



## HUGHSON PLANNING COMMISSION

### A G E N D A

MARCH 20, 2012

### REGULAR SESSION 6:00 P.M.

Council Chambers  
City Hall  
7018 Pine Street

March 20, 2012  
Regular Meeting

#### CALL TO ORDER:

#### ROLL CALL:

Chair Alan McFadon  
Commissioner Julie Ann Strain  
Commissioner Kyle Little  
Commissioner Jared Costa  
Commissioner Karen Minyard

#### PLEDGE OF ALLEGIANCE:

#### AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT NOTIFICATION FOR THE CITY OF HUGHSON

This Agenda shall be made available upon request in alternative formats to persons with a disability; as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

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#### RULES FOR ADDRESSING THE PLANNING COMMISSION

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#### PUBLIC COMMENT

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- 1) Review and Approve the following Minutes of the Regularly Scheduled Sessions of the Hughson Planning Commission:
  - a) Minutes of the October 18, 2011 Session.
  - b) Minutes of the November 15, 2011 Session.
  - c) Minutes of the December 20, 2011 Session.
  - d) Minutes of the January 18, 2012 Session.
  - e) Minutes of the February 15, 2012 Session.
- 2) Consider the adoption of Resolution No. PC 2012-02, A Resolution of the Hughson Planning Commission Approving the Design Review for Plan 14 for Kiper Development in the Fontana Ranch Estates Subdivision.  
(Staff Report w/ Agenda) (Motion Needed)
- 3) Consider the adoption of Resolution No. PC 2012-03, A Resolution of the Hughson Planning Commission adopting the 2011 Annual General Plan Progress Report, as well as the Annual Progress Report on Implementation of the Housing Element.  
(Staff Report w/ Agenda) (Motion Needed)
- 4) Conduct Annual Election Process to fill the positions of Chair and Vice Chair.  
(Staff Report with Agenda) (Nomination Process and Motions Needed)

**PUBLIC HEARING**

The Public Hearing process includes a staff presentation, a presentation by the applicant and public testimony (in favor, opposed & rebuttal). Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing.

**PUBLIC HEARING TO CONSIDER:**

No Public Hearing was scheduled.

**INFORMATIONAL ITEMS:**

- 5) An Annual Look at the Housing Affordability Challenges of America's Working Households. (Report by the Center for Housing Policy)  
(No Action Needed) (Informational Only)

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:**

**PLANNING COMMISSIONER REPORTS/COMMENTS:**

**ADJOURNMENT:**

*The next regularly scheduled meeting of the Planning Commission is **April 17, 2012** at 6:00 p.m. at the **Hughson City Hall, 7018 Pine Street, Hughson, CA. 95326***

**\*\*Special Note:**

**The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangement will be at the sole expense of the Individual requesting the recordation. Questions about this Agenda will be directed to City Hall.**

**CERTIFICATION**

I, Dominique Spinale, or his/her designee, do hereby declare under penalty of perjury that the foregoing Agenda was posted on the outdoor bulletin board at the Hughson City Hall, 7018 Pine Street, Hughson, CA, and made available for Public Review, prior to or on this 16<sup>th</sup> day of March 2012, at or before 6:00 p.m.

Dominique Spinale, Deputy City Clerk



## HUGHSON PLANNING COMMISSION

### MINUTES

OCTOBER 18, 2011

REGULAR SESSION 6:00 P.M.

Council Chambers  
City Hall  
7018 Pine Street

October 18, 2011  
Regular Meeting

#### CALL TO ORDER:

#### ROLL CALL:

Present: Vice Chair Miguel Oseguera  
Commissioner Jean Henley-Hatfield  
Commissioner Julie Ann Strain  
Commissioner Kyle Little

Absent: Chair Alan McFadon (Excused)

Staff Present: Thom Clark, Community Development Director  
Monica Streeter, Deputy City Attorney

PLEDGE OF ALLEGIANCE: Vice Chair Miguel Oseguera

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**CONSIDER THE FOLLOWING:**

- 1) Review and Approval of the Minutes from the September 20, 2011 regularly scheduled Planning Commission Session. (Motion Needed)

**Oseguera/Strain 4-0-0-1 (McFadon- absent) motion passes to approve the Minutes of the September 20, 2011 session.**

**AYES: Little, Vice Chair Oseguera, Henley- Hatfield, and Strain.**

**NOES: None.**

**ABSTAIN: None**

**ABSENT: Chair McFadon**

**ITEMS TO DISCUSS:**

- 2) A Plan for Tomorrow: Creating Stronger & Healthier Communities.  
(Prepared by the NMHC, the Sierra Club, and the Urban Land Institute)  
(Informational Item Only)

**Director Clark presented to the Commission a PowerPoint on creating stronger and healthier communities. He discussed growth, opportunities, green space, mixed uses, density, and many other topics that affect communities.**

**The Commission discussed the PowerPoint and shared their ideas and thoughts about the items shared in the PowerPoint. No action was taken on this item.**

- 3) Higher Density Development: The Myths and Facts.  
(Powerpoint Prepared by the Urban Land Institute) (Informational Item Only)

**No action was taken on this item. Informational Item Only.**

- 4) Putting Smart Growth to Work in Rural Communities.  
(Prepared by the ICMA) (Informational Item Only)

**No action was taken on this item. Informational Item Only.**

- 5) The Financial and Institutional Challenges to Smart Growth Implementation:  
A Focus on California's Central Valley.  
(Prepared by Shawn Kantor, PhD – University of California, Merced)  
(Informational Item Only)

**Director Clark briefly discussed this item with the Commission advising that he does not agree with the growth projections, as they are not changing and are not realistic in his viewpoint. They are too high.**

- 6) The Important Difference Between a Road and a Street, by Chuck Marohn.  
(YouTube Video Presentation) (Informational Item Only)

**Director Clark played the video presentation to the Commission.**

Chuck Marohn, the Executive Director of Strong Towns, explains the difference between a road, which is a connection to two place and a street, which is a network of activity. He stresses the importance of returning roads to towns for community and economic development.

The Commission discussed aspects of the video that they found informative and interesting. They also discussed debt issues that Marohn discussed in relation to growth and then compared it to the City's own current debt obligations. Director Clark explained to the Commission that growing does not solve debt issues and that it usually makes them worse.

**PUBLIC HEARING**

The Public Hearing process includes a staff presentation, a presentation by the applicant and public testimony (in favor, opposed & rebuttal). Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing.

**PUBLIC HEARING TO CONSIDER:**

**No Public Hearing was scheduled.**

**CORRESPONDENCE:** None Scheduled

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:**

Director Clark updated the Commission on the Urban Growth Boundaries, which were adopted by the City Council. The remaining cities in the County have not adopted Urban Growth Boundaries yet.

**PLANNING COMMISSIONER REPORTS/COMMENTS:**

**NOTICE OF COMMUNITY EVENTS:**

-  **October 18** – Town Hall Meeting in English, Emilie J. Ross School Gym - 6:00pm
-  **October 31** – Children’s Halloween Parade, 1:45pm
-  **November 19-20** – 20<sup>th</sup> Century Arts & Crafts Fair at the High School -- 9-4:00pm

**ADJOURNMENT:** This meeting adjourned at 6:52p.m.

Adjourn the PLANNING COMMISSION to the next regularly scheduled meeting of the Planning Commission on **November 15, 2011** at 6:00 p.m. at the Hughson City Hall, 7018 Pine Street, Hughson, CA. 95326

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**ALAN MCFADON, Chair**

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**DOMINIQUE SPINALE, Deputy City Clerk**



## HUGHSON PLANNING COMMISSION

### MINUTES

NOVEMBER 15, 2011

REGULAR SESSION 6:00 P.M.

Council Chambers  
City Hall  
7018 Pine Street

November 15, 2011  
Regular Meeting

#### CALL TO ORDER:

#### ROLL CALL:

Present: Chair Alan McFadon  
Vice Chair Miguel Oseguera  
Commissioner Jean Henley-Hatfield  
Commissioner Julie Ann Strain  
Commissioner Kyle Little

Staff Present: Thom Clark, Community Development Director  
Monica Streeter, Deputy City Attorney

PLEDGE OF ALLEGIANCE: Chair Alan McFadon

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**CONSIDER THE FOLLOWING:**

- 1) Discuss and Direct Staff on Agricultural Preservation and Options for Easements.  
(Clark – Staff Report Included) (Motion Needed)

**Director Clark discussed this item with the Commission. He discussed the agricultural preservation efforts underway in the County including the Mayor's Agricultural Preservation Map and LAFCO's consideration of requiring a 1:1 ratio of agricultural acreage preserved under permanent easement for every acre annexed into a city.**

**Hughson was the first City in the County to adopt a map that set the urban growth boundaries until 2050. Director Clark discussed the other cities within the County and their map adoption statuses.**

**The Commission then discussed the mechanics of an agricultural easement ordinance, and reviewed policies and resolutions from the cities of Riverbank and Stockton.**

**The Commission discussed different ratios of agricultural acreage options and then directed Staff to continue looking into Agricultural Preservation options for easements with 2:1 ratios, unless continued research leads Staff to other ratios that will suit the needs of the City more effectively. Staff will also look into the establishment of an in-lieu fee for this item as well.**

**ITEMS OF DISCUSSION:**

- 2) The Transfer of Development Rights Programs.  
(Information Only) (No Action Needed)

**Director Clark advised the Commission that he is not making a recommendation on this item, but wanted the Commission to read about it. No action was taken on this item.**

- 3) The San Joaquin Valley Blueprint Roadmap – Guidance Framework  
(Information Only) (No Action Needed)

**Director Clark discussed the history of the Blueprint Roadmap. He advised that the City is already where the Blueprint Roadmap wants. The issue is not how to get there; the issue for Hughson will be how it changes what the development community is and what it was.**

**The Commission discussed this item further, speaking of other areas projects and the planning behind them. No action was taken on this item.**

- 4) An Apple Tree Grows in Suburbia.  
(Article from the Wall Street Journal) (No Action Needed)

**The Commission discussed this item and the ideas they liked in the article. No action was taken on this item.**

**PUBLIC HEARING**

The Public Hearing process includes a staff presentation, a presentation by the applicant and public testimony (in favor, opposed & rebuttal). Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing.

**PUBLIC HEARING TO CONSIDER:**

**No Public Hearing was scheduled.**

**CORRESPONDENCE:** None Scheduled

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:**

Discuss with the Commission their Terms of Office

**Director Clark spoke with the Commission on their terms of office. Commissioners Oseguera and Henley-Hatfield both confirmed that they would not be seeking re-appointment. Director Clark advised that he would begin advertising to fill their vacant seats after December 31.**

**PLANNING COMMISSIONER REPORTS/COMMENTS:**

**Commissioner Henley-Hatfield advised the Hughson Garden Club would be having their annual Christmas Tree Lighting Ceremony on December 3, followed by the opening of the new Hughson Historical Society Museum.**

**The Commission discussed the success of the Grand Opening of Bella Viva Orchards.**

**NOTICE OF COMMUNITY EVENTS:**

- 📅 November 19-20 – 20<sup>th</sup> Century Arts & Crafts Fair at the High School -- 9-4:00pm**
- 📅 December 3 – Tree Lighting Ceremony -- Hughson Garden Club – 7<sup>th</sup> St and Hughson Avenue 5:00pm, followed by the Historical Society's Open House at 6:00pm.**
- 📅 December 9 – Ross Middle School– Annual 6<sup>th</sup> Grade Outdoor Education Dinner Fundraiser, 4:30-8:30pm, Ross Middle School Cafeteria, call Tammy 620-3131**

**ADJOURNMENT: This meeting adjourned at 7:02pm.**

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**ALAN MCFADON, Chair**

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**DOMINIQUE SPINALE, Deputy City Clerk**



## HUGHSON PLANNING COMMISSION

### MINUTES

December 20, 2011

### REGULAR SESSION 6:00 P.M.

Council Chambers  
City Hall  
7018 Pine Street

December 20, 2011  
Regular Meeting

#### CALL TO ORDER:

#### ROLL CALL:

Present: Chair Alan McFadon  
Vice Chair Miguel Oseguera  
Commissioner Jean Henley-Hatfield  
Commissioner Julie Ann Strain  
Commissioner Kyle Little

Staff Present: Thom Clark, Community Development Director  
Dominique Spinale, Deputy City Clerk

PLEDGE OF ALLEGIANCE: Chair Alan McFadon

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- 1) Discussion on the Hughson Planning Commission for the year 2011.

**Director Clark advised the Commission that other agencies in the area have been cancelling their Planning Commission meetings because planning and building is slow. He acknowledged that despite the slow economy the Hughson Planning Commission has been taking the opportunity to learn by reviewing and discussing articles and other forms of information on planning. The Commission has also discussed what other cities are doing in terms of planning and building ideas and models, and have discussed projects other cities are planning. The Commission has reviewed and discussed how the models and ideas they are learning about will benefit the City of Hughson in its future planning.**

**Commissioner Strain enjoyed the Commission's review of road diets and design reviews, and commended Director Clark for all of the research and information he has provided the Commission in an effort to educate them in planning.**

**Chair McFadon enjoyed the items on density and design review, as well as being advised about an opening on the StanCOG Citizens Advisory Committee which he joined and is enjoying.**

**Commissioner Oseguera enjoyed the road diets, transect codes and other items the Commission has been presented with.**

**Commissioner Henley-Hatfield enjoyed items on agricultural preservation and the planning commissioners' workshops she has attended through the League of California Cities.**

**Commissioner Little agreed with the Commission that he enjoyed all of the educational items that the Commission is being presented with and would like the educational material to continue being distributed to the Commission.**

**PUBLIC HEARING**

The Public Hearing process includes a staff presentation, a presentation by the applicant and public testimony (in favor, opposed & rebuttal). Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing.

**PUBLIC HEARING TO CONSIDER:** - No Public Hearing was scheduled.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:**

Director Clark reminded the Commission that this meeting is the last meeting for Commissioners Oseguera and Henley-Hatfield. He also asked the Commission to put the word out that there are two vacancies on the Commission, as the openings will be open until filled.

**PLANNING COMMISSIONER REPORTS/COMMENTS:**

Commissioner Strain expressed her excitement on the addition of Bella Viva Orchards to the businesses located on Hughson Avenue.

The Commission discussed other future ideas for the City Hughson.

Commissioner Henley-Hatfield and Oseguera shared with the Commission that it has been a privilege for both of them to work with the other Commissioners.

**ADJOURNMENT:** This meeting adjourned at 6:17pm.

*The PLANNING COMMISSION meeting was reconvened at the home of Commissioner Jean Henley-Hatfield, located at  
**1919 Mulberry Way, Hughson, CA. 95326.***

*The next regularly scheduled meeting of the Planning Commission is  
**January 17, 2012 at 6:00 p.m. at the  
Hughson City Hall, 7018 Pine Street, Hughson, CA. 95326***

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ALAN MCFADON, Chair

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DOMINIQUE SPINALE, Deputy City Clerk



## HUGHSON PLANNING COMMISSION

### MINUTES

January 17, 2012

### REGULAR SESSION 6:00 P.M.

Council Chambers  
City Hall  
7018 Pine Street

January 17, 2012  
Regular Meeting

#### CALL TO ORDER:

#### ROLL CALL:

Present: Chair Alan McFadon  
Commissioner Julie Ann Strain  
Commissioner Kyle Little

Staff Present: Thom Clark, Community Development Director  
Dominique Spinale, Deputy City Clerk  
Monica Streeter, Deputy City Attorney

PLEDGE OF ALLEGIANCE: Chair Alan McFadon

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- 1) Review the Hughson Façade and Downtown Improvements PowerPoint from May 23, 2005.  
(Information Only)

**Director Clark reviewed the Façade and Downtown Improvements PowerPoint with the Commission. He advised that the document would assist in guiding the Planning Commission in their decision for the Design Review for 7001 Hughson Avenue (Item 2 on the Agenda).**

**The Commission reviewed and discussed this item further. No action was taken.**

- 2) Consider Resolution No. PC 2012-01, approving the Design Review for 7001 Hughson Avenue, Property of David and Matt Rossi.  
(Staff Report w/ Agenda)(Motion Needed)

**Director Clark reviewed the Staff Report on the item with the Commission. He discussed Section 17.04.020 of the Hughson Municipal Code (HMC) and advised what findings can be made in order to approve the Design Review of 7001 Hughson Avenue.**

**Staff recommended that the Planning Commission approve the Design Review. The application met all requirements of the Municipal Code and would be a definite improvement to the existing building.**

**Staff advised that they requested that Mr. Rossi add the façade improvement on the Charles Street side of the building to blend the building in better with the rest of the downtown.**

**Chair McFadon/Strain 3-0-0-0 motion passes to adopt Resolution No. PC 2012-01, approving the Design Review for 7001 Hughson Avenue, Property of David and Matt Rossi.**

**AYES:** Little, McFadon, and Strain.

**NOES:** None.

**ABSTENTIONS:** None.

**ABSENT:** None.

**PUBLIC HEARING**

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**PUBLIC HEARING TO CONSIDER:** - No Public Hearing was scheduled.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:**

3) Farmland Working Group Rural Land Map of Stanislaus County.

**The Commission discussed this item briefly. No action was taken.**

4) Discuss the 2012 Planning Commissioners Workshop scheduled for January 28.

**The Commission discussed this item. No action was taken.**

**PLANNING COMMISSIONER REPORTS/COMMENTS:**

Deputy City Attorney Streeter updated the Commission that the Ralph M. Brown Act was revised effective January 1, 2012. She provided an updated and revised pamphlet on the Brown Act for each of the Commissioners reference.

**ADJOURNMENT:** The meeting adjourned at 6:45pm.

*The next regularly scheduled meeting of the Planning Commission is **February 21, 2012** at 6:00 p.m. at the **Hughson City Hall, 7018 Pine Street, Hughson, CA. 95326***

\_\_\_\_\_  
ALAN MCFADON, Chair

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DOMINIQUE SPINALE, Deputy City Clerk



## HUGHSON PLANNING COMMISSION

### MINUTES

February 21, 2012

### REGULAR SESSION 6:00 P.M.

Council Chambers  
City Hall  
7018 Pine Street

February 21, 2012  
Regular Meeting

#### CALL TO ORDER:

In the absence of Chair Alan McFadon and a Vice Chair vacancy, Commissioner Julie Ann Strain opened the meeting.

#### ROLL CALL:

Present:

Commissioner Julie Ann Strain  
Commissioner Kyle Little  
Commissioner Jared Costa  
Commissioner Karen Minyard

Absent:

Chair Alan McFadon

Staff Present:

Thom Clark, Community Development Director  
Monica Streeter, Deputy City Attorney

#### PLEDGE OF ALLEGIANCE:

Commissioner Julie Ann Strain

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**Deputy City Attorney Streeter provided the following recommendation to Director Clark:**

**In the absence of Chair McFadon and the current vacancy of the Vice Chair position, the Commission must make a motion authorizing Commissioner Strain to Chair the meeting.**

**Little/Minyard 4-0-0-1 (McFadon-absent) motion passes to authorize Commissioner Strain to Chair the meeting.**

**Director Clark introduces newly appointed Commissioners Costa and Minyard to the Commission.**

- 1) Review and Discuss the Governor's Office of Planning and Research (OPR) Paper Titled *LAFCOs, General Plans and City Annexation*.  
(Information Only)(No Action Required)

**Director Clark advised he wanted the Commission to look at annexations and farmland. He discussed Environmental Impact Reports and CEQA law. He also reviewed the costs of services section to educate the Commission on what to expect if an annexation were to be presented to the Commission in the future.**

**Director Clark presented a PowerPoint to the Commission on Financial Sustainability related to the costs of annexation. The Commission discussed the information on the PowerPoint.**

**No action was taken on this item.**

- 2) Review and Discuss article entitled *Cities Vehicle License Fee Revenues* from CaliforniaCityFinance.com.  
(Information Only)(No Action Required)

**Director Clark advised the Commission that this article explained how the “triple flip” worked with Vehicle License Fee Revenues.**

**No action was taken on this item.**

- 3) Review and Discuss article entitled *Study: dense downtowns = higher tax yield*, by John Stroud.  
(Information Only)(No Action Required)

**Director Clark reviewed this study with the Commission and explained how dense downtowns make higher tax yields. The Commission discussed this item as it relates to the City.**

**No action was taken on this item.**

- 4) Review and Discuss the Annual Annexation Summary.  
(Information Only)(No Action Required)

**Director Clark reviewed this item with the Commission. It summarized the City’s status in annexations since 2001, as well as the other cities in Stanislaus County.**

**No action was taken on this item.**

- 5) Review and Discuss the Memorandum from the Governor’s Office of Planning and Research entitled *New California Environmental Quality and General Plan Requirements*.  
(Information Only)(No Action Required)

**Director Clark wanted the Commission to see how government operates and how government is trying to make things easier to work around transit. He also included bills on green house gas emissions and any other bills related to land use.**

**No action was taken on this item.**

**PUBLIC HEARING**

The Public Hearing process includes a staff presentation, a presentation by the applicant and public testimony (in favor, opposed & rebuttal). Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing.

**PUBLIC HEARING TO CONSIDER:**

No Public Hearing was scheduled.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:**

**PLANNING COMMISSIONER REPORTS/COMMENTS:**

**ADJOURNMENT:** This meeting adjourned at 6:20pm.

*The next regularly scheduled meeting of the Planning Commission is **March 20, 2012** at 6:00 p.m. at the **Hughson City Hall, 7018 Pine Street, Hughson, CA. 95326***

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**JULIE ANN STRAIN, Acting Chair**

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**DOMINIQUE SPINALE, Deputy City Clerk**

# CITY OF HUGHSON

## Executive Summary Planning Commission

**Presented By:** Thom Clark, Community Development Director  
**Meeting Date:** March 20, 2012  
**Agenda Item:** 2  
**Subject:** Consideration of Resolution No. PC 2012-02, A Resolution of the Planning Commission of the City of Hughson Approving Design Review for Plan 14 for Kiper Development in Fontana Ranch Estates

**Enclosures:** Yes  
**Desired Action:** Adopt Resolution No. PC 2012-02, A Resolution of the Planning Commission of the City of Hughson Approving Design Review for Plan 14 for Kiper Development in Fontana Ranch Estates

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### **Background:**

Kiper Development wishes to add another plan to their subdivision. The attached Plan 14 is a 2,601 square foot single story 3-bedroom plan with options for 4 or 5 bedrooms as well as options for the garage to have a two car front with tandem parking in the rear and a three car front also with the tandem parking option.

### **Discussion:**

The City of Hughson has adopted Design Expectations which are oriented heavily toward residential subdivision design. There are some expectations which address home design and they are attached here for the use of the Planning Commission to review the new Plan 14. It is important to remember that these are guidelines and not hard and fast rules. The applicable sections are:

I. Design Expectation: Provide a variation in building setbacks and massing along residential streets.

### Principle:

9. Wherever possible the natural terrain, drainage and vegetation of the area should be preserved.

12. Establish irregular building placement by utilizing varying setback dimensions from frontage streets.

Rationale:

Variation in building placement and orientation on lots within a subdivision adds visual interest, distinctive character, and identity to a community, contributing not only to the long-term value of a home, but the neighborhood as well.

Design Applications:

- Fully utilize the opportunities presented by the number of plans and elections to vary plot placements in order to incorporate varied front building setbacks along each streetscape.
- Design diversity that breaks from repetitive tract house style by providing front elevation variation throughout the neighborhood plan.
- Manipulate building massing and elements to allow for visual interest and bulk/height variety along the streetscape.
- Building placement and orientation acknowledging the natural terrain, drainage and vegetation where appropriate.

Avoid:

- ◆ Homogenous setback and building placement.
- ◆ Excessive repetition of identical floor plans and elevations throughout a neighborhood or subdivision with little differentiation.

J. Design Expectation: Provide a variety of building types within a residential neighborhood.

Principle:

4. Establish housing diversity sufficient to provide citizens from a wide range of economic levels and age groups an opportunity to live within the proposal boundaries.

15. Provide varying architectural amenities, such as alternating roof designs, elevations, materials and textures, wall relief and varying garage placements.

Rationale:

Variation in building type and style lends to visual interest, distinctive character and identity, enhancing the long term value of a neighborhood and community.

### Design Applications:

- Combinations of both one and two story units are encouraged throughout each residential neighborhood.
- All two-story dwellings have upper story of no larger than 75% of lower story footprint.
- For each housing development of less than 100 units, applicant shall offer a minimum of seven (7) separate floor plans each with four (4) alternate elevations, of which three (3) must be single story and at least two (2) must be plans for 2000 square feet or less. The number of lots that can accommodate each of the seven (7) plans shall be approximately equal.
- For neighborhoods larger than 100 units, applicant shall offer a minimum of ten (10) separate floor plans, each with six (6) alternate elevations, of which four (4) must be single story and at least three (3) must be plans for 2000 square feet or less. The number of lots that can accommodate each of the ten (10) plans shall be approximately equal.
- A variety of house sizes provided throughout each separate development in an effort to allow for diversity in the economic makeup and price range within each neighborhood.
- A maximum of 20% of all dwellings in any project are allowed to be built to maximum footprint. Maximum footprint is defined as the remaining buildable area after subtraction of required setbacks.

### Avoid:

- ◆ A limited range of housing unit size which limits the economic value and market diversity of a residential neighborhood.

K. Design Expectation: Minimize the impact of the garage as viewed from the public realm to create a visual relationship between the front entrance of each home and the street.

### Principle:

15. Provide varying architectural amenities, such as alternating roof designs, elevations, materials and textures, wall relief and varying garage placements.

### Rationale:

By reducing the prominence of the garage and off-street parking areas, the community achieves an enhancement to the visual appeal of the neighborhood, a greater perception of eyes on the street, and an increase in neighborhood interaction.

### Design Applications:

- Garages are not to be the prominent feature on the front exterior elevation of any residence. Creative efforts will be expected to lessen the garage as a prominent feature including, but not limited to, the following design expectations:
  - Front loaded garage building elements recessed a minimum of 5' behind the front house elevation.
  - Side turn-in garage may protrude in front of front house elevation.
  - Provide a second story above the garage with features such as protruding balconies or strong architectural elements to draw attention away from garage doors.
  - Detach garage to rear of property – may tie to residence with trellis, breezeway, etc.
  - Use of courtyard garage design.
  - Use of porte-cocheres to create pass-through to side garage and extra parking space.
  - On corner lots, encourage garages to be accessed from side other than front of house when possible.
  - Front loaded garages wider than two cars in width are only permitted when placed on lots wider than 75'.
  - Three car garages may be permitted on lots smaller than 75' when the third car space is situated in a tandem parking alignment.
  - Front-loaded garage elements are not to exceed more than fifty percent (50%) of the overall.
  - All garages maintain a setback (driveway length) of at least 20-feet from property line of loading street. Alley setbacks (if the garage is an accessory building as defined in the Hughson Municipal Code) may be 3 feet.
  - Driveways will be located on the side of the lot farthest from the intersection if the lot is a corner lot.
- There shall be illuminated address numerals posted on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
- Place active living areas at the front of the structure with windows onto the street limiting garage projection.

### Avoid:

- ◆ Prominent placement of garage door with respect to front door, entryway or porch. This reduces the perception of eyes on the street and lessens interaction with neighbors.
- ◆ Avoid the long uninterrupted wall created by the extension of the garage protruding out from the livable portions of the house.

L. Design Expectation: Creative driveway and entry walk design, with the use of quality materials, are scaled to the pedestrian, enhancing overall neighborhood appeal.

Principle:

15. Provide varying architectural amenities, such as alternating roof designs, elevations, materials and textures, wall relief and varying garage placements.

Rationale:

Enhancing the pedestrian scale of driveways and entry walks through thoughtful placement and paving design allows for greater landscape areas that contribute to neighborhood livability.

Design Applications:

- Separate pedestrian access to the front door from the driveway.
- “Hollywood” driveways may be used when providing access to garages or off-street parking areas in the rear half of the lot.
- When any driveway is wider than 20 feet, optional construction shall be offered with visually contrasting paving surfaces such as salt finish bomanite, stamped/colored concrete or paver stones.
- Driveway access to “third” garages and/or R.V. parking areas should be offered with alternative paving materials (i.e. Hollywood driveways, pavers, decorative concrete, etc.).

Avoid:

- ◆ Excessively wide paved driveways that result in smaller yard area, increase heat in the summer, and increase storm water runoff.
- ◆ Encroachment of the driveway into the front yard area (i.e. between the street and the front window and/or entryway).

M. Design Expectation: A clear sense of entry and design interest is provided through the inclusion of porches, verandas, porte cocheres (def: an entrance or passageway leading through a wall into an inner courtyard) and other architectural elements that contribute to a sense of place and activity.

Principle:

15. Provide varying architectural amenities, such as alternating roof designs, elevations, materials and textures, wall relief and varying garage placements.

### Rationale:

The placement, orientation and design of porches and front entry elements to homes along a street provides for “eyes on the street” and increases neighborhood activity, thereby contributing to a sense of neighborhood place and enhancing the resident’s safety and activity.

### Design Applications:

- Each house should have a clearly identified entry and have active use windows (i.e., living room, kitchen, family room) facing the street.
- The main entry feature should be prominently displayed on the elevation facing the street.
- Porches of sufficient overall size and scale to balance the appearance of the front façade and provide weather protection and shade.
- Front porches large enough (minimum of 6 feet in depth) to accommodate chairs to provide an opportunity for increased interaction among neighbors.
- Corner lot houses include wrap around porches on both street sides to establish a strong “street relationship” where possible.
- At a minimum, the front door should have the same prominence as the garage door.
- Use of courtyards that offer additional semi-enclosed private front yard exterior living area where possible.

### Avoid:

- ◆ Providing a garage door that protrudes forward from the front face of the house. This tends to reduce visibility of the street by the residents.
- ◆ Locating the porch or entryway in a location obstructed by the garage or side of the house.
- ◆ Locating entryways and windows that are small and oriented to the interior or side of the site.

N. Design Expectation: Variation in residences, structures and buildings is achieved through the use of quality materials and detail of design, which lends visual interest, distinctive character and identity to a community.

### Principle:

15. Provide varying architectural amenities, such as alternating roof designs, elevations, materials and textures, wall relief and varying garage placements.

## Rationale:

Quality in detail and design contributes not only to the long-term value of a home, but the neighborhood as well.

## Design Applications:

- Roof form, mass, shape, material , and color changes to create variations in plans.
- Consistent levels of detailing/finish on all sides of structures such as recessed, pop out, or trim features.
- A minimum of 15 color schemes for exterior surface and five (5) color options for trim are offered to buyer for subdivisions of 100 or more houses, and a proportional number for subdivisions under 100 houses, but never less than eight (8) color schemes and three (3) options for trim. Maximum efforts should be made by applicant to implement variety of color schemes along streetscape.
- Window shape, placement and detailing that breaks long expanse of exterior walls (i.e., shutters, window boxes, moldings, multi-panes, and decorative window heads).
- Residential heating/air conditioning units located to have the minimum visual impact and noise impact on adjacent residential neighbors. Roof-mounted screen and vents shall be compatible with roof materials and colors.
- All trash and storage areas, mechanical equipment, and all other building appurtenances (i.e. utility meters, electrical boxes, air conditioners, fire sprinkler backflow valves, etc.) shall be screened from public view and adjacent properties. Details of the proposed screening shall be shown on the final construction and/or landscape plans. Roof-mounted screens and vents shall be compatible with final roof materials and colors.
- Garage door recessed a minimum of 1 foot behind leading wall of garage (encouraged to have window elements and wall accent/base elements.
- The use of dormers, triangular knees, and exposed beams and rafter tails on exterior eaves to provide design accents.
- The application of architectural embellishments to chimneys, porte-cocheres, porches and entryways to provide visual interest (i.e., stone work, trellises, extra stickwork, support bases and walls, railings, caps, etc.)
- Solar panels, if used or offered, should be integral with the roof.
- Roof chimneys and vents minimized with size, composition and color to harmonize with the surrounding materials.

Avoid:

- ◆ The use of low quality/grade exterior materials that do not wear well and do not contribute to a sense of permanence.
- ◆ The use of flat or mansard roofs including roofing materials that lack variation.
- ◆ Concentration of architectural embellishments on the front façade only leading to a neglect of other facades.
- ◆ Exterior material, texture or color changes along vertical corners of front and sides/rear of the structure.
- ◆ Roof-mounted heating and air conditioning equipment.
- ◆ Flat and featureless garage doors and elevations.
- ◆ In general, the following exterior building or roofing materials are discouraged:
  - Sheet metal siding or roofing
  - Painted concrete
  - Mirrored glass
  - Barrel or glazed tile
  - Plywood siding
  - Noticeably multicolored masonry
  - Brightly colored masonry
  - Clear or gold anodized aluminum
  - Composition roll roofing
  - Built-up roofing on pitched roofs

**Recommendation:**

Staff believes this plan fits well in the neighborhood and compliments existing home plans and therefore recommends approval of Resolution No. PC 2012-02, A Resolution of the Planning Commission of the City of Hughson Approving Design Review for Plan 14 for Kiper Development in Fontana Ranch Estates.



PLAN 14E - BUNGALOW

PLAN 14 F - TUSCAN  
@ OPT. THREE CAR FRONT GARAGE



PLAN 10B - SPANISH

PLAN 11D COTTAGE

PLAN 8A TRADITIONAL

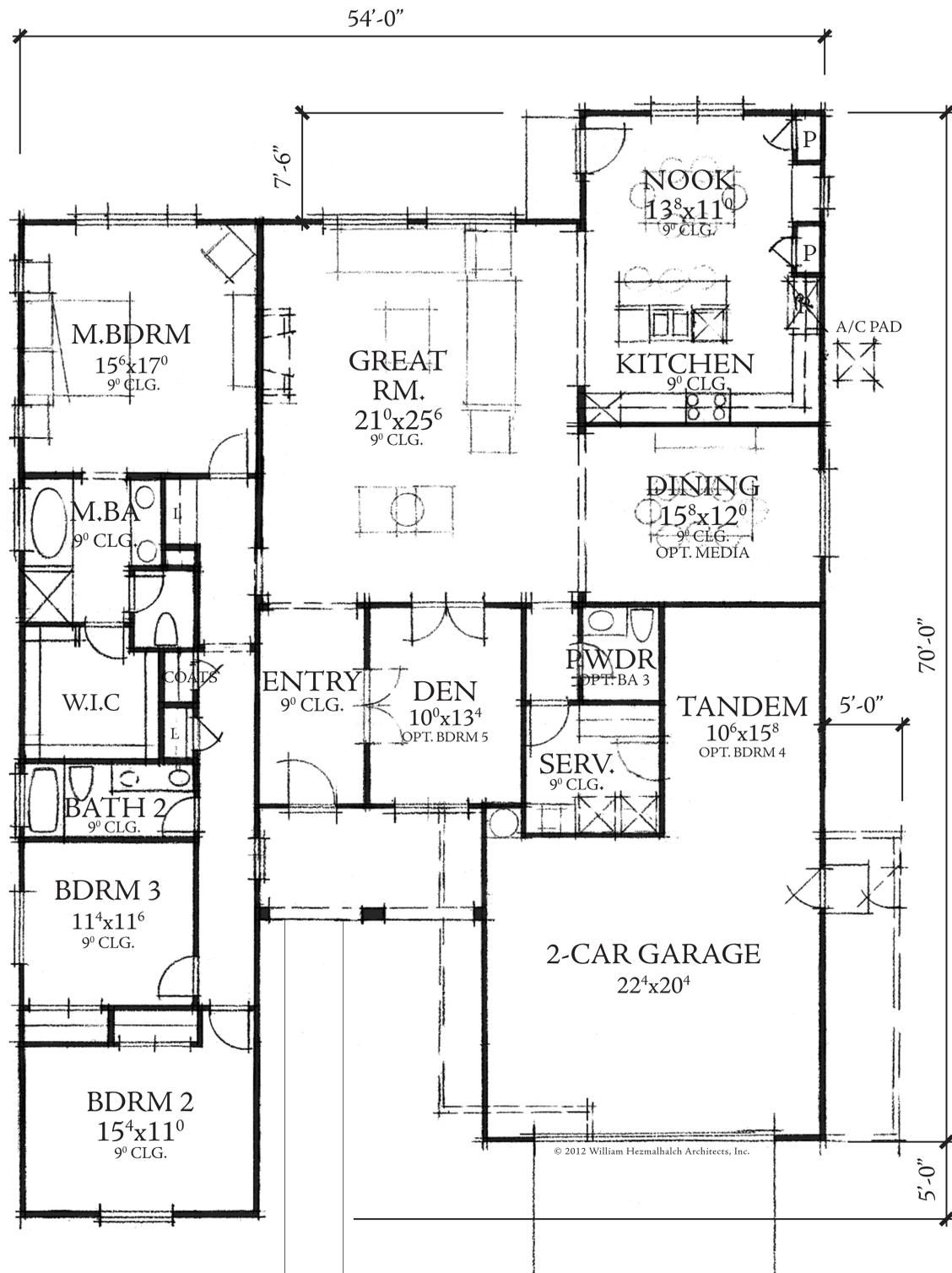
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CONCEPTUAL STREET SCENE  
**FONTANA RANCH ESTATES**  
 HUGHSON, CALIFORNIA  
 KIPER DEVELOPMENT

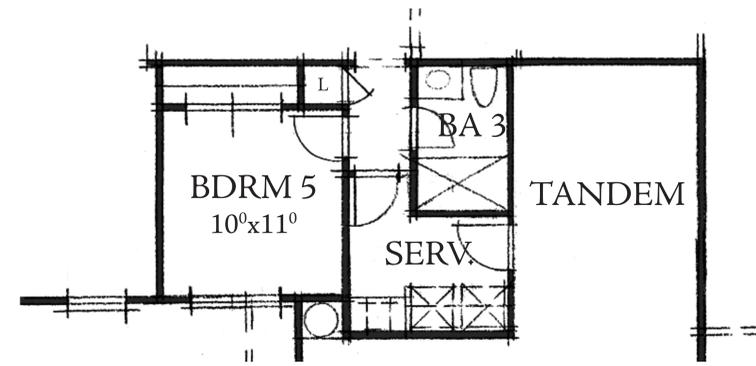
0 4 8 16  
 1" = 3/16" Scale

**WH**  
 WILLIAM HEZMALHALCH  
 ARCHITECTS INC.  
 2012051 • February 27, 2012

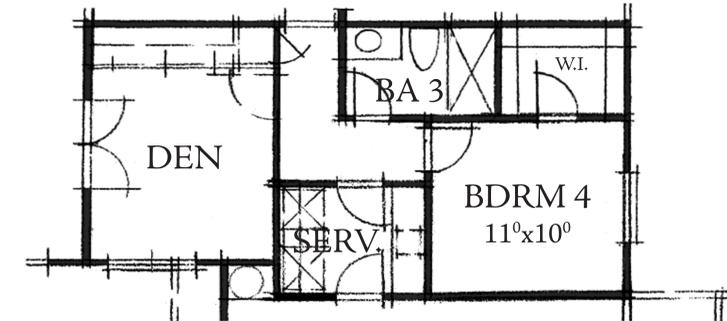
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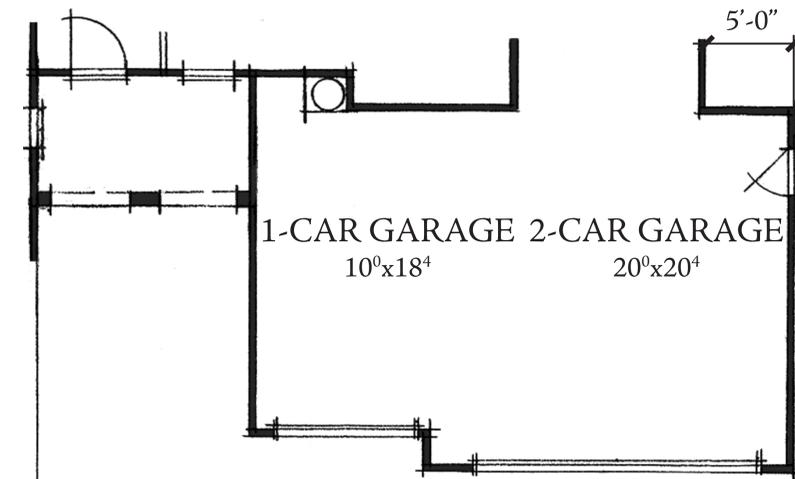
2601 S.F.  
 3 BDRM / DEN / 2.5 BATH  
 3 CAR TANDEM GARAGE



OPT. BDRM 5 / BA 3 @ DEN / PWDR



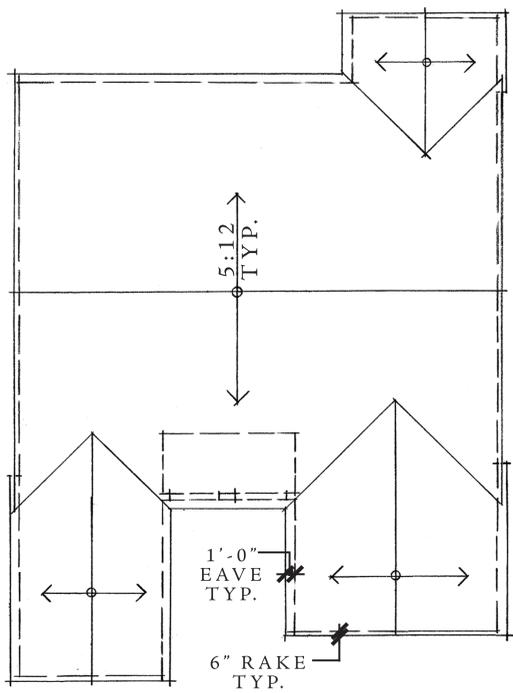
OPT. BDRM 4 / BA 3 @ TANDEM  
 (+170 S.F.)



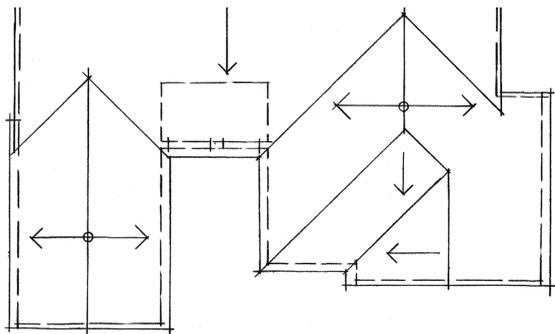
OPT. THREE CAR FRONT GARAGE

PLAN 14 B SPANISH - FLOOR PLAN  
**FONTANA RANCH ESTATES**  
 HUGHSON, CALIFORNIA  
 KIPER DEVELOPMENT



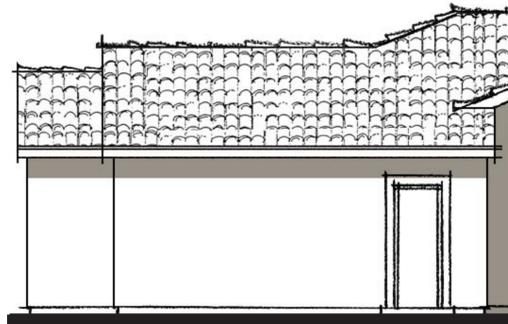


ROOF PLAN

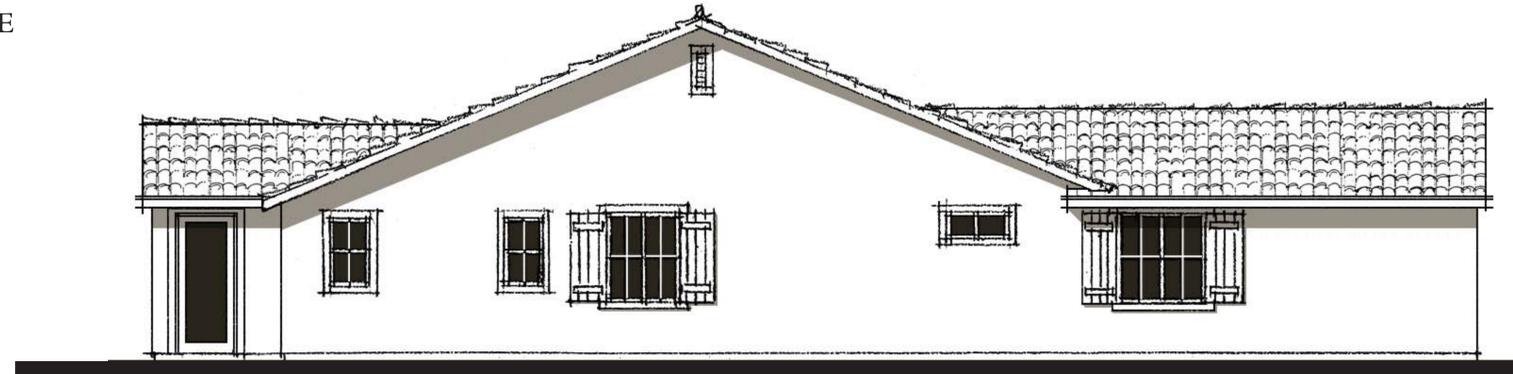
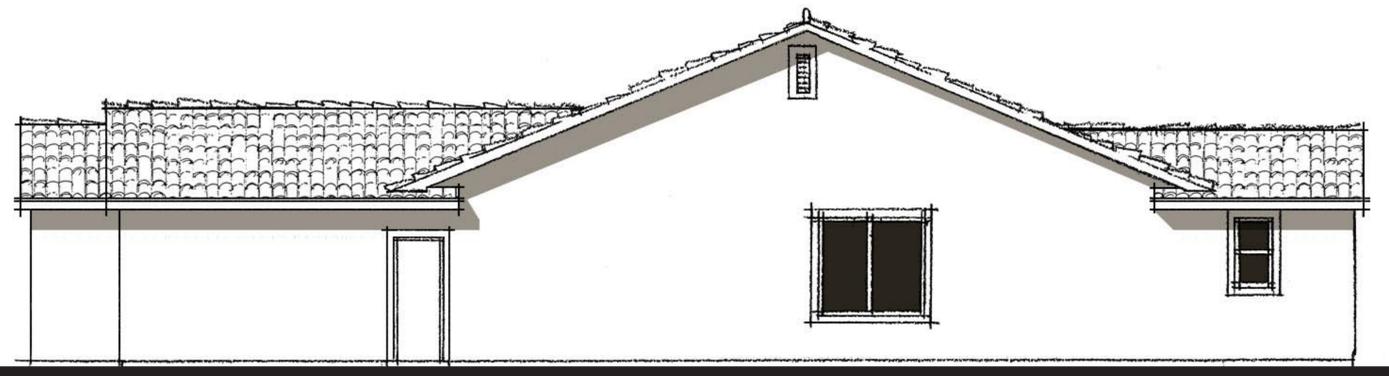


PARTIAL ROOF PLAN @  
OPT. THREE CAR FRONT GARAGE

PARTIAL RIGHT @  
OPT. THREE CAR FRONT GARAGE



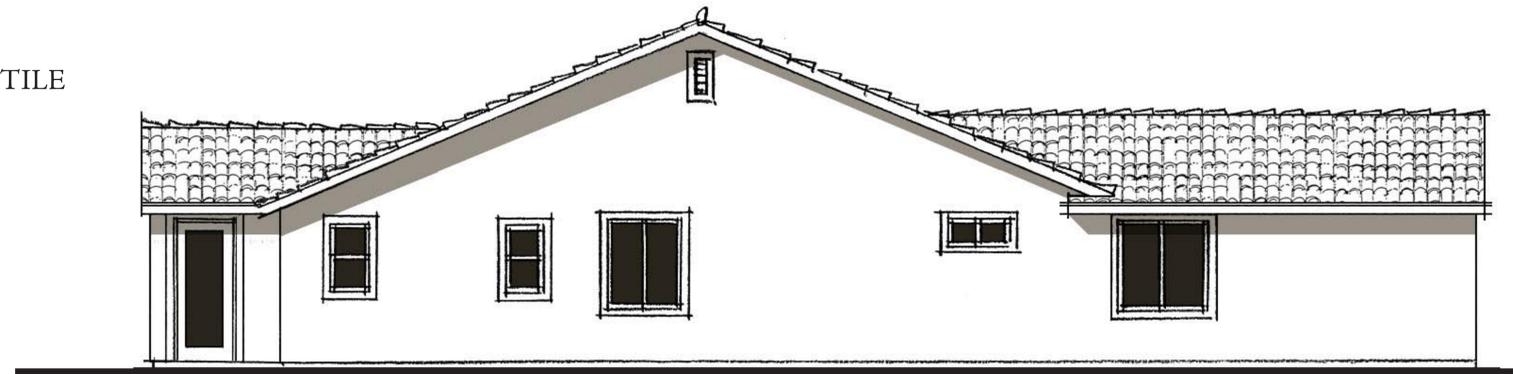
RIGHT



ENHANCED LEFT AT CORNER

SPANISH ("B") ELEVATION

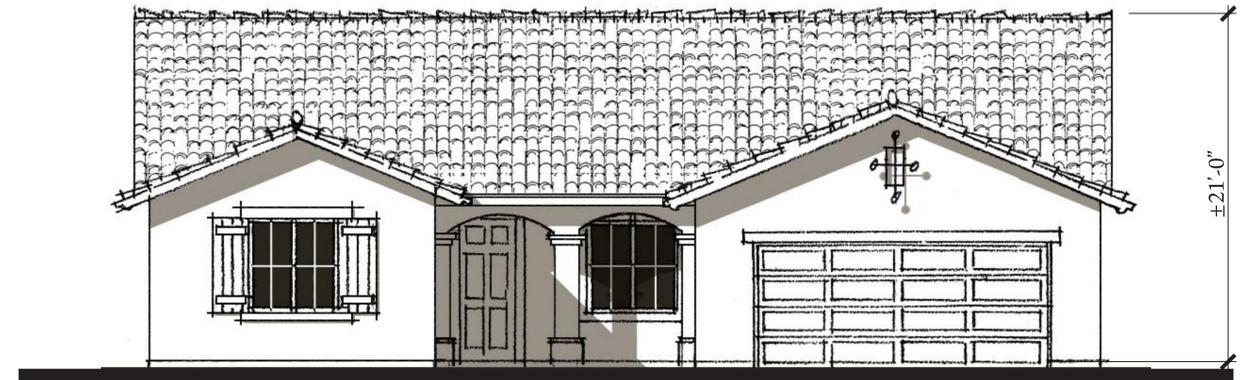
- |              |                          |
|--------------|--------------------------|
| ROOF:        | "S" SHAPED CONCRETE TILE |
| FASCIA:      | WOOD                     |
| WALL:        | STUCCO                   |
| TRIM:        | STUCCO                   |
| WINDOW:      | WHITE VINYL              |
| PORCH:       | STUCCO                   |
| GARAGE DOOR: | METAL SECTIONAL          |



LEFT



REAR



FRONT

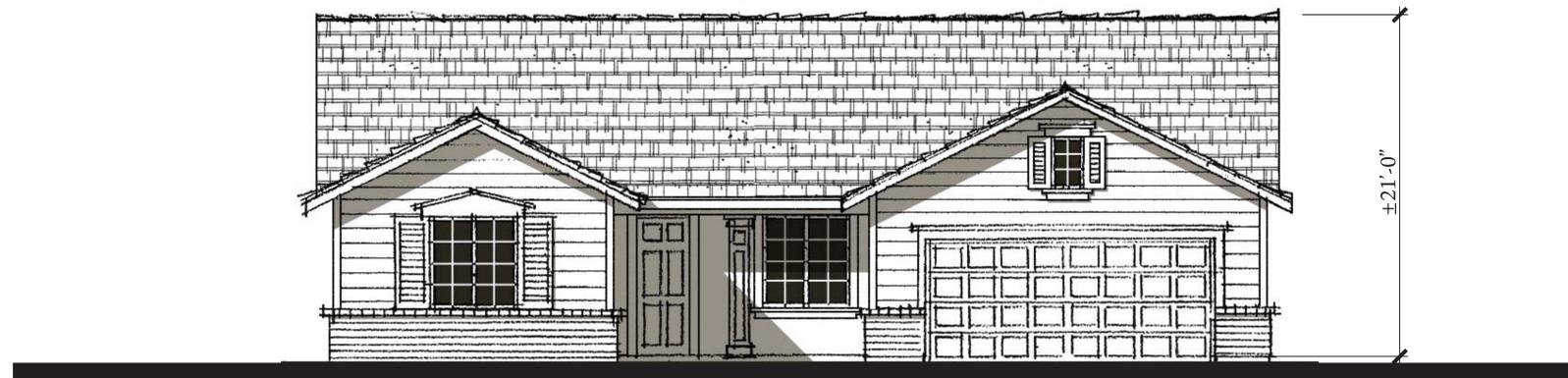
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PLAN 14 SPANISH - BUILDING ELEVATIONS

FONTANA RANCH ESTATES

HUGHSON, CALIFORNIA  
KIPER DEVELOPMENT





PLAN 14A - TRADITIONAL

TRADITIONAL ("A") ELEVATION

ROOF:	FLAT CONCRETE TILE
FASCIA:	WOOD
WALL:	CEMENTITIOUS LAP SIDING (8" EXPOSURE) / STUCCO
TRIM:	WOOD AT SIDING / STUCCO AT STUCCO
WINDOW:	WHITE VINYL
SHUTTER:	WOOD
MASONRY:	BRICK WHERE SHOWN
PORCH:	WOOD COLUMNS AND RAILING
GARAGE DOOR:	METAL SECTIONAL



PLAN 14F - TUSCAN

TUSCAN ("F") ELEVATION

ROOF:	"S" SHAPED CONCRETE TILE
FASCIA:	WOOD
WALL:	STUCCO
TRIM:	STUCCO
CORBELS:	STUCCO OVER SHAPED FOAM
WINDOW:	WHITE VINYL
MASONRY:	MANUFACTURED STONE
PORCH:	STUCCO
GARAGE DOOR:	METAL SECTIONAL



PLAN 14E - BUNGALOW

BUNGALOW ("E") ELEVATION

ROOF:	FLAT CONCRETE TILE
FASCIA:	WOOD
WALL:	STUCCO
TRIM:	STUCCO
GABLE:	CEMENTITIOUS LAP SIDING (8" EXPOSURE)
OUTLOOKER:	WOOD
WINDOW:	WHITE VINYL
SHUTTER:	WOOD
PORCH:	WOOD COLUMNS
GARAGE DOOR:	METAL SECTIONAL

PLAN 14 - ALTERNATIVE FRONT ELEVATIONS

# FONTANA RANCH ESTATES

HUGHSON, CALIFORNIA  
KIPER DEVELOPMENT





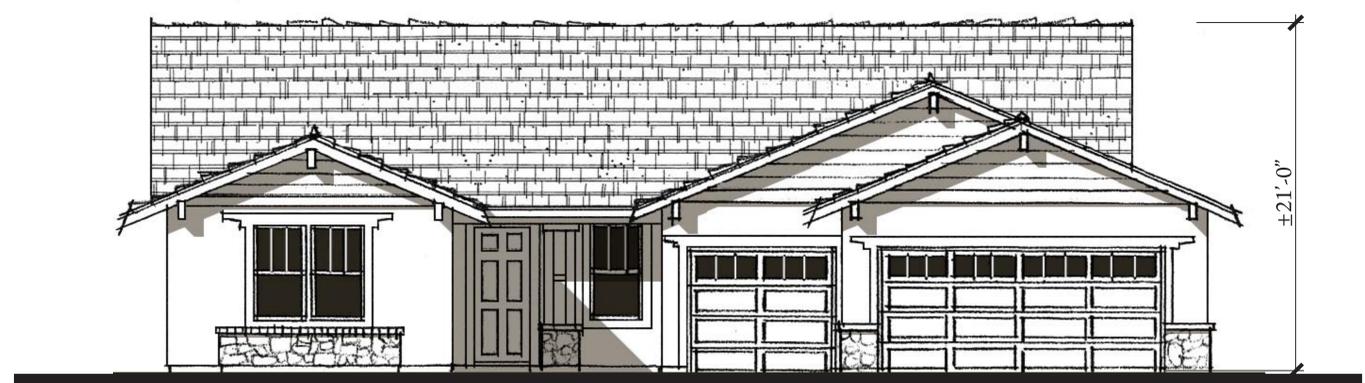
PLAN 14B - SPANISH



PLAN 14A - TRADITIONAL



PLAN 14F - TUSCAN



PLAN 14E - BUNGALOW

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PLAN 14 - ALTERNATE FRONT ELEVATIONS @ OPT. THREE CAR FRONT GARAGE

# FONTANA RANCH ESTATES

HUGHSON, CALIFORNIA  
KIPER DEVELOPMENT



**CITY OF HUGHSON  
PLANNING COMMISSION  
RESOLUTION NO. PC 2012-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
HUGHSON RECOMMENDING APPROVAL OF DESIGN REVIEW FOR PLAN 14  
FOR KIPER DEVELOPMENT IN FONTANA RANCH ESTATES**

---

**WHEREAS**, the City of Hughson has adopted residential Design Expectations applicable to all new residential buildings; and

**WHEREAS**, Kiper Development has applied for Design Review for its new Plan 14; and

**WHEREAS**, after duly considering the adopted Design Expectations and using its own independent analysis and judgment finds the Plan 14 to be acceptable; and

**WHEREAS, NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Hughson, does hereby approve Design Review for Kiper Developments Plan 14 and authorizes its use in Fontana Ranch Estates subdivision.

**PASSED AND ADOPTED** by the Hughson Planning Commission at a regular meeting thereof, held on March 20, 2012, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

\_\_\_\_\_  
ALAN MCFADON, Chair

ATTEST:

\_\_\_\_\_  
THOM CLARK, Secretary

# CITY OF HUGHSON

## Executive Summary Planning Commission

**Presented By:** Thom Clark, Community Development Director  
**Meeting Date:** March 20, 2012  
**Agenda Item:** 3  
**Subject:** 2011 Annual General Plan Progress Report  
**Enclosures:** Yes  
**Budget Action:** None  
**Desired Action:** Consideration and Adoption of Resolution No. PC 2012-03, A Resolution of the Hughson Planning Commission adopting the 2011 Annual General Plan Progress Report, as well as the Annual Progress Report on Implementation of the Housing Element.

---

### **Background:**

Pursuant to Government Code Section 65400, the Planning Commission must provide an annual report by April 1 of each year to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development on the progress made toward implementing the General Plan goals and policies during the prior year's reporting period.

### **Discussion:**

Enclosed with this Executive Summary is the aforementioned report for your review and approval.

### **Recommendation:**

Staff recommends the adoption of Resolution No. PC 2012-03, A Resolution of the Hughson Planning Commission Adopting the 2011 Annual General Plan Progress Report as well as the Annual Progress Report on Implementation of the Housing Element.

# **ANNUAL PROGRESS REPORT ON THE CITY OF HUGHSON GENERAL PLAN – 2011**

## **INTRODUCTION**

The City of Hughson's Planning Commission is required by Government Code Section 65400 to present an annual report to its legislative body (City Council), the Office of Planning and Research (OPR), and the Department of Housing and Community Development (H&CD) by April 1 of each year.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

The Annual Report must include all of the following: a) the status of the plan and progress in its implementation, b.) the progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as, (c) the date of the last revision to the general plan.

Additionally, the Planning Commission must investigate and make recommendations to the City Council regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for the orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

## **GENERAL PLAN**

Hughson's General Plan was adopted on December 12, 2005. The General Plan contains the seven State-required elements, which are land use, circulation, housing, conservation, open space, noise and safety. The Housing Element was adopted separately in 2004. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Hughson's General Plan combines the required conservation and open space elements and adds a public services and facilities element. The Hughson General Plan therefore contains the following elements:

1. Land Use; 2. Circulation; 3. Conservation and Open Space; 4. Public Services and Facilities;
5. Safety; 6. Noise and; 7. Housing.

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every five years. Hughson's Housing Element was updated and certified by the State Housing and Community Development Department in 2009.

The following represents the progress the City has made toward implementing the goals and guiding policies of the General Plan during the reporting period. The list is organized to correspond with the elements of the Hughson General Plan.

### **1. LAND USE**

#### Amendments

There were no amendments to the Land Use Element in 2011.

#### Progress

- A. On March 28, 2011 the City Council adopted Resolution No. 2011-26, approving the Manley Parcel Map which divided a 4.08 acre parcel into two parcels consisting of 3.12 and .96 acres.
- B. On July 25, 2011 the City Council adopted Resolution No. 2011-15, approving an application for HOME funding for a proposed 49 unit multifamily affordable housing complex.

C. On May 9, 2011 the City Council adopted Resolution No. 2011-36, approving a four year extension for the Starn Industrial Park vesting tentative subdivision map.

D. On September 12, 2011 the City Council held the first reading of Ordinance No. 2011-05 amending the Hughson Zoning Ordinance to reduce front yard setbacks and parking requirements in the Downtown Commercial Zone.

E. On October 10, 2011 the City Council adopted Resolution No. 2011-72, adopting the City's General Plan Sphere of Influence as the 2050 Agricultural Preservation Plan.

## 2. **CIRCULATION**

### Amendments

There were no amendments to the Circulation Element in 2011.

### Progress

A. On January 10, 2011, the City Council adopted Resolution No. 2011-01, accepting the Locust Street Sidewalk Infill Project and authorizing staff to file a Notice of Completion with the County Recorder's Office.

## 3. **CONSERVATION AND OPEN SPACE**

### Amendments

There were no amendments to the Conservation and Open Space Element in 2011.

### Progress

A. On February 14, 2011 the City Council adopted Resolution No. 2011-09 accepting the Starn Park Playground Retrofit Project and authorizing staff to file a Notice of Completion with the County Recorder's Office.

B. On February 28, 2011 the City Council adopted Resolution No. 2011-17, approving a lease agreement with the Hughson Unified School District for the 7 acre parcel know as LeBright Fields. The term of the lease was for three years and it supplanted a series of one-year

leases for the property, which provides five baseball/softball fields for the non-profit Hughson Youth Baseball Association, as well as the general public.

C. On March 14, 2011 the City Council adopted Resolution No. 2011-20, accepting the Fontana Park Development Project Phase II and authorizing staff to file a Notice of Completion with the County Recorder's Office.

C. The City Council on September 12, 2011, accepted a Greenhouse Gas Emissions Inventory Report covering all city-owned properties. This was done pursuant to the requirements of AB 32 and SB 97. The report was produced in cooperation with the Great Valley Center.

#### 4. **PUBLIC SERVICES AND FACILITIES**

##### Amendments

There were no amendments to the Public Services and Facilities Element in 2010.

##### Progress

A. On August 8, 2011 the City Council adopted Resolution No. 2011-64 approving the Memorandum of Understanding among the cities of Modesto, Turlock, Ceres, and Hughson for Integrated Regional Water Management Planning.

B. Also on August 8, 2011 the City Council adopted Resolution No. 2011-63, approving a contract with Synagro to beneficially reuse Class B Biosolids from the wastewater treatment plant.

C. On October 10, 2011 the City Council adopted Resolution No. 2011-73 accepting Well No. 8 improvements and authorizing staff to file a Notice of Completion.

#### 5. **SAFETY**

##### Amendments

There were no amendments to the Safety Element in 2010.

##### Progress

There is nothing to report regarding progress on the Safety Element in 2010.

6. **NOISE**

Amendments

There were no amendments to the Noise Element in 2011.

Progress

There is nothing to report regarding progress on the Noise Element in 2011.

7. **HOUSING**

Amendments

There were no amendments to the Housing Element in 2011.

Progress

A. Pursuant to State law, the Stanislaus County Council of Governments is responsible for the development of the Regional Housing Needs Allocation (RHNA) throughout Stanislaus County. Hughson's RHNA for the years 2007 through 2015 is projected to be 282 housing units. Building permits issued for homes in the period from January 2007 and through January 2011 number 97. It is unlikely the city will see the construction of an additional 185 housing in the next four years.



**2011 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT**



**Table A2  
2011 Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired  
pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary



**Table A2**

**2011 Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported in Table A)**

	<b>Single Family</b>	<b>2 - 4 Units</b>	<b>5+ Units</b>	<b>Second Unit</b>	<b>Mobile Homes</b>	<b>Total</b>
No. of Units Permitted for <b>Moderate</b>						0
No. of Units Permitted for <b>Above Moderate</b>						0

# 2011 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



**Table B**  
**Regional Housing Needs Allocation Progress**  
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Extremely Low	Deed Restricted	33									0	32
	Non-deed restricted		1								1	
Very Low	Deed Restricted	33									0	33
	Non-deed restricted										0	
Low	Deed Restricted	46									0	46
	Non-deed restricted										0	
Moderate	Deed Restricted	54									0	51
	Non-deed restricted				3						3	
Above Moderate		116	27	16	5	11	34				93	23
Total RHNA by COG. Enter allocation number:		282										185
Total Units ▶ ▶ ▶			28	16	8	11	34				97	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted unit totals.



**Table C  
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.
--	---

Name of Program	Objective	Timeframe	Status of Program Implementation
Program 1-1-1	The City staff will increase its coordination with California Department of Housing and Community Development (HCD) staff to apply for the funding that is made available through Proposition 1C. For example, in partnership with an interested non-profit developer, apply to the MHP program for the development of low-income housing. Finally, as affordable units are developed, apply for the Workforce Housing Rewards Program.	Apply for funding as it becomes available	Staff continues to search for interested developers to build and maintain affordable housing. In recent years, there has been interest from developers but because of land costs and the lack of sewer capacity, the projects were unable to be affordable. We have just completed an expansion and upgrade of our wastewater plant so that will no longer be a barrier. We partnered with a developer for a 49 unit farm labor project but our HOME application was unsuccessful.
Program 1-1-2	The City of Hughson will complete applications for grants, such as CDBG funds, HOME funds, and other federal and state funds.	Annually, subject to the application cycle	Over the past 6 years the City was successful in obtaining two separate three year grants through the HOME program. These funds are used for the First-Time Homebuyer and Owner-Occupied Rehabilitation Programs as a revolving loan program.
Program 1-2-1	The Redevelopment Agency will set aside 20 percent of the gross tax increment revenues received from the Redevelopment Area into a low-to-moderate income housing fund for affordable housing activities. These funds will be designated for low-to moderate income housing rehabilitation programs including financing, infrastructure improvements, land acquisitions, and construction.	Sunsetting.	Redevelopment Agencies have been demolished by the State of California. We don't know if current legislation will allow us to continue to keep the low to mod housing funds for future programs.
Program 1-3-1	Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing.	Ongoing as projects are submitted to planning and building department	In 2011, the City worked with a developer proposing a 49 unit apartment complex on a joint application for a HOME grant but it was not funded. The City continues to work on ways to attract affordable housing developers.
Program 1-4-1	Continue to use HOME funds to assist at least 20 households with the first time homebuyer down payment.	Ongoing, as NOFAs are released	The City does not currently have an open HOME grant to provide down payment assistance. Budget cuts have taken our housing analyst.

2011 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
Program 1-5-1	The City of Hughson currently has an inclusionary requirement in the Redevelopment Project area which covers a large portion of the City. During this planning period (2009-2014) the City will continue to explore the feasibility of an inclusionary zoning program city wide.	Explore inclusionary housing options by 2012	City staff continues to evaluate developing an inclusionary zoning program city-wide. The Redevelopment Project Area has disappeared with the State's dismantling of RDAs.
Program 1-6-1	The City will continue to research and seek out developers to build affordable multifamily housing in Hughson through the Low Income Housing Tax Credit (LIHTC) program	Annually	The City understands the LIHTC program and is continuing to research and locate low-income housing projects and plan for these programs. Program 1-2-1 discusses how the City worked with a developer on an affordable multifamily project.
Program 1-7-1	Offer deferrals or reductions in zone change fees for affordable multifamily projects, in order to have sufficient low cost land available to meet the City's low-and very low-income Regional Housing Needs Allocation	Immediately	The City will evaluate deferring or reducing zone change fees for affordable multifamily projects.
Program 1-7-2	<p>Transitional and supportive housing provides temporary housing, often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training rehabilitation, and counseling, help individuals gain life skills necessary for independent living.</p> <p>Currently, the City permits transitional housing by right in the High Density Residential (R-3) zoning district, and in the General Commercial (C-2) zoning district subject to a conditional use permit. Pursuant to Senate Bill 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City currently defines transitional housing in the Zoning code, but will update it Zoning Code to include the definition of supportive housing as defined in the Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.</p>	Immediately	<p>Due to staff shortages, the update to Hughson's Zoning Ordinance to address Program 1-7-2 has not been completed. Program 1-7-2 ensures the City of Hughson will be compliant with SB 2 and Health and Safety Code Sections 50675.2 and 50675.14.</p> <p>There are currently 14 full-time staff in the City.</p>
Program 1-7-3	Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs to extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive	Immediately	Due to staff shortages, the update to Hughson's Zoning Ordinance to address Program 1-7-3 has not been completed. Program 1-7-3 ensures the City of Hughson will be compliant with AB 2634.

2011 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	<p>housing and single room occupancy units (SROs).</p> <p>Currently, single room occupancy units are included under the definition of “boarding and rooming houses”. To ensure zoning flexibility that allow for the development of SROs, the City will update its Zoning Code to allow for SROs in all zones where boarding and rooming houses are allowed. SROs will continue to be allowed with a conditional use permit in the Multiple Family Residential Zone (R-3) and in the General Commercial Zone (C-2). The conditions for these units will continue to be minimal and will only require review by the Planning Director.</p>		
Program 1-7-4	<p>The City will continue to provide a comprehensive listing of the current housing developments in the City which have units reserved for low-income, senior, and disabled households.</p>	Updated annually	<p>The list is available on request. Currently housing available within the city limits is run by the Stanislaus County Housing Authority. The need for a list of housing developments is ongoing and will be continued.</p>
Program 1-7-5	<p>State Law requires group residential facilities of six or fewer persons to be permitted in all residential zones. Currently Residential Care Homes with 6 or fewer persons are permitted with a conditional use permit.</p> <p>The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Code to allow for Residential Care Homes by right in all residential zones and will allow larger group homes of 7 or more persons in the residential zones with a conditional use permit. Additionally, to further comply with SB 520, the City will amend the Zoning Code to define the definition of family as “One or more persons living together in a dwelling unit”.</p>	Immediately	<p>Due to staff shortages, the update to Hughson’s Zoning Ordinance to address Program 1-7-5 has not been addressed. Program 1-7-5 ensures the City of Hughson will be compliant with SB 520.</p>
Program 1-7-6	<p>Farmworker housing is defined in Sections 17021.5 and 17021.6 of the Health and Safety Code as any employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any</p>	Immediately	<p>Due to staff shortages, no progress has been made on this program. The City will continue its efforts to implement this program.</p>

2011 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	<p>other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located. To comply with Sections 17021.5 and 17021.6 of the Health and Safety Code the City will amend the Zoning Code to allow for farmworker housing in the R-1 zone by right.</p>		
<p>Program 1-8-1</p>	<p>Identify specific incentives, zoning actions, and reporting procedures that can be implemented to encourage and monitor the development of affordable and special needs housing opportunities. Identify the demographics and specific needs of the City's population. Determine the City's role for ensuring the construction of affordable housing projects and financing to developers.</p>	<p>Immediately</p>	<p>Due to staff shortages, no progress has been made on this program. The City will continue its efforts to implement this program.</p>
<p>Program 1-8-2</p>	<p>Continue to permit persons with disabilities of any age to locate in senior citizens independent living facilities that are funded with federal funds according to federal law.</p>	<p>As these types of facilities become available.</p>	<p>No senior independent living facilities that are federally funded are currently available in the City of Hughson. The City will continue to permit persons of any age to locate in senior citizen independent living facilities that are funded with federal funds according to federal law.</p>
<p>Program 1-8-3</p>	<p>Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and stream line the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.</p>	<p>Immediately</p>	<p>Due to staff shortages, no progress has been made on this program. At this time, all persons applying for permits are treated equally with regard to the application process. The City will continue to have information available to those who need it.</p>
<p>Program 1-8-1</p>	<p>Identify specific incentives, zoning actions, and reporting procedures that can be implemented to encourage and monitor the development of affordable and special needs housing opportunities. Identify the demographics and</p>	<p>Immediately</p>	<p>Due to staff shortages, no progress has been made on this program. This is a continuing need and it is appropriate for the City to continue its efforts.</p>

2011 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	specific needs of the City's population. Determine the City's role for ensuring the construction of affordable housing projects and financing to developers.		
Program 1-9-1	Work with the Housing Authority of Stanislaus county and use all the influence the City has to obtain more Housing Choice Vouchers from the Housing Authority.	Ongoing, as funding becomes available	The City continues to work with the Stanislaus Housing Authority. No vouchers are currently available. However, used vouchers can become available in certain situations such as renters buying a home. The vouchers would be available to people on the waiting list.
Program 1-9-2	Continue to work with the Stanislaus Economic Development and Workforce Alliance (the "Alliance") to provide sufficient detail on employment growth and housing production to ensure affordability to a broad spectrum of City residents.	Ongoing	The City is currently working with the Alliance to track commercial and industrial development in Hughson. These demographics are made available on the City's website as well as in brochures to help attract developers of retail and affordable housing to Hughson.
Program 1-10-1	The City will continue to be responsible for implementing the State's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.	Ongoing	The City requires projects to comply with energy conservation standards.
Program 1-10-2	The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.	Ongoing	The City implements state mandated green building standards.
Program 1-10-3	The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).	Ongoing	The City will continue to coordinate with PG&E to promote energy saving programs.
Program 2-1-1	To preserve affordability, allow developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if consistent with applicable processing requirements.	Ongoing	The City allows filing of concurrent applications.

## 2011 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
Program 2-1-2	To preserve affordability, provide incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by state law at a cost affordable to very low and/or low-income households.	Ongoing	The Hughson Zoning Ordinance includes a density bonus provision that provides incentives for the production of housing for very low-income and low-income households.
Program 2-2-1	The City will establish an annual review of the newly adopted citywide Design Guidelines (adopted July 2009) to ensure that they do not create a constraint to the development of multi-family housing in Hughson. The City will commit to amending the guidelines as appropriate to address or mitigate any identified constraints. The intent of the Design Guidelines is to ensure design compatibility with the existing neighborhoods and community and not to add a constraint to the development of multi-family housing in the community. The City will, on an annual basis, review and update as necessary its design review guidelines.	Bi-annually	The Guidelines we used in development of the 49 unit farm worker housing project mentioned above and were not an impediment to the project.
Program 2-3-1	To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish and make available, to developers, housing development agencies, and City Residents, the City's Housing Element and updates, Annual Action Plan, Annual Redevelopment Agency Report, and respective notices. Provide and annual funding application workshop for interested agencies and developers.	Annually	The Housing Element is available on the City of Hughson website. Public meetings involving annual reports are held every year before final submissions to the appropriate agencies.
Program 2-4-1	The City will continue to have sufficient capacity to meet the additional housing needs of the City of Hughson based on the construction of the 750,000 – gallon water storage.	Evaluate as part of each Housing Element update	The water tank was constructed primarily to insure proper fire flows. The installation of new Well #8 is complete and will help provide adequate water capacity. The well is also a treatment facility for removing arsenic from the water supply.
Program 2-5-1	The City will continue to determine the transportations needs of its citizens and services as necessary.	Annually	The City of Hughson works with START, the County's bus system that serves Hughson. The City will continue to evaluate the transportation needs of its citizens.
Program 2-5-2	Apply for funding, such as PTA grant, to aid in the development of a public transportation system for the City.	As funding is available.	No activity has occurred. The City will continue to its effort to implement this program.
Program 3-1-1	The City will provide information regarding vacant land to for-profit and nonprofit developers and other housing	Ongoing	The City updates the vacant land inventory for residential development as part of the Housing Element annual

## 2011 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
Program 3-2-1	To ensure the development of housing that has, to extent possible, a support structure of shopping, services, and jobs within easy access, the City will encourage the development of well planned and designed projects that provides compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.	Ongoing	progress report. The General Plan Land Use Policies promotes commercial development integrated with residential neighborhoods with good access for pedestrians and bicyclists and industrial development that will provide jobs for the area.
Program 3-3-1	Monitor the amount of land zoned for both single-family and multifamily development and initiate zone changes as necessary to accommodate affordable housing.	Quarterly	The 2009 Housing Element provides an inventory of 97 acres of land zoned for single family development (R-1) land and 35 acres of land zoned for multiple family development (R-2 and R-3). There is sufficient inventory of residential land and no zone changes are needed.
Program 3-4-1	The City will continue to allow lot consolidation to combine small residential lots into one large lot to accommodate affordable housing production. Provide incentives such as fee waivers and fast tracked timing to developers who provide affordable housing. In addition, where opportunities exist, the City will allow lot consolidation in the low density residential (R-1) and medium density residential (R-2) zones.	Ongoing	The Hughson Zoning Ordinance does not have a lot size requirement in the R-2 and R-3 Zones which would impede consolidation of small residential lots. No lot consolidation projects have been proposed. The City will continue to provide affordability incentives to developers.
Program 3-5-1	Contact landowners within the Sphere of Influence that have land which is appropriate for residential zoning for possible annexation, in order to meet the very low-and low-income housing needs. Initiate annexation and zoning processes on suitable land.	Annually	Currently the City has sufficient vacant land for an affordable project, however should the need arise the City stands ready to initiate processes needed to facilitate an affordable project.
Program 3-6-1	Allow for second units to be constructed with minimal restrictions and in accordance with AB 1866.	As projects are processed through the Planning Department	Hughson's Zoning Ordinance allows for second units in the R-1 Zone provided lot size will accommodate it. The ordinance in effect during our previous Housing Element did not allow for this.
Program 4-1-1	Continue to seek funding for public facilities such as redevelopment agency financing, community facilitated loans and public works grants.	Annually	The City continues to seek infrastructure funding.
Program 4-2-1	Supply energy conservation awareness brochures in all public meeting places.	Ongoing, at all public meetings.	The City supplies energy conservation awareness brochures in all public meeting places.

2011 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
Program 4-3-1	The City will provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. The City will also continue to apply for and aggressively market CDBG and other housing rehabilitation funds.	Annually, with HCD funding cycle or program income.	See discussion under Program 1-1-2 where the city is using HOME program grants to rehabilitate existing dwelling units. The City will continue to seek CDBG and other housing rehabilitation funds.
Program 4-4-1	Expand rehabilitation program eligibility to include rental properties. Look at annual report to see if this expansion was completed.	Sunsetting	The State has demolished our RDA, eliminating that source of funding for rental property rehabilitation. We currently have no other open rehab grant programs.
Program 5-1-1	Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing and affirm their commitment to the laws.	Ongoing	The City require recipients of locally administered housing assistance funds to acknowledge their understanding of fair housing
Program 5-1-2	Acquire and maintain fair housing materials, including all pertinent resource, posters, and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop informational flyers and brochures in Spanish and in English that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination to be distributed at all types of outreach events including health fairs and City-sponsored events. Distribute materials to public locations such as the library and senior center, multifamily housing, and City Hall.	Ongoing	Information on fair housing laws is available at City Hall. The City staff and recipients of locally administered housing assistance funds are informed about fair housing laws.
Program 5-1-3	Continue to refer all housing discrimination referrals to the City Principal Planner who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.	Ongoing	The City has protocols to deal with events due to housing discrimination.
Program 5-1-4	Conduct regular workshops on the fair housing laws, as they pertain to race, disability, family size, and income discrimination and protection, to educate property owners, managers, and real estate professionals.	Ongoing	No activity has occurred. The City will continue to its effort to conduct workshops on fair housing laws.
Program 6-1-1	The City will continue to support the Housing Authority of the County of Stanislaus to provide housing assistance to very low-, low-, and moderate-income households. The City will maintain membership in the Housing Authority to qualify City residents for the Housing Choice Voucher Program and	Immediate and ongoing	The City is a member of the Stanislaus Housing and Support Services Collaborative and will continue to work with the Housing Authority.

2011 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	other existing housing assistance programs administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.		
Program 6-2-1	Continue to establish cooperative agreements with a nonprofit housing organization as a support agency to the City.	Immediate and ongoing	The City will continue to work with and maintain agreements with nonprofit agencies.
Program 6-3-1	The City will cooperate with large employers and major commercial and industrial developers to identify and implement development that can balance employment in the City with the housing growth. Develop housing opportunities that are affordable to the incomes of jobs within the City. Consider the effects of new development as proposed. The City will coordinate annual workshop with employers, members of the housing community, and City officials to identify the City's housing and commercial needs.	Annually	No activity has occurred. The City strongly supports development that will create jobs to the community. The City will continue to identify the housing and commercial needs.
Program 6-4-1	Monitor the completion and implementation of the goals and policies set by the Housing Element. Continue to update and amend codes and policies as necessary.	Annually	The preparation of the Annual Progress Report helps the City monitor the policies of the Housing Element.

**CITY OF HUGHSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. PC 2012-03**

**A RESOLUTION OF THE HUGHSON PLANNING COMMISSION ADOPTING  
THE 2011 GENERAL PLAN PROGRESS REPORT AS WELL AS THE  
ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING  
ELEMENT**

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**WHEREAS**, the Hughson is required by Government Code Section 65400 to provide an Annual Progress Report on the General Plan for the preceding year; and

**WHEREAS**, the Progress Report must be transmitted to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development; and

**WHEREAS**, the Annual Progress Report must include all of the following: a) the status of the General Plan and progress in its implementation, b.) the progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as the date of the last revision to the general plan; and

**WHEREAS**, the Planning Commission must also investigate and make recommendations to the City Council regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for the orderly growth and development,

preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan; and

**WHEREAS**, the Hughson Planning Commission has reviewed and approved the 2011 Annual Progress Report on the Hughson General Plan, as well as the Annual Progress Report on Implementation of the Housing Element and found them to be accurate and in compliance with the General Plan; and

**NOW THEREFORE BE IT RESOLVED** that the Hughson Planning Commission does hereby adopt the 2011 Annual Progress Report on the Hughson General Plan, as well as the Annual Progress Report on Implementation of the Housing Element;

**PASSED AND ADOPTED** by the Hughson Planning Commission at a regular meeting thereof held on March 20, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
ALAN MCFADON, Chair

ATTEST:

\_\_\_\_\_  
THOM CLARK, Secretary

03/20/2012

# CITY OF HUGHSON

## Executive Summary Planning Commission

**Presented By:** Thom Clark, Community Development Director  
**Meeting Date:** March 20, 2012  
**Agenda Item:** 4  
**Subject:** Annual Election of Officers  
**Desired Action:** Elect a Chairperson and a Vice Chair

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### **Background:**

The Hughson City Council has recently appointed Commissioner Karen Minyard and Commissioner Jared Costa to the Planning Commission for two year terms. The City Council has also re-appointed Commissioner Julie Strain to another two year term.

### **Discussion:**

Immediately following Commission appointments each year, it is appropriate to consider the election of the Commission Chair and Vice Chair.

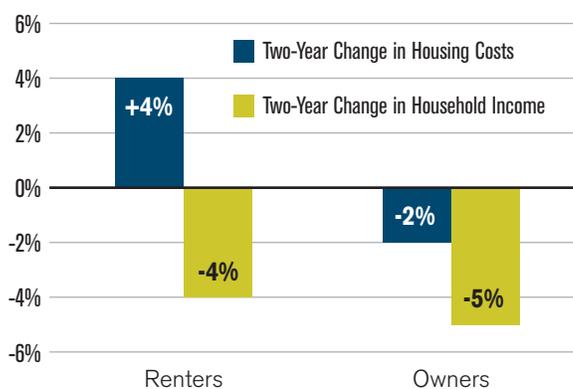
### **Recommendation:**

Elect a Chairperson and a Vice Chair.

## An Annual Look at the Housing Affordability Challenges of America's Working Households

Nearly one in four working households spends more than half of its income on housing costs. Moreover, despite falling home values, housing affordability worsened significantly for working owners and renters between 2008 and 2010. As shown in Figure 1, incomes declined even as rents

**FIGURE 1. Median Monthly Housing Costs**



increased over the two-year period,<sup>1</sup> making housing substantially less affordable for working renters. For working owners, a modest decline in housing prices was outpaced by a larger decline in incomes, leading to higher cost burdens in 2010.

### National Findings

**The overall share of working households with a severe housing cost burden<sup>2</sup> increased significantly between 2008 and 2010, rising from 21.8 percent to 23.6 percent (Table 1).<sup>3</sup>**

The increase was also significant over the one-year period from 2009 to 2010. As shown in Figure 2, the increase in the share of working households paying more than half of their income for housing was driven largely by eroding affordability for working renters, of which 25.6 percent are now severely burdened by their housing costs (up significantly from 22.8 percent in 2008). This trend can be attributed to increasing

**TABLE 1. Working Households and Severe Housing Cost Burden (in millions)**

	2010	2009	2008	Two-Year Change (2008-2010)
Working Households	45.1	46.2	47.3	-4.7%
With a Severe Cost Burden	10.6	10.5	10.3	2.9%
Percentage with a Severe Cost Burden	23.6%	22.8%	21.8%	1.8 percentage points

This report focuses on housing affordability for **working households**. For the purposes of this report, working households are those that worked at least 20 hours per week, on average, and had a household income of no more than 120 percent of the median income in their area.

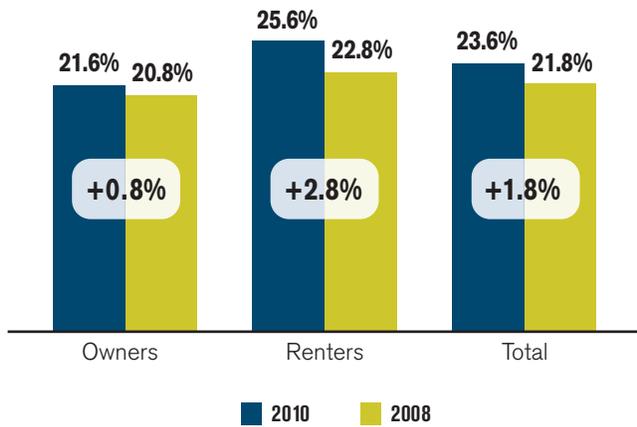
There were approximately 45.1 million working households in the United States in 2010, almost evenly split between homeowners (22.6 million) and renters (22.5 million).

In 2010, approximately one-third of all owner-occupied households met the working household definition; this group typically earned between 50 percent and 120 percent of the area median income (AMI). Nationally, the median income for working household owners in 2010 was a little higher than \$41,000 – or about 80 percent of the median income for all U.S. homeowners. Due to their lower incomes, working household owners faced greater affordability challenges than higher-income homeowners.

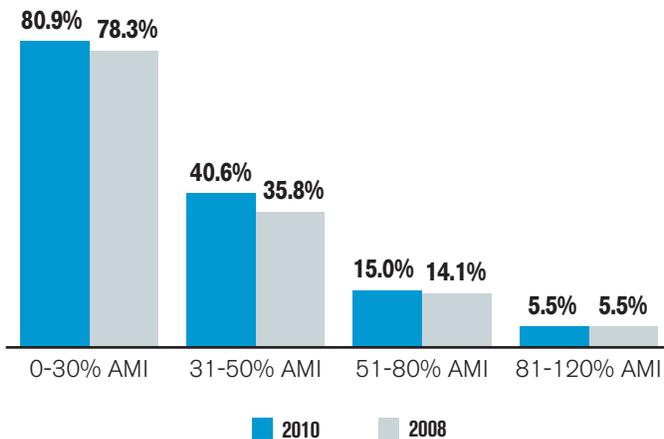
On the other hand, working renters represent a majority of all renters; almost 60 percent of all renter-occupied households met the working household definition in 2010. Overall, renting households saw their incomes decrease and housing costs increase, creating greater affordability challenges than in previous years.

*The author thanks Keith Wardrip for his analysis of the American Community Survey microdata files on which this report is based.*

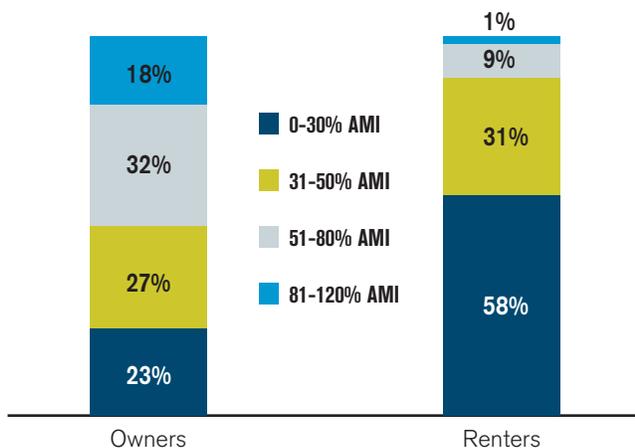
**FIGURE 2.** Percentage of Working Households with a Severe Housing Cost Burden by Tenure



**FIGURE 3.** Percentage of Working Households with a Severe Housing Cost Burden by Income



**FIGURE 4.** Distribution of Working Households with a Severe Housing Cost Burden by Income



rents and decreasing incomes. The increase in the share of working owners paying more than half their income for housing was smaller, but also significant – rising from 20.8 percent in 2008 to 21.6 percent in 2010.

**The increase in the rate of severe housing cost burden among working households occurred exclusively for those earning less than 80 percent of area median income (AMI).**

As shown in Figure 3, the proportion of households with a severe housing cost burden increased the most for households earning less than 50 percent of AMI, and their rate of cost burden continued to exceed that of higher-earning households. Households with a more moderate income, earning between 80 and 120 percent of AMI, saw little change in the share severely burdened by housing costs.

**The incomes of working renters and working owners with severe housing cost burdens differ.**

As shown in Figure 4, nearly all working renters with a severe housing cost burden earn less than 50 percent of AMI while working owners with a severe housing cost burden are more evenly distributed across income categories. This difference is likely due to the fact that there are relatively few very low-income owners and that moderate-income owners are more likely to struggle to meet housing costs than moderate-income renters.

## State and Local Findings

**Since 2008, affordability has steadily eroded for working households in 24 states.**

The share of working households with severe housing cost burdens increased significantly in 24 states between 2008 and 2010 and was lower in just one – Maine (see shaded areas of Figure 5). Eight of those states saw significant increases just in the one year since 2009: Alaska, Georgia, Kentucky, New Jersey, North Carolina, Pennsylvania, South Carolina, and Texas. (Michigan saw a significant decrease in its rate of severely burdened households since 2009, but this only returned it to 2008 levels, resulting in no change over the two-year period.)<sup>4</sup>

It is also worth noting that many states have steadily high rates of severe housing cost burdens among working households. In California, Nevada, Connecticut, Hawaii, and Rhode Island, there was no significant change between 2008 and 2010, but at least one in four working households is severely cost burdened. Another eight states have a rate of at least 20 percent.

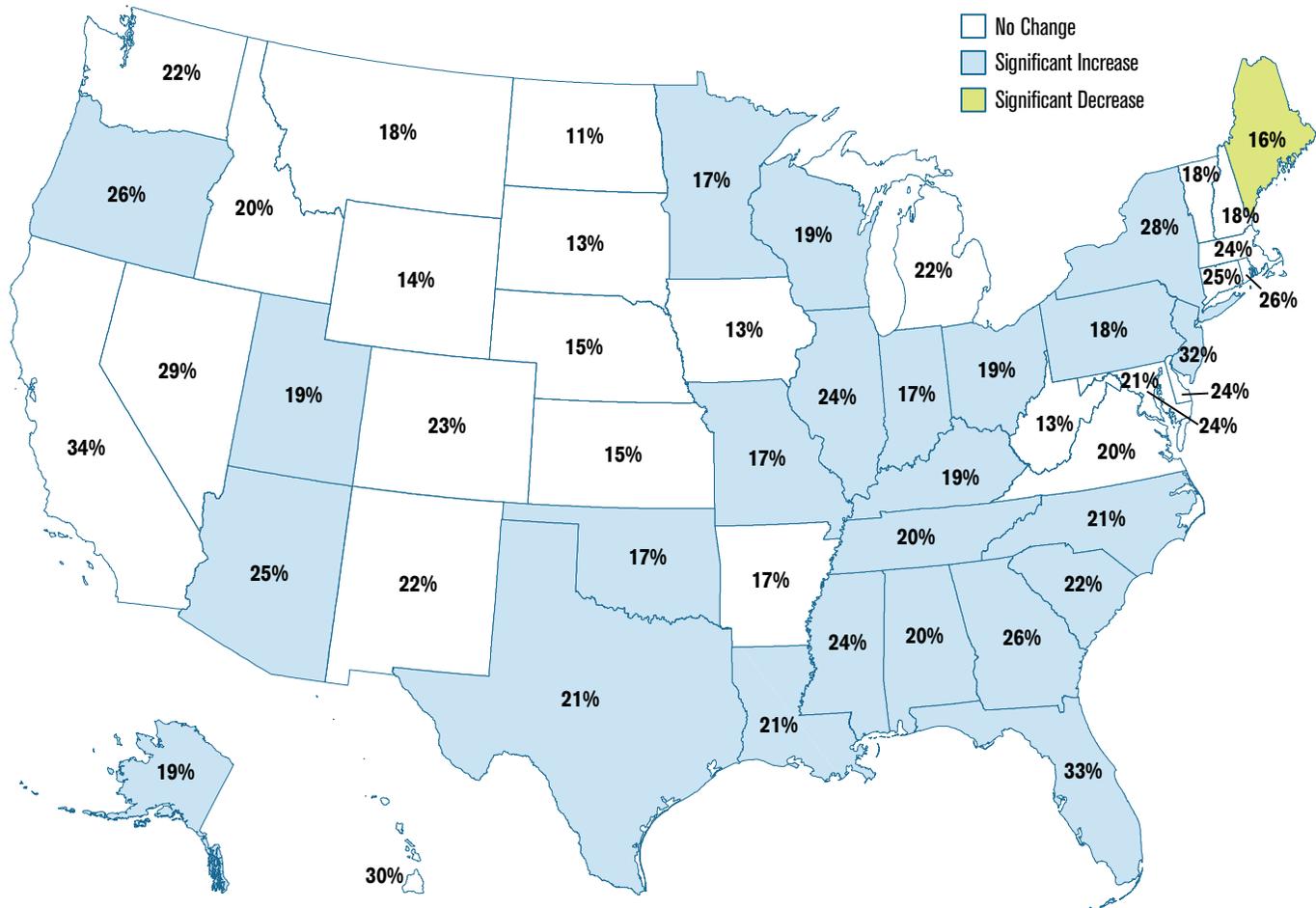
**Nineteen of the 50 largest metro areas saw the number of working households with severe housing cost burdens increase between 2008 and 2010.**

Only Riverside-San Bernardino, California, saw its share of severely cost-burdened households decline significantly since 2008, and in spite of this, it remains in the list of the five metro areas with the highest shares of severely

burdened households (Table 2). Focusing on the one-year period between 2009 and 2010, six metro areas saw significant increases in the share of working households with severe housing cost burdens and only one, Detroit, saw a decline which, while significant, kept its share well above that of 2008 (See Appendix B).

Even among the metro areas that ranked lowest, one in seven working households is severely cost burdened.

**FIGURE 5.** Share of Working Households with Severe Housing Cost Burden by State, 2010  
(Shaded by Change, 2008–2010)



**TABLE 2.** Percentage of Working Households with a Severe Housing Cost Burden by Metro Area (2010)

Highest		Lowest	
Miami-Fort Lauderdale-Pompano Beach, FL	43%	Pittsburgh, PA	15%
Los Angeles-Long Beach-Santa Ana, CA	38%	Buffalo-Niagara Falls, NY	16%
San Diego-Carlsbad-San Marcos, CA	37%	San Antonio, TX	17%
Riverside-San Bernardino-Ontario, CA	34%	Rochester, NY	17%
New York-Northern New Jersey-Long Island, NY-NJ-PA	34%	Kansas City, MO-KS	17%

## Supporting Data: Employment, Income, and Housing Costs

The findings above demonstrate that 2010 continued a trend of worsening affordability for low- and moderate-income (LMI) households – that is, those earning less than 120 percent of AMI. To shed light on the underlying causes, this section briefly explores national employment, income, and housing cost trends between 2008 and 2010.

### Fewer low- and moderate-income households have jobs that employ them for 20 hours or more per week.

The share of all U.S. households that met our criteria for “working households” – income less than or equal to 120 percent AMI and at least 20 hours of work per week – decreased by 2.4 percentage points between 2008 and 2010, falling from 41.8 percent to 39.3 percent. In just one year – from 2009 to 2010 – the share decreased by 1.3 percentage points. The change can largely be explained by increases in the share of low- and moderate-income households that were not working or working less than 20 hours, which increased by 1.7 percentage points between 2008 and 2010. By definition, households working less than 20 hours per week are not included in our analysis, even if they pay more than half their income for housing. Had they been included, the number and share of low- and moderate-income households with severe housing cost burdens would have been higher: overall, 27 percent of low- and moderate income households in the United States – or 18.2 million of the more than 67 million households – had a severe housing cost burden in 2010, up from 25 percent in 2008.

At the same time, there is evidence of a small increase in the share of households with higher incomes. The share of all U.S. households earning more than 120 percent of AMI rose by 0.5 percentage points between 2008 and 2010 even as the share of all households with low- or moderate-incomes declined by the same amount.

### Incomes for all households, working and not, have declined since 2008.

Working homeowners saw the largest declines in income, falling from \$43,570 in 2008 to \$41,413 in 2010 (in nominal dollars) – about 5 percent (Table 3). This can be explained in part by a decrease in the median number of hours worked (per week) by owners – from 50 to 48 between 2008 and 2010.

Median hours for working renters, on the other hand, held steady over the same period. While the median household income of renters increased slightly between 2009 and 2010, that increase was not enough to overcome previous declines, and the median income for a working renter in 2010 was still about four percent below 2008 levels.

For all households, working and not, nominal income declined about 3 percent between 2008 and 2010.

### Since 2008, there has been a steady trend in decreasing costs for owners and increasing costs for renters.

The decrease in housing costs for working owners has been modest, and was outweighed two to one by decreases in income since 2009 and slightly more than that since 2008 (Table 4). This means that declines in housing costs for owners have not been enough to improve affordability for working households.

Renters, however, are faced with both higher costs and lower incomes. Since 2009, increases in the median household income for working renters (1 percent) were matched by a similar increase in housing costs. But between 2008 and 2010, the median income for renter households declined by 4 percent while housing costs increased by that same amount, exacerbating renters' affordability challenges.

**TABLE 3.** Median Household Income for Working Households

	2010	2009	2008	One-Year Change 2009–2010	Two-Year Change 2008–2010
Working Renters	\$ 30,229	\$ 29,988	\$ 31,570	1%	-4%
Working Owners	\$ 41,413	\$ 42,178	\$ 43,791	-2%	-5%

**TABLE 4.** Median Monthly Housing Costs for Working Households

	2010	2009	2008	One-Year Change 2009–2010	Two-Year Change 2008–2010
Working Renters	\$ 830	\$ 820	\$ 800	1%	4%
Working Owners	\$ 1,037	\$ 1,047	\$ 1,058	-1%	-2%

## Methodology

This report is based on American Community Survey (ACS) data collected by the U.S. Census Bureau in 2008, 2009, and 2010. Estimates in this report were generated using Public-Use Microdata Sample (PUMS) population and housing files made publicly available by the Census Bureau. Each file includes roughly 40 percent of the full ACS sample for its respective year, resulting in over 3 million records in each population file and over 1.2 million records in each housing file. There is a unique identifier that links individuals in the population file to households in the housing file. The only geographic identifiers are the state, the census region, and the Public-Use Microdata Area (PUMA) of residence. PUMAs are locally defined geographic areas that allow researchers to produce socioeconomic and demographic estimates with ACS data for sub-state geographies. Each PUMA has a minimum population of 100,000.

The remainder of this section explains how the PUMS files and constituent variables were used to develop the estimates in this report.

**Metropolitan Area Estimates:** The ACS PUMS files were used to generate metropolitan area statistics by associating each PUMA with the metropolitan area (or non-metropolitan area) in which it is located.<sup>5</sup> These PUMA-to-metropolitan area relationships were generated using the Missouri Census Data Center's MABLE/Geocorr2K online application.<sup>6</sup> Because not all PUMAs are entirely contained within a metropolitan area, each PUMA was assigned to a metro area if at least 50 percent of its housing units fell within the area's boundaries. PUMAs that did not fall at least 50 percent within a metropolitan area were coded as non-metropolitan.

One consequence of using this "50 percent rule" is that where metropolitan area and PUMA boundaries are not coterminous, either too few or too many households are assigned to the metro area (i.e., if a PUMA falls 75 percent within a metro area, all of its households are considered to reside in the metro area even though 25 percent do not, in actuality). For the 50 metropolitan areas listed in

the report, this methodology produced housing unit totals equal to anywhere from 91 percent to 106 percent of each area's actual housing unit counts, suggesting that, by and large, the PUMAs do a sufficiently good job of approximating the metropolitan areas. In fact, for 15 metro areas, PUMAs nested exactly within their borders and housing unit totals matched control totals exactly.

**Household Income Relative to Area Median Income:** For each household assigned to a metropolitan area, household income (variable HINCP in the PUMS file) was compared to the area's median family income estimate (ACS detailed table B19113), adjusted for household size.<sup>7,8,9</sup> The ratio of household income to this area median income (AMI) was used to determine the income category for each household, as well as whether or not it met the income requirements of the working household definition (i.e.,  $\leq 120$  percent of the AMI). Non-metropolitan AMIs for each state were derived from the household records classified as non-metropolitan in the PUMS files. The roughly 1.2 million households reporting zero or negative income in each of the study years were excluded from these analyses.

**Housing Costs:** The PUMS housing files include two variables that aggregate monthly housing costs for owners and renters. For owner-occupied households, this variable (SMOCP) includes first and second mortgage payments, property taxes, insurance, homeowner association fees, and utilities; for renter-occupied households, this variable (GRNTP) includes cash rent and utility costs. This analysis used the Census Bureau's aggregation for owner-occupied households but replaced the renter housing cost aggregation with a custom-calculated variable. This was necessary because the PUMS housing file does not aggregate housing costs for renters that do not pay cash rent, even if they pay utilities. Because using the PUMS variable would have excluded these households from the analysis, a replacement variable was calculated that sums utility costs for renter-occupied households that do not pay cash rent.

STATE	2010 WORKING HOUSEHOLDS		% WITH SEVERE HOUSING COST BURDEN			SIGNIFICANT DIFFERENCE*	
	Total	With Severe Housing Cost Burden	2010	2009	2008	2009-10	2008-10
Alabama	639,290	129,019	20%	19%	16%		Higher
Alaska	118,996	22,065	19%	14%	12%	Higher	Higher
Arizona	883,344	224,738	25%	25%	23%		Higher
Arkansas	392,216	67,656	17%	19%	17%		
California	4,897,680	1,661,671	34%	33%	33%		
Colorado	861,815	197,380	23%	22%	22%		
Connecticut	555,259	137,144	25%	23%	23%		
Delaware	127,559	31,155	24%	21%	22%		
District of Columbia	118,613	28,155	24%	23%	22%		
Florida	2,500,193	812,931	33%	33%	31%		Higher
Georgia	1,402,718	360,240	26%	23%	20%	Higher	Higher
Hawaii	195,608	58,182	30%	30%	30%		
Idaho	237,878	48,016	20%	21%	17%		
Illinois	1,897,950	458,840	24%	24%	23%		Higher
Indiana	999,311	167,736	17%	17%	15%		Higher
Iowa	521,980	68,249	13%	12%	13%		
Kansas	459,300	68,661	15%	15%	16%		
Kentucky	601,513	114,001	19%	16%	15%	Higher	Higher
Louisiana	656,371	135,695	21%	19%	18%		Higher
Maine	204,591	32,158	16%	18%	19%		Lower
Maryland	951,241	199,060	21%	21%	20%		
Massachusetts	976,338	231,406	24%	22%	24%		
Michigan	1,349,409	298,304	22%	23%	21%	Lower	
Minnesota	887,734	153,858	17%	17%	16%		Higher
Mississippi	370,919	88,448	24%	22%	19%		Higher
Missouri	935,347	163,285	17%	17%	15%		Higher
Montana	166,866	30,438	18%	17%	16%		
Nebraska	327,885	48,294	15%	13%	13%		
Nevada	401,729	115,129	29%	28%	27%		
New Hampshire	222,130	40,824	18%	20%	19%		
New Jersey	1,139,986	360,393	32%	29%	28%	Higher	Higher
New Mexico	297,613	64,927	22%	20%	19%		
New York	2,819,539	798,890	28%	27%	26%		Higher
North Carolina	1,419,452	305,148	21%	20%	18%	Higher	Higher
North Dakota	133,879	14,435	11%	12%	10%		
Ohio	1,682,596	323,579	19%	18%	18%		Higher
Oklahoma	577,946	98,098	17%	16%	15%		Higher
Oregon	575,542	147,179	26%	23%	23%		Higher
Pennsylvania	1,879,159	344,345	18%	17%	17%	Higher	Higher
Rhode Island	148,092	38,081	26%	25%	24%		
South Carolina	655,602	142,894	22%	19%	18%	Higher	Higher
South Dakota	141,338	18,185	13%	13%	12%		
Tennessee	913,173	183,358	20%	20%	17%		Higher
Texas	3,734,958	797,232	21%	20%	19%	Higher	Higher
Utah	413,859	79,070	19%	18%	16%		Higher
Vermont	106,533	19,640	18%	19%	19%		
Virginia	1,224,614	249,441	20%	20%	19%		
Washington	1,068,567	232,117	22%	22%	21%		
West Virginia	231,718	30,661	13%	15%	14%		
Wisconsin	951,877	181,968	19%	18%	16%		Higher
Wyoming	99,971	13,752	14%	13%	13%		
United States	45,077,797	10,636,131	24%	23%	22%	Higher	Higher

\*Where estimates of the percentage of working households with a severe housing cost burden are deemed significantly different (at the 90% confidence level), the direction of the difference is indicated. This field is blank where the difference is not deemed significant.

Source: Center for Housing Policy tabulations of American Community Survey PUMS files.

METROPOLITAN STATISTICAL AREA	2010 WORKING HOUSEHOLDS		% WITH SEVERE HOUSING COST BURDEN			SIGNIFICANT DIFFERENCE*	
	Total	With Severe Housing Cost Burden	2010	2009	2008	2009-10	2008-10
Atlanta-Sandy Springs-Marietta, GA	787,029	220,132	28%	24%	22%	Higher	Higher
Austin-Round Rock-San Marcos, TX	322,216	78,713	24%	22%	21%		Higher
Baltimore-Towson, MD	426,130	84,227	20%	21%	19%		
Birmingham-Hoover, AL	145,570	31,349	22%	20%	16%		Higher
Boston-Cambridge-Quincy, MA-NH	732,952	175,691	24%	23%	24%		
Buffalo-Niagara Falls, NY	162,047	26,652	16%	18%	18%		
Charlotte-Gastonia-Rock Hill, NC-SC	286,923	62,329	22%	21%	18%		Higher
Chicago-Joliet-Naperville, IL-IN-WI	1,415,963	388,676	27%	26%	26%		
Cincinnati-Middletown, OH-KY-IN	319,691	57,804	18%	16%	17%		
Cleveland-Elyria-Mentor, OH	313,316	65,458	21%	21%	20%		
Columbus, OH	293,506	59,066	20%	20%	17%		Higher
Dallas-Fort Worth-Arlington, TX	1,016,521	217,506	21%	20%	20%		Higher
Denver-Aurora-Broomfield, CO	455,616	99,518	22%	21%	22%		
Detroit-Warren-Livonia, MI	575,394	135,575	24%	26%	22%	Lower	
Hartford-West Hartford-East Hartford, CT	192,749	38,554	20%	19%	22%		
Houston-Sugar Land-Baytown, TX	888,270	209,120	24%	22%	20%	Higher	Higher
Indianapolis-Carmel, IN	276,676	51,910	19%	18%	16%		
Jacksonville, FL	197,062	50,507	26%	25%	20%		Higher
Kansas City, MO-KS	308,800	52,255	17%	16%	15%		
Las Vegas-Paradise, NV	289,225	85,875	30%	29%	29%		
Los Angeles-Long Beach-Santa Ana, CA	1,683,211	640,301	38%	37%	36%		Higher
Louisville/Jefferson County, KY-IN	188,942	36,031	19%	15%	15%	Higher	Higher
Memphis, TN-MS-AR	175,994	46,446	26%	27%	25%		
Miami-Fort Lauderdale-Pompano Beach, FL	714,733	307,690	43%	42%	40%		Higher
Milwaukee-Waukesha-West Allis, WI	257,057	56,803	22%	22%	19%		
Minneapolis-St. Paul-Bloomington, MN-WI	535,768	98,876	18%	18%	17%		Higher
Nashville-Davidson--Murfreesboro--Franklin, TN	236,842	52,192	22%	19%	16%		Higher
New Orleans-Metairie-Kenner, LA	183,027	51,415	28%	26%	22%		Higher
New York-Northern New Jersey-Long Island, NY-NJ-PA	2,610,597	879,382	34%	32%	31%	Higher	Higher
Oklahoma City, OK	220,873	38,972	18%	17%	15%		
Orlando-Kissimmee-Sanford, FL	312,100	101,864	33%	35%	34%		
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	893,786	201,082	22%	20%	20%	Higher	Higher
Phoenix-Mesa-Glendale, AZ	593,584	153,014	26%	26%	24%		
Pittsburgh, PA	352,629	54,335	15%	15%	14%		
Portland-Vancouver-Hillsboro, OR-WA	352,518	82,403	23%	23%	21%		
Providence-New Bedford-Fall River, RI-MA	225,887	55,626	25%	25%	23%		
Raleigh-Cary, NC	191,396	36,365	19%	17%	15%		Higher
Richmond, VA	180,983	33,689	19%	20%	16%		
Riverside-San Bernardino-Ontario, CA	495,836	169,657	34%	35%	37%		Lower
Rochester, NY	159,533	26,766	17%	18%	18%		
Sacramento--Arden-Arcade--Roseville, CA	300,650	91,612	30%	28%	27%		Higher
San Antonio-New Braunfels, TX	311,481	51,912	17%	19%	19%		
San Diego-Carlsbad-San Marcos, CA	417,480	153,445	37%	34%	36%	Higher	
San Francisco-Oakland-Fremont, CA	636,605	182,916	29%	29%	30%		
San Jose-Sunnyvale-Santa Clara, CA	246,918	69,160	28%	28%	26%		
Seattle-Tacoma-Bellevue, WA	586,152	135,264	23%	22%	22%		
St. Louis, MO-IL	433,439	76,977	18%	17%	16%		
Tampa-St. Petersburg-Clearwater, FL	386,799	111,290	29%	29%	27%		
Virginia Beach-Norfolk-Newport News, VA-NC	261,918	60,639	23%	21%	19%		Higher
Washington-Arlington-Alexandria, DC-VA-MD-WV	946,454	201,986	21%	21%	22%		
<b>Total</b>	<b>24,498,848</b>	<b>6,449,027</b>	<b>26%</b>	<b>25%</b>	<b>25%</b>	<b>Higher</b>	<b>Higher</b>

\*Where estimates of the percentage of working households with a severe housing cost burden are deemed significantly different (at the 90% confidence level), the direction of the difference is indicated. This field is blank where the difference is not deemed significant.

Source: Center for Housing Policy tabulations of American Community Survey PUMS files.

As the research affiliate of the National Housing Conference (NHC), the Center for Housing Policy specializes in developing solutions through research. In partnership with NHC and its members, the Center works to broaden understanding of the nation's housing challenges and to examine the impact of policies and programs developed to address these needs. Combining research and practical, real-world expertise, the Center helps to develop effective policy solutions at the national, state and local levels that increase the availability of affordable homes.

## HOUSING LANDSCAPE 2012

The Housing Landscape series uses the most current information available to understand the relationship between housing costs and incomes for working households in the United States.

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## Endnotes

<sup>1</sup> All dollar figures reported are nominal and not adjusted for inflation.

<sup>2</sup> A household is considered to have a severe housing cost burden if it spends more than 50 percent of its income on housing costs, including utilities.

<sup>3</sup> Due to changes in population controls since *Census 2010*, population estimates and "estimates of the number of people in a given location are not strictly comparable" before and after 2010. General trends, however, should remain valid and we have used rates and percentages throughout our analysis to focus on trends rather than discrete counts of households. For further information, please see the Census Bureau's Change in [Population Controls](#) document. In addition, a methodological change noted in the Methodology section has resulted in a recalculation of the level of cost burden in 2008 and 2009; the estimates reported in this report are thus not comparable to those of previous editions of *Housing Landscape*.

<sup>4</sup> For a detailed state-by-state listing, see Appendix A.

<sup>5</sup> Metropolitan area definitions are consistent with those defined by the Office of Management and Budget in *Update of Statistical Area Definitions and Guidance on Their Uses*, OMB Bulletin No. 08-01, issued November 20, 2007 (available at <http://www.whitehouse.gov/sites/default/files/omb/assets/omb/bulletins/fy2008/b08-01.pdf>).

<sup>6</sup> Available at <http://mcdc2.missouri.edu/websas/geocorr2k.html>.

<sup>7</sup> Similar to the way HUD develops income limits for households of various sizes, the median family income is used as the benchmark to which the income of a four-person household is compared. Incomes of larger households are compared to an upwardly adjusted median family income, and the benchmark for smaller households is adjusted downward. For a detailed description of the adjustments used by HUD and in this report, see p. 10 in HUD's *FY2010 HUD Income Limits Briefing Material*, available at [www.huduser.org/portal/datasets/il/il10/IncomeLimitsBriefingMaterial\\_FY10.pdf](http://www.huduser.org/portal/datasets/il/il10/IncomeLimitsBriefingMaterial_FY10.pdf).

<sup>8</sup> Median family incomes for non-metropolitan areas in each state were derived from the household records classified as non-metropolitan in the PUMS files.

<sup>9</sup> This year's Housing Landscape report reflects a change in methodology. Last year, we adjusted income using the income adjustment variable (ADJINC) when calculating the housing-cost-to-income ratio (HCIR). Census no longer advises making this adjustment and thus we have discontinued it. Therefore, the results from the current Housing Landscape report are not comparable to those of prior reports.