	1	Curbs and Gutters	102
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 58.8 percent are in sound condition and 40.2 percent are in need of rehabilitation. Of the housing needs in need of rehabilitation, the majority, or 80.5 percent, require only minor repairs or repainting. The remaining 19.5 percent need moderate to substantial repair. Only one housing unit is considered dilapidated.

**SECTION 7
COMMUNITY OF DENAIR**

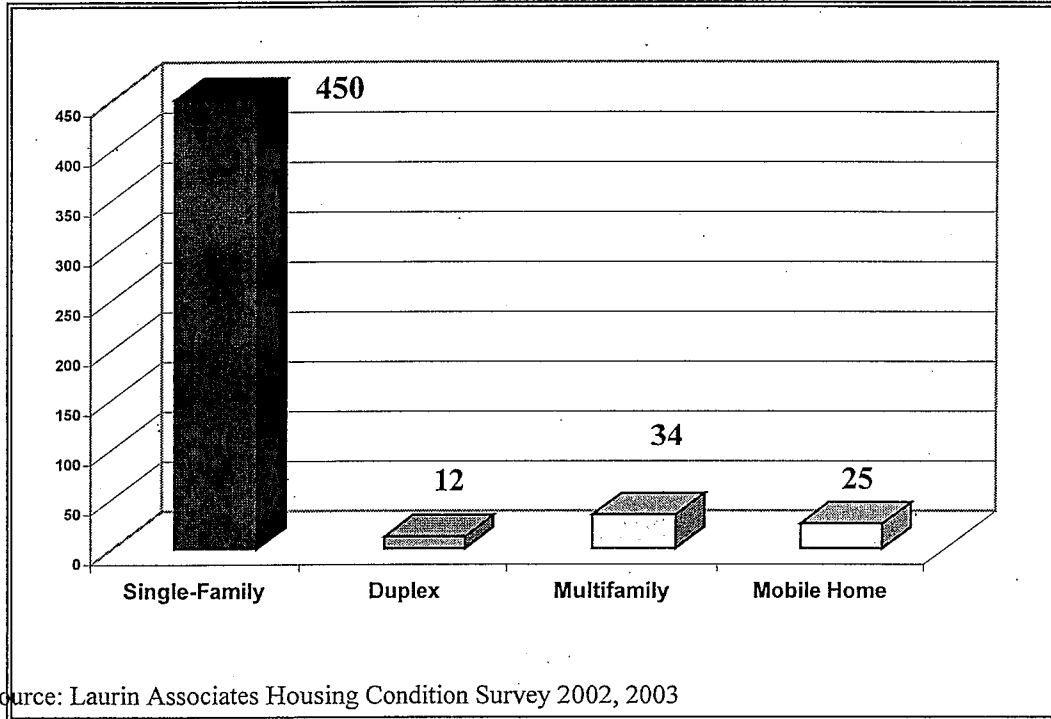
The Community of Denair is located in central Stanislaus County, immediately east of the City of Turlock. It is generally defined by Taylor Road on the north, Waring Road on the west, Tuolumne Road on the south and the Turlock Main Canal on the east.

**EXHIBIT 7-1
COMMUNITY OF DENAIR**



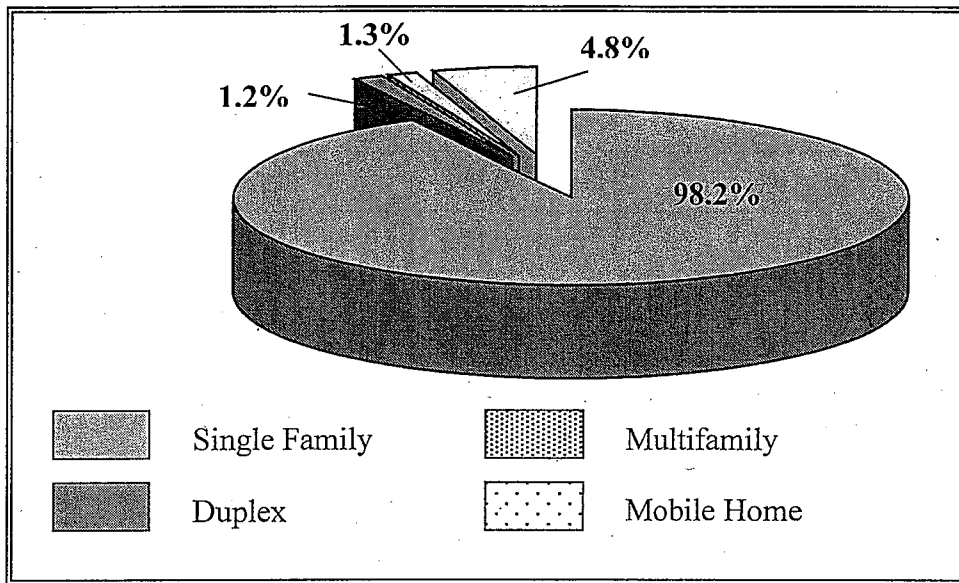
The US Census reports 1,553 housing units in the Community in 2000. Due to the large size of the Community, a sample of 33 percent of the residential housing units was determined to be representative of housing conditions. A total of 521 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

**FIGURE 7-1
COMMUNITY OF DENAIR HOUSING TYPES (33% sample)**



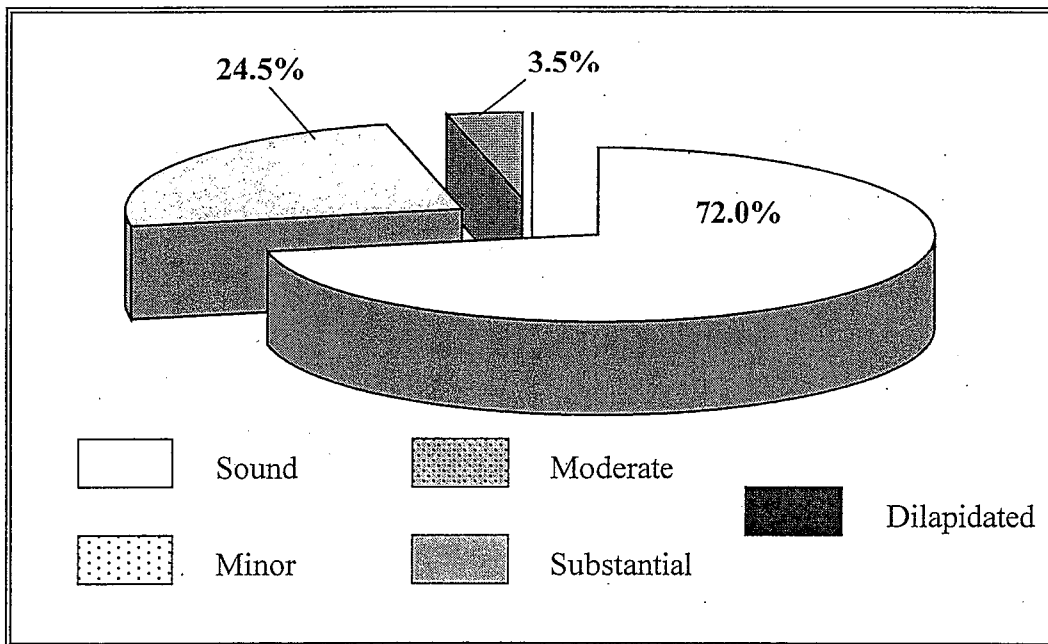
A total of 86.3 percent of the surveyed units are single-family units, 1.3 percent are classified as multifamily units; 1.2 percent are duplexes, and 4.8 are mobile homes. There were a total of six duplexes found, for a total of 12 housing units, and seven multifamily complexes, for a total of 34 housing units.

**FIGURE 7-2
HOUSING UNIT PERCENTAGES**



Of all units, 72.0 are in sound condition, no repairs needed, while 24.5 percent need minor repairs, and an additional 3.5 percent need moderate repairs. None of the units surveyed need substantial repair, and no dilapidated housing units were found.

**FIGURE 7-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

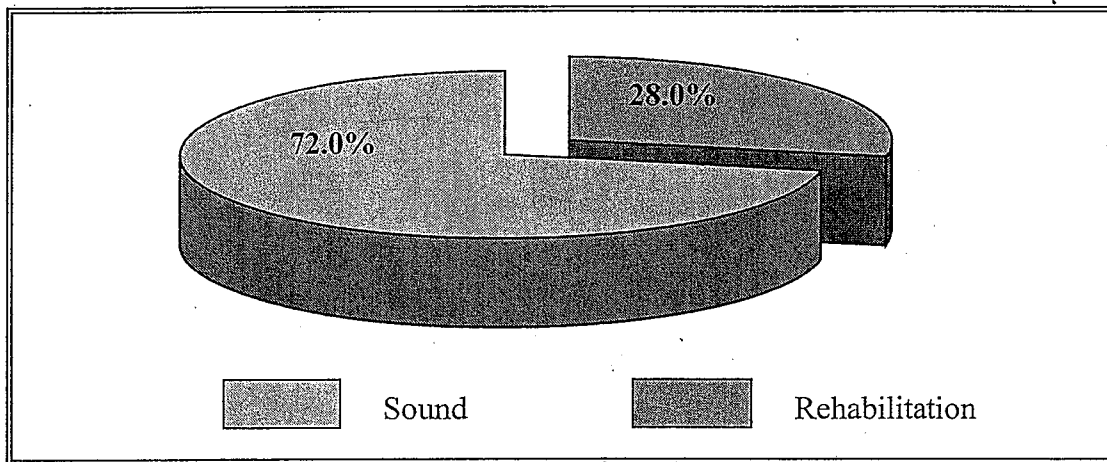
**TABLE 7-1
COMMUNITY OF DENAIR HOUSING TYPES HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	329	%	12	100.0%	34	100.0%	0	0.0%	375
Minor	103	%	0	0.0%	0	60.7%	25	100.0%	128
Moderate	18	%	0	0.0%	0	39.3%	0	0.0%	18
Substantial	0	0.0%	0	0.0%	0	0%	0	0.0%	0
Dilapidated	0	0.0%	0	0.0%	0	0%	0	0.0%	0
Total	450	100%	12	100%	34	100%	25	100%	521

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Denair a total of 56.2 percent, or 146 of the 521 housing units are in need of some form of rehabilitation.

**FIGURE 7-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 146

The primary repair needed in the Community is re-roofing or roof repair, where 40.3 percent of the units require this repair. A total of 35.1 percent require painting and/or patching or siding replacement of the external structure. Only 1.7 percent of the units require window repair or replacement, and only two units require foundation repair. No units were found to be in need of electrical repairs. A total of 35.5 percent of the housing units have no sidewalks, curbs or gutters.

**TABLE 7-2
COMMUNITY OF DENAIR HOUSING TYPES NEEDED REPAIRS**

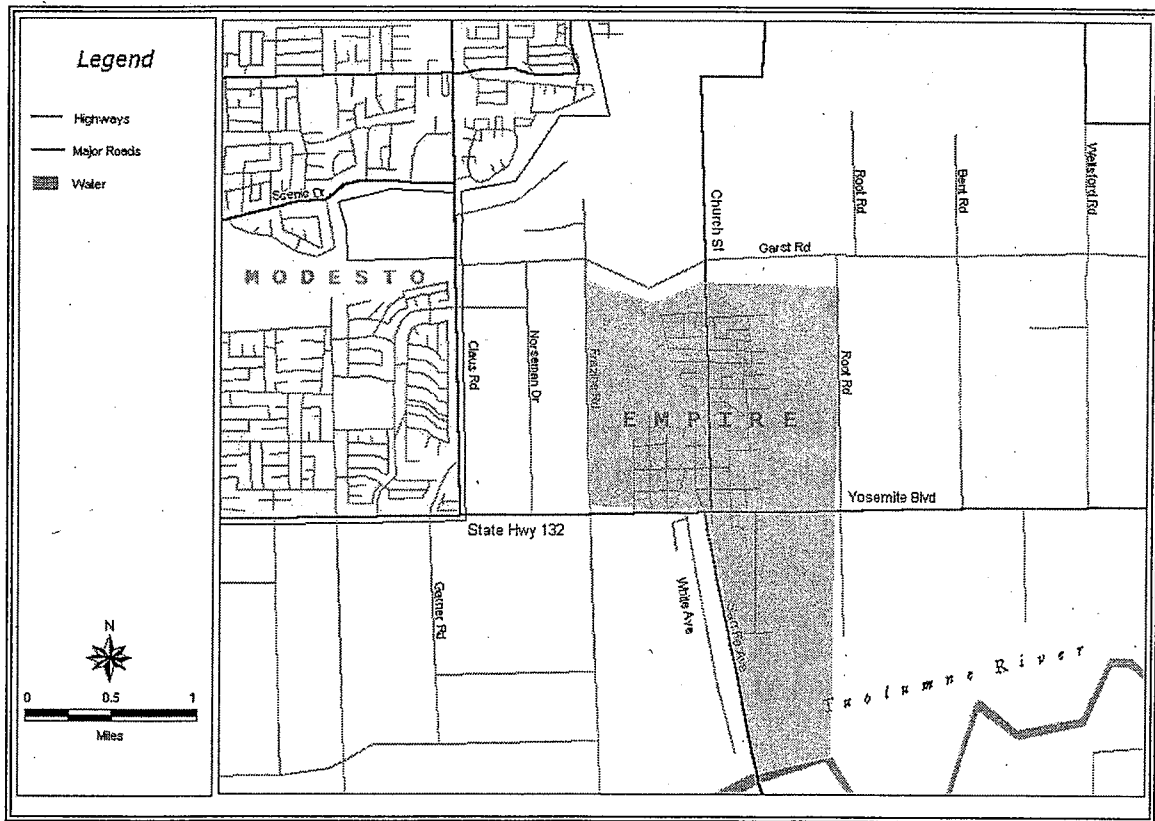
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	2	Re-painting	89
Partial Foundation	0	Patching/ Painting	75
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	19
Roofing		Windows	
Shingles Missing	87	Broken Pane	3
Re-roofing	114	Repair	3
Roof Structure Replacement	9	Replacement	6
Electrical		Frontage Improvements	
Minor Repair	0	Sidewalks	185
Replace Main Panel	9	Curbs and Gutters	185
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 73.1 percent are in sound condition and 26.9 percent are in need of rehabilitation. All of the individual housing units configured as duplexes are in sound condition. The survey showed all of multifamily units are also in sound condition. Finally, 100 percent of the mobile homes are in need of minor rehabilitation.

**SECTION 8
COMMUNITY OF EMPIRE**

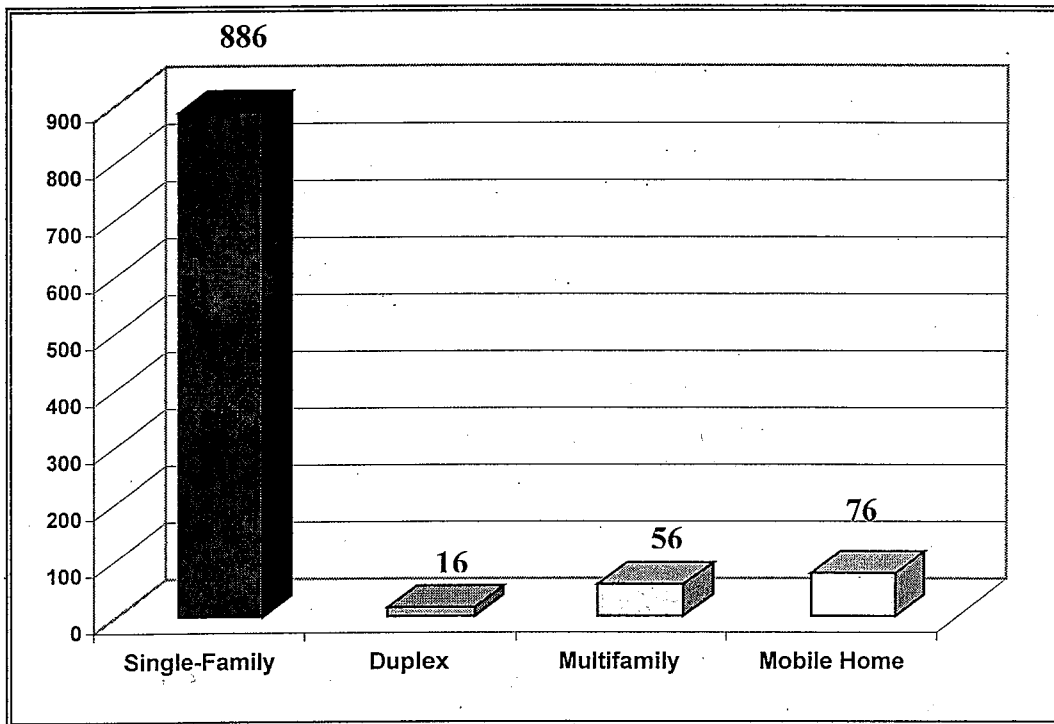
The Community of Empire is located in central Stanislaus County, approximately 3 miles southeast of the City of Modesto. The Community is defined by Garst Road on the north, Frazine Road on the west, the Tuolumne River on the south and Root Road on the east.

**EXHIBIT 8-1
COMMUNITY OF EMPIRE, STANISLAUS COUNTY**



A total of 1,034 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

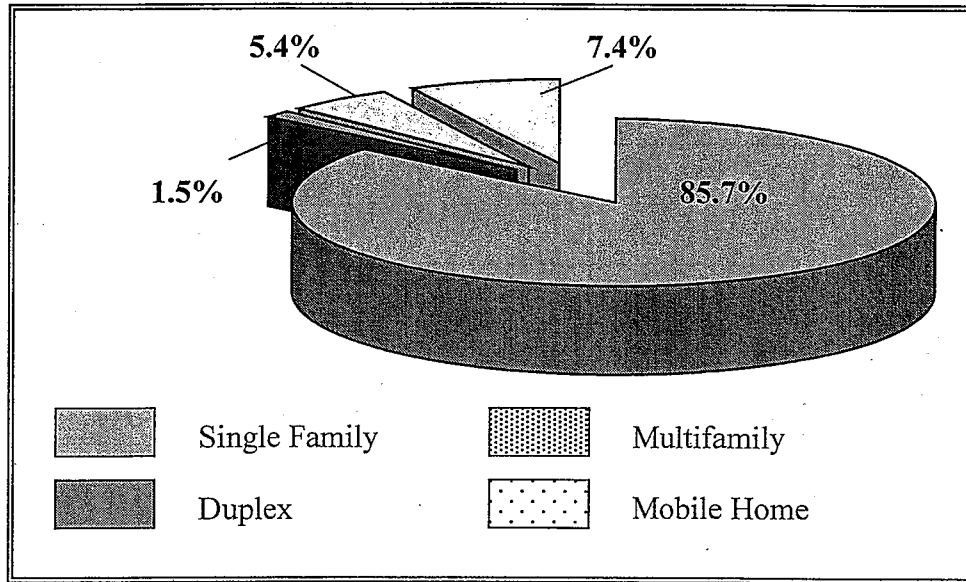
**FIGURE 8-1
COMMUNITY OF EMPIRE HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

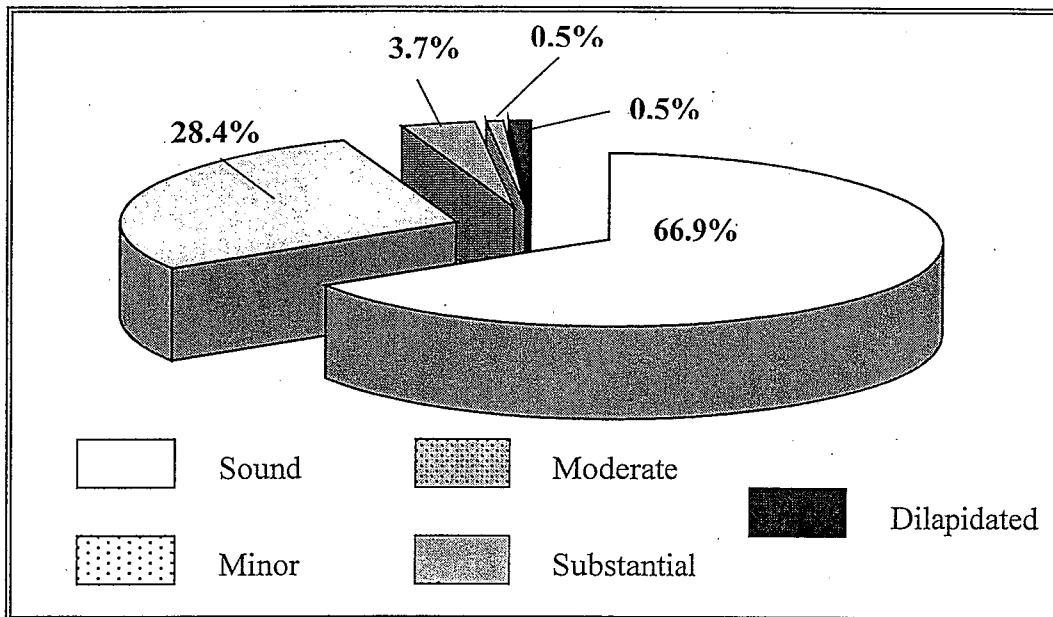
A total of 85.7 percent of the surveyed units are single-family units, 5.4 percent are classified as multifamily units; 1.5 percent are duplexes, and 7.4 percent are mobile homes. There were a total of eight duplexes found in the Community, for a total of 16 housing units, and three multifamily complexes, for a total of 56 housing units.

**FIGURE 8-2
HOUSING UNIT PERCENTAGES**



Of all units, 66.9 percent are in sound condition, no repairs needed, while 28.4 percent need minor repairs, and an additional 3.7 percent need moderate repairs. Only 0.5 percent of the units surveyed need substantial repair, and 0.5 percent of the housing units are dilapidated.

**FIGURE 8-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

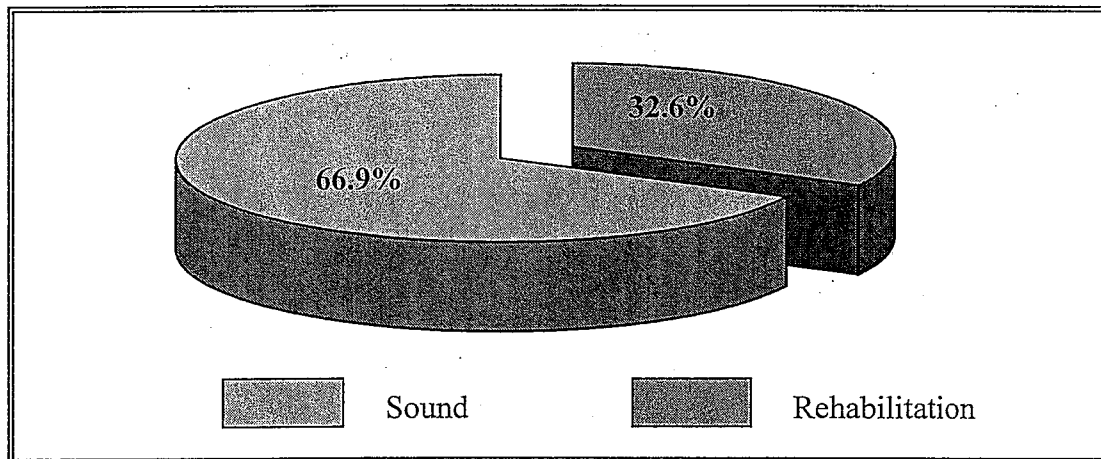
**TABLE 8-1
COMMUNITY OF EMPIRE HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	563	63.5%	10	62.5%	46	82.1%	73	96.1%	692
Minor	277	31.3%	4	25.0	10	17.9%	3	3.9%	294
Moderate	38	4.3%	0	0	0	0.0%	0	0.0%	38
Substantial	5	0.6%	0	0	0	0.0%	0	0.0%	5
Dilapidated	3	0.3%	2	12.5	0	0.0%	0	0.0%	5
Total	886	100%	16	100%	56	100%	76	100%	1,034

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Empire a total of 32.6 percent, or 337 of the 1,034 housing units are in need of some form of rehabilitation.

**FIGURE 8-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 337

The primary repair needed in the Community is re-roofing of the housing unit, with 30.2 percent of the units requiring this, followed by 25.3 percent of the units requiring repainting of the external structure. Very few units require foundation or electrical repair and less than six percent need window repair or replacement. Nearly half of the housing units (48.4 percent) have no sidewalks, curbs or gutters.

**TABLE 8-2
COMMUNITY OF EMPIRE NEEDED REPAIRS**

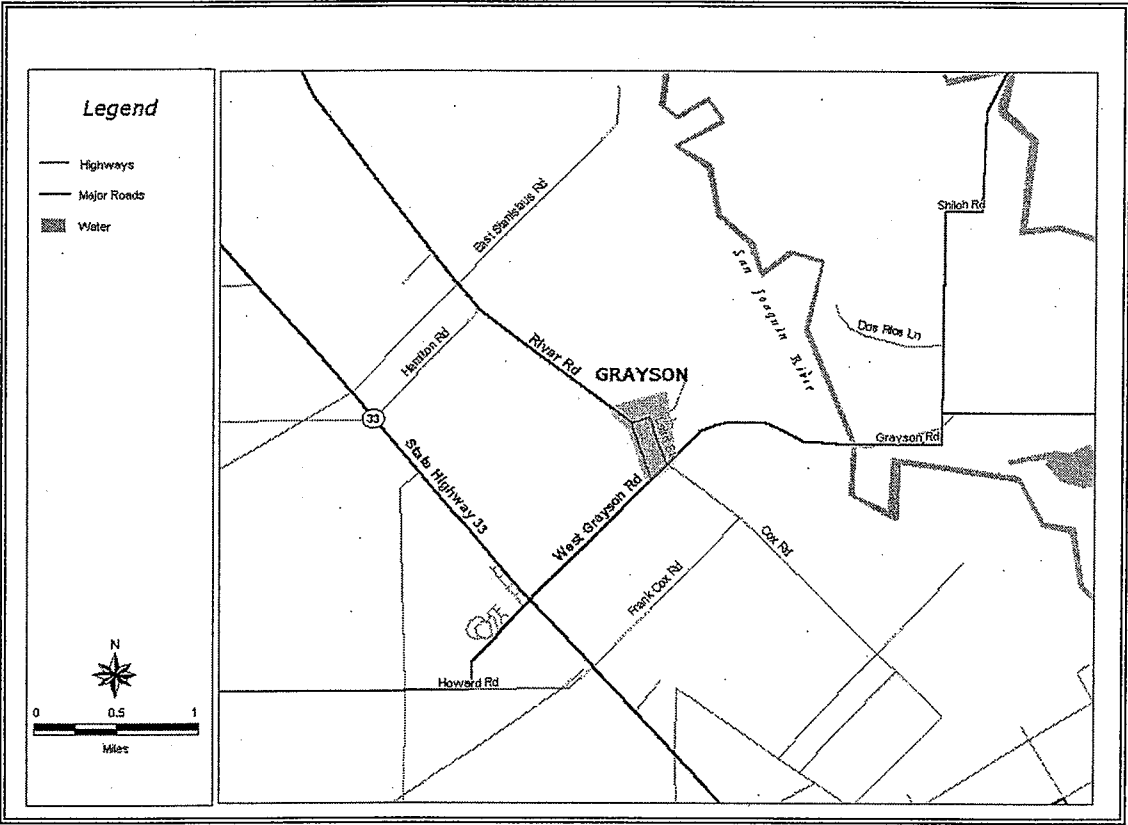
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	12	Re-painting	262
Partial Foundation	1	Patching/ Painting	98
No or Needs Foundation	2	Replacement/ Painting &/or Lead – Based Paint	30
Roofing		Windows	
Shingles Missing	2	Broken Pane	0
Re-roofing	297	Repair	31
Roof Structure Replacement	15	Replacement	26
Electrical		Frontage Improvements	
Minor Repair	8	Sidewalks	507
Replace Main Panel	3	Curbs and Gutters	500
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 63.5 percent are in sound condition and 36.1 percent are in need of rehabilitation. Three housing units are considered dilapidated. A total of 62.5 percent of individual housing units configured as duplexes are in sound condition, with 25.0 percent in need of rehabilitation. One duplex (two housing units) is considered dilapidated. The survey showed that 82.1 percent of multifamily units are in sound condition, with 17.9 percent in need of rehabilitation. Finally, a total of 96.1 percent of the mobile homes in the Community are in sound condition, and 3.9 percent are in need of rehabilitation.

**SECTION 9
COMMUNITY OF GRAYSON**

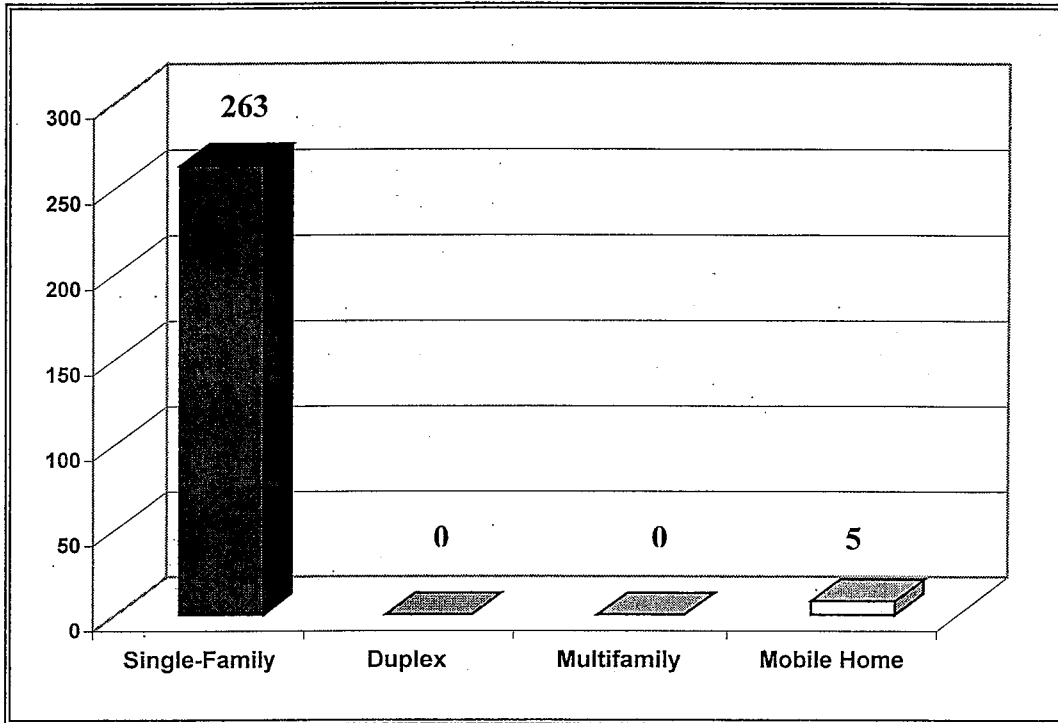
The Community of Grayson is a small neighborhood located approximately eleven miles southwest of the City of Modesto. Grayson is generally defined by Hito Drive on the north, River Road on the west, Grayson Road on the south and the San Joaquin River on the east.

**EXHIBIT 9-1
COMMUNITY OF GRAYSON, STANISLAUS COUNTY**



A total of 268 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

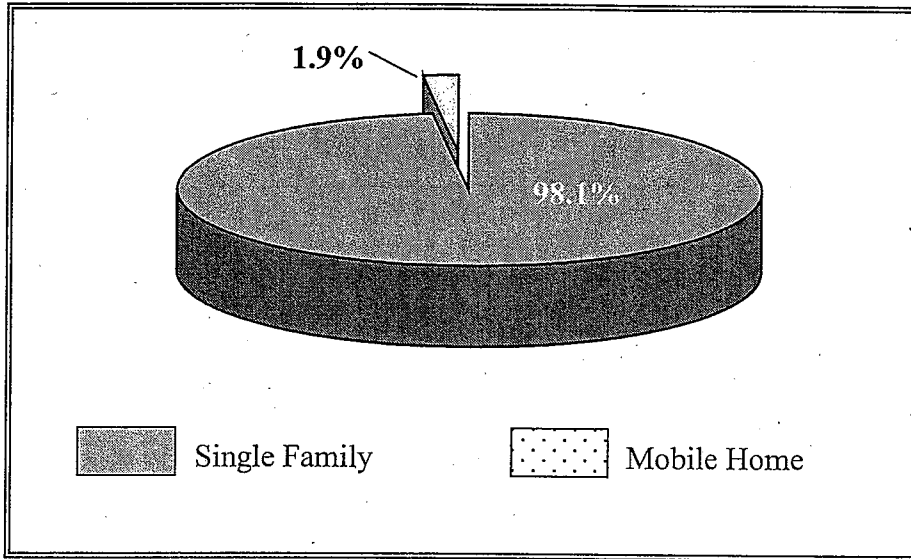
**FIGURE 9-1
COMMUNITY OF GRAYSON HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

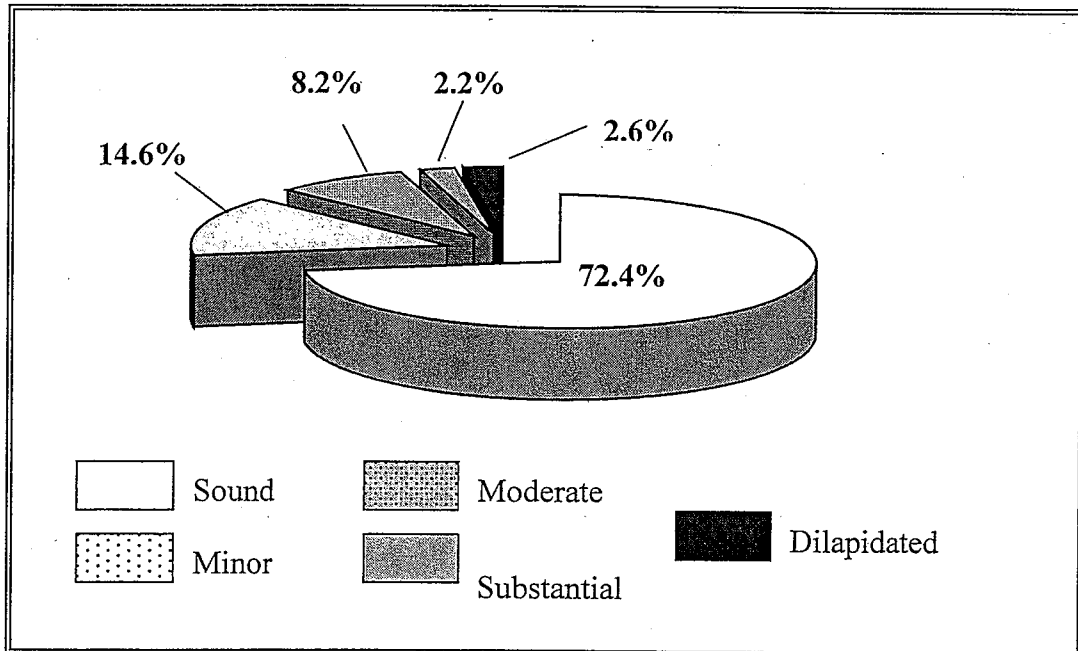
A total of 98.1 percent of the surveyed units are single-family units, and 1.9 percent are mobile homes. No duplexes or multifamily units were found in the Community.

**FIGURE 9-2
HOUSING UNIT PERCENTAGES**



Of all units, 72.4 percent are in sound condition, no repairs needed, while 14.6 percent need minor repairs, and an additional 8.2 percent need moderate repairs. A total of 2.2 percent of the units surveyed need substantial repair, and 2.6 percent of the units were found to be dilapidated.

**FIGURE 9-3
HOUSING UNITS CONDITIONS**



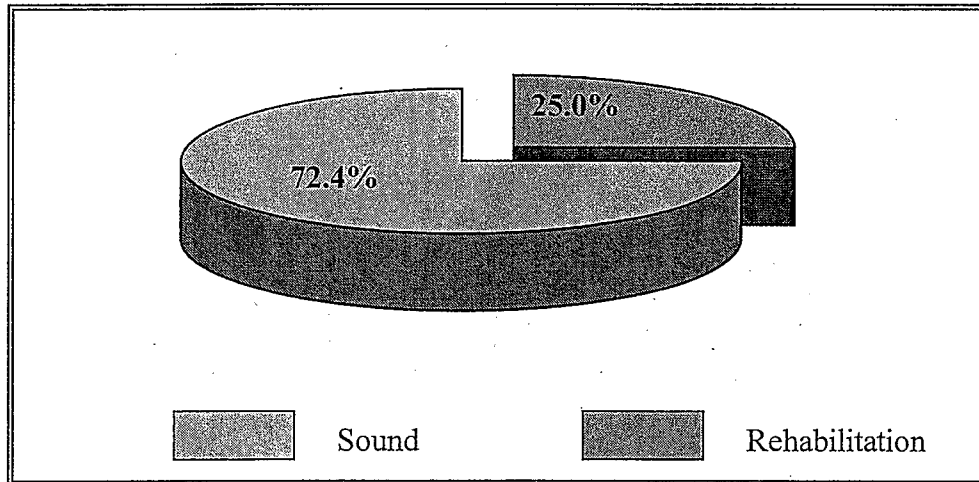
**TABLE 9-1
COMMUNITY OF GRAYSON HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	190	72.2%	0	0.0%	0	0.0%	4	80.0%	194
Minor	38	14.4%	0	0.0%	0	0.0%	1	20.0%	39
Moderate	22	8.4%	0	0.0%	0	0.0%	0	0.0%	22
Substantial	6	2.3%	0	0.0%	0	0.0%	0	0.0%	6
Dilapidated	7	2.7%	0	0.0%	0	0.0%	0	0.0%	7
Total	263	100%	0	0.0%	0	0.0%	5	100%	268

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Grayson a total of 25.0 percent, or 67 of the 268 housing units are in need of some form of rehabilitation.

**FIGURE 9-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 67

The primary improvements needed in the Community are repainting of the external structure, where 22.4 percent of the units show need for paint. An additional 20.1 percent of the housing units require re-roofing of the main housing unit, with an additional 5.6 percent requiring roof structure replacement as well as re-roofing. A total of 5.6 percent of the units are in need of foundation repair, and 8.2 percent of the units require window repair or replacement. Sidewalks are absent in front of 37.3 percent of the housing units.

**TABLE 9-2
COMMUNITY OF GRAYSON NEEDED REPAIRS**

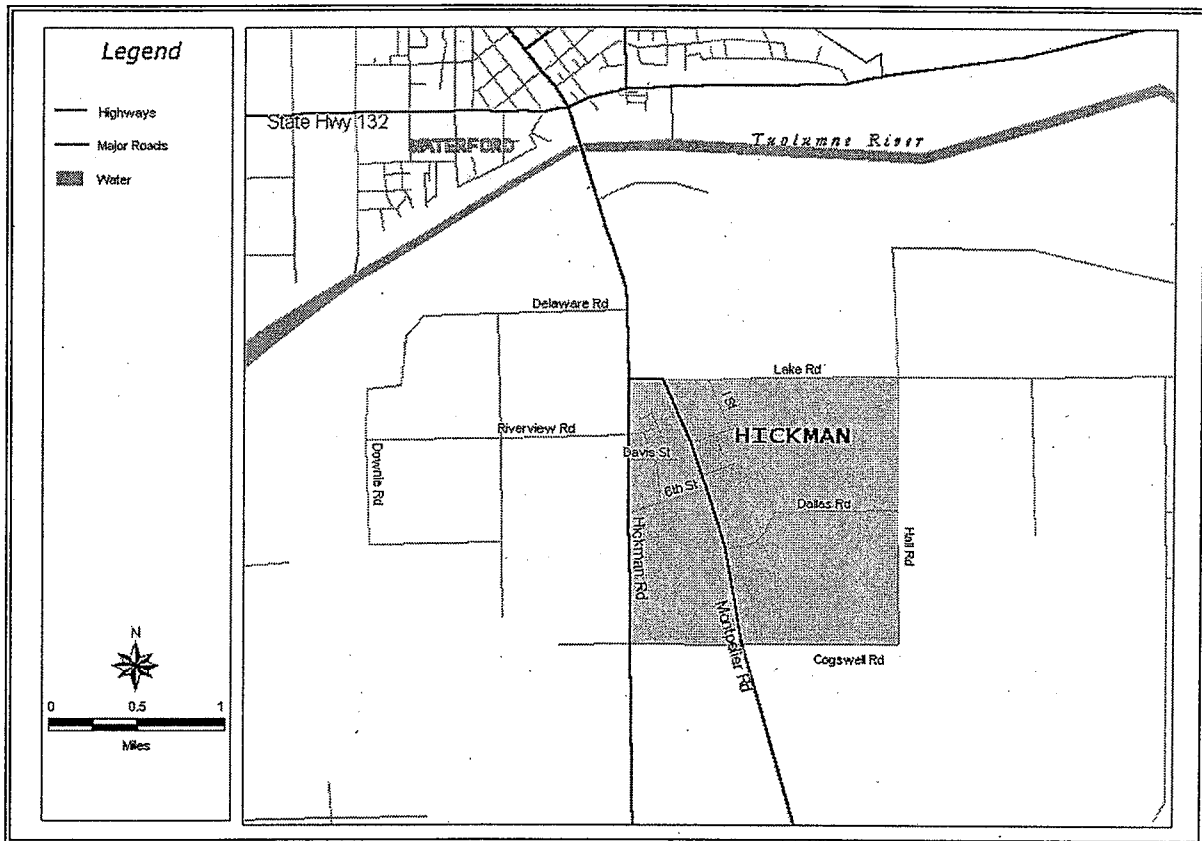
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	11	Re-painting	60
Partial Foundation	0	Patching/ Painting	26
No or Needs Foundation	4	Replacement/ Painting &/or Lead – Based Paint	29
Roofing		Windows	
Shingles Missing	4	Broken Pane	0
Re-roofing	54	Repair	4
Roof Structure Replacement	15	Replacement	18
Electrical		Frontage Improvements	
Minor Repair	8	Sidewalks	114
Replace Main Panel	4	Curbs and Gutters	1
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 72.2 percent are in sound condition and 25.1 percent are in need of rehabilitation. Seven single-family housing units are considered dilapidated. Four of the five mobile homes found in the Community are in sound condition and one needs only minor repair.

**SECTION 10
COMMUNITY OF HICKMAN**

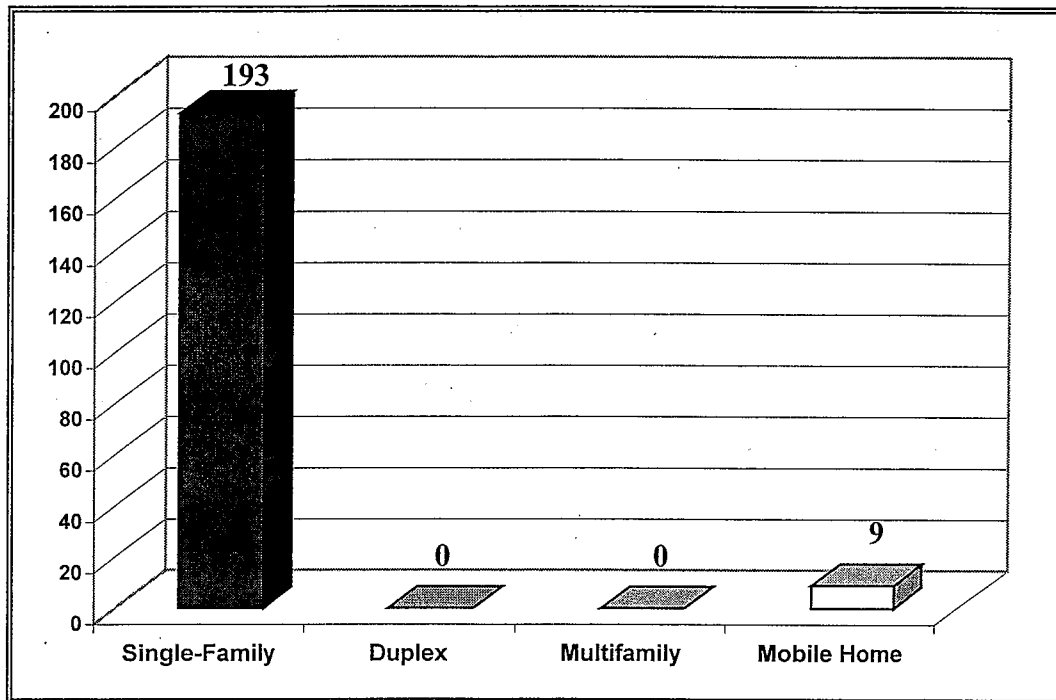
The Community of Hickman is located in southeastern Stanislaus County, approximately eleven miles east of the City of Modesto. It is defined by Lake Road on the north, Hickman Road on the west, Cogswell Road on the south and Hall Road on the east.

**EXHIBIT 10-1
COMMUNITY OF HICKMAN, STANISLAUS COUNTY**



A total of 202 housing units were surveyed in the Community. The neighborhood is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

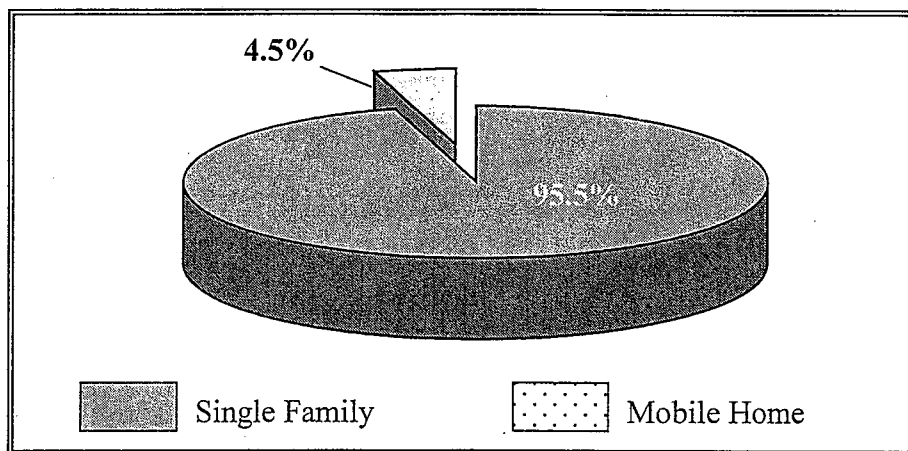
**FIGURE 10-1
COMMUNITY OF HICKMAN HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

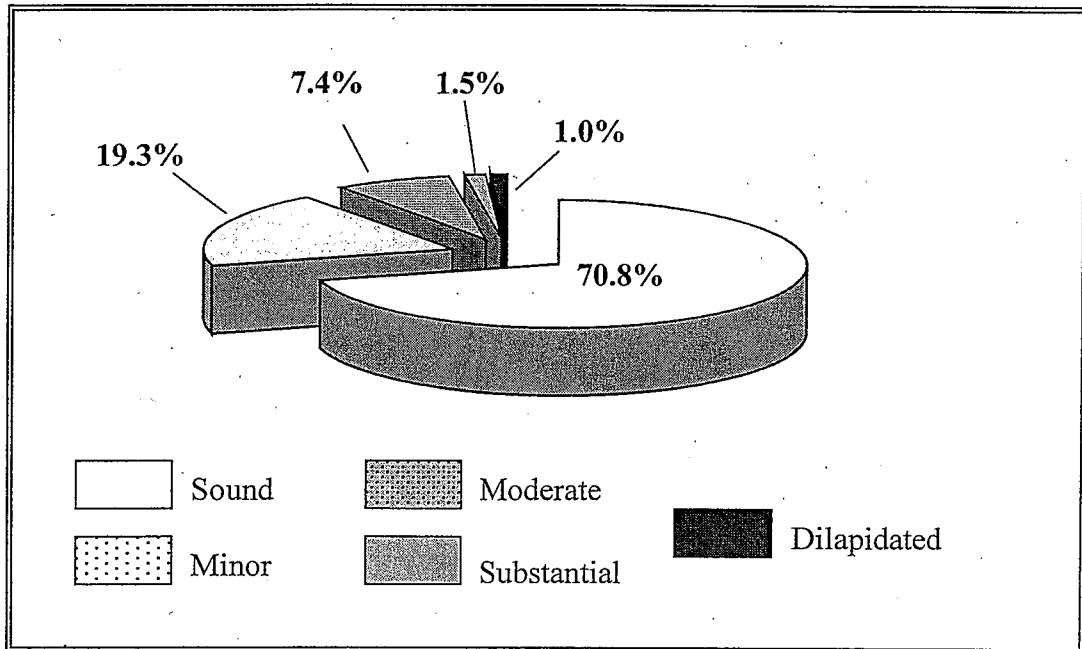
A total of 95.5 percent of the surveyed units are single-family units, and 4.5 percent are mobile homes. No duplexes or multifamily units were found in the Community.

**FIGURE 10-2
HOUSING UNIT PERCENTAGES**



Of all units, 70.8 percent are in sound condition, no repairs needed, while 19.3 percent need minor repairs, and an additional 7.4 percent need moderate repairs. A total of 1.5 percent of the units surveyed need substantial repair, and two housing units were found to be dilapidated in the Community.

**FIGURE 10-3
HOUSING UNITS CONDITIONS**



Source: Laurin Associates Housing Condition Survey 2002, 2003

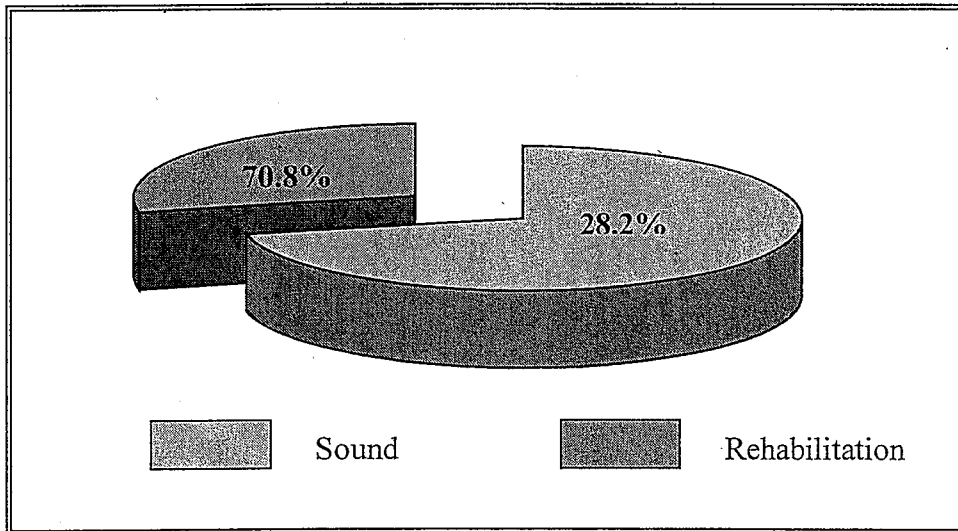
**TABLE 10-1
COMMUNITY OF HICKMAN HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	137	71.0%	0	0.0%	0	0.0%	6	66.7%	143
Minor	37	19.2%	0	0.0%	0	0.0%	2	22.2%	39
Moderate	15	7.8%	0	0.0%	0	0.0%	0	0.0%	15
Substantial	2	1.0%	0	0.0%	0	0.0%	1	11.1%	3
Dilapidated	2	1.0%	0	0.0%	0	0.0%	0	0.0%	2
Total	193	100%	0	0.0%	0	0.0%	9	100%	202

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Hickman a total of 28.2 percent, or 57 of the 202 housing units are in need of some form of rehabilitation.

**FIGURE 10-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 57

The primary repair needed in the Community is repainting of the external structure, with 27.2 percent of the units requiring this, and 23.8 percent of the units in need of re-roofing. Very few units require foundation or window repairs, and only one unit was observed to be in need of electrical repairs. Sidewalks, curbs and gutters were absent in front of 69.8 percent of the housing units in the Community.

**TABLE 10-1
COMMUNITY OF HICKMAN NEEDED REPAIRS**

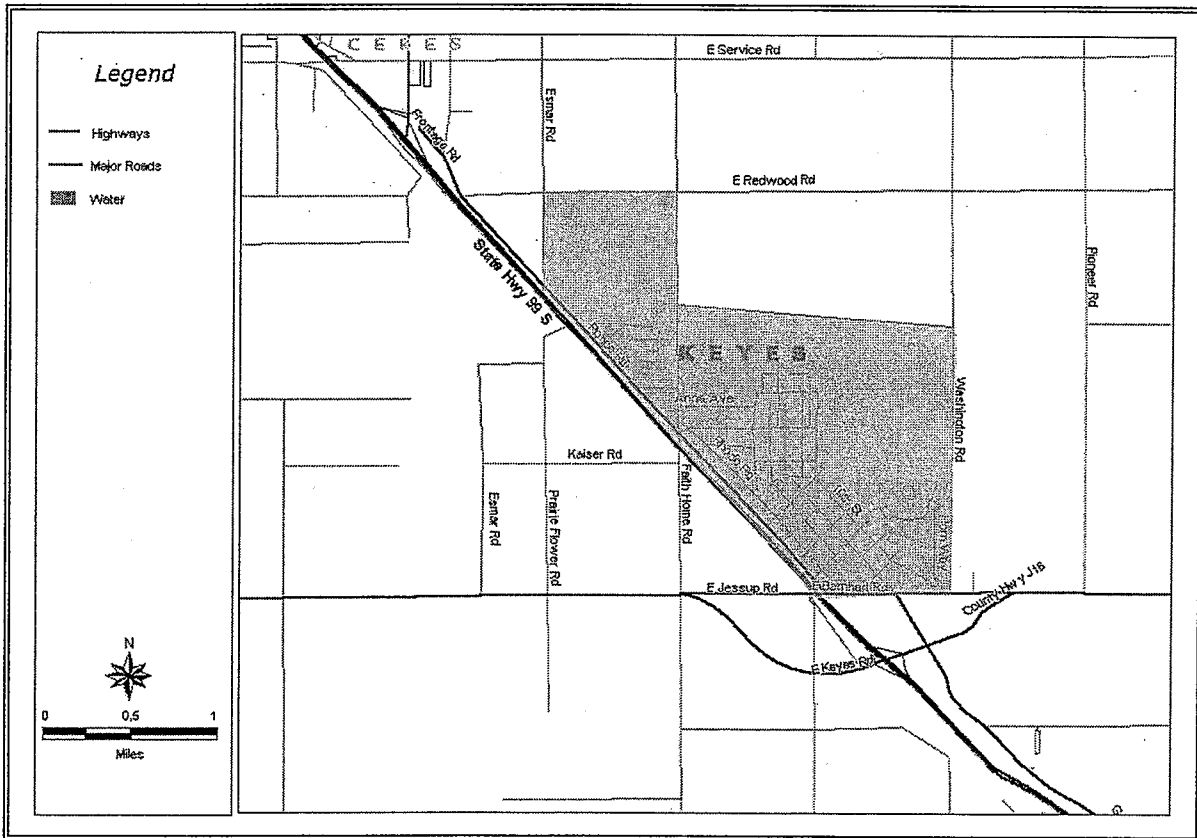
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	4	Re-painting	55
Partial Foundation	0	Patching/ Painting	28
No or Needs Foundation	2	Replacement/ Painting &/or Lead – Based Paint	15
Roofing		Windows	
Shingles Missing	1	Broken Pane	0
Re-roofing	48	Repair	8
Roof Structure Replacement	5	Replacement	6
Electrical		Frontage Improvements	
Minor Repair	1	Sidewalks	150
Replace Main Panel	1	Curbs and Gutters	141
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 71.0 percent are in sound condition and 28.0 percent are in need of rehabilitation. Two single-family housing units are considered dilapidated. Six of the nine mobile homes found in the Community are in sound condition, two need only minor repair, and one needs substantial repair.

SECTION 11 COMMUNITY OF KEYES

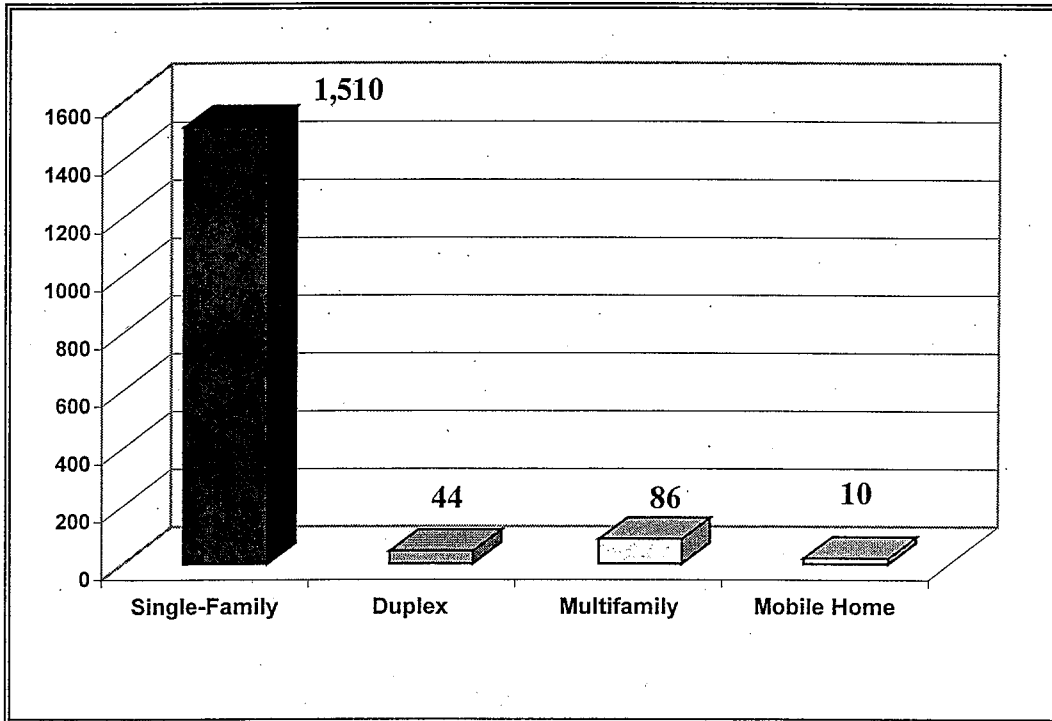
The Community of Keyes is located in central Stanislaus County, approximately half way between the cities of Ceres and Turlock along State Highway 99. The Community is defined by the Redwood Road on the north, State Highway 99 on the west, Keyes Road on the south and Washington Road on the east.

EXHIBIT 11-1 COMMUNITY OF KEYES, STANISLAUS COUNTY



A total of 1,650 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, with the majority being in sound condition.

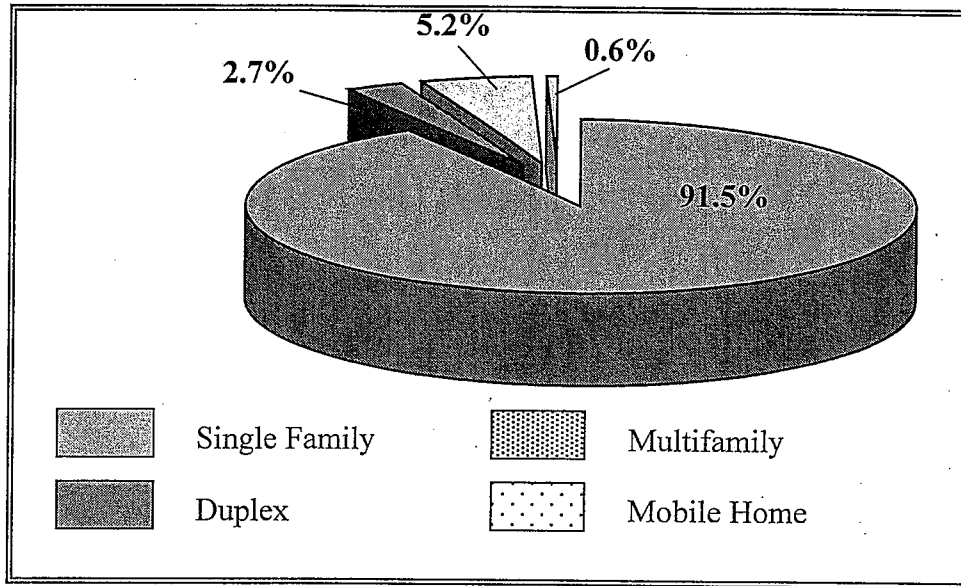
**FIGURE 11-1
COMMUNITY OF KEYES HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

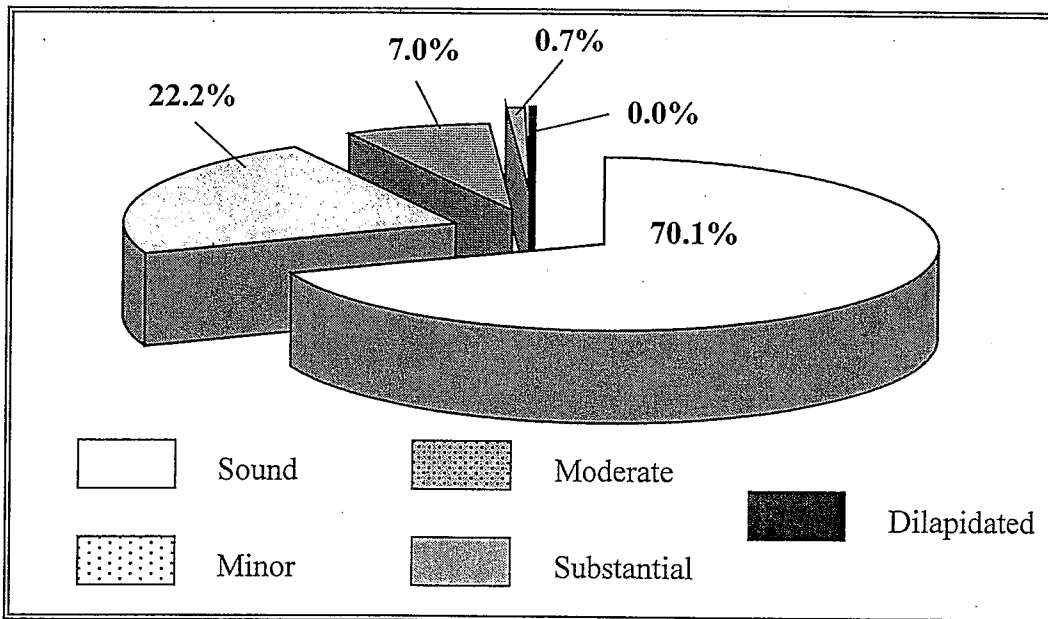
A total of 91.5 percent of the surveyed units are single-family units, 5.2 percent are classified as multifamily units; 2.7 percent are duplexes, and 0.6 percent are mobile homes. There were 22 duplexes found in the Community, for a total of 44 housing units, and 17 multifamily complexes, for a total of 86 housing units.

**FIGURE 11-2
HOUSING UNITS BY TYPE**



Of all units, 69.5 percent are in sound condition, no repairs needed, while 22.7 percent need minor repairs, and an additional 7.2 percent need moderate repairs. Only 0.7 percent of the units surveyed need substantial repair, and none of the housing units are dilapidated.

**FIGURE 11-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

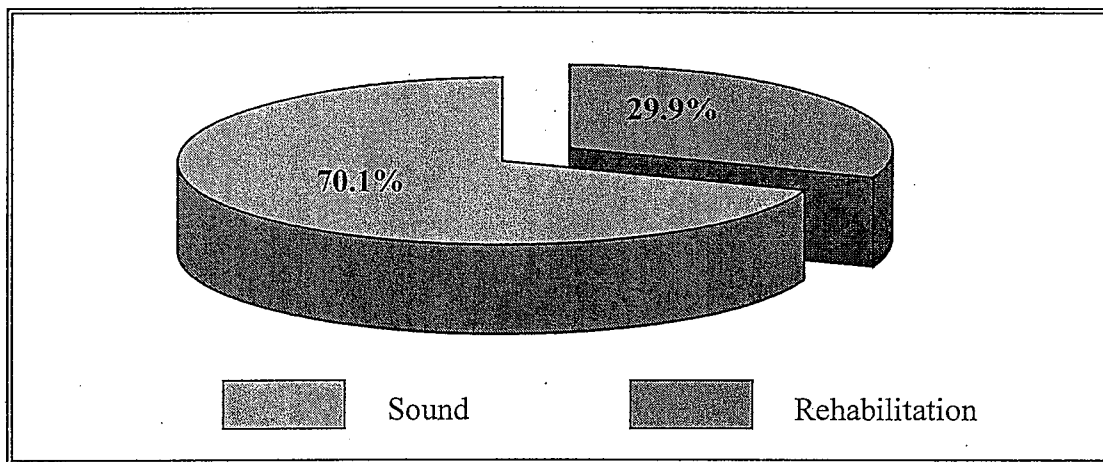
**TABLE 11-1
COMMUNITY OF KEYES HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	1,098	72.7%	18	40.9%	41	47.7%	0	0.0%	1,157
Minor	304	20.1%	20	45.5%	32	37.2%	10	100.0%	366
Moderate	97	6.4%	6	13.6%	13	15.1%	0	0.0%	116
Substantial	11	0.7%	0	0.0%	0	0.0%	0	0.0%	11
Dilapidated	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Total	1,510	100%	44	100%	86	100%	10	100%	1,650

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Keyes a total of 29.9 percent, or 493 of the 1,650 housing units are in need of some form of rehabilitation.

**FIGURE 11-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 493

The primary repair needed in the Community is repainting, or patching or replacing of the exterior housing surface, with 70.9 percent of the units requiring this improvement, followed by re-roofing or roof repairs, with 27.0 percent of the units requiring this repair. Only 5.2 percent of the housing units need window repair or replacement. Very few units require foundation repair, and no electrical repairs were noted in the Community. Over half of the housing units (55.3 percent) have no sidewalks, curbs or gutters.

**TABLE 11-2
COMMUNITY OF KEYES NEEDED REPAIRS**

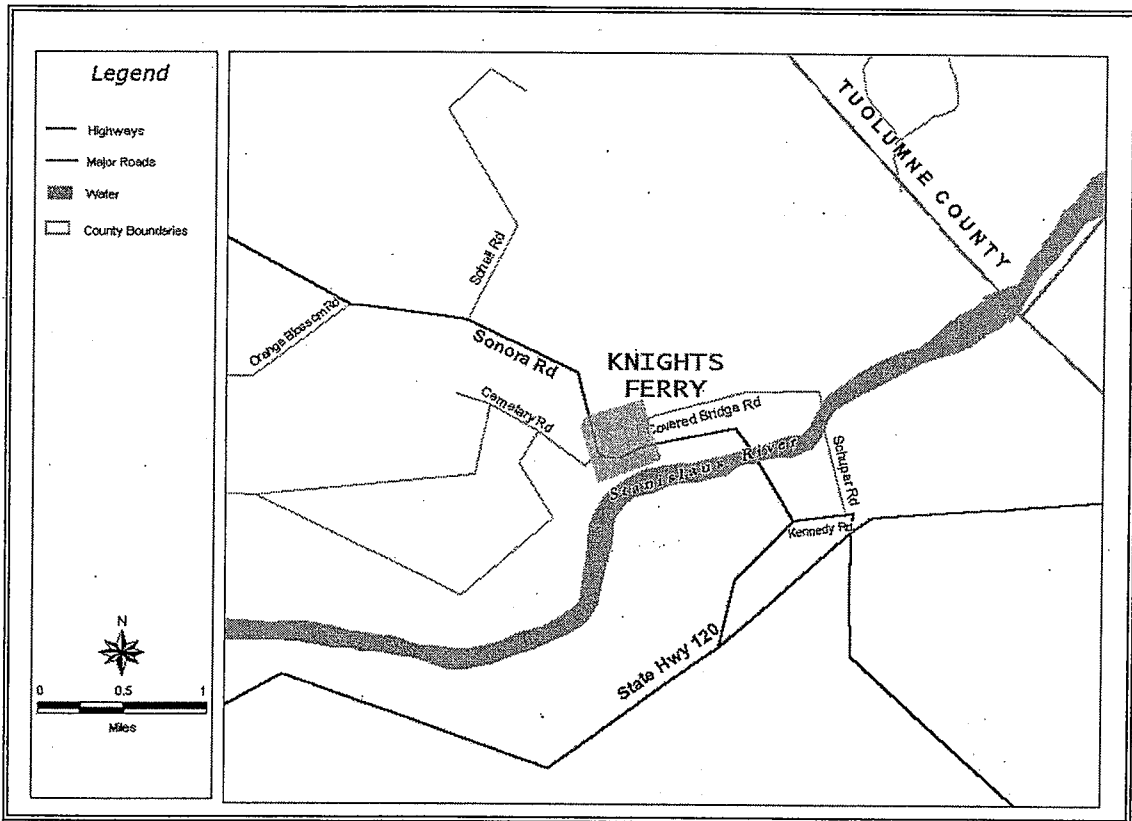
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	4	Re-painting	814
Partial Foundation	0	Patching/ Painting	301
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	55
Roofing		Windows	
Shingles Missing	14	Broken Pane	0
Re-roofing	390	Repair	51
Roof Structure Replacement	43	Replacement	35
Electrical		Frontage Improvements	
Minor Repair	0	Sidewalks	912
Replace Main Panel	0	Curbs and Gutters	912
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 72.7 percent are in sound condition and 27.3 percent are in need of rehabilitation. A total of 40.9 percent of individual housing units configured as duplexes are in sound condition, with 59.1 percent in need of rehabilitation. The survey showed that 47.7 percent of multifamily units are in sound condition, with 52.3 percent in need of rehabilitation. Finally, all the mobile homes in the Community were found to be in need of rehabilitation.

**SECTION 12
COMMUNITY OF KNIGHTS FERRY**

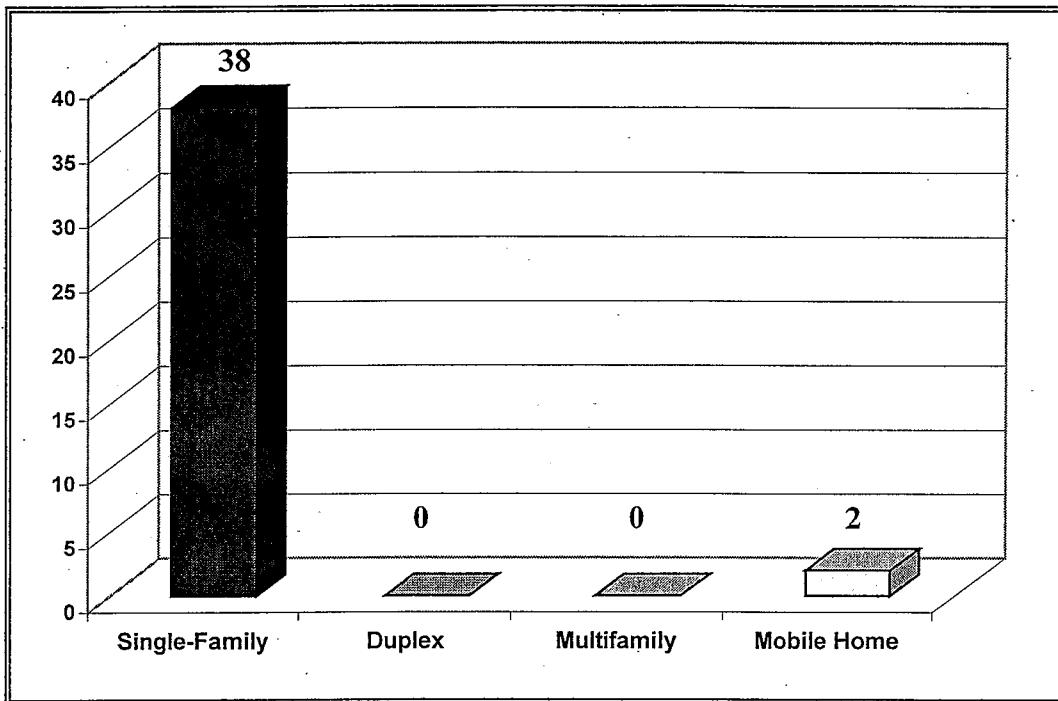
The Community of Knights Ferry is located in northeastern Stanislaus County, approximately eighteen miles northeast of the City of Modesto. The Community is defined by Vantine and Fisher streets on the north, Sonora Road on the west, the Stanislaus River on the south and the Knights Ferry Recreation Area on the east.

**EXHIBIT 12-1
COMMUNITY OF KNIGHTS FERRY, STANISLAUS COUNTY**



A total of 40 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

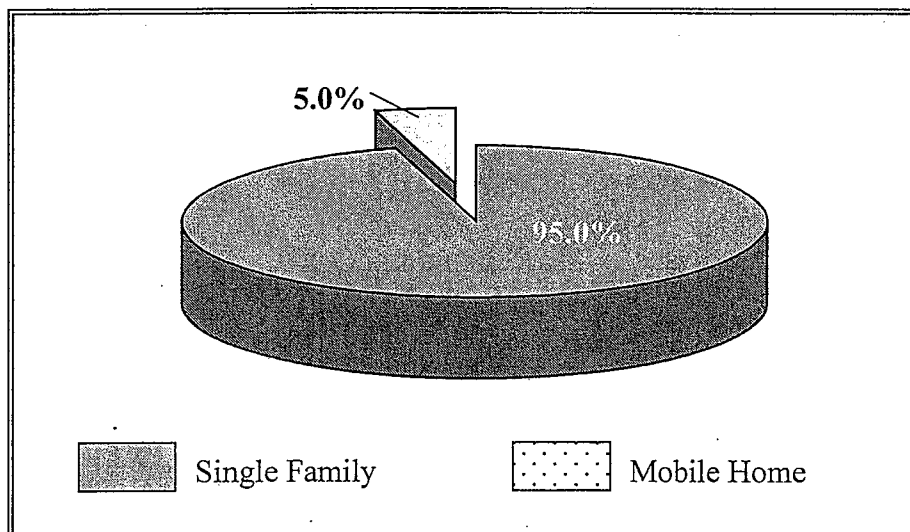
**FIGURE 12-1
COMMUNITY OF KNIGHTS FERRY HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

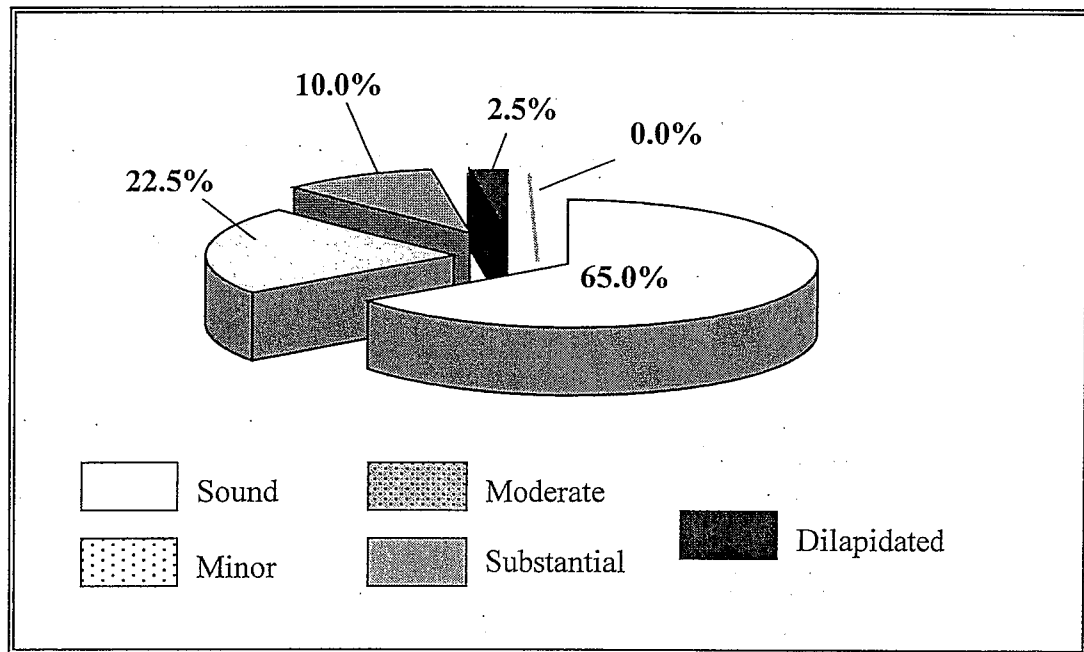
A total of 95.0 percent of the surveyed units are single-family units, and 5.0 percent are mobile homes. No duplexes or multifamily units were found in the Community.

**FIGURE 12-2
HOUSING UNIT PERCENTAGES**



Of all units, 65.0 percent are in sound condition, no repairs needed, while 22.5 percent need minor repairs, and an additional 10.0 percent need moderate repairs. A total of 2.5 percent of the units surveyed need substantial repair, and no housing units were found to be dilapidated in the Community.

**FIGURE 12-3
HOUSING UNITS CONDITIONS**



Source: Laurin Associates Housing Condition Survey 2002, 2003

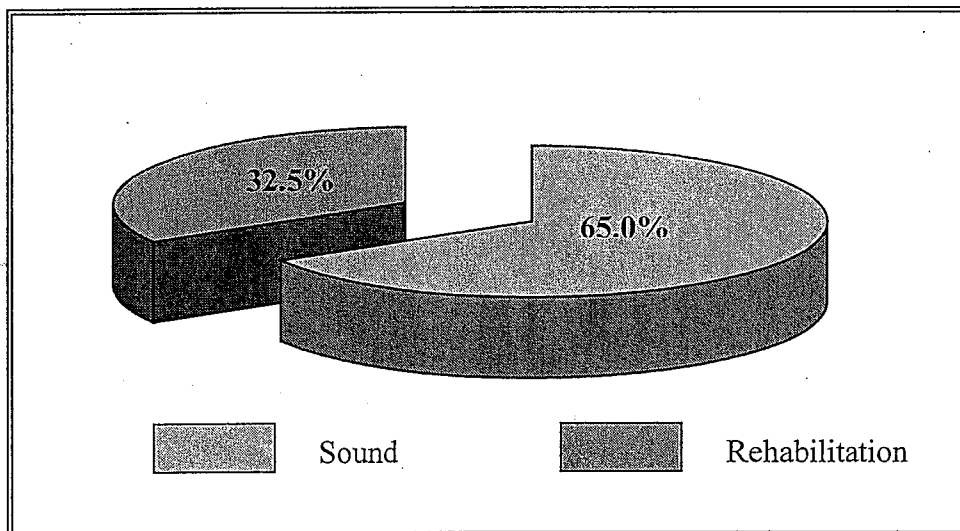
**TABLE 12-1
COMMUNITY OF KNIGHTS FERRY HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	25	65.8%	0	0.0%	0	0.0%	1	50.0%	26
Minor	8	21.1%	0	0.0%	0	0.0%	1	50.0%	9
Moderate	4	10.5%	0	0.0%	0	0.0%	0	0.0%	4
Substantial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dilapidated	1	2.6%	0	0.0%	0	0.0%	0	0.0%	1
Total	38	100%	0	0.0%	0	0.0%	2	100%	40

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Knights Ferry a total of 32.5 percent, or 13 of the 40 housing units are in need of some form of rehabilitation.

**FIGURE 12-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 13

The primary repair needed in the Community is repainting, patching or siding replacement of the external structure, with 55.0 percent of the units requiring this improvement, and 22.5 percent of the units in need of re-roofing or roof repair. A total of 22.5 percent of the housing units need window repair or replacement, while very few units require foundation or electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

**TABLE 12-2
COMMUNITY OF KNIGHTS FERRY NEEDED REPAIRS**

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	2	Re-painting	8
Partial Foundation	0	Patching/ Painting	11
No or Needs Foundation	1	Replacement/ Painting &/or Lead – Based Paint	3
Roofing		Windows	
Shingles Missing	2	Broken Pane	0
Re-roofing	6	Repair	5
Roof Structure Replacement	1	Replacement	4
Electrical		Frontage Improvements	
Minor Repair	2	Sidewalks	40
Replace Main Panel	1	Curbs and Gutters	40
Source: Laurin Associates Housing Condition Survey 2002, 2003			

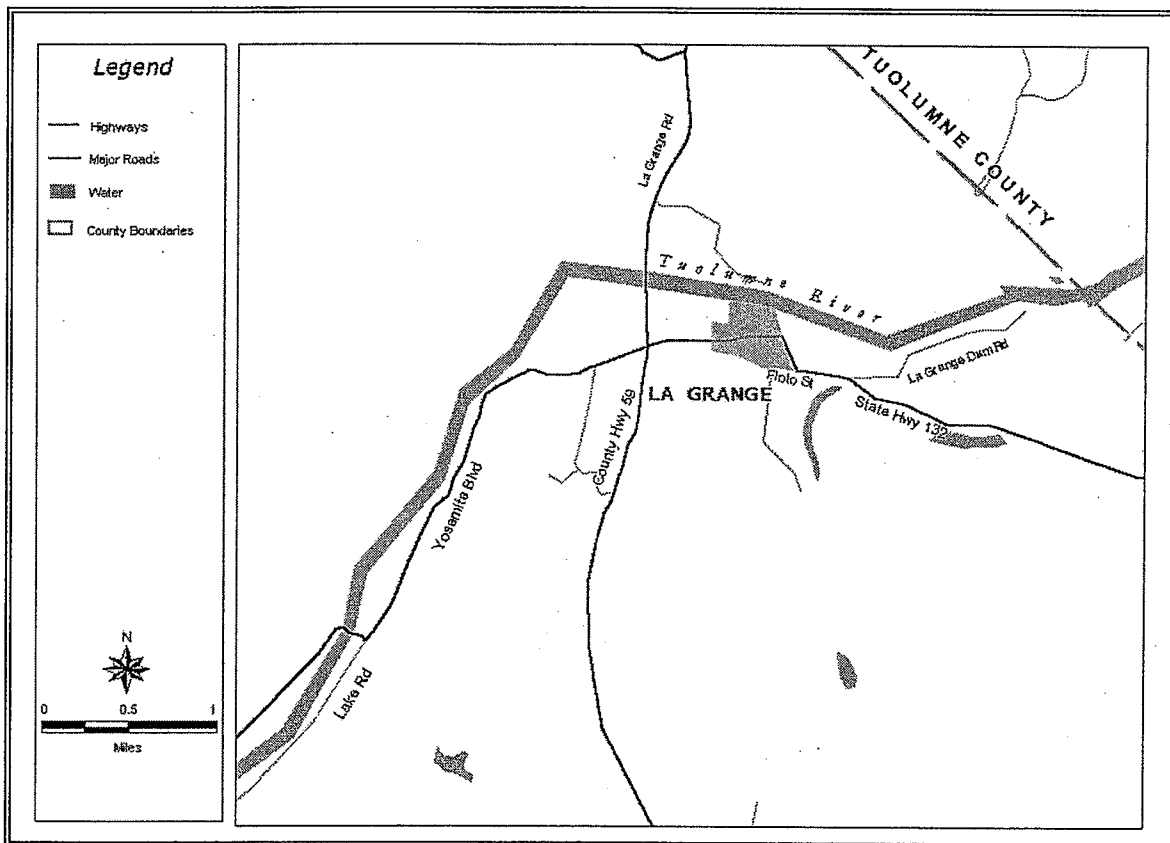
In summary, of the single-family housing units, 65.8 percent are in sound condition and 31.6 percent are in need of rehabilitation. One single-family housing unit is considered dilapidated. One of the two mobile homes found in the Community is in sound condition, and one needs only minor repair.

**SECTION 13
COMMUNITY OF LA GRANGE**

The Community of La Grange is at the extreme eastern end of Stanislaus County, approximately 28 miles east of the City of Modesto. The neighborhood is defined by the Tuolumne River on the north, La Grange Road on the west, Floto Street on the south and Yosemite Boulevard on the east.

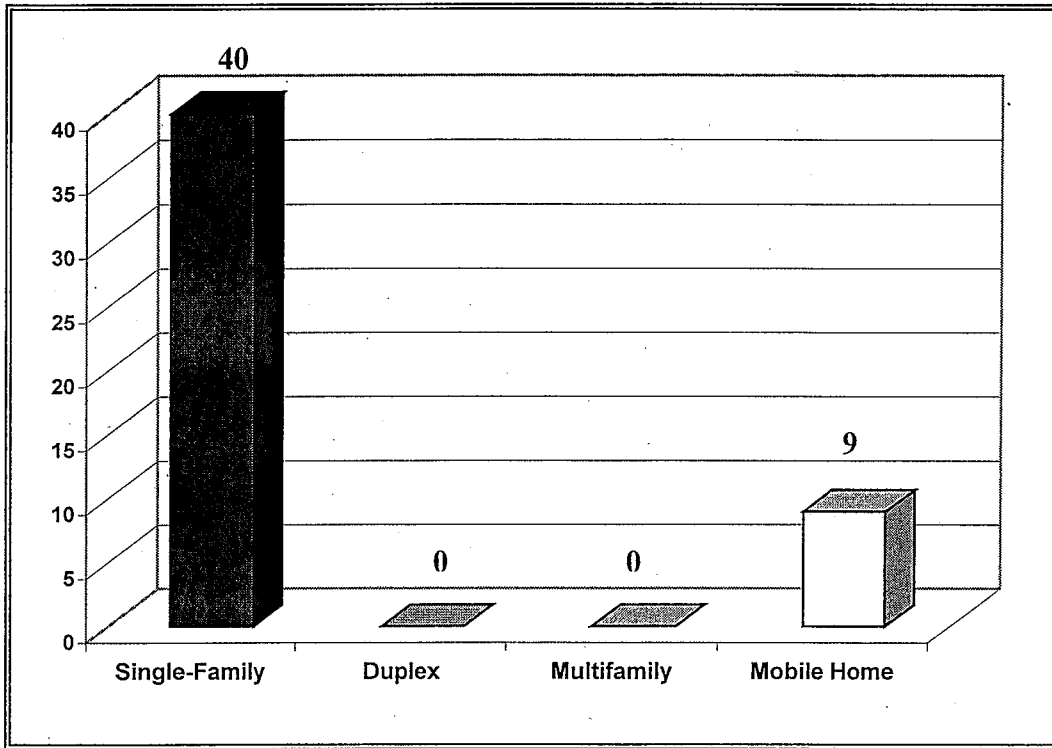
EXHIBIT 13-1

COMMUNITY OF LA GRANGE, STANISLAUS COUNTY



A total of 49 housing units were surveyed in the Community. The Community is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

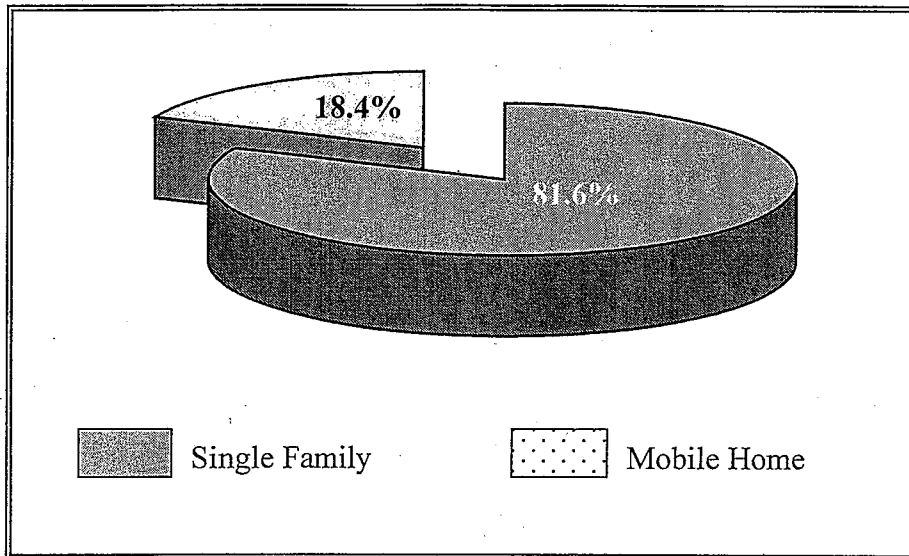
**FIGURE 13-1
COMMUNITY OF LA GRANGE HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

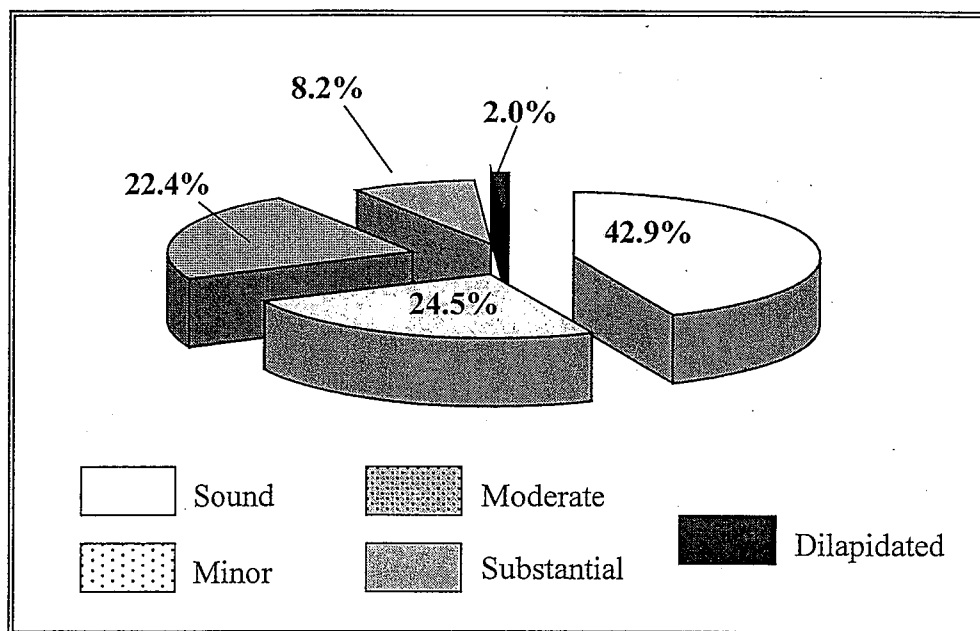
A total of 81.6 percent of the surveyed units are single-family units, and 18.4 percent are mobile homes. No duplexes or multifamily units were found in the Community.

**FIGURE 13-2
HOUSING UNIT PERCENTAGES**



Of all units, 42.9 percent are in sound condition, no repairs needed, while 24.5 percent need minor repairs, and an additional 22.5 percent need moderate repairs. A total of 8.2 percent of the units surveyed need substantial repair, and one housing unit was found to be dilapidated in the Community.

**FIGURE 13-3
HOUSING UNITS CONDITIONS**



Source: Laurin Associates Housing Condition Survey 2002, 2003

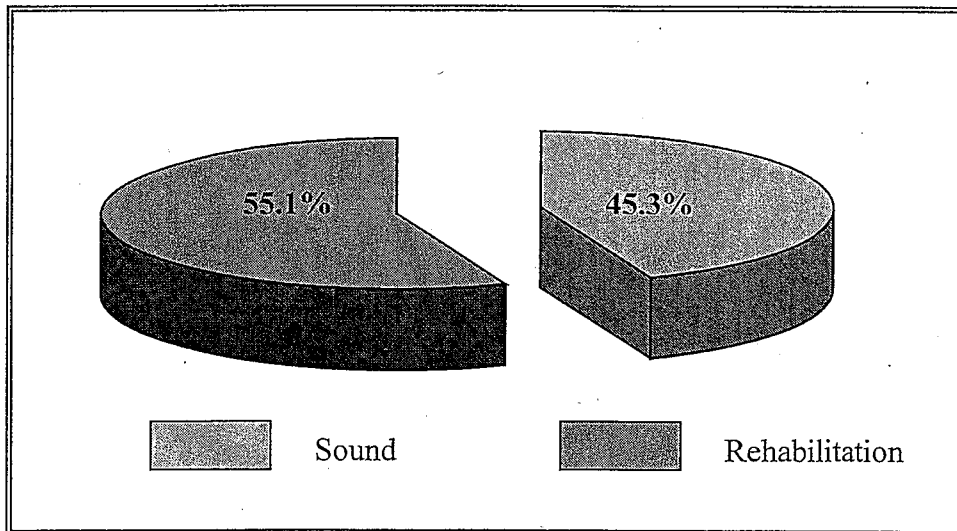
**TABLE 13-1
COMMUNITY OF LA GRANGE HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	19	47.5%	0	0.0%	0	0.0%	2	22.2%	21
Minor	7	17.5%	0	0.0%	0	0.0%	5	55.6%	12
Moderate	10	25.0%	0	0.0%	0	0.0%	1	11.1%	11
Substantial	3	7.5%	0	0.0%	0	0.0%	1	11.1%	4
Dilapidated	1	2.5%	0	0.0%	0	0.0%	0	0.0%	1
Total	40	100%	0	0.0%	0	0.0%	9	100%	49

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of La Grange a total of 55.1 percent, or 27 of the 49 housing units are in need of some form of rehabilitation.

**FIGURE 13-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 27

The primary repair needed in the Community is re-roofing or roof structure replacement and re-roofing, with 46.9 percent of the units in need of this repair. A total of 44.9 percent of the units require repainting or patching and repainting of the external structure. A total of 28.6 percent of the housing units need window repair or replacement, while very few units require foundation or electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

**TABLE 13-2
COMMUNITY OF LA GRANGE NEEDED REPAIRS**

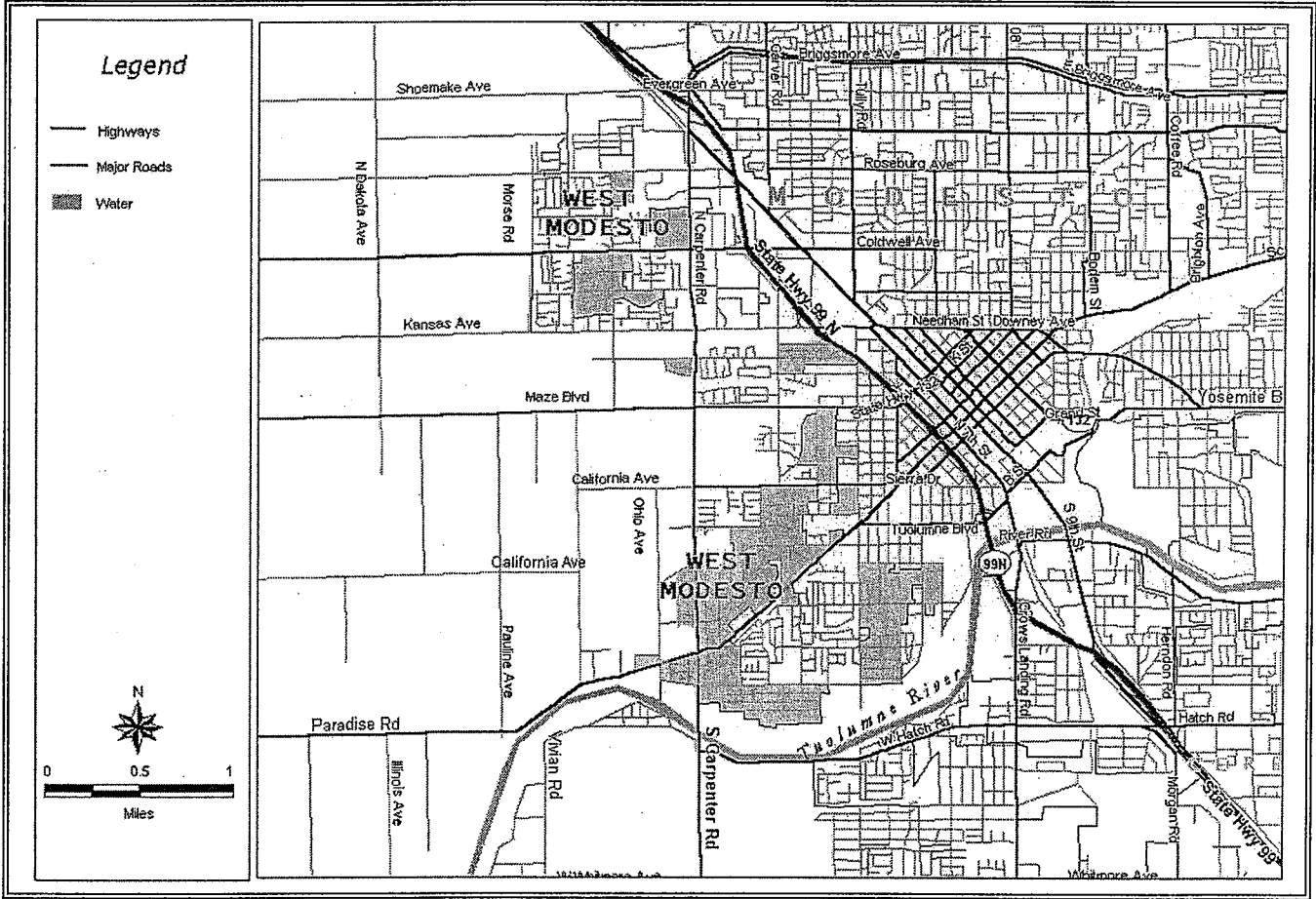
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	2	Re-painting	14
Partial Foundation	0	Patching/ Painting	8
No or Needs Foundation	2	Siding Replacement/ &/or Lead -Based Paint	12
Roofing		Windows	
Shingles Missing	1	Broken Pane	0
Re-roofing	19	Repair	2
Roof Structure Replacement	4	Replacement	12
Electrical		Frontage Improvements	
Minor Repair	1	Sidewalks	49
Replace Main Panel	1	Curbs and Gutters	49
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 47.5 percent are in sound condition and 50.0 percent are in need of rehabilitation. One single-family housing unit is considered dilapidated. Two of the nine mobile homes found in the Community are in sound condition, and seven are in need of rehabilitation.

SECTION 14 WEST MODESTO NEIGHBORHOODS

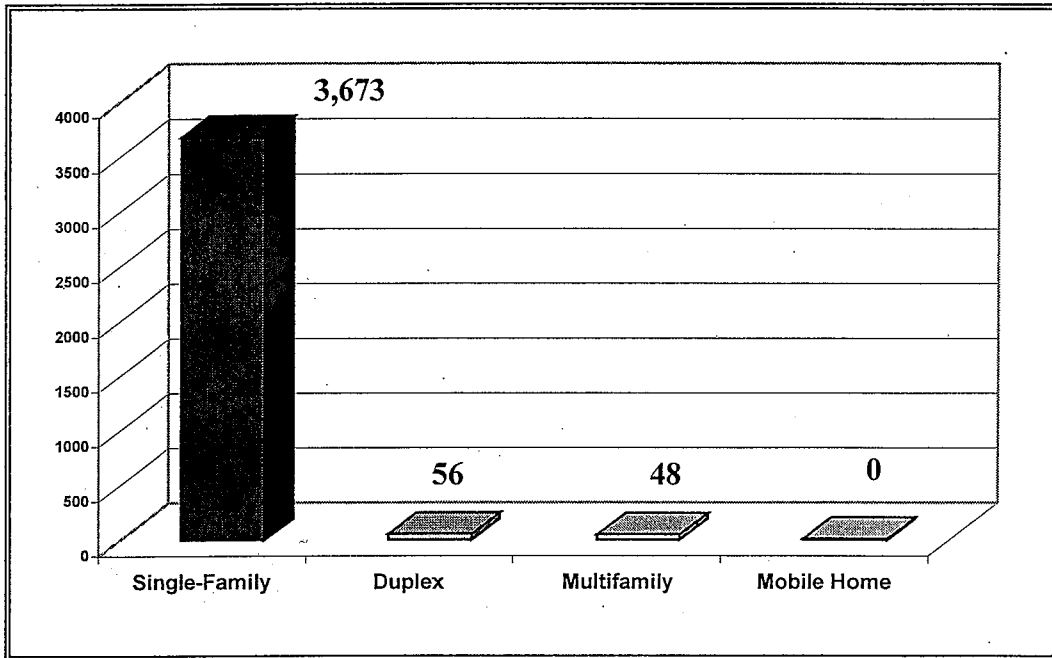
The West Modesto Neighborhoods are located in central Stanislaus County, immediately west of, and in some cases surrounded by, the western City of Modesto. The Neighborhoods are generally defined by Blue Gum Avenue on the north, Mercy Avenue and Ohio Avenues on the west, Robertson Road on the south, and Sutter Avenue and Martin Luther King Drive on the east.

EXHIBIT 14-1 WEST MODESTO NEIGHBORHOODS, STANISLAUS COUNTY



A total of 3,777 housing units were surveyed in the Neighborhoods. The Neighborhoods are made up primarily of single-family residences, with the majority being in sound condition.

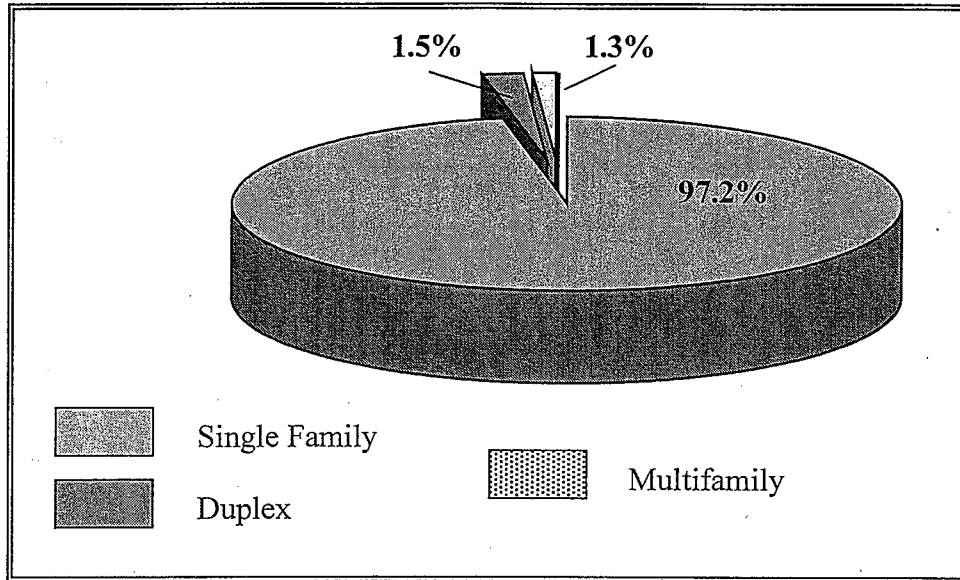
**FIGURE 14-1
WEST MODESTO NEIGHBORHOODS HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

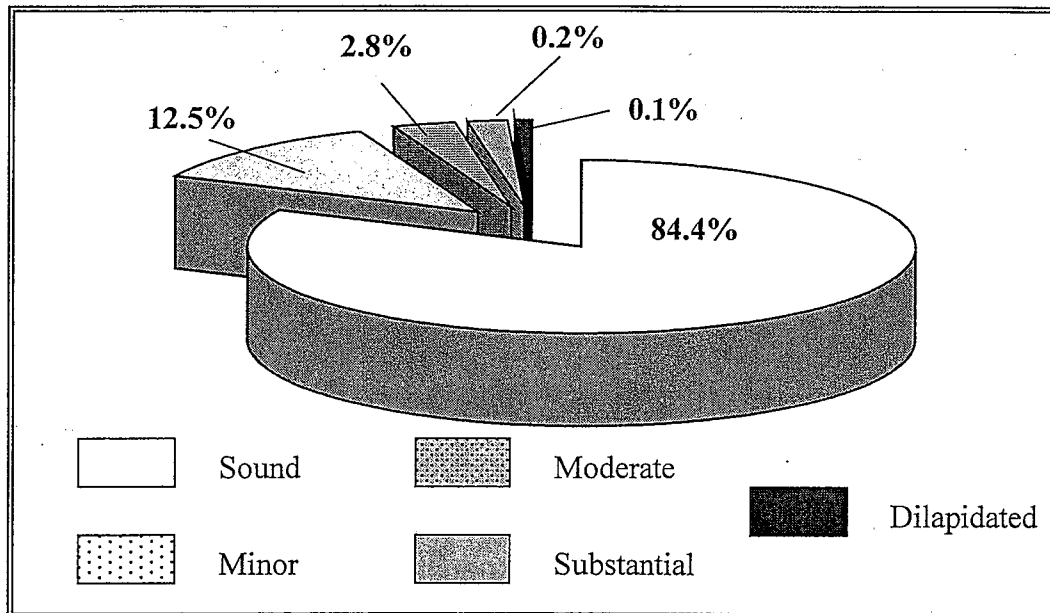
A total of 97.2 percent of the surveyed units are single-family units, 1.3 percent are classified as multifamily units; 1.5 percent are duplexes, and no mobile homes were found. There were 28 duplexes, for a total of 56 housing units, and 10 multifamily complexes with a total of 48 housing units.

**FIGURE 14-2
HOUSING UNIT PERCENTAGES**



Of all units, 84.4 percent are in sound condition, no repairs needed, while 12.5 percent need minor repairs, and an additional 2.8 percent need moderate repairs. Only 0.2 percent of the units surveyed need substantial repair, and 0.1 percent of the housing units are dilapidated.

**FIGURE 14-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

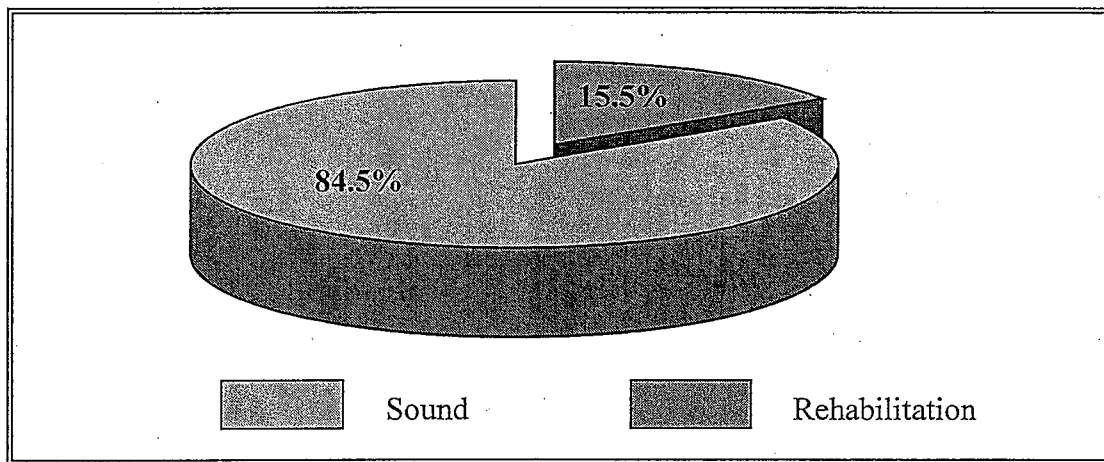
**TABLE 14-1
WEST MODESTO NEIGHBORHOODS HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	3,118	84.9%	44	78.6%	30	62.5%	0	0.0%	3,192
Minor	445	12.1%	12	21.4%	14	29.2%	0	0.0%	471
Moderate	100	2.7%	0	0.0%	4	8.3%	0	0.0%	104
Substantial	9	0.2%	0	0.0%	0	0.0%	0	0.0%	9
Dilapidated	1	0.1%	0	0.0%	0	0.0%	0	0.0%	1
Total	3,673	100%	56	100%	48	100%	0	0.0%	3,777

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Neighborhoods of West Modesto a total of 15.5 percent, or 584 of the 3,777 housing units are in need of some form of rehabilitation.

**FIGURE 14-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 584

The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 34.1 percent of the units requiring this repair. A total of 31.4 percent of the housing units require re-roofing or roof repair. Only 0.5 percent of the units require foundation repair, and 2.9 percent need window repair or replacement. Only three units were found to require electrical repairs. Over 90 percent of the housing units have no sidewalks, and 87.6 percent lack curbs and gutters.

**TABLE 14-2
WEST MODESTO NEIGHBORHOODS NEEDED REPAIRS**

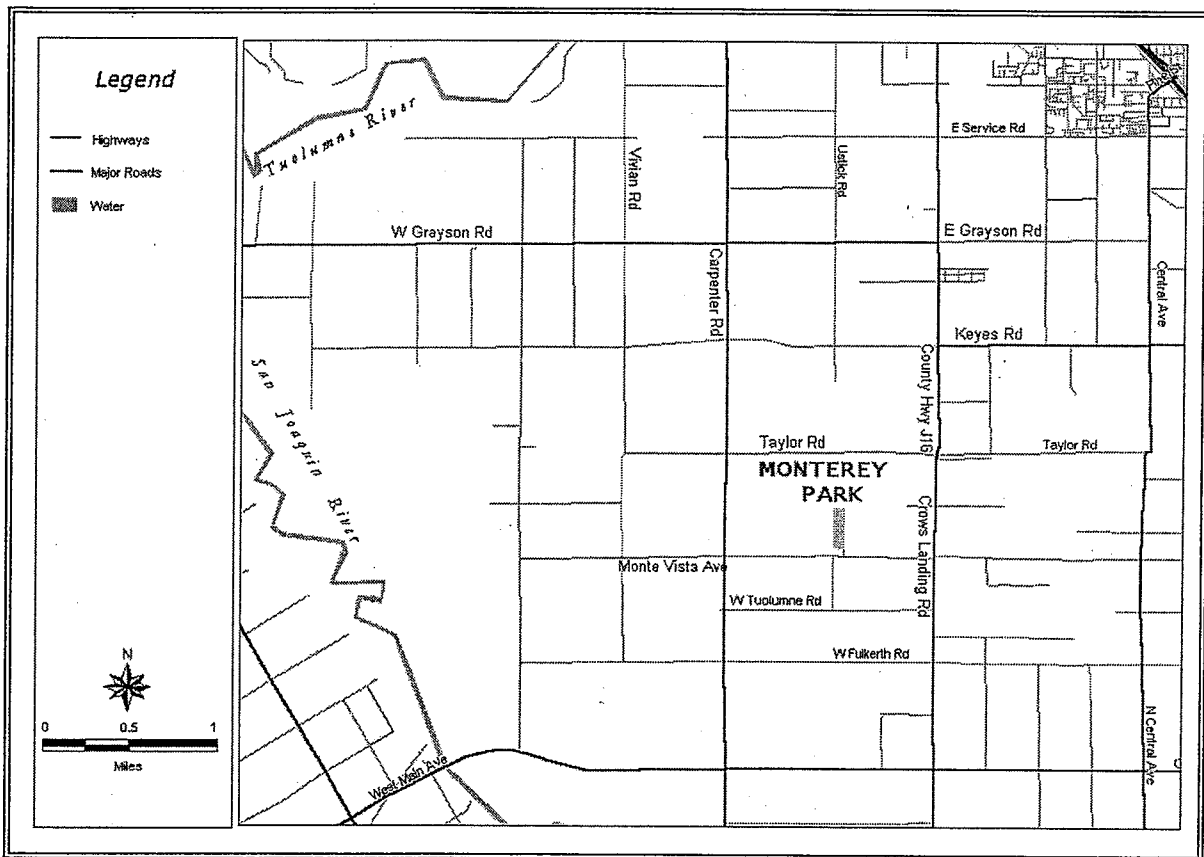
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	19	Re-painting	749
Partial Foundation	1	Patching/ Painting	404
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	134
Roofing		Windows	
Shingles Missing	844	Broken Pane	37
Re-roofing	301	Repair	41
Roof Structure Replacement	42	Replacement	31
Electrical		Frontage Improvements	
Minor Repair	3	Sidewalks	3,432
Replace Main Panel	0	Curbs and Gutters	3,308
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 84.9 percent are in sound condition and 15.1 percent are in need of rehabilitation. Only one single family home is considered dilapidated. A total of 78.6 percent of individual housing units configured as duplexes are in sound condition, with 21.4 percent in need of rehabilitation. The survey showed that 62.5 percent of multifamily units are in sound condition, with 37.5 percent in need of rehabilitation.

**SECTION 15
MONTEREY PARK NEIGHBORHOOD**

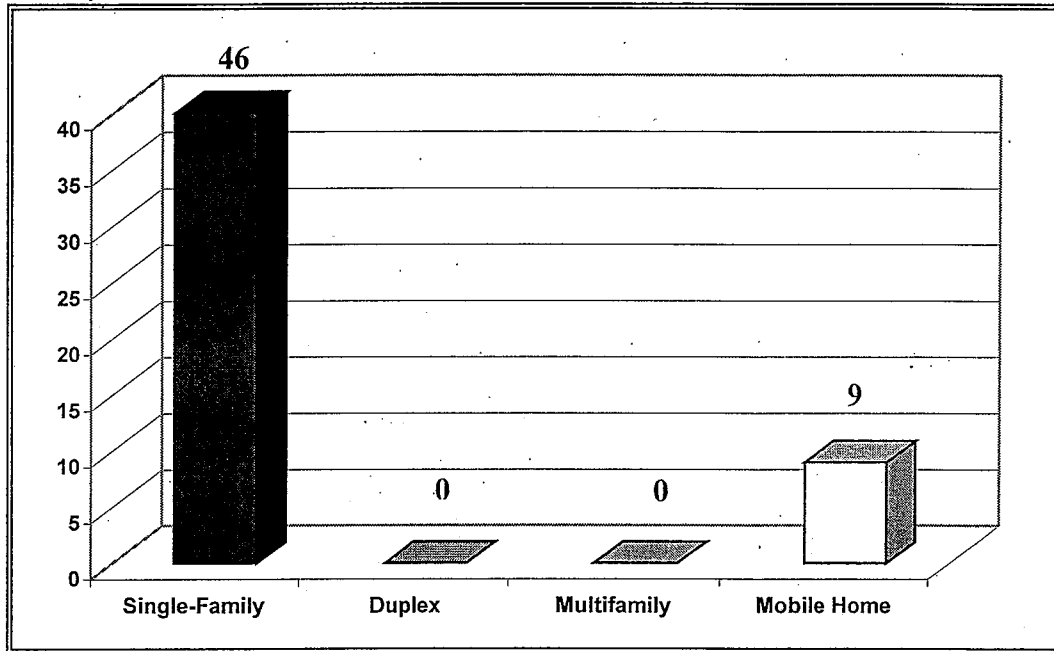
The Monterey Park Neighborhood is located almost in the direct center of Stanislaus County, approximately 8 miles west of the City of Turlock. The Neighborhood is defined by the Durango Avenue on the north, Monterey Avenue on the west, La Siesta Avenue on the south and Foy Avenue on the east. The closest major cross streets are Crows Landing Road and Monte Vista Avenue.

**EXHIBIT 15-1
MONTEREY PARK NEIGHBORHOOD**



A total of 55 housing units were surveyed in the Neighborhood. The survey area is made up primarily of single-family residences, a significant percentage of which are in need of rehabilitation.

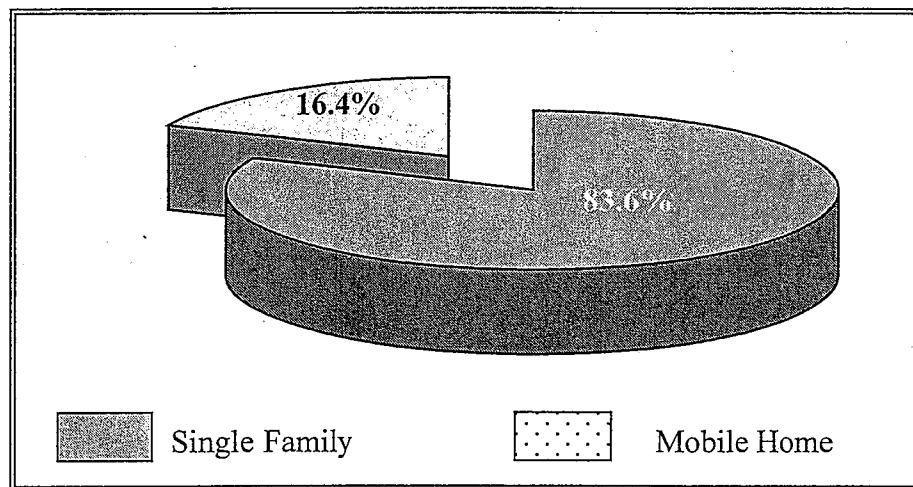
**FIGURE 15-1
MONTEREY PARK NEIGHBORHOOD HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

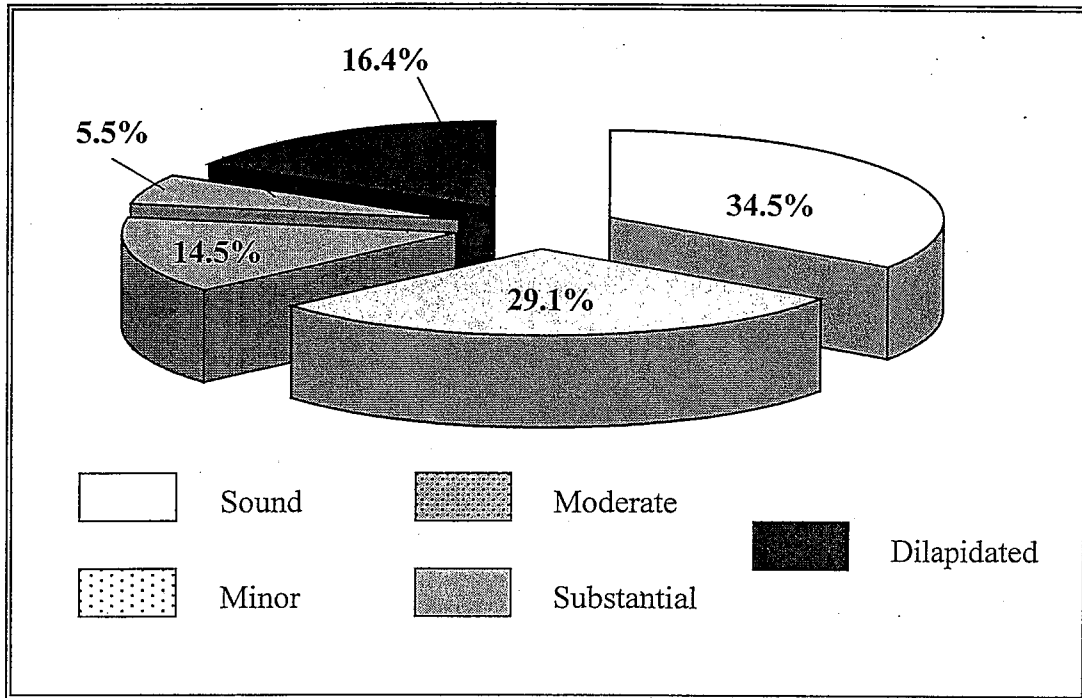
A total of 83.6 percent of the surveyed units are single-family units and 16.4 percent are mobile homes. No multifamily or duplex units were found in the Neighborhood.

**FIGURE 15-2
HOUSING UNIT PERCENTAGES**



Of all units, 34.5 percent are in sound condition, no repairs needed, while 29.1 percent need minor repairs, and an additional 14.5 percent need moderate repairs. An additional 5.5 percent of the units surveyed need substantial repair, and 16.4 percent of the housing units were dilapidated. The dilapidated units include six single-family homes and three mobile homes.

**FIGURE 15-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

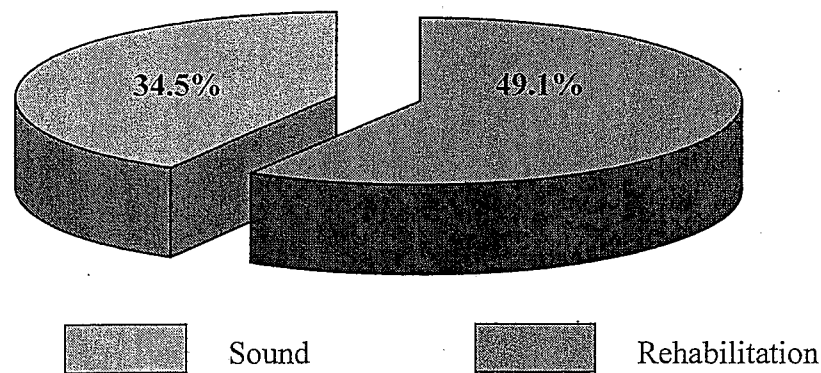
**TABLE 15-1
MONTEREY PARK NEIGHBORHOOD HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	19	41.3%	0	0.0%	0	0.0%	0	0.0%	19
Minor	16	34.8%	0	0.0%	0	0.0%	0	0.0%	16
Moderate	4	8.7%	0	0.0%	0	0.0%	4	44.4%	8
Substantial	1	2.2%	0	0.0%	0	0.0%	2	22.2%	3
Dilapidated	6	13.0%	0	0.0%	0	0.0%	3	33.3%	9
Total	46	100%	0	0.0%	0	0.0%	9	100%	55

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Monterey Park Neighborhood a total of 41.2 percent, or 27 of the 55 housing units are in need of some form of rehabilitation.

**FIGURE 15-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 27

A total of 87.3 percent of the units require repainting or patching and repainting of the external structure and 56.3 percent of the housing units need either re-roofing or roof structure replacement and re-roofing. Additionally, 27.3 percent of the units need new foundations or foundation repair, and 29.9 percent need window repair or replacement. Finally, 25.5 percent of the housing units need electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

**TABLE 15-2
MONTEREY PARK NEIGHBORHOOD NEEDED REPAIRS**

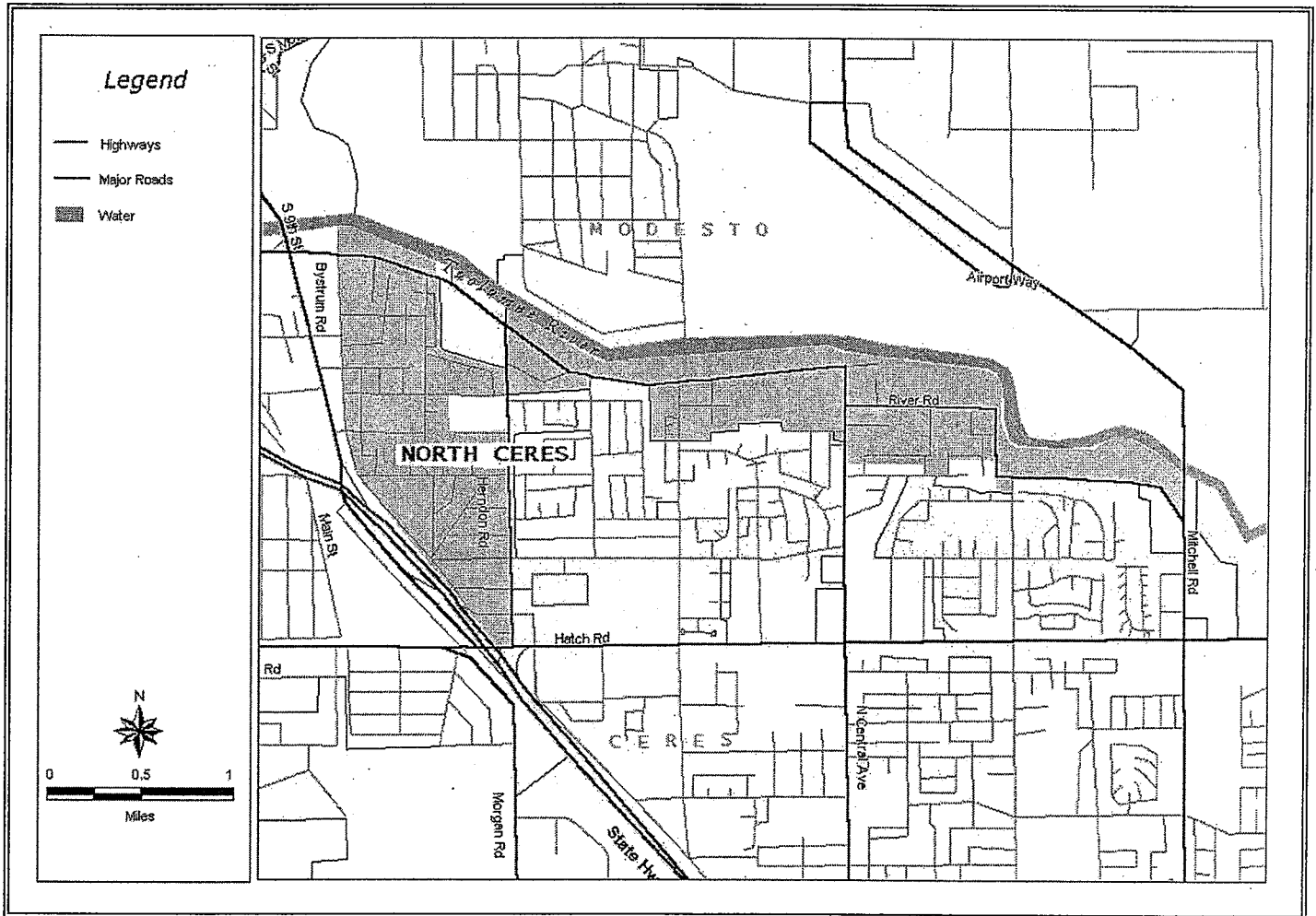
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	3	Re-painting	13
Partial Foundation	0	Patching/ Painting	21
No or Needs Foundation	12	Replacement/ Painting &/or Lead – Based Paint	14
Roofing		Windows	
Shingles Missing	3	Broken Pane	0
Re-roofing	17	Repair	1
Roof Structure Replacement	11	Replacement	16
Electrical		Frontage Improvements	
Minor Repair	1	Sidewalks	55
Replace Main Panel	13	Curbs and Gutters	55
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 41.3 percent are in sound condition and 45.7 percent are in need of rehabilitation. Six single-family housing units are considered dilapidated. A total of six of the nine mobile homes in the Neighborhood are in need of rehabilitation and three mobile homes are dilapidated.

**SECTION 16
NORTH CERES NEIGHBORHOOD**

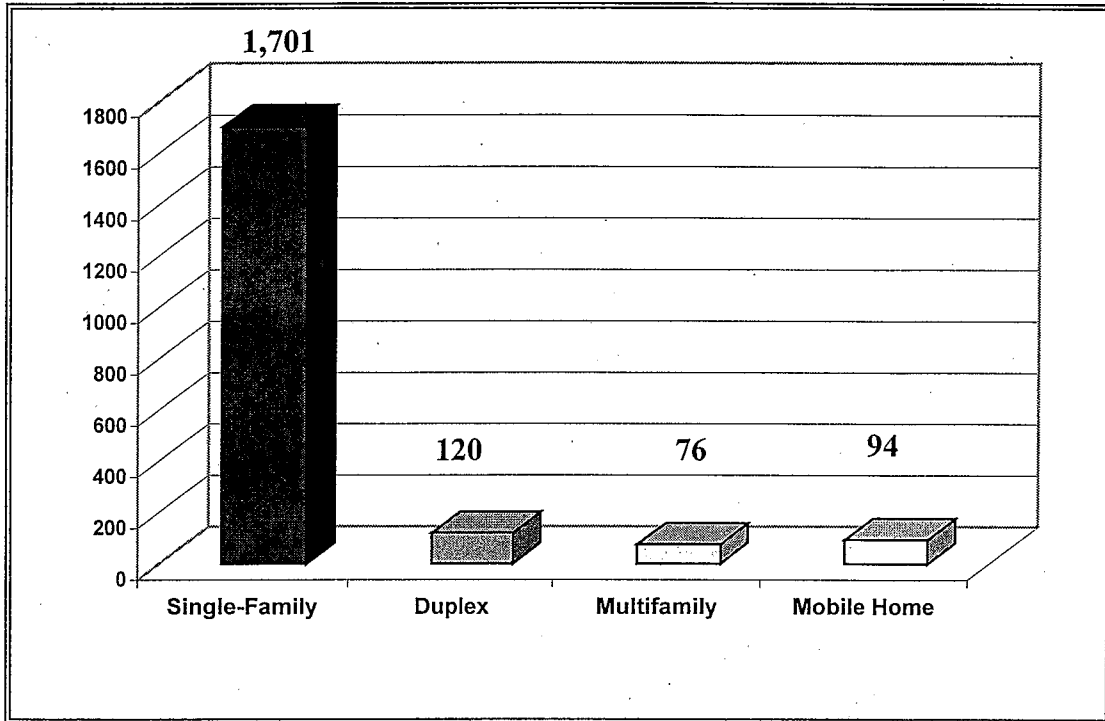
The North Ceres Neighborhood is located in central Stanislaus County, approximately one mile south of the City of Modesto. The Neighborhood is defined by the Tuolumne River on the north, Bystrum Road on the west, Hatch Road on the south and Mitchell Road on the east.

**EXHIBIT 16-1
NORTH CERES NEIGHBORHOOD, STANISLAUS COUNTY**



A total of 1,991 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

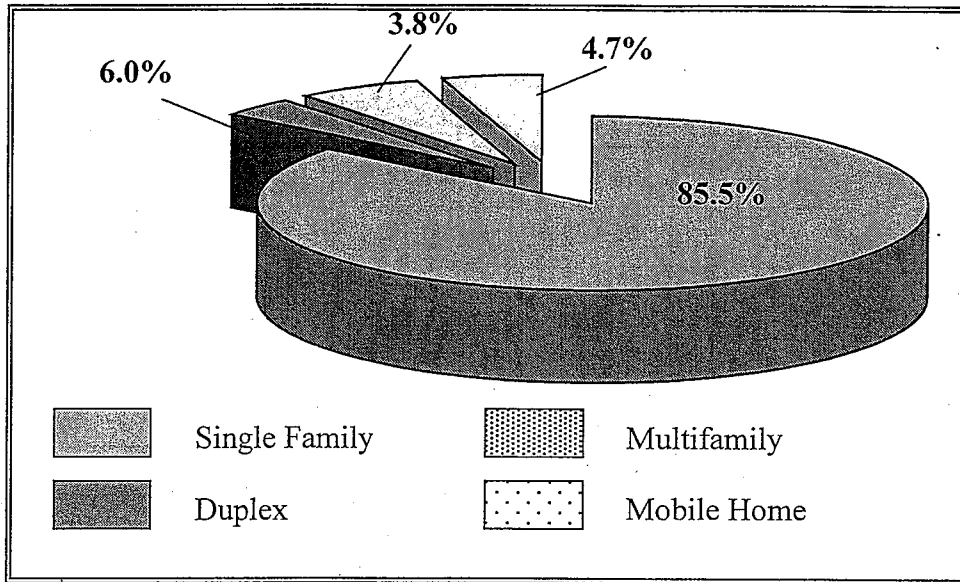
FIGURE 16-1
NORTH CERES NEIGHBORHOOD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

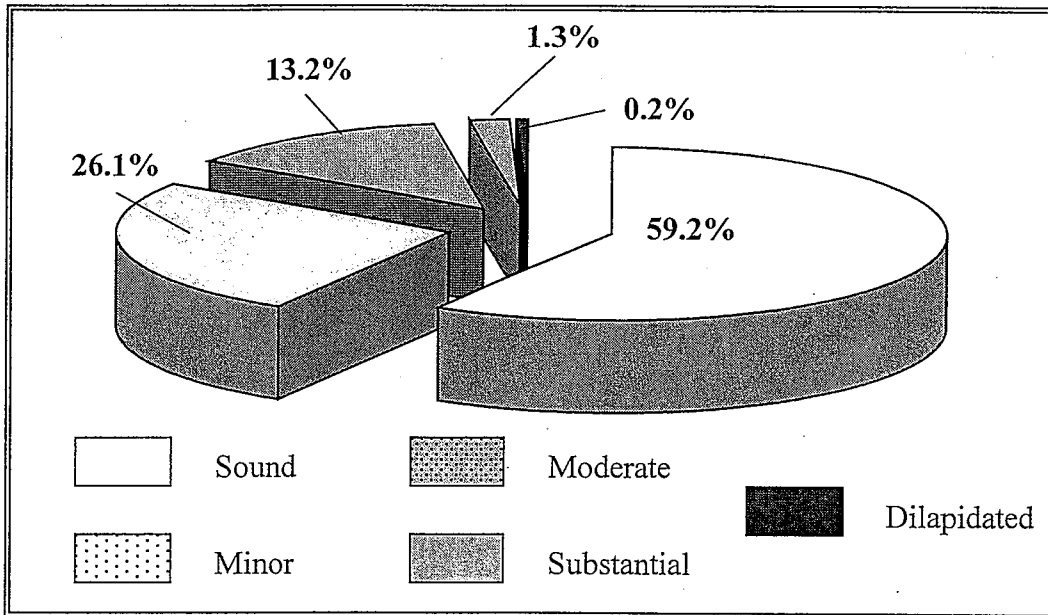
A total of 85.4 percent of the surveyed units are single-family units, 3.8 percent are classified as multifamily units; 6.0 percent are duplexes, and 4.7 percent are mobile homes. There were 60 duplexes found in the Neighborhood, for a total of 120 housing units, and 14 multifamily complexes, for a total of 76 housing units.

**FIGURE 16-2
HOUSING UNIT PERCENTAGES**



Of all units, 59.2 percent are in sound condition, no repairs needed, while 26.1 percent need minor repairs, and an additional 13.2 percent need moderate repairs. Only 1.3 percent of the units surveyed need substantial repair, and 0.2 percent of the housing units are dilapidated.

**FIGURE 16-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

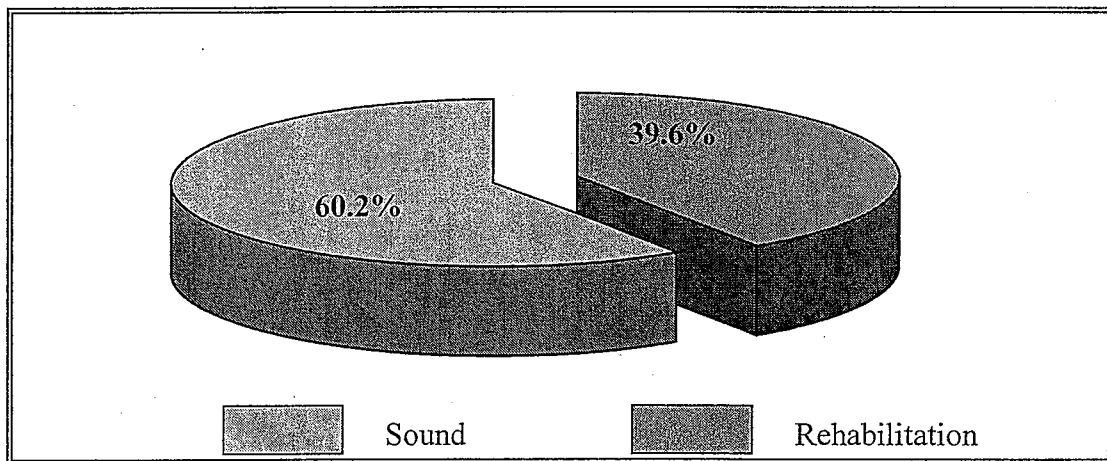
**TABLE 16-1
NORTH CERES NEIGHBORHOOD HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	1,018	59.8%	66	55.0%	67	88.2%	47	50.0%	1,198
Minor	446	26.2%	32	26.7%	3	3.9%	26	27.7%	507
Moderate	207	12.2%	22	18.3%	6	7.9%	21	22.3%	256
Substantial	26	15.3%	0	0.0%	0	0.0%	0	0.0%	26
Dilapidated	4	0.2%	0	0.0%	0	0.0%	0	0.0%	4
Total	1,701	100%	120	100%	76	100%	94	100%	1,991

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the North Ceres Neighborhood a total of 40.6 percent, or 789 of the 1,943 housing units are in need of some form of rehabilitation.

**FIGURE 16-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 789

The primary repair needed in the Neighborhood is repainting, or patching or replacing of the exterior housing surface, with 77.3 percent of the units requiring this improvement, followed by re-roofing or roof repairs, with 39.9 percent of the units requiring this repair. A total of 16.8 percent of the housing units need window repair or replacement. Very few units require foundation repair, and only six units were found to be in need of electrical repairs. Just under half of the housing units (49.7 percent) have no sidewalks, curbs or gutters.

**TABLE 16-2
NORTH CERES NEIGHBORHOOD NEEDED REPAIRS**

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	20	Re-painting	792
Partial Foundation	4	Patching/ Painting	645
No or Needs Foundation	2	Replacement/ Painting &/or Lead – Based Paint	103
Roofing		Windows	
Shingles Missing	137	Broken Pane	1
Re-roofing	559	Repair	251
Roof Structure Replacement	98	Replacement	82
Electrical		Frontage Improvements	
Minor Repair	2	Sidewalks	989
Replace Main Panel	4	Curbs and Gutters	989

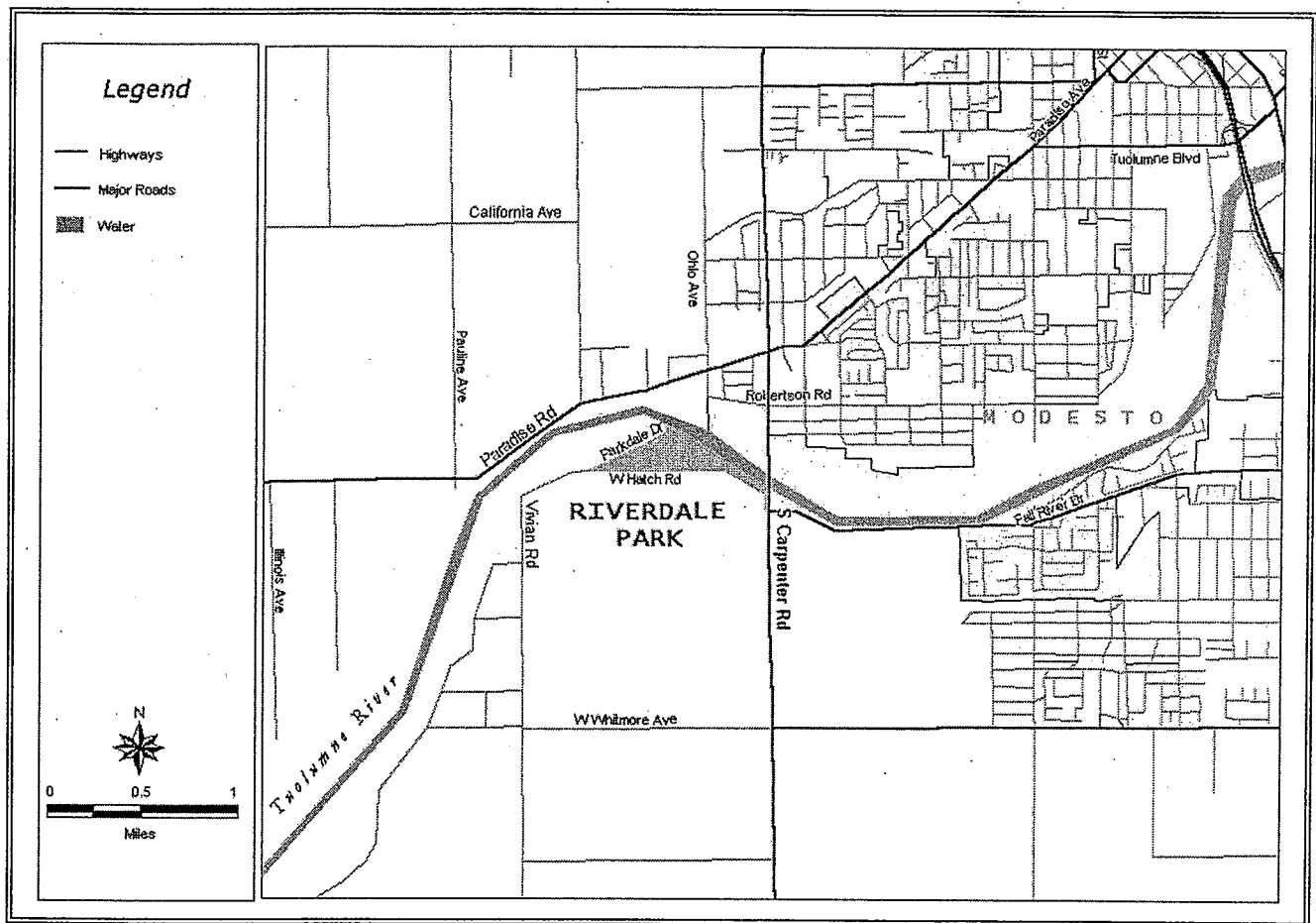
Source: Laurin Associates Housing Condition Survey 2002, 2003

In summary, of the single-family housing units, 59.8 percent are in sound condition and 39.9 percent are in need of rehabilitation. Four housing units are considered dilapidated. A total of 55.0 percent of individual housing units configured as duplexes are in sound condition, with 45.0 percent in need of rehabilitation. The survey showed that 88.2 percent of multifamily units are in sound condition, with 11.8 percent in need of rehabilitation. Finally, a total of 50.0 percent of the mobile homes in the Neighborhood are in sound condition, and 50.0 percent are in need of rehabilitation.

**SECTION 17
RIVERDALE PARK NEIGHBORHOOD**

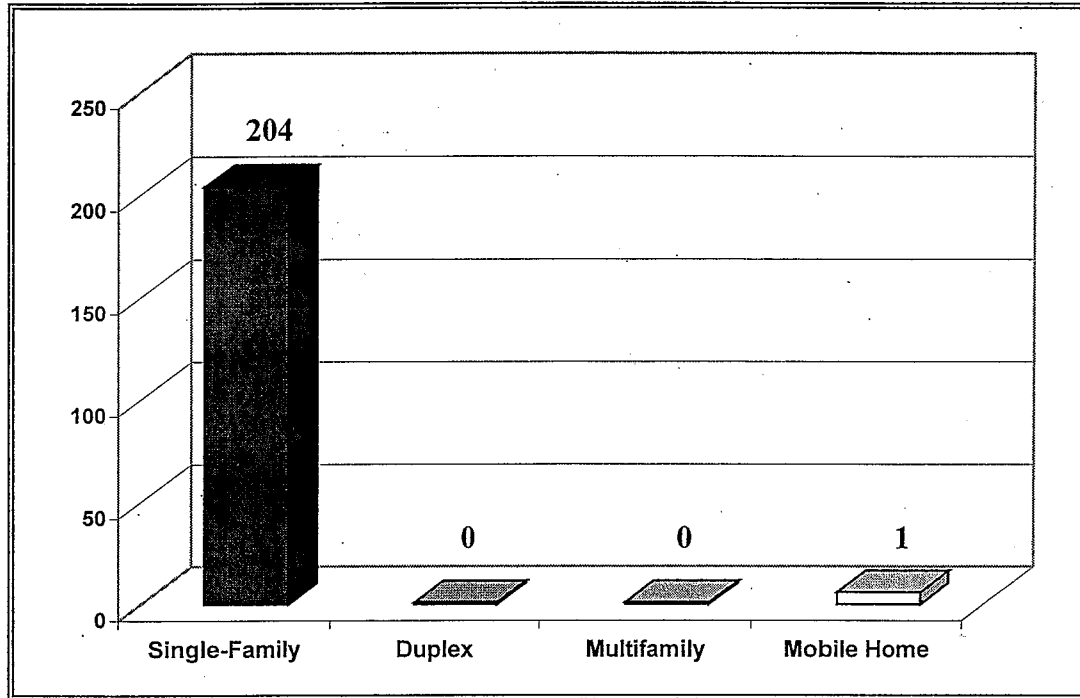
The Riverdale Park Neighborhood is located in central Stanislaus County, immediately southwest of the City of Modesto. The Neighborhood is defined by the Tuolumne River on the north, Parkdale Drive on the west, Hatch Road on the south and Carpenter Road on the east.

**EXHIBIT 17-1
RIVERDALE PARK NEIGHBORHOOD**



A total of 205 housing units were surveyed in the Neighborhood. The survey area is made up primarily of single-family residences, with approximately one third in need of rehabilitation.

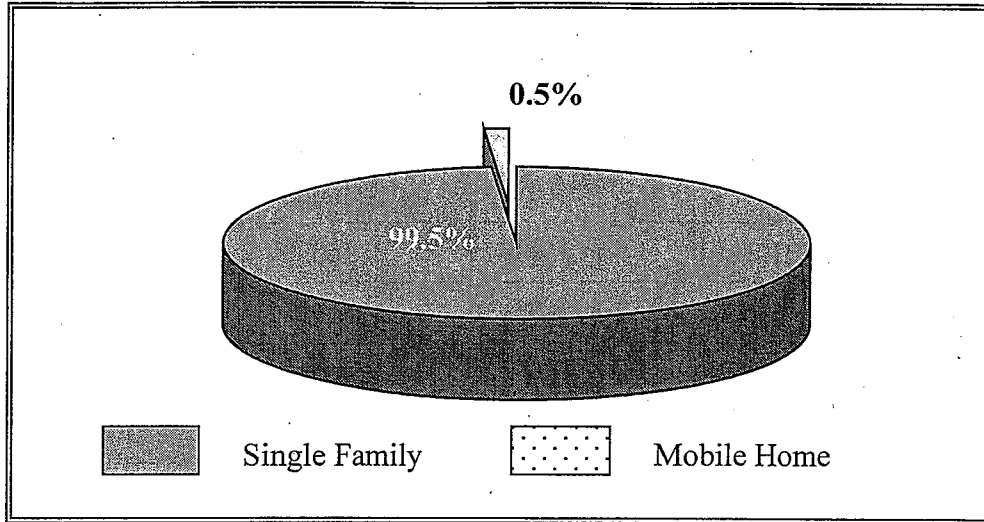
**FIGURE 17-1
COMMUNITY OF RIVERDALE PARK HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

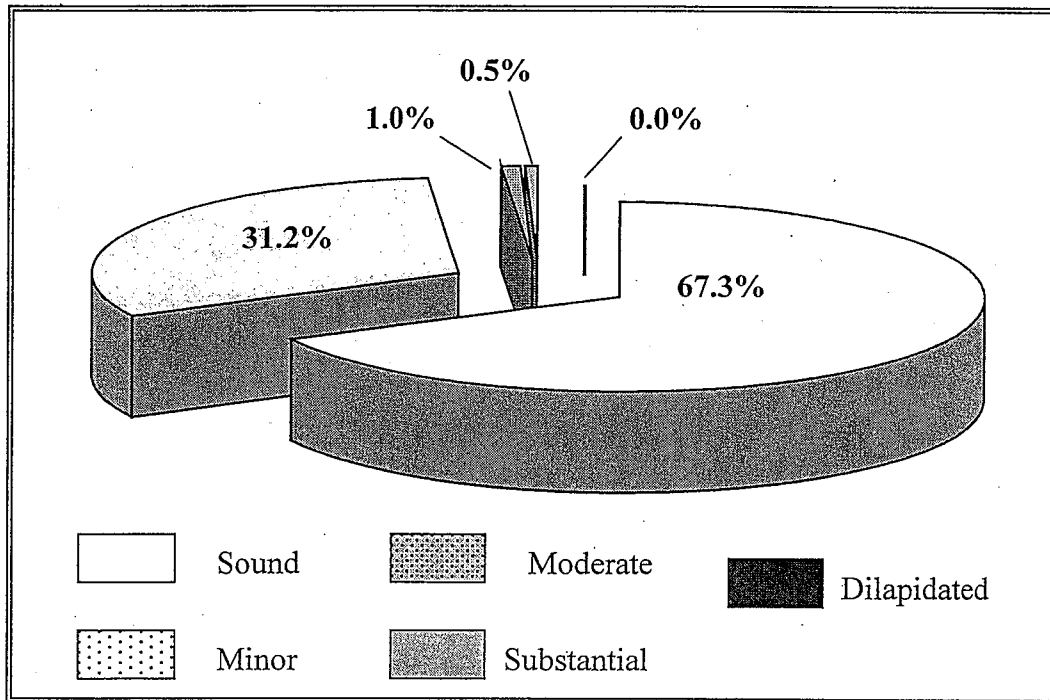
A total of 99.5 percent of the surveyed units in the Neighborhood of Riverdale Park are single-family units. No multifamily, or duplex units were found in the Neighborhood and there is only one mobile home present.

**FIGURE 17-2
HOUSING UNIT PERCENTAGES**



Of all units, 67.3 percent are in sound condition, no repairs needed, while 31.2 percent need minor repairs. Only one percent of the units were found to need moderate repairs and less than one percent need substantial repair. There were no dilapidated units found in the Community.

**FIGURE 17-2
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

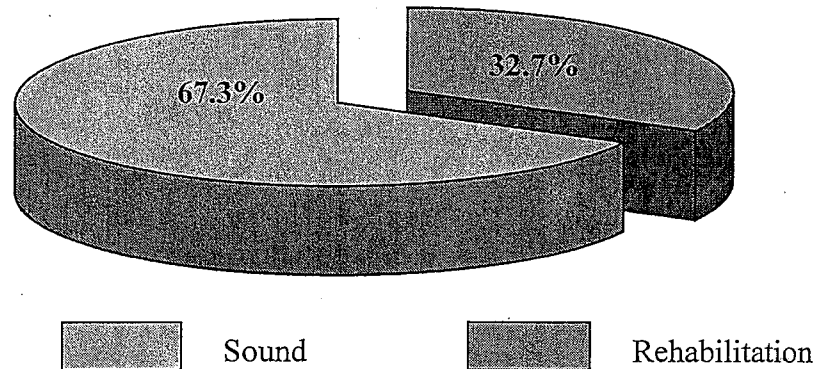
**TABLE 17-1
COMMUNITY OF RIVERDALE PARK HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	137	67.2%	0	0.0%	0	0.0%	1	100%	138
Minor	64	31.4%	0	0.0%	0	0.0%	0	0.0%	64
Moderate	2	1.0%	0	0.0%	0	0.0%	0	0.0%	2
Substantial	1	0.5%	0	0.0%	0	0.0%	0	0.0%	1
Dilapidated	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Total	204	100%	0	0.0%	0	0.0%	1	100%	205

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Riverdale Park 67 of the 205 housing units are in need of some form of rehabilitation.

**FIGURE 17-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 67

The primary repair needed in the Neighborhood is repainting of the external structure, with 43.4 percent of the units requiring this, and 31.2 percent of the units in need of re-roofing. Very few units require foundation, electrical or window repairs. Sidewalks, curbs and gutters are entirely absent in the Neighborhood.

**TABLE 17-2
COMMUNITY OF RIVERDALE PARK NEEDED REPAIRS**

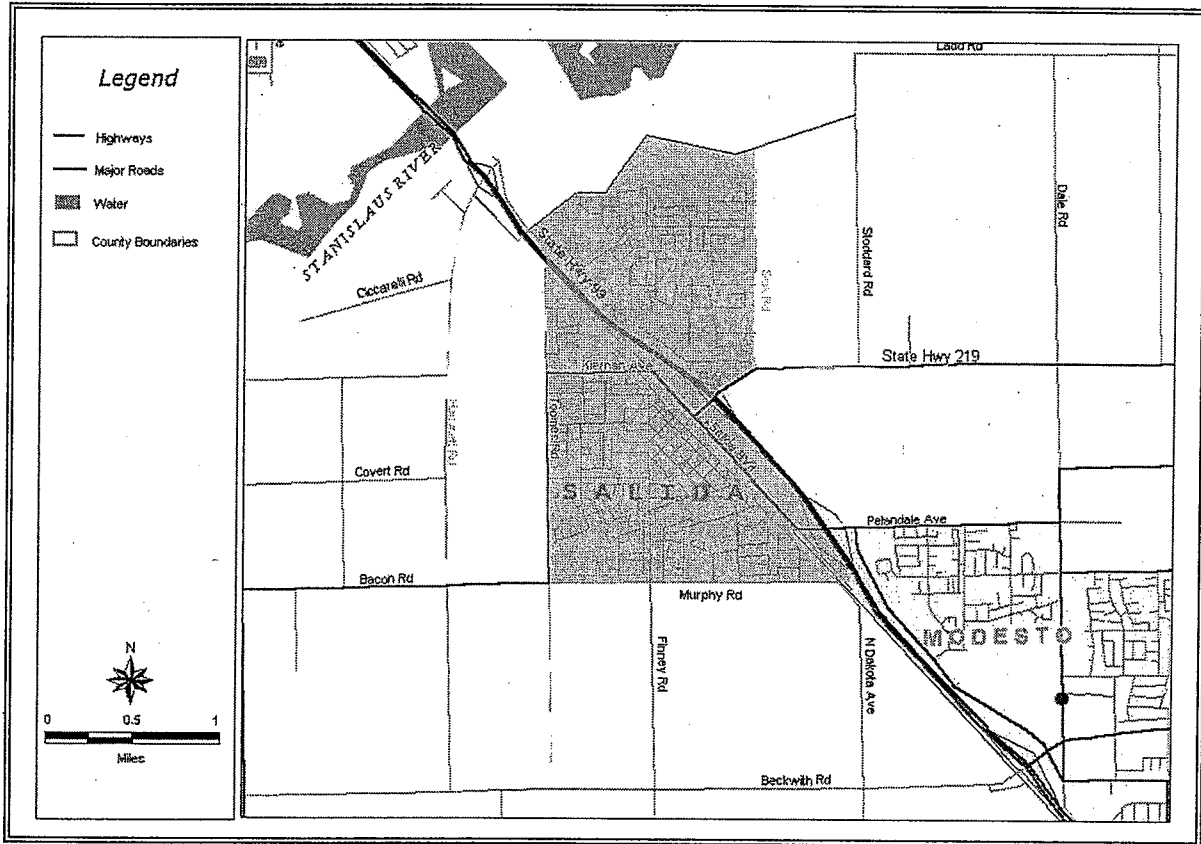
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	1	Re-painting	89
Partial Foundation	0	Patching/ Painting	14
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	1
Roofing		Windows	
Shingles Missing	8	Broken Pane	4
Re-roofing	64	Repair	1
Roof Structure Replacement	2	Replacement	1
Electrical		Frontage Improvements	
Minor Repair	1	Sidewalks	205
Replace Main Panel	0	Curbs and Gutters	205
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 67.3 percent are in sound condition and 32.7 percent are in need of rehabilitation. There was only one mobile home found in the Neighborhood, and it was in sound condition.

**SECTION 18
COMMUNITY OF SALIDA**

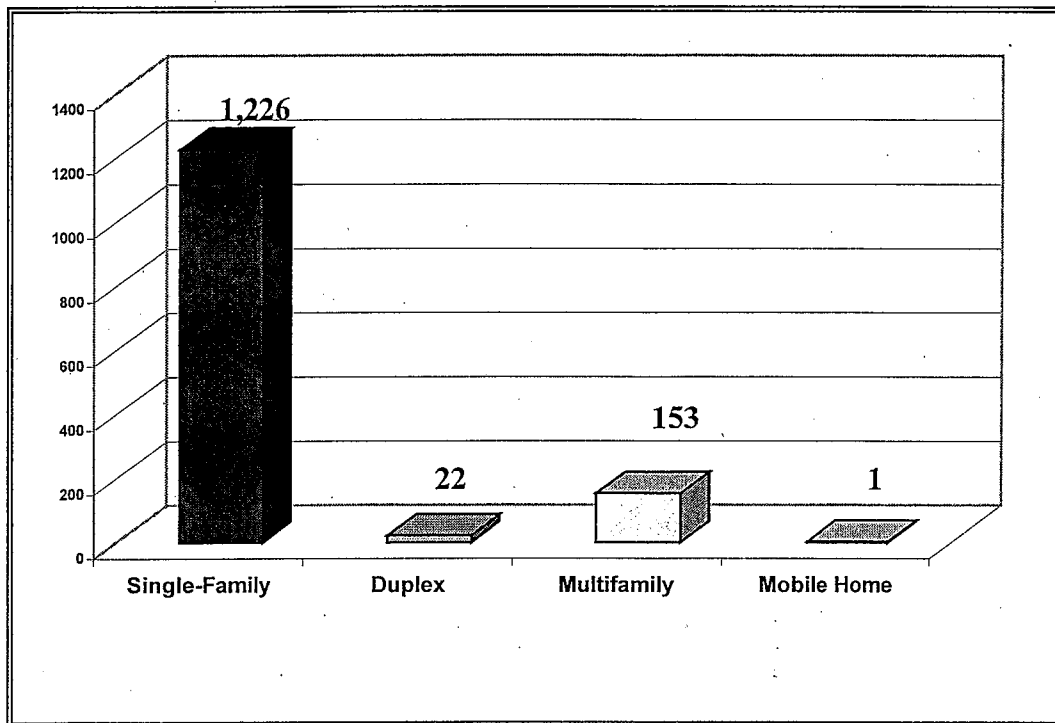
The Community of Salida is located in north-central Stanislaus County, immediately northwest of the City of Modesto. The Community is generally defined by Award Way, Solaro Way and Sun Down Place on the north, Hammett Road on the west, the Bacon Road and Murphy Road on the south and Nutcracker Lane on the east.

**EXHIBIT 18-1
COMMUNITY OF SALIDA, STANISLAUS COUNTY**



The US Census reports 3,704 housing units in the Community in 2000. Due to the large size of the Community, a sample of 33 percent of the residential housing units was determined to be representative of housing conditions. A total of 1,402 housing units were surveyed in the Community, including all multifamily units. The Community is made up primarily of single-family residences, with the great majority being in sound condition.

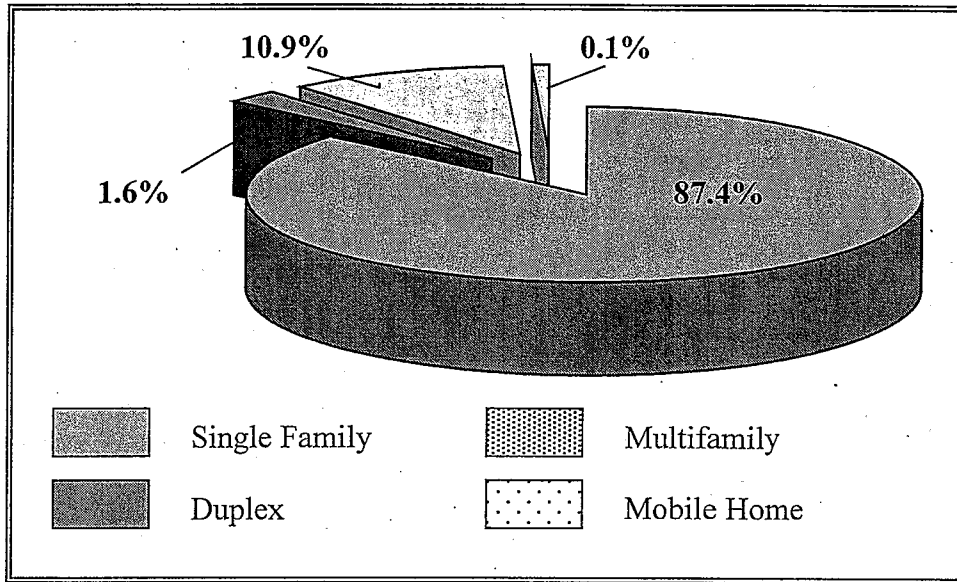
FIGURE 18-1
COMMUNITY OF SALIDA HOUSING TYPES (33% survey)



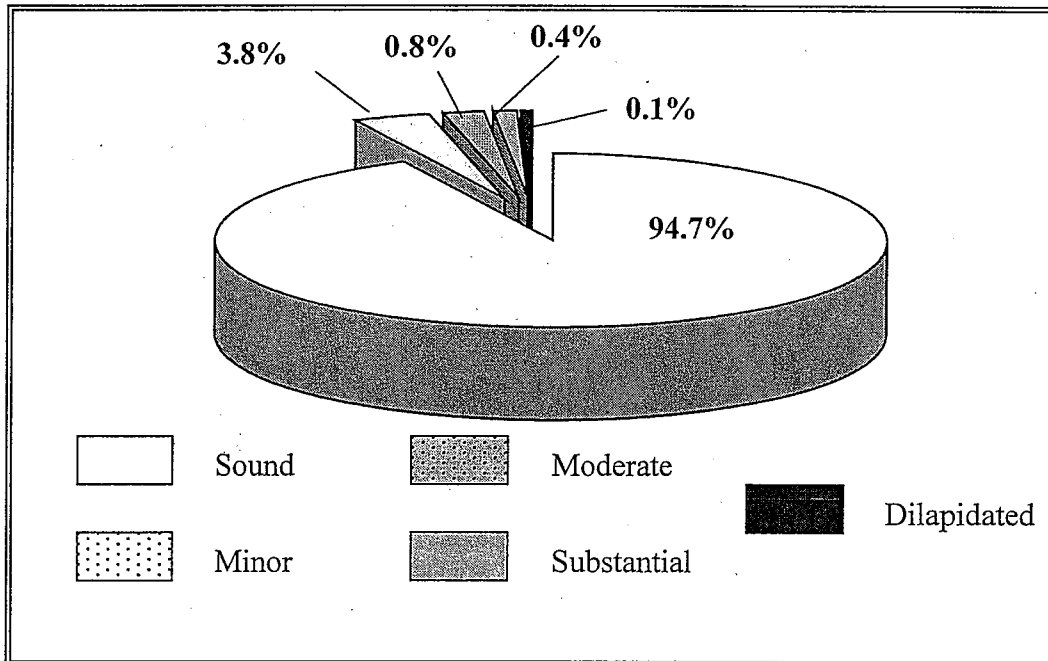
Source: Laurin Associates Housing Condition Survey 2002, 2003

A total of 87.4 percent of the surveyed units are single-family units, 10.9 percent are classified as multifamily units; 1.6 percent are duplexes, and less than 0.1 percent are mobile homes.

**FIGURE 18-2
HOUSING UNIT PERCENTAGES**



**FIGURE 18-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

Of all units, 94.7 percent are in sound condition, no repairs needed, while only 3.8 percent need minor repairs, and an additional 0.8 percent need moderate repairs. Only

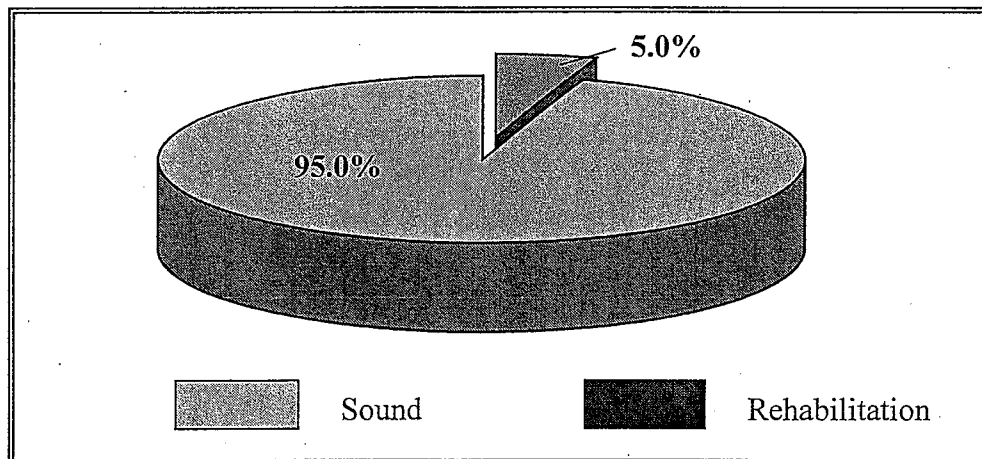
0.4 percent of the units surveyed need substantial repair, and 0.1 percent of the housing units are dilapidated.

**TABLE 18-1
COMMUNITY OF SALIDA HOUSING CONDITIONS (33% survey)**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	1,154	94.1%	22	100.0%	153	100.0%	1	100.0%	1,330
Minor	53	4.3%	0	0.0%	0	0.0%	0	0%	53
Moderate	11	0.9%	0	0.0%	0	0.0%	0	0%	11
Substantial	6	0.5%	0	0.0%	0	0.0%	0	0%	6
Dilapidated	2	0.2%	0	0.0%	0	0.0%	0	0%	2
Total	1,226	100%	22	100%	153	100%	1	1%	1,402

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Community of Salida a total of 5.0 percent, or 70 of the 1,379 housing units are in need of some form of rehabilitation.

**FIGURE 18-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 70

The primary repair needed in the Community is re-roofing or roof repair of the housing unit, with 18.6 percent of the units requiring this, followed by 15.1 percent of the units requiring repainting of the external structure. Very few units require foundation or electrical repair and 1.3 percent need window repair or replacement. A total of 18.7 percent of the housing units have no sidewalks, and 16.5 percent have no curbs or gutters.

**TABLE 18-2
COMMUNITY OF SALIDA NEEDED REPAIRS (33% survey)**

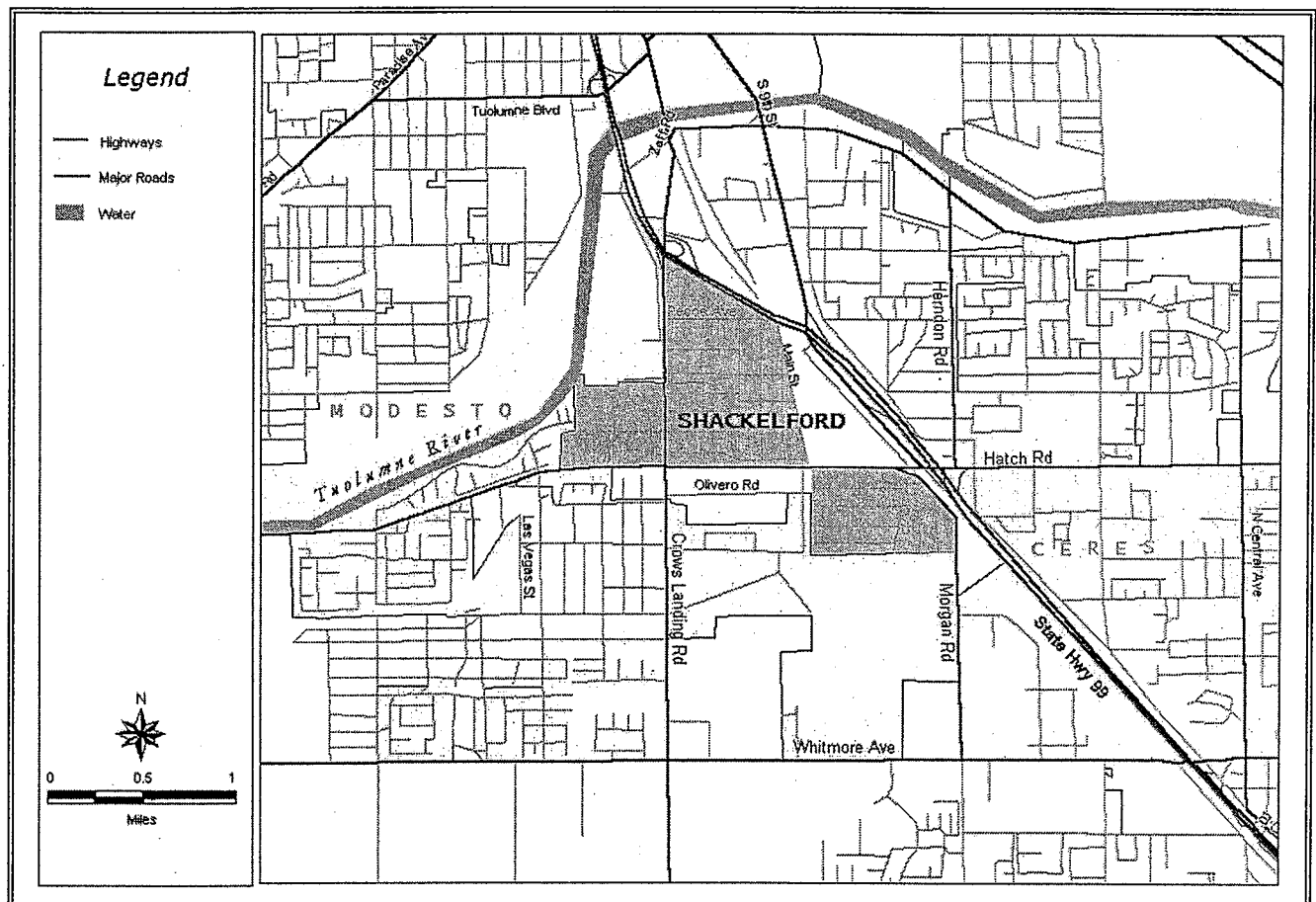
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	4	Re-painting	162
Partial Foundation	0	Patching/ Painting	34
No or Needs Foundation	0	Replacement/ Painting &/or Lead – Based Paint	12
Roofing		Windows	
Shingles Missing	186	Broken Pane	0
Re-roofing	59	Repair	12
Roof Structure Replacement	12	Replacement	7
Electrical		Frontage Improvements	
Minor Repair	2	Sidewalks	258
Replace Main Panel	0	Curbs and Gutters	258
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 94.1 percent are in sound condition and 5.7 percent are in need of rehabilitation. Two housing units are considered dilapidated. All of the individual housing units configured as duplexes are in sound condition. The survey showed that all of multifamily units are also in sound condition. Finally, the single mobile home found in the Community was in sound condition.

SECTION 19 SHACKELFORD NEIGHBORHOOD

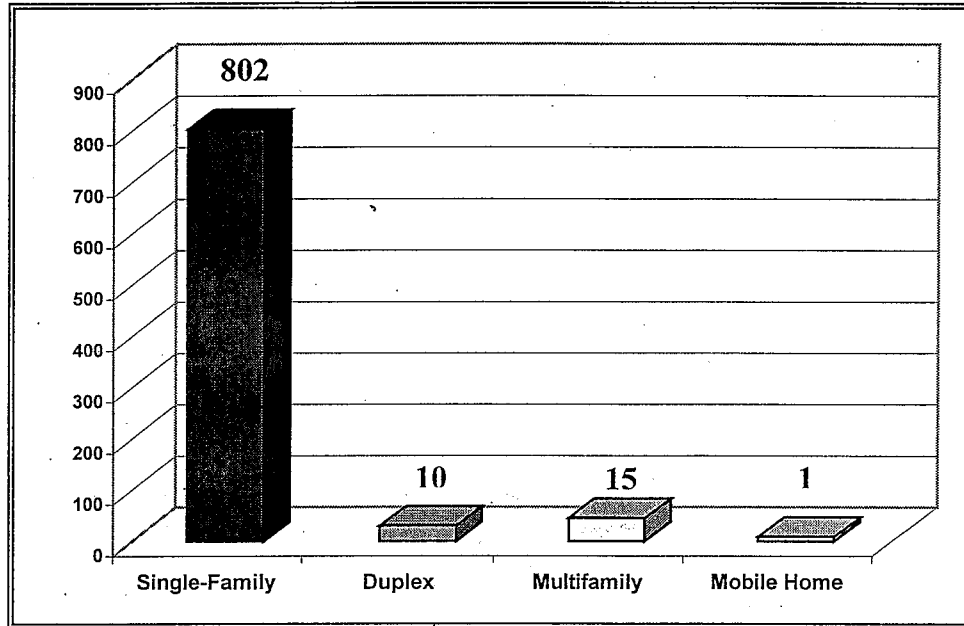
The Shackelford Neighborhood is located in central Stanislaus County, immediately west of the City of Ceres. It is defined by US Highway 99 on the north, the Tuolumne River on the west, Hatch Road on the south and the Union Pacific Railroad on the east.

EXHIBIT 19-1 SHACKELFORD NEIGHBORHOOD



A total of 828 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority in need of minor to substantial rehabilitation.

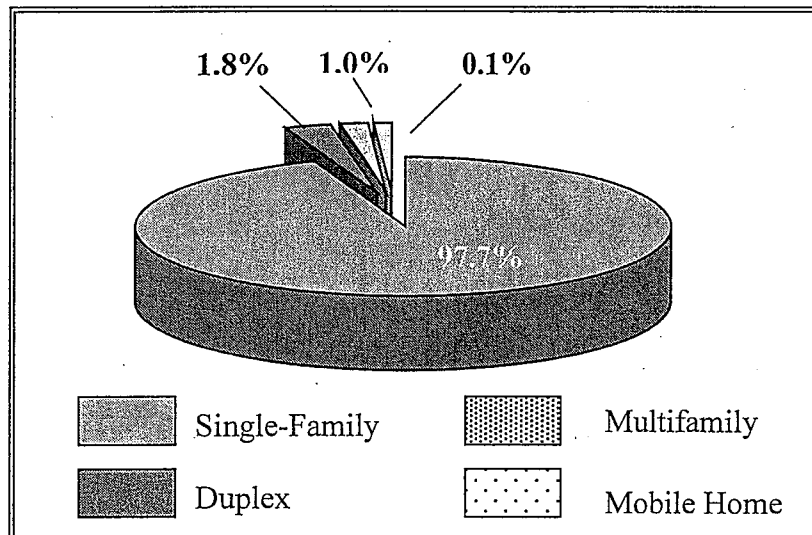
FIGURE 19-1
COMMUNITY OF SHACKELFORD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

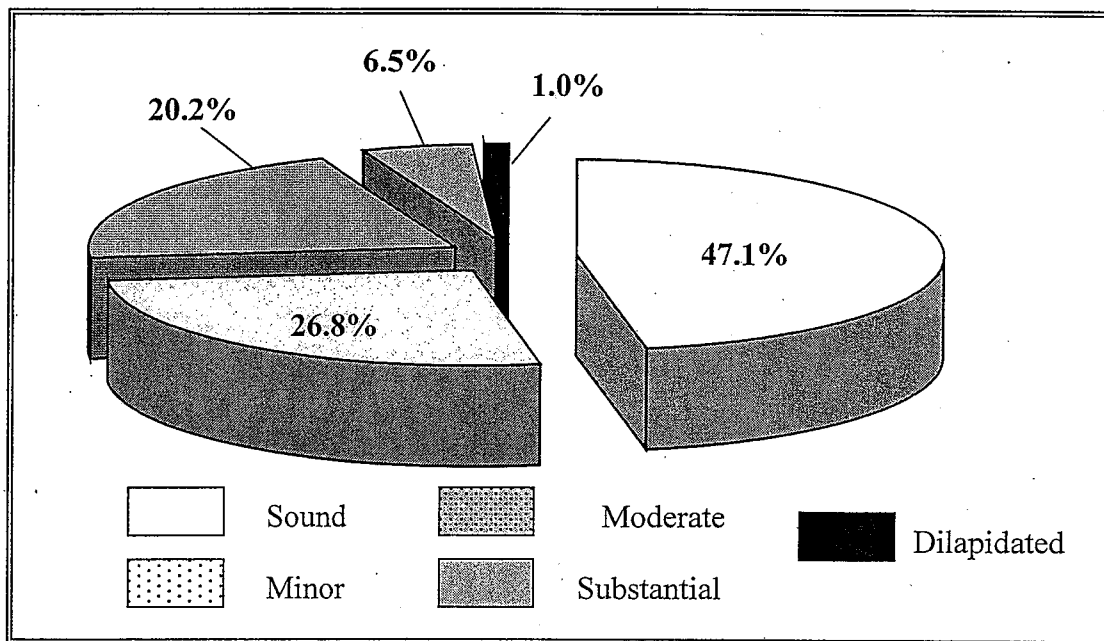
A total of 96.8 percent of the surveyed units are single-family units, 1.8 percent are classified as multifamily units; 1.2 percent are duplexes, and 0.1 percent are mobile homes. There were five duplexes found in the Neighborhood, for a total of 10 housing units, and only two multifamily units, for a total of 15 housing units.

FIGURE 19-2
HOUSING UNIT PERCENTAGES



Of all units, 47.1 percent are in sound condition, no repairs needed, while 26.8 percent need minor repairs, and an additional 20.2 percent need moderate repairs. Only 4.8 percent of the units surveyed need substantial repair, and 1.1 percent of the housing units are dilapidated.

**FIGURE 19-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

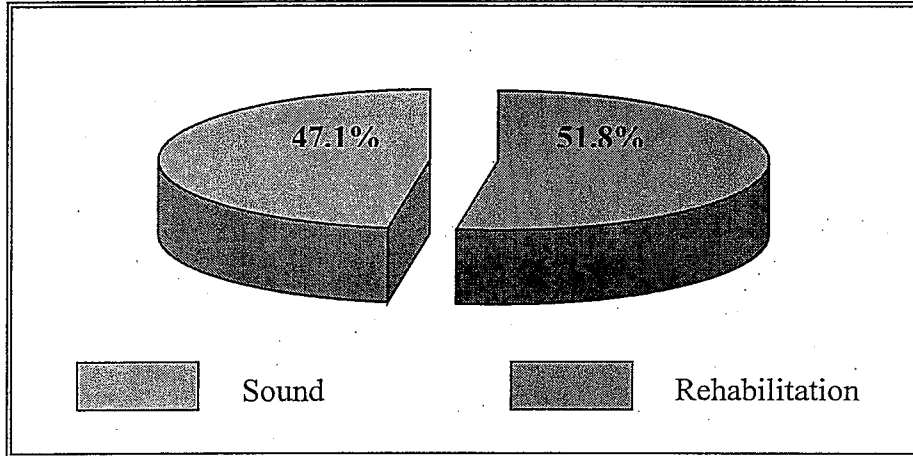
**TABLE 19-1
COMMUNITY OF SHACKELFORD HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	382	47.6%	4	40.0%	3	20.0%	1	100%	390
Minor	213	26.6%	2	20.0%	7	46.7%	0	0.0%	222
Moderate	162	20.2%	0	0.0%	5	33.3%	0	0.0%	167
Substantial	40	5.0%	0	0.0%	0	0.0%	0	0.0%	40
Dilapidated	5	0.6%	4	40.0%	0	0.0%	0	0.0%	9
Total	802	100%	10	4%	15	100%	1	100%	828

Source: Laurin Associates Housing Condition Survey 2002, 2003

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Shackelford Neighborhood a total of 51.8 percent, or 429 of the 828 housing units are in need of some form of rehabilitation.

**FIGURE 19-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 429

The primary repair needed in the Neighborhood is re-roofing of the main housing unit, where 28.6 percent of the units surveyed are in need of this repair. Additionally, a significant proportion of units, (18 percent), need complete roof structure replacement. A total of 24.2 percent of the housing units require repainting of the external structure. Very few units require foundation or electrical repair, however 11.0 percent need window repair or replacement. Sidewalks, curbs and gutters are almost entirely absent throughout the Neighborhood. Several residents in the area made comments regarding the need for sidewalks while the surveyors were conducting research in the neighborhood.

**TABLE 19-2
SHACKELFORD NEIGHBORHOOD NEEDED REPAIRS**

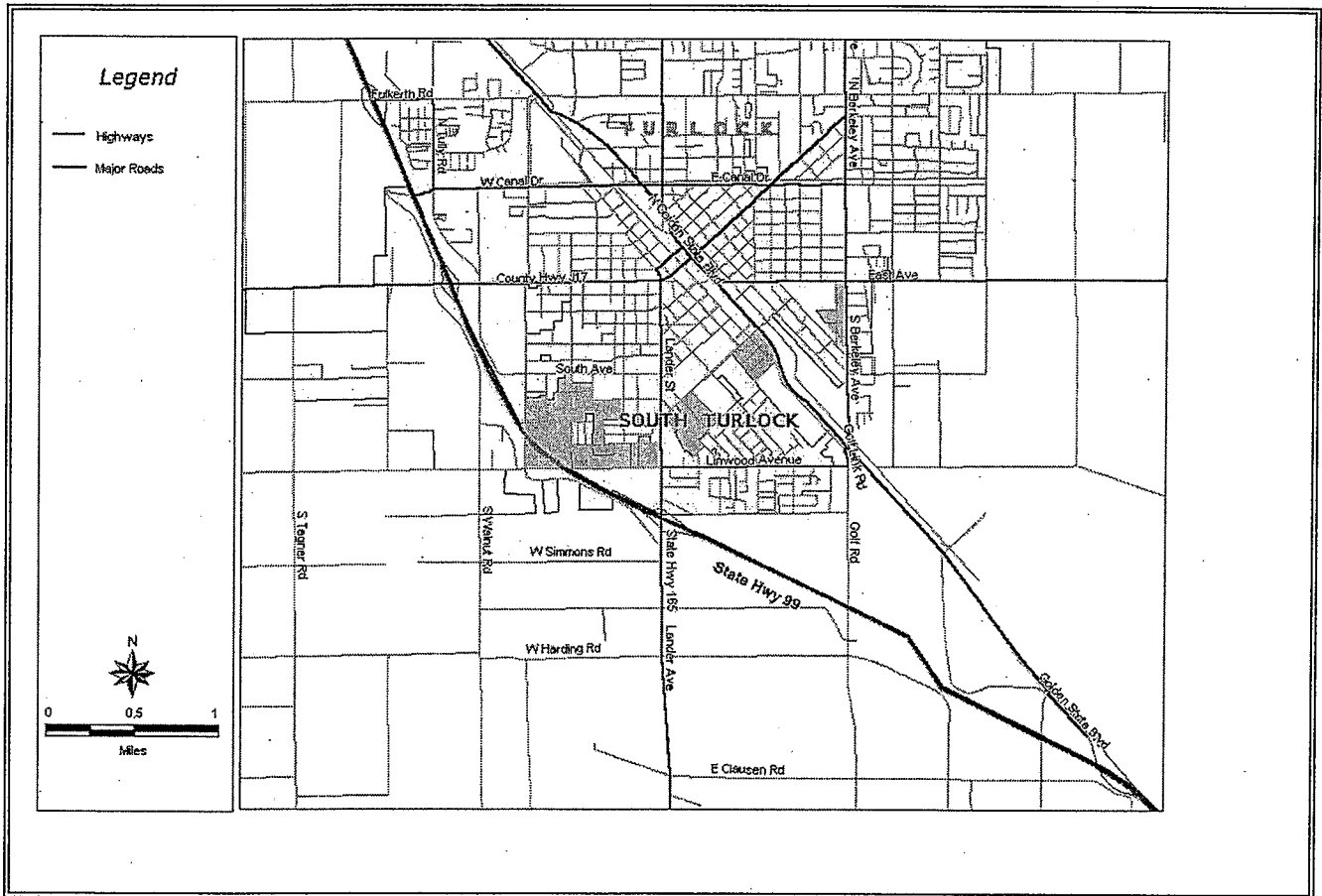
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	12	Re-painting	200
Partial Foundation	0	Patching/ Painting	102
No or Needs Foundation	6	Replacement/ Painting &/or Lead – Based Paint	170
Roofing		Windows	
Shingles Missing	20	Broken Pane	0
Re-roofing	237	Repair	67
Roof Structure Replacement	149	Replacement	24
Electrical		Frontage Improvements	
Minor Repair	13	Sidewalks	808
Replace Main Panel	3	Curbs and Gutters	783
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 47.6 percent are in sound condition and 51.7 percent are in need of rehabilitation. Five single-family homes are considered dilapidated. A total of 40.0 percent of individual housing units configured as duplexes are in sound condition, with 20.0 percent in need of rehabilitation. Four duplexes (eight housing units) are considered dilapidated. The survey showed that 20.0 percent of multifamily units are in sound condition, with 80.0 percent in need of rehabilitation. Finally, the single mobile home found in the neighborhood is in sound condition.

SECTION 20
SOUTH TURLOCK NEIGHBORHOOD

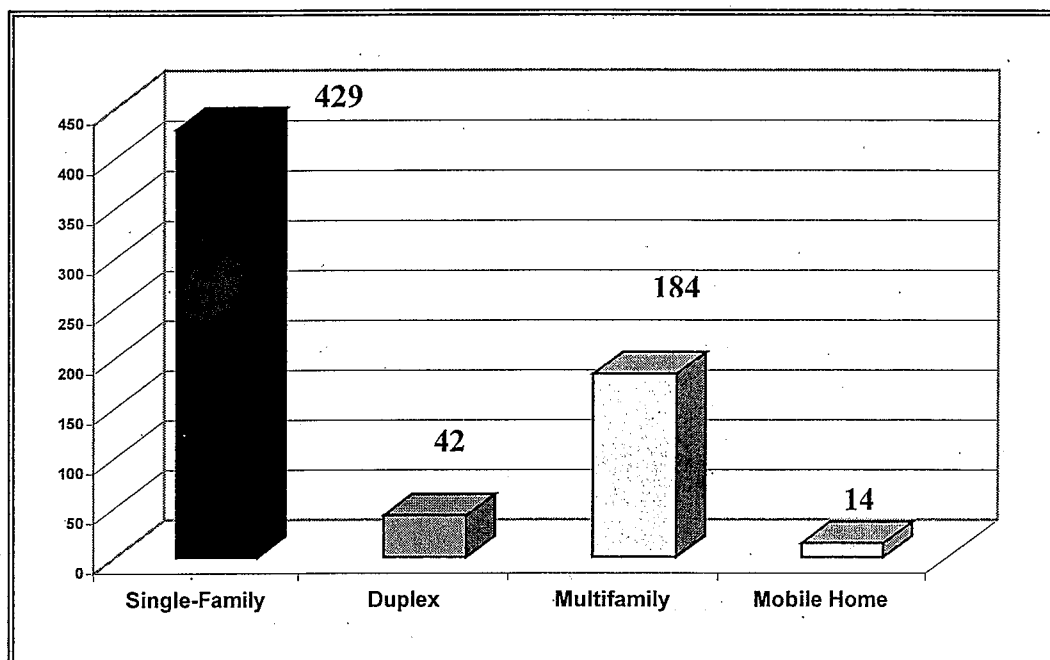
The South Turlock Neighborhood is located in central Stanislaus County, immediately south of the City of Turlock. It is defined by South and East Avenues on the north, the West Glenwood Avenue and Soderquist Road on the west, Linwood Avenue on the south and the South First Street on the east.

EXHIBIT 20-1
SOUTH TURLOCK NEIGHBORHOOD



A total of 669 housing units were surveyed in the Neighborhood. The Neighborhood is made up primarily of single-family residences, with the majority being in sound condition.

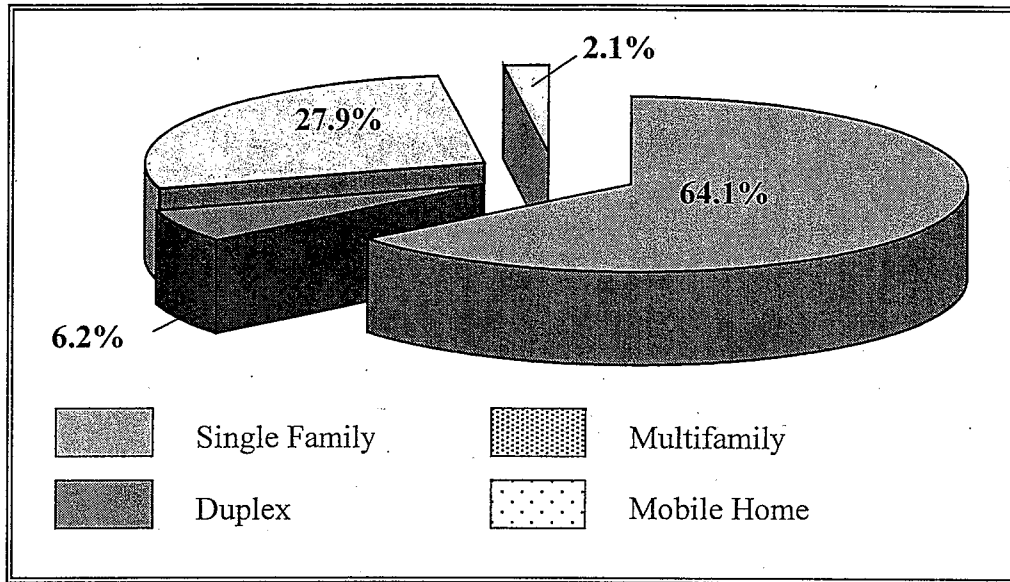
FIGURE 20-1
SOUTH TURLOCK NEIGHBORHOOD HOUSING TYPES



Source: Laurin Associates Housing Condition Survey 2002, 2003

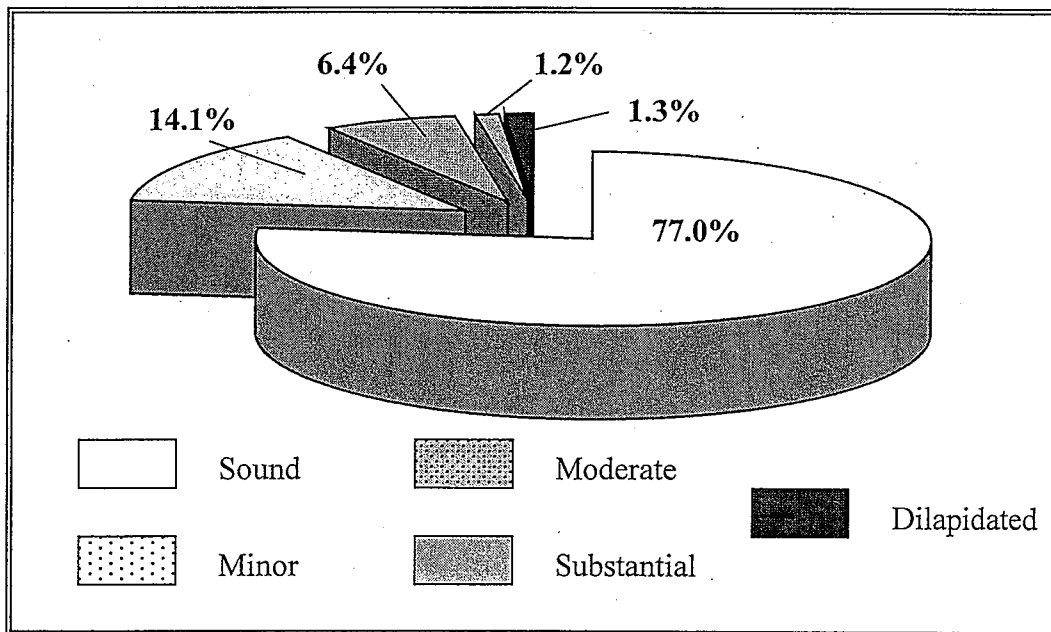
A total of 89.8 percent of the surveyed units are single-family units, 2.9 percent are classified as multifamily units; 4.4 percent are duplexes, and 2.9 are mobile homes. There were 21 duplexes found in the Neighborhood, for a total of 42 housing units, and 14 multifamily complexes for a total of 184 housing units.

**FIGURE 20-2
HOUSING UNIT PERCENTAGES**



Of all units, 77.0 percent are in sound condition, no repairs needed, while 14.1 percent need minor repairs, and an additional 6.4 percent need moderate repairs. Only 1.2 percent of the units surveyed need substantial repair, and 1.3 percent of the housing units are dilapidated.

**FIGURE 20-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

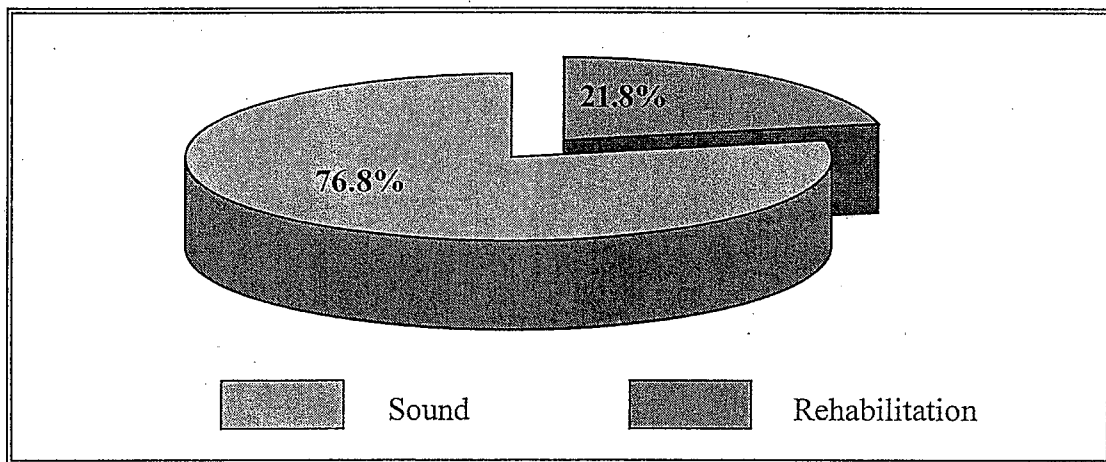
**TABLE 20-1
SOUTH TURLOCK NEIGHBORHOOD HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	296	69.0%	38	90.5%	172	93.5%	8	57.2%	514
Minor	85	19.8%	0	0.0%	8	4.3%	2	14.3%	95
Moderate	32	7.5%	4	9.5%	4	2.2%	3	21.4%	43
Substantial	8	1.9%	0	0.0%	0	0.0%	0	0.0%	8
Dilapidated	8	1.9%	0	0.0%	0	0.0%	1	7.1%	9
Total	429	100%	42	100%	184	100%	14	100%	669

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or Substantial repair. In the Neighborhood of South Turlock a total of 21.7 percent, or 146 of the 669 housing units are in need of some form of rehabilitation.

**FIGURE 20-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 146

The primary repair needed in the Neighborhood is repainting and/or patching or siding replacement of the external structure, with 31.4 percent of the units requiring this improvement. A total of 28.3 percent of the housing units require re-roofing or roof repair. Only 2.5 percent of the units require foundation repair, and 8.4 percent need window repair or replacement. Only thirteen units (1.9 percent) were found to require electrical repairs. A total of 41.1 percent of the housing units have no sidewalks, curbs or gutters.

**TABLE 20-2
SOUTH TURLOCK NEIGHBORHOOD NEEDED REPAIRS**

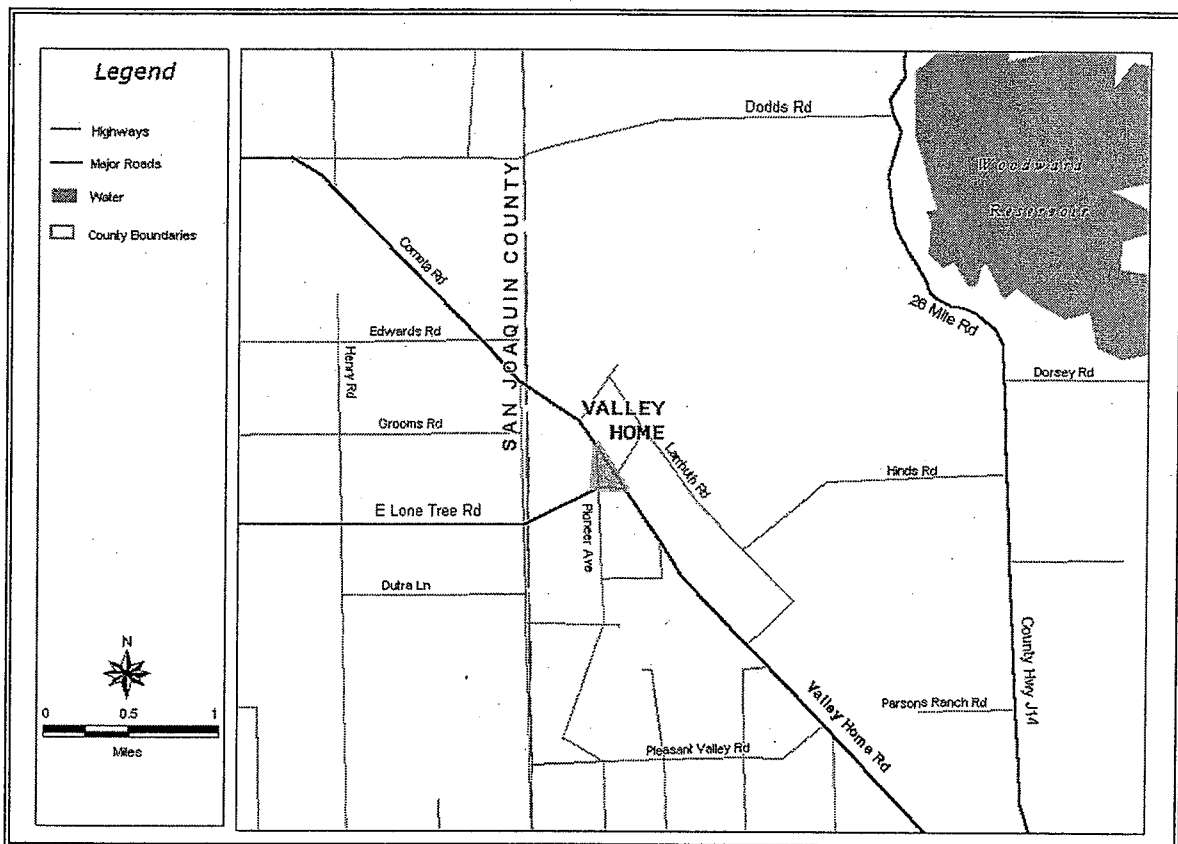
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	1	Re-painting	94
Partial Foundation	15	Patching/ Painting	73
No or Needs Foundation	2	Replacement/ Painting &/or Lead – Based Paint	43
Roofing		Windows	
Shingles Missing	90	Broken Pane	6
Re-roofing	64	Repair	19
Roof Structure Replacement	35	Replacement	31
Electrical		Frontage Improvements	
Minor Repair	10	Sidewalks	275
Replace Main Panel	3	Curbs and Gutters	275
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 69.0 percent are in sound condition and 29.1 percent are in need of rehabilitation. Eight single-family homes are considered dilapidated. A total of 90.5 percent of individual housing units configured as duplexes are in sound condition, with 9.5 percent in need of rehabilitation. The survey showed that 93.6 percent of multifamily units are in sound condition, with 6.5 percent in need of rehabilitation. Finally, a total of 57.2 percent of the mobile homes are in sound condition, and 35.7 percent are in need of rehabilitation. One mobile home was found to be dilapidated.

**SECTION 21
COMMUNITY OF VALLEY HOME**

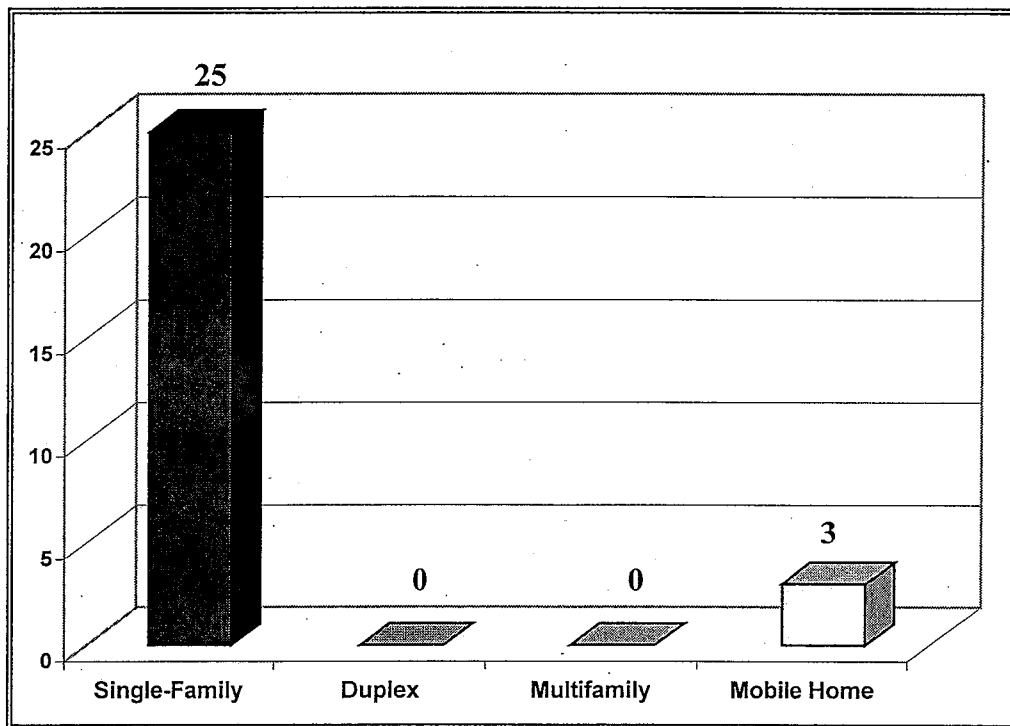
The Community of Valley Home is located in northeastern Stanislaus County, approximately eleven miles northeast of the City of Modesto. The Neighborhood is basically triangular in shape, and is defined by Valley Home Road on the northeast, Pioneer Avenue on the west, and Lone Tree Road on the South.

**EXHIBIT 21-1
COMMUNITY OF VALLEY HOME**



A total of 28 housing units were surveyed in the Community. The neighborhood is made up primarily of single-family residences, a small percentage of which are in need of rehabilitation.

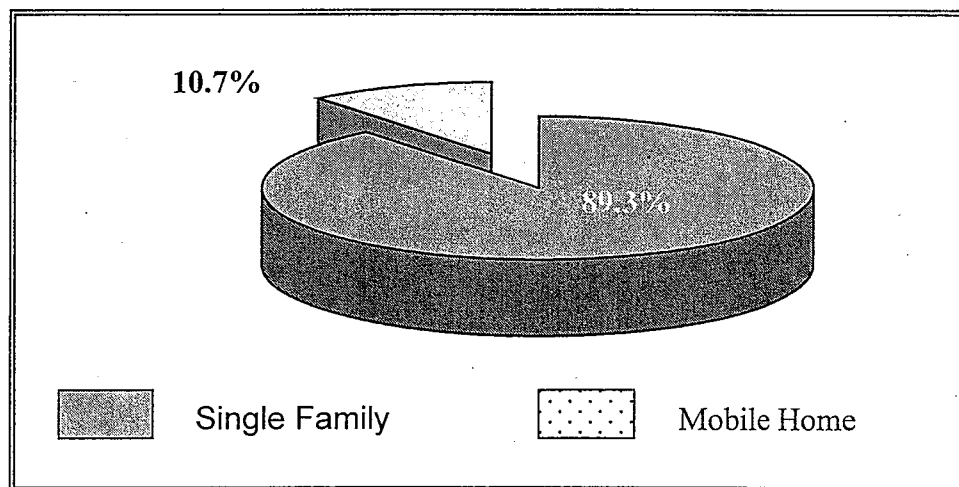
**FIGURE 21-1
COMMUNITY OF VALLEY HOME HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

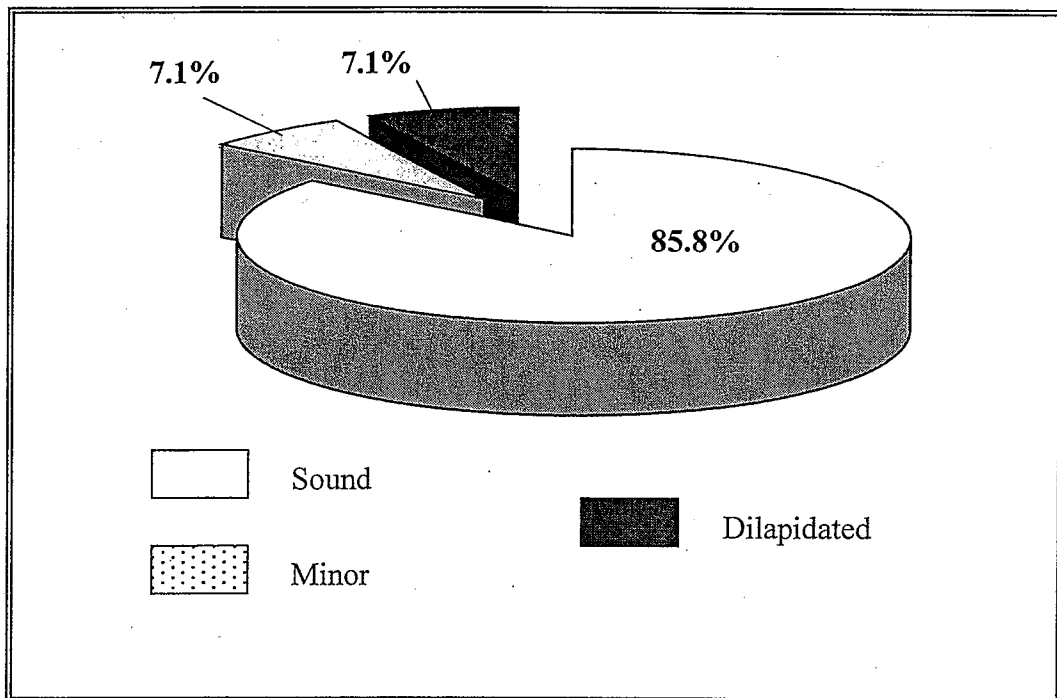
A total of 89.3 percent of the surveyed units are single-family units and 10.7 percent are mobile homes. No multifamily or duplex units were found in the Community.

**FIGURE 21-2
HOUSING UNIT PERCENTAGES**



Of all units, 85.8 percent are in sound condition, no repairs needed, while 7.1 percent need minor repairs. No units were found to need moderate or substantial repairs. The dilapidated units include two single-family homes.

**FIGURE 21-3
HOUSING UNITS BY CONDITION**



Source: Laurin Associates Housing Condition Survey 2002, 2003

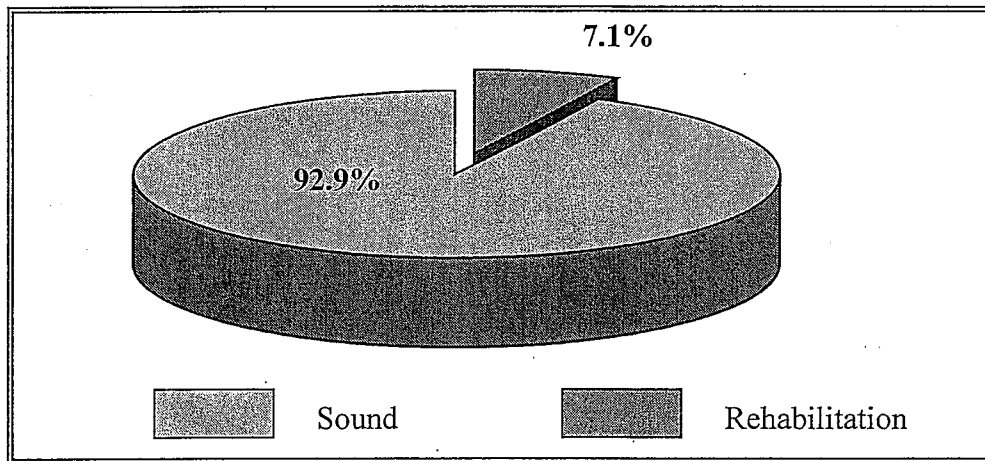
**TABLE 21-1
COMMUNITY OF VALLEY HOME HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	21	84.0%	0	0.0%	0	0.0%	3	100%	24
Minor	2	8.0%	0	0.0%	0	0.0%	0	0.0%	2
Moderate	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Substantial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dilapidated	2	8.0%	0	0.0%	0	0.0%	0	0.0%	2
Total	25	100%	0	0.0%	0	0.0%	3	100%	28

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Valley Home only two single-family homes of the 28 housing units are in need of some form of rehabilitation.

**FIGURE 21-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 2

The primary repair needed in the Community is repainting of the external structure, with 32.1 percent of the units requiring this. Very few units require roofing, foundation, window or electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

**TABLE 21-2
COMMUNITY OF VALLEY HOME NEEDED REPAIRS**

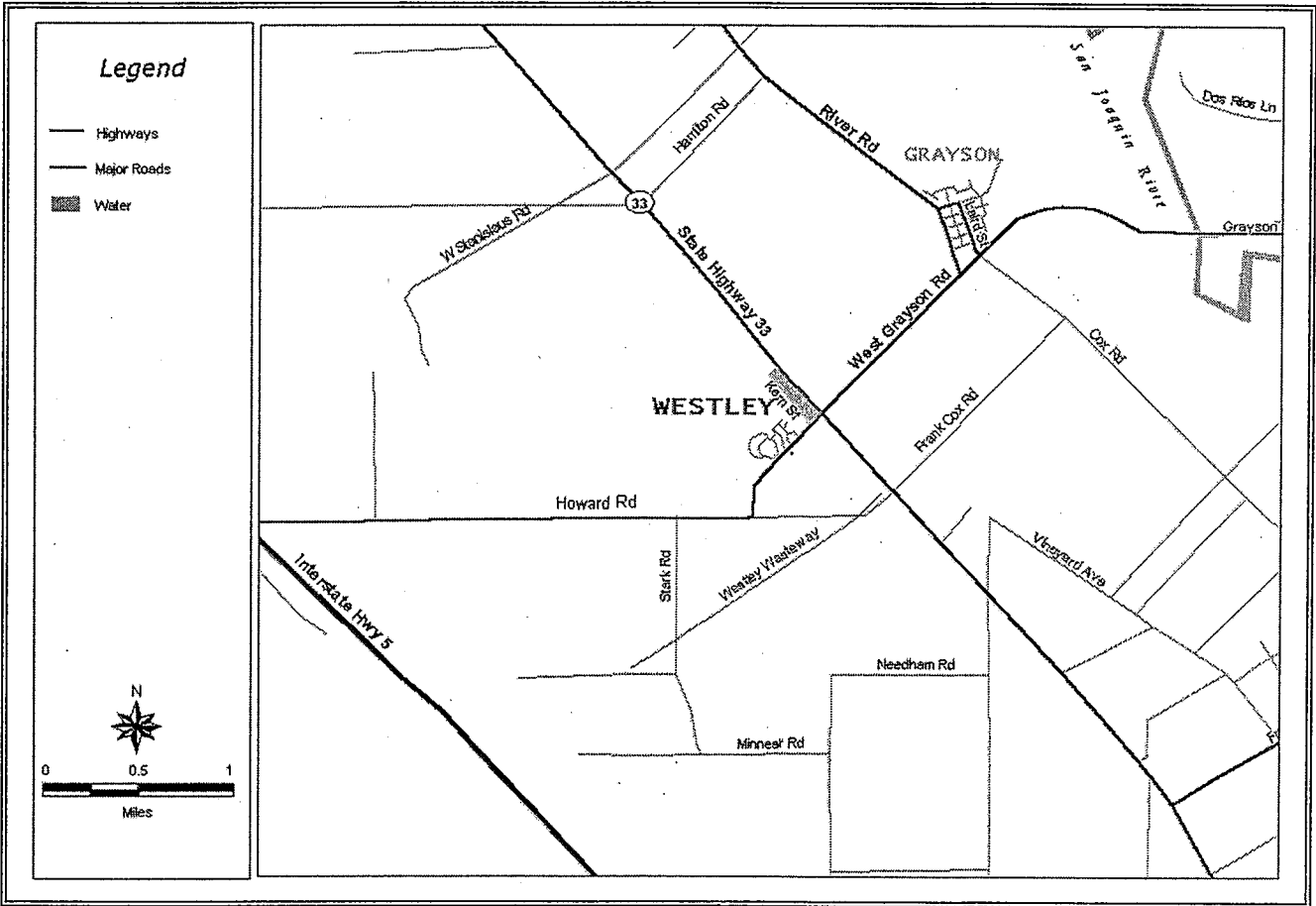
NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	1	Re-painting	7
Partial Foundation	0	Patching/ Painting	2
No or Needs Foundation	1	Replacement/ Painting &/or Lead – Based Paint	2
Roofing		Windows	
Shingles Missing	0	Broken Pane	0
Re-roofing	2	Repair	0
Roof Structure Replacement	2	Replacement	2
Electrical		Frontage Improvements	
Minor Repair	1	Sidewalks	28
Replace Main Panel	1	Curbs and Gutters	28
Source: Laurin Associates Housing Condition Survey 2002, 2003			

In summary, of the single-family housing units, 84.0 percent are in sound condition and eight percent are in need of rehabilitation. Two single-family housing units are considered dilapidated. All three of the mobile homes in the Community are in sound condition.

**SECTION 22
COMMUNITY OF WESTLEY**

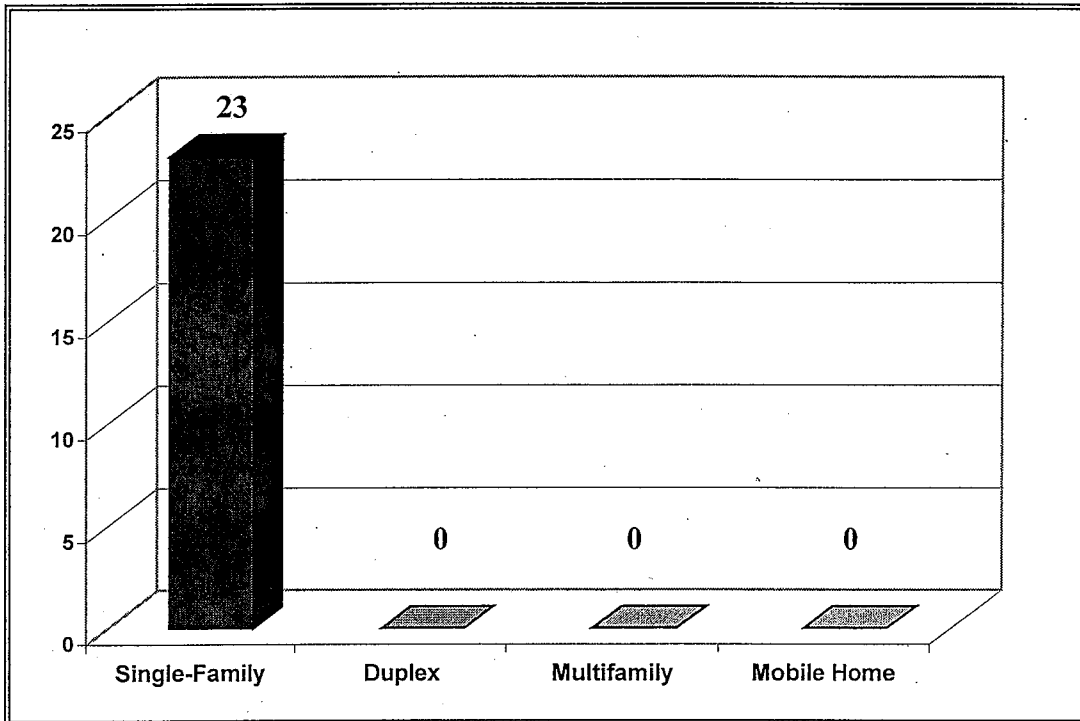
The community of Westley is located in western Stanislaus County, approximately 12 miles southwest of the City of Modesto. The neighborhood is defined by E Street on the north, Kern Street on the west, Howard Road on the south and State Highway 33 on the east.

**EXHIBIT 22-1
COMMUNITY OF WESTLEY, STANISLAUS COUNTY**



A total of 23 housing units were surveyed in the Community. The neighborhood is made up exclusively of single-family residences, a significant percentage of which are in need of rehabilitation or are dilapidated.

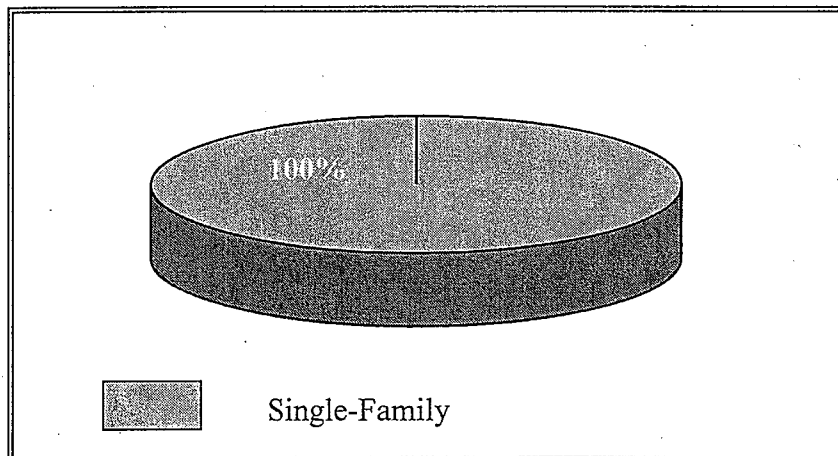
**FIGURE 22-1
COMMUNITY OF WESTLEY HOUSING TYPES**



Source: Laurin Associates Housing Condition Survey 2002, 2003

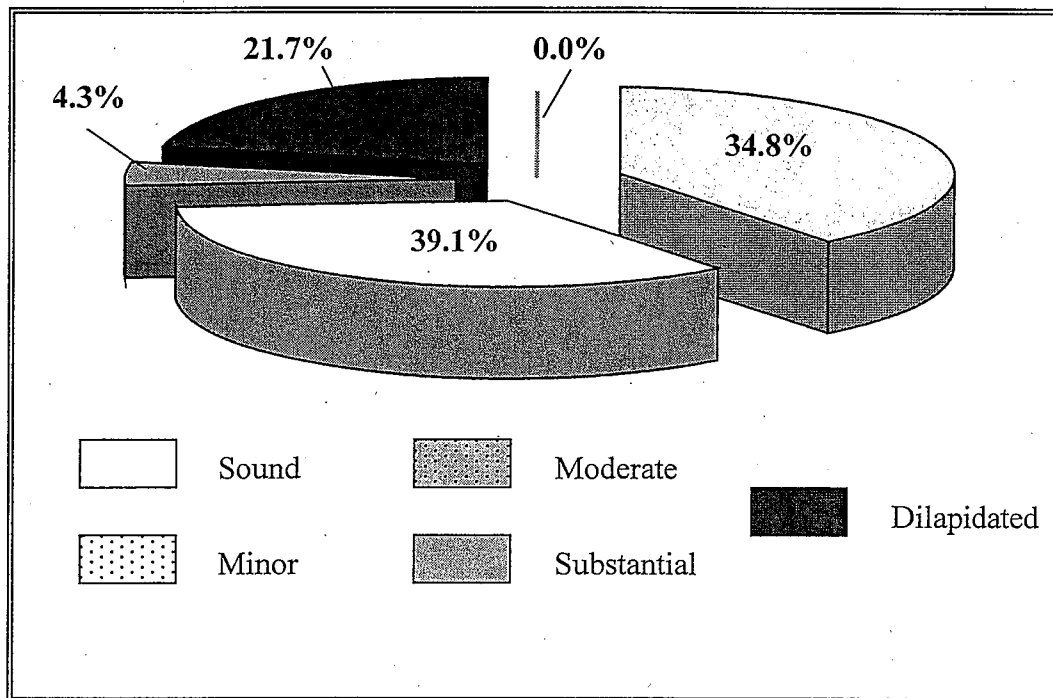
A total of 100 percent of the surveyed units in the Community of Westley are single-family units. No multifamily, duplex or mobile home units were found in the Community.

**FIGURE 22-2
HOUSING UNIT PERCENTAGES**



Of all units, 39.1 percent are in sound condition, no repairs needed, while 34.8 percent need minor repairs. A total of 4.3 percent of the units were found to need moderate repairs. The dilapidated units include five single-family homes, or 21.7 percent of the homes in the Community.

**FIGURE 22-3
HOUSING UNITS BY CONDITION**



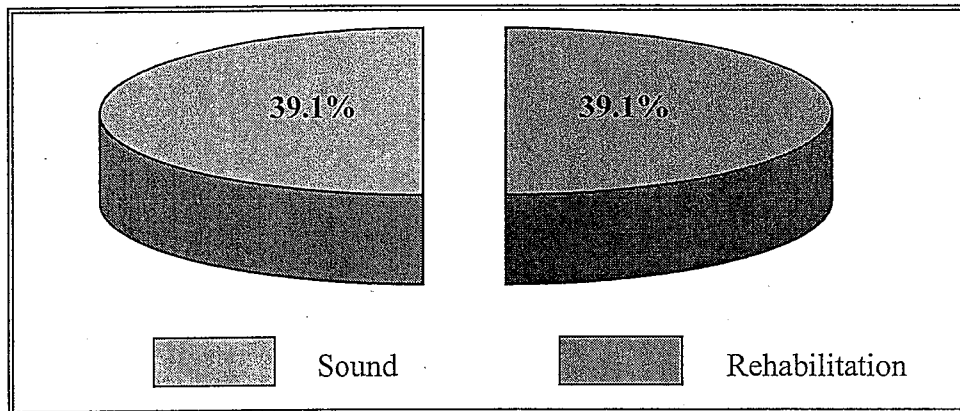
**TABLE 22-1
COMMUNITY OF WESTLEY HOUSING CONDITIONS**

Housing Condition	Single Family		Duplex		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	
Sound	9	39.1%	0	0.0%	0	0.0%	0	0.0%	9
Minor	8	34.8%	0	0.0%	0	0.0%	0	0.0%	8
Moderate	1	4.3%	0	0.0%	0	0.0%	0	0.0%	1
Substantial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dilapidated	5	21.7%	0	0.0%	0	0.0%	0	0.0%	5
Total	23	100%	0	0.0%	0	0.0%	0	0.0%	23

Source: Laurin Associates Housing Condition Survey 2002

A housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. In the Community of Westley nine of the 23 housing units are in need of some form of rehabilitation.

**FIGURE 22-4
HOUSING UNITS BY REHABILITATION STATUS**



Total housing units needing rehabilitation: 9

The primary repair needed in the Community is repainting or patching/replacement and repainting of the external structure, with 78.3 percent of the units requiring this improvement, and 39.1 percent of the units in need of re-roofing or roof repair. Five of the units require foundation repair and five are in need of window repairs and electrical repairs. Sidewalks, curbs and gutters are entirely absent in the Community.

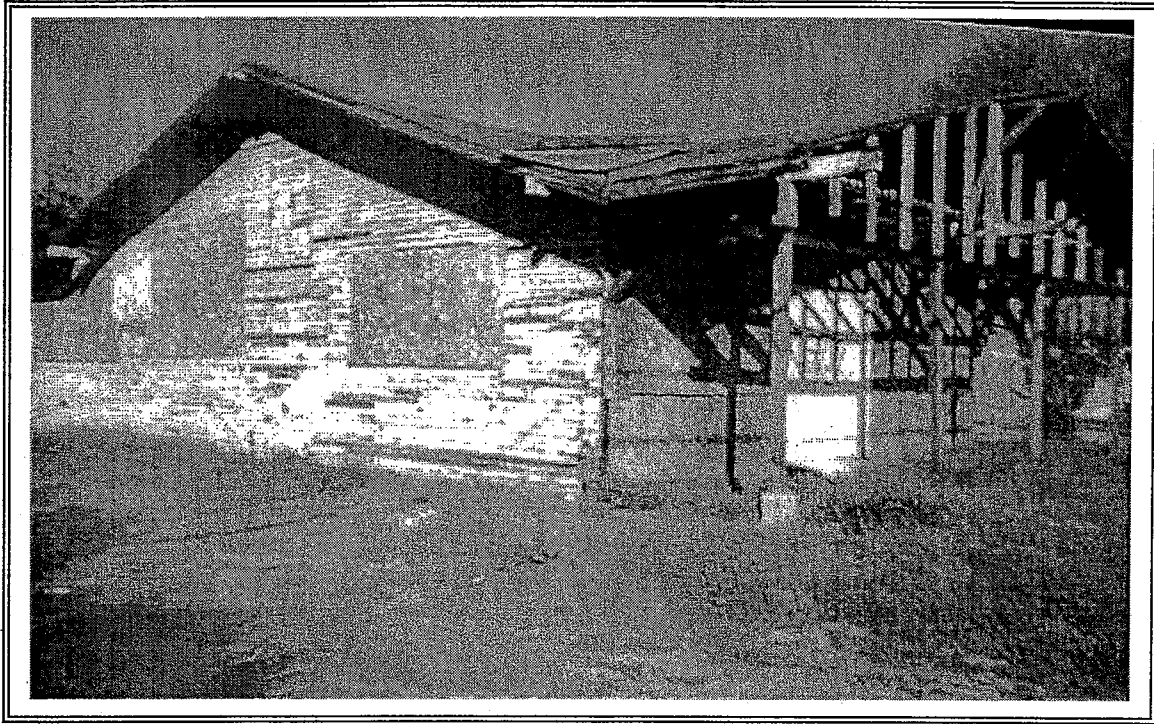
**TABLE 22-2
COMMUNITY OF WESTLEY NEEDED REPAIRS**

NEEDED REPAIR	NUMBER	NEEDED REPAIR	NUMBER
Foundation		Siding/Stucco	
General Repair	5	Re-painting	5
Partial Foundation	0	Patching/ Painting	6
No or Needs Foundation	0	Replacement Siding &/or Lead -Based Paint	7
Roofing		Windows	
Shingles Missing	1	Broken Pane	0
Re-roofing	8	Repair	0
Roof Structure Replacement	5	Replacement	5
Electrical		Frontage Improvements	
Minor Repair	1	Sidewalks	23
Replace Main Panel	4	Curbs and Gutters	23
Source: Laurin Associates Housing Condition Survey 2002, 2003			

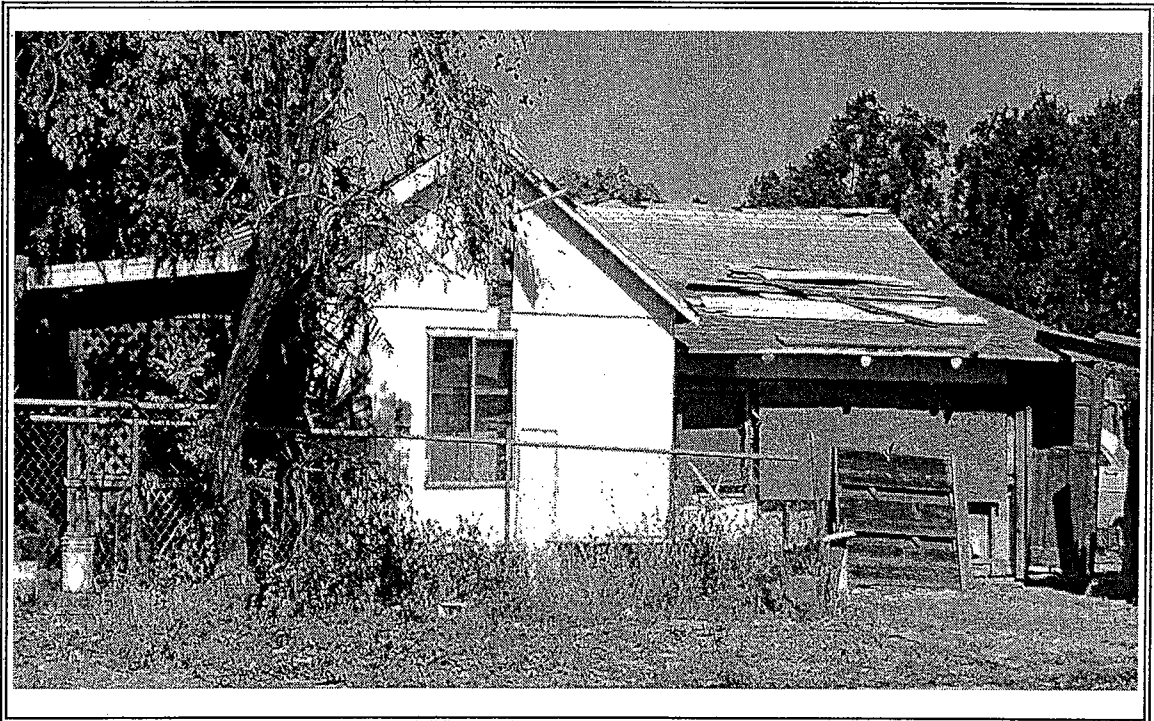
In summary, of the single-family housing units, 39.1 percent are in sound condition and 39.1 percent are in need of rehabilitation. Five single-family housing units are considered dilapidated.

ATTACHMENT I

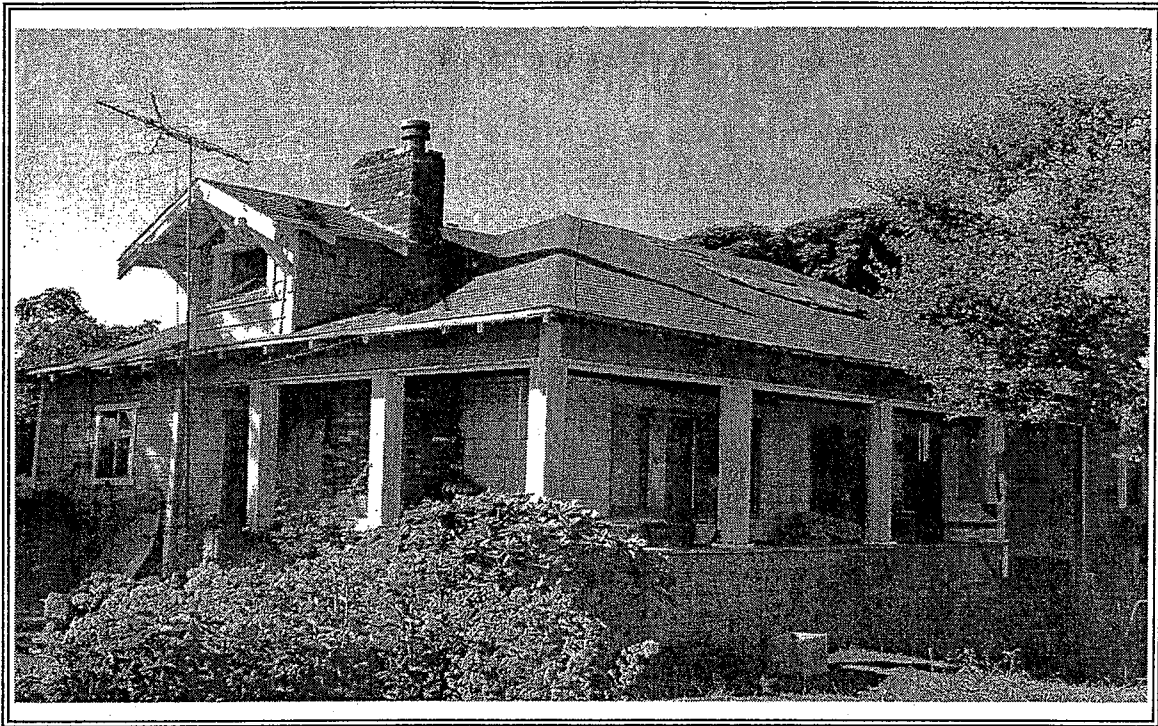
**EXAMPLES OF DILAPIDATED HOUSING
UNINCORPORATED STANISLAUS COUNTY**



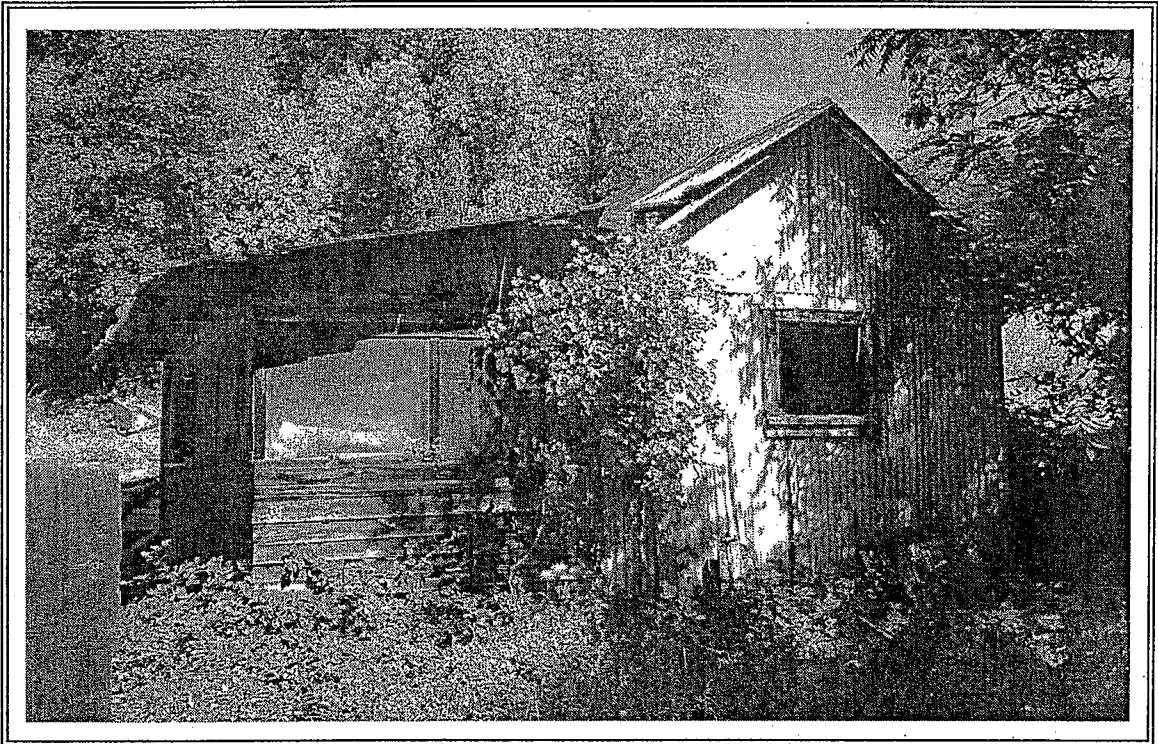
Carpenter Avenue, SW Modesto



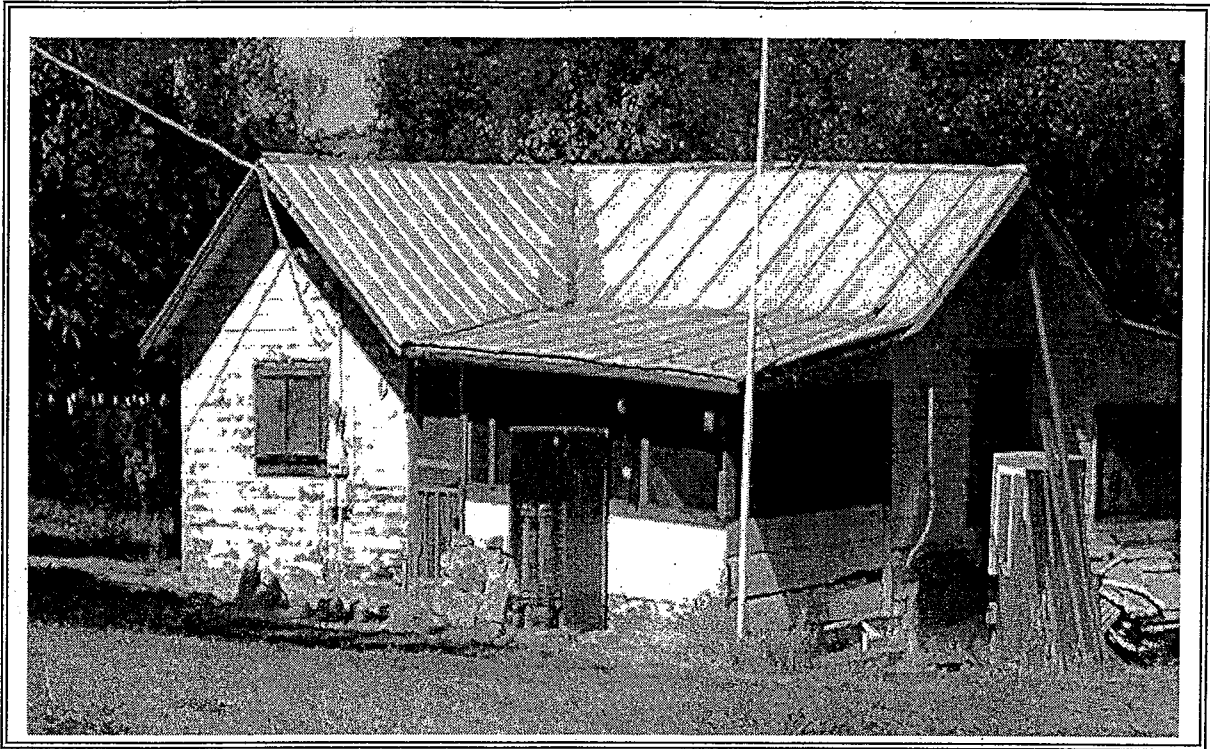
Laird Street, Grayson



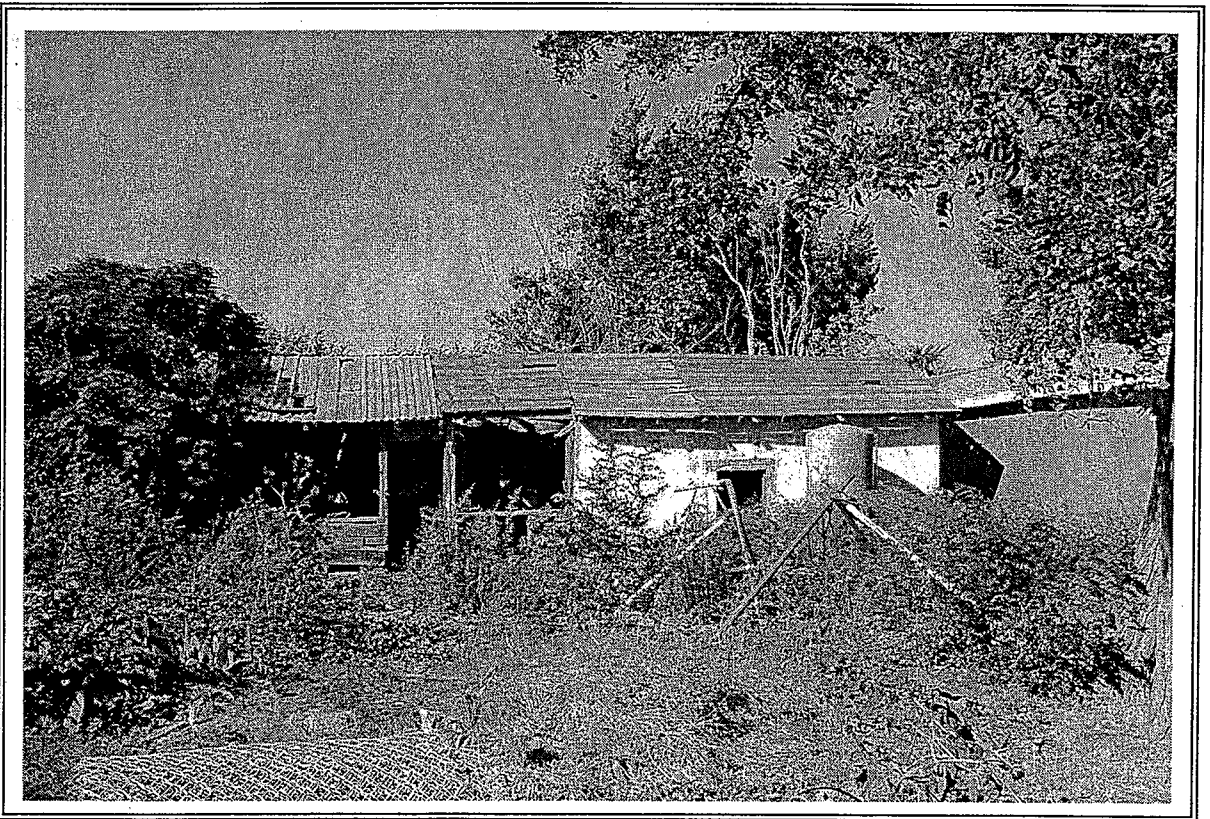
6th Street, Hickman



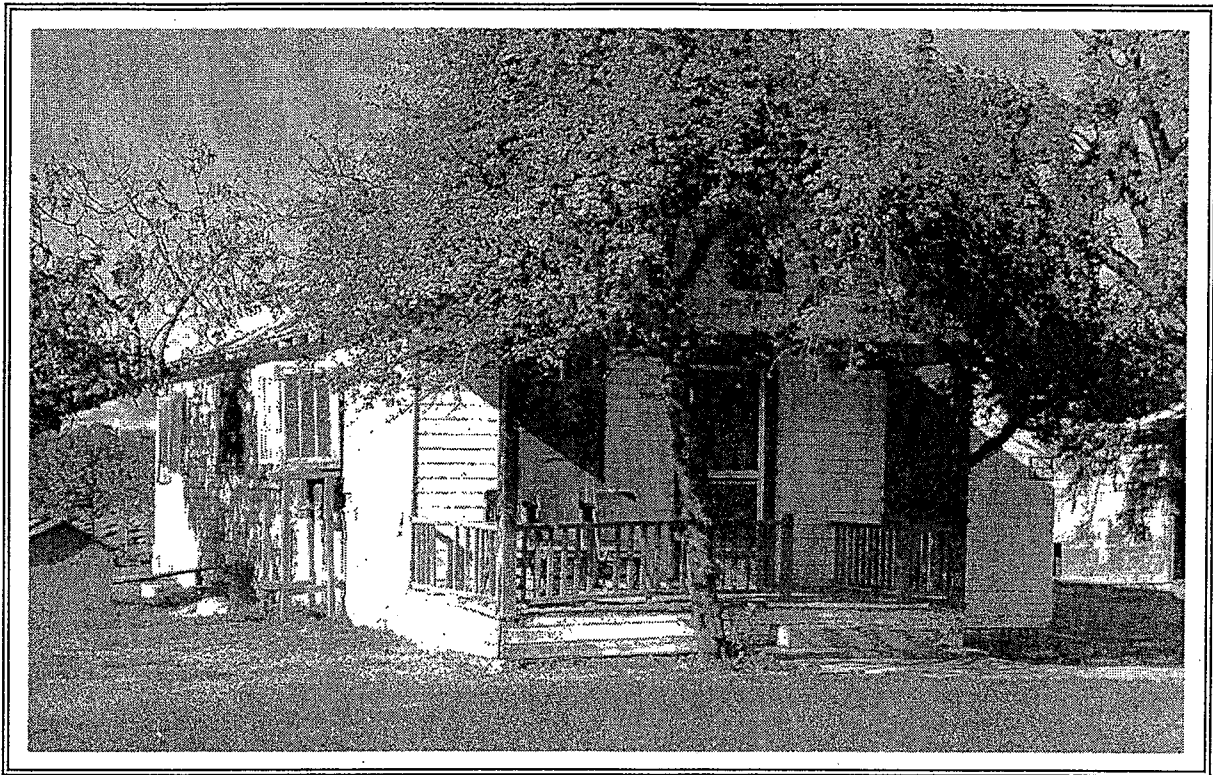
Main Street, Knights Ferry



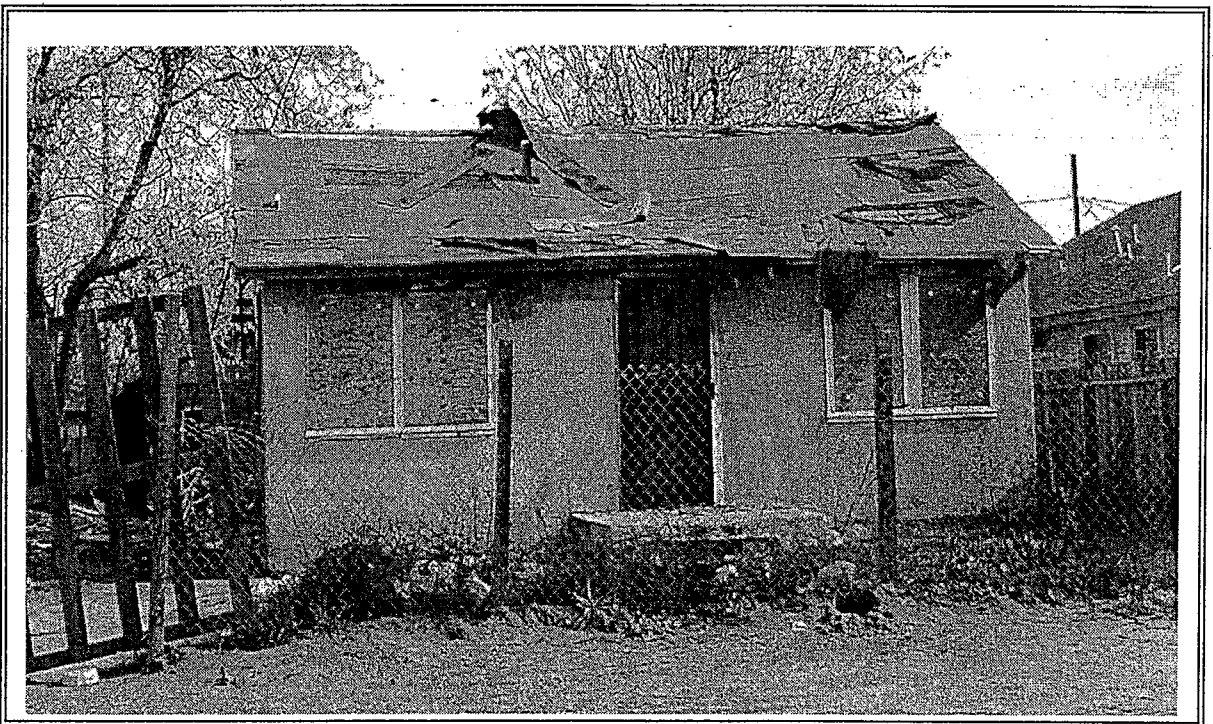
Yosemite Avenue, La Grange



La Siesta Avenue, Monterey Park



Howard Street, Westley



Dallas Street, West Ceres

ATTACHMENT II

LEAD-BASED PAINT AND ASBESTOS

The Housing Condition study for the County was conducted from the street only; survey personnel did not contact homeowners or enter the property or premises for the purposes of the survey. This exterior assessment of the housing units does not reflect the fact that additional consideration regarding the potential classification of homes for rehabilitation or demolition can be based on the presence of hazardous material contained within the structure. The following information is presented as background material regarding the two most common hazardous substances found in homes built before 1978: lead-based paint and asbestos.

Lead-based paint

The primary source of lead poisoning in children is lead based paint. Despite scientific evidence going back to the 19th century, paint manufacturers put lead in paint until it was banned by the federal government in 1977. In 1996, the federal government created very strenuous disclosure requirements for almost all residential real estate transactions, including the renting, leasing and selling of homes. Sellers, landlords and real estate brokers are required to disclose the known existence of lead based paint, and also to provide tenants and buyers with a pamphlet detailing the risks associated with lead based paint. Homes and apartments built before 1978 may still contain lead paint. If the old paint is chipped, peeling or cracking, if it is around doors or windows, on sills or baseboards, or if it is on a surface that a young child can mouth or chew, it can be a hazard, particularly to children or women who are pregnant or who want to become pregnant. A recent EPA/Department of Housing and Urban Development (HUD) Task Force report confirmed that old lead paint that is well maintained does not present a hazard and is best left undisturbed. If the old lead paint is in poor condition, however -- peeling, chipping, cracking or flaking -- or if there are plans to conduct any repairs or renovations, the lead can become a hazard, as it can create dust, which is the major pathway for exposure to lead. Lead dust can form when old lead paint is dry scraped, dry sanded, or heated.

An increasingly popular permanent lead abatement technique is to apply approved encapsulation products. Encapsulation of old lead paint is particularly encouraging as a more practical and cost-effective alternative to full removal of the paint. It is essential that a professional contractor, trained in proper handling and removal of lead-based paint, perform the removal of the paint. Untrained, unskilled contractors or amateur do-it-yourself efforts can actually increase lead risk. When renovations are planned that involve construction or lead removal, families (especially children and pregnant women)

should be temporarily moved out of the home until the work is done and the area is properly cleaned.

Asbestos

Asbestos is a family of naturally occurring minerals found in serpentinite and other metamorphic rock. When breathed, asbestos can lead to diseases such as lung cancer and mesothelioma. There is no known safe exposure to asbestos. Because of its strength and resistance to heat, asbestos has long been used for insulation, roofing and fireproofing. The physical properties of asbestos also made it an ideal additive to ease the manufacture and application of ceiling and wall finishes, tape joint compounds, floor tiles and mastics. Even if asbestos is in a building, it is usually not a serious problem. The mere presence of asbestos in a home or a building is not hazardous. The danger is that asbestos materials may become damaged over time. Damaged asbestos may release asbestos fibers and become a health hazard. Disturbing material containing asbestos may create a health hazard where none existed before.

Historically, asbestos was a popular component of many building materials and appliances. Houses built between 1930 and 1950 may have asbestos as insulation. Materials commonly found to contain asbestos include: roofing and siding, textured paint and patching compounds used on wall and ceiling joints; artificial ashes and embers sold for use in gas-fired fireplaces; stovetop pads; walls and floors around wood burning stoves may be protected with asbestos paper, millboard, or cement sheets; some vinyl floor tiles and the backing on vinyl sheet flooring and adhesives; hot water and steam pipes in older houses may be coated with an asbestos material or covered with an asbestos blanket or tape.

If the asbestos material is in good shape and will not be disturbed, it is generally safe to leave it in its existing condition. If it is a problem, there are two types of corrections: repair and removal.

Repair usually involves either sealing or covering asbestos material.

Sealing (encapsulation) involves treating the material with a sealant that either binds the asbestos fibers together or coats the material so fibers are not released. Pipe, furnace, and boiler insulation can sometimes be repaired this way. Only a professional trained to handle asbestos safely should do this.

Covering (enclosure) involves placing something over or around the material that contains asbestos to prevent release of fibers. Exposed insulated piping may be covered with a protective wrap or jacket.

With any type of repair, the asbestos remains in place. Repair is usually cheaper than removal, but it may make later removal of asbestos, if necessary, more difficult and costly. Repairs can either be major or minor. Major repairs must be done only by a professional trained in methods for safely handling asbestos. Minor repairs should also

be done by professionals since there is always a risk of exposure to fibers when asbestos is disturbed.

Removal is usually the most expensive asbestos abatement method and, unless required by state or local regulations, should be the last option considered in most situations, because removal poses the greatest risk of fiber release. However, removal may be required when remodeling or making major changes to a housing unit where the asbestos material will be disturbed. Removal may be called for if asbestos material is damaged extensively and cannot be otherwise repaired. Removal is complex and must be done only by a California State licensed hazardous material contractor with special training. Improper removal may actually increase the health risks to households.

STANISLAUS COUNTY

2015–2023 HOUSING ELEMENT UPDATE

APRIL 2016



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