

CITY OF HUGHSON

HOUSING ELEMENT UPDATE



Prepared for:

CITY OF HUGHSON
7012 PINE STREET
HUGHSON, CA 95326

Prepared by:



2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670

ADOPTED AUGUST 24, 2009

CITY OF HUGHSON HOUSING ELEMENT UPDATE

Prepared for:

CITY OF HUGHSON
7012 PINE STREET
HUGHSON, CA 95326

Prepared by:



2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670

ADOPTED AUGUST 24, 2009



TABLE OF CONTENTS

Section 1 - Introduction to the Housing Element..... HE-1

Purpose HE-1

Organization..... HE-2

Relationship to Other Elements HE-2

Public Participation HE-3

Review of Previous Element HE-5

Section 2 - Housing Needs Assessment..... HE-27

Community Profile..... HE-27

Population Characteristics..... HE-27

Household Characteristics HE-34

Special Needs Groups HE-40

Housing Stock Characteristics..... HE-50

Housing Conditions HE-53

Housing Costs and Affordability HE-58

Section 3 - Housing resources HE-66

Regional Housing Need HE-66

Availability of Land HE-67

Financial Resources..... HE-71

Opportunities For Energy Conservation..... HE-78

Section 4 - Housing Constraints HE-80

Governmental Constraints..... HE-80

Provision For A Variety Of Housing Types HE-83

Non-Governmental Constraints HE-93

Land and development Costs..... HE-96

Infrastructure Availability..... HE-98

Environmental Constraints..... HE-98

Section 5 - Goals, Objectives, Policies, and Programs HE-99

Quantified Objectives HE-113

APPENDICES

Appendix A – Data Sources A-1

Appendix B – List of Acronyms..... A-2

Appendix C – Housing Element Mailing List A-3

Appendix D – List of Non-Profit Housing Agencies A-4

Appendix E – Low Density Site Inventory..... A-5

Appendix F – Multi-Family Residential Design Guidelines A-14



LIST OF TABLES

Table 1 Population Trends – Stanislaus And Neighboring Counties HE-27

Table 2 Population Trends – Neighboring Cities And Communities HE-28

Table 3 Population Trends - City Of Hughson..... HE-28

Table 4 Population By Age Trends - City Of Hughson..... HE-29

Table 5 Population By Race And Ethnicity – 2000-2008..... HE-30

Table 6 Employment By Industry – City Of Hughson..... HE-31

Table 7 2008 Employment by Industry HE-31

Table 8 County Occupational Employment Projections 2004–2014, Modesto Metropolitan Statistical Area (Stanislaus County)..... HE-32

Table 9 Hughson Major Employers..... HE-33

Table 10 Employment By Commuting Patterns (1990–2000)..... HE-34

Table 11 Household Type and Presence of Children 18 years old and under HE-35

Table 12 Person Per Household Trends..... HE-36

Table 13 Household Size Trends..... HE-36

Table 14 Stanislaus County Maximum Household Income Level by Household Size HE-37

Table 15 2008 Household Income Categories – City Of Hughson HE-38

Table 16 Median Household Income Trends HE-38

Table 17 Households By Income – City Of Hughson..... HE-39

Table 18 Households by Poverty Level City of Hughson – 2000 and 2008..... HE-39

Table 19 Senior Population Trends (65+)..... HE-40

Table 20 Householders By Tenure By Age..... HE-41

Table 21 Senior Households By Income (1990–2000)..... HE-41

Table 22 Senior Households By Household Payment (2000) HE-42

Table 23 Seniors By Limitation Type (2000) HE-42

Table 24 Senior Resources HE-43

Table 25 Persons with Disabilities by Disability Type HE-45

Table 26 Tenure By Household Size..... HE-46

Table 27 Farmworkers – City Of Hughson HE-47

Table 28 Farmworker Housing HE-48

Table 29 Emergency Shelter Facilities (Stanislaus County) HE-49

Table 30 Housing Units By Type..... HE-50

Table 31 Tenure By Households HE-51

Table 32 Household Overcrowding Trends (1990–2000) HE-52

Table 33 2000 Overcrowded Households..... HE-52

Table 34 Occupancy Status of Housing Stock HE-53

Table 35 Housing Conditions Survey Results..... HE-54



Table 36 Single-Family with Attached/Detached Housing Conditions HE-55

Table 37 Duplex Housing Conditions HE-55

Table 38 Multi-Family Housing Conditions..... HE-56

Table 39 Income Groups by Affordability (2008) HE-58

Table 40 Median Single-Family Housing Sales Price (2006–2008)..... HE-58

Table 41 Stanislaus County Sales Activity August 2007 and August 2008 HE-59

Table 42 Home Sales In Stanislaus County..... HE-59

Table 43 Multi-Family and Single-Family Rents..... HE-60

Table 44 Affordable Renter-Occupied Housing Costs, Stanislaus County (2008) HE-61

Table 45 Affordable Owner-Occupied Housing Costs, Stanislaus County (2008)..... HE-62

Table 46 Total Households Overpaying by Income (2000) HE-63

Table 47 Future Housing Needs City of Hughson 2007–2014 HE-66

Table 48 Comparison of Regional Growth Need and Residential Sites..... HE-68

Table 49 Available Land Inventory Summary HE-68

Table 50 Development Standards by Residential Zone HE-82

Table 51 Residential Parking Standards HE-83

Table 52 Allowed Uses in Zoning Districts HE-87

Table 53 Development Fees HE-88

Table 54 Cost for a Typical Residential Development..... HE-90

Table 55 Development Review and Approval Procedures..... HE-91

Table 56 Home Loan Activity in Hughson and the Modesto MSA, 2005–2007 HE-95

Table 57 Quantified Objectives HE-113

FIGURES

Figure 1 – City of Hughson Housing Conditions HE-57

Figure 2 – Land Inventory Map HE-70



SECTION 1 - INTRODUCTION TO THE HOUSING ELEMENT

Recognizing the importance of providing adequate housing in all communities, the State of California has mandated a Housing Element within every General Plan since 1969. The Housing Element is one of the seven elements required by the state. Article 10.6, Section 65580–65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.” The element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the Housing Element. The contents of the element must be consistent with the other elements of the General Plan.

Meeting the housing needs established by the State of California is an important goal for the City of Hughson. As the population of the state continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

This Housing Element (2009–2014) was created in compliance with state General Plan law pertaining to Housing Elements and was adopted by the Hughson City Council on August 24, 2009.

The data used in preparing the Housing Needs Assessment was taken from the 1990 and 2000 U.S. Census, State Department of Finance, Stanislaus Council of Governments (StanCOG), 2008 Claritas Report, Employment Development Department, and the California Department of Housing and Community Development. While the U.S. Census is still considered the most reliable source of demographic information, it has now been ten years since the data was collected and therefore the validity of the numbers has lessened. To correct this, the City has used 2008 projections provided by Claritas, a data collection firm. The Claritas numbers use 2000 Census data as a baseline for these projections. For a complete list of data sources and Housing Element acronyms see **Appendix A** and **Appendix B**.

PURPOSE

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, fiscal factors and community goals within the General Plan.

Further, state Housing Element law requires “an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends
- An analysis of the City’s fair share of the regional housing needs
- An analysis of household characteristics



HOUSING ELEMENT UPDATE

- An inventory of suitable land for residential development
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance, and development of housing
- An analysis of special housing needs
- An analysis of opportunities for energy conservation
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules which promote preservation, improvement, and development of diverse types and costs of housing throughout Hughson.

ORGANIZATION

Hughson's Housing Element is organized into five primary sections:

Introduction: This section analyzes the purpose, organization, relationship to other elements, public participation and the Review of Previous Housing Element.

Housing Needs Assessment: This section includes an analysis of the City's demographic profile, housing characteristics, and existing and future housing needs

Housing Resources: This section includes a discussion of Hughson's Regional Housing Needs Allocation (RHNA), land availability, and financial resources.

Housing Constraints: This section identifies potential governmental and non-governmental constraints, such as land use controls, fees and exactions, permit processing, land and construction costs, and availability of financing.

Housing Program: This section identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

RELATIONSHIP TO OTHER ELEMENTS

State law requires that "the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

This Housing Element is part of a comprehensive Hughson General Plan. All elements of the Hughson General Plan have been reviewed for consistency, and the Housing Element was prepared to assure compatibility with the remaining elements.



PUBLIC PARTICIPATION

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element . . ." (Government Code §65583).

In order to satisfy this requirement, the City conducted a series of community meetings and public hearings to receive community input concerning Hughson's housing goals and policies. Descriptions of these meetings are listed below. In addition, City staff posted notices at the City Hall, Development Services and published notices in the Hughson Chronicle, and used letters and verbal notices to inform housing advocacy groups, property owners, and community members to publicize meetings dates for study sessions and public hearings. Notices for the May 19th Planning Commission Workshop were published in the Hughson Chronicle on May 12th and on May 19th and 2nd for the June 8th City Council Hearing. In addition, in the May 19th issue of the Chronicle, the editor also included a front page article on the Housing Element Update. (See **Appendix C** for the Housing Element mailing list)

Public Meetings

Planning Commission Workshop, May 19, 2009 - The City's consultant made a presentation to the Planning Commission and general public including an overview of the update process, an outline of State housing law, and a description of the required components of the Housing Element Background Report and Policy Document. At the conclusion of the presentation, Commissioners had time to discuss any housing related concerns in the City and potential changes or additions to policies and programs. The comments received at the meeting included general questions and comments about the Housing Element process. One specific question asked was in regards to whether single-parent households include single-person households, this answer was addressed in Table 11 Household Type and Presence of Children under 18 years of age. Single-person households are called out as a separate category.

City Council Hearing, June 8, 2009 - The City's consultant made a presentation that included an overview of the update process, an outline of State housing law, and a description of the required components of the Housing Element Background Report and Policy Document. At the conclusion of the presentation, City Council members had time to discuss any housing related concerns in the City and potential changes or additions to policies and programs. There were no comments or questions received by staff or the consultant.

City Council Hearing- TBD

Public Survey

In an effort to solicit input from stakeholders who may not have been able to attend the public hearings held prior to submitting the Housing Element to the State for review, the City made the draft Housing Element available for review at the City of Hughson Development Services, the City Library, City Hall and was available on CD upon request at Development Services. Accompanying the Housing Element was a brief questionnaire to gather input on the document. The survey is outlined below and shows the input gathered as well as how the City incorporated the input.



HOUSING ELEMENT UPDATE

1. **Please list which group or groups in Hughson currently have the greatest housing needs:**

- Low-income families,
- Hispanic families and
- Unemployed persons

2. **In the space below, please indicate any comments or concerns that you have with the Draft Housing Element:**

Response 1: The Housing Element covers most of the important policies but I am a little concerned about programs needed to make housing affordable. I'm worried that people will leave the area because the housing prices are too high.

Response 2: My concern is about how long it's taking and no changes have really benefited the community.

3. **Are you currently involved in a community based organization?**

- Hughson Family Resource Center.

Housing Element Response: The City of Hughson is committed to assisting with the development of affordable housing through the implementation of Goal 1 and the associated policies and programs that encourage and help facilitate the development of affordable housing to low-income households.



REVIEW OF PREVIOUS ELEMENT

Government Code, Section 65588(a)(2) “Review and Revision” requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community’s housing goals and objectives. This section reflects the actual housing activities that were accomplished since the last Housing Element.

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
GOAL 1 – HOUSING OPPORTUNITIES AND ACCESSIBILITY				
Policy 1-1-1: Continue to apply to HUD and HCD for grant funds that may be used for housing-related programs.				
<p>The City staff will increase its coordination with the State HCD staff to apply for the funding that is made available through Proposition 46. 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.</p>	<p>Planning and Building Department</p>	<p>Ongoing with the 2006 HCD application cycle and with developer interest</p>	<p>Progress: Staff continues to search for interested developers to build and maintain affordable housing.</p> <p>Effectiveness: Over the past five 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.</p> <p>Appropriateness: The City will continue to search for interested developers</p>	<p>This program will be continued.</p>
<p>The City of Hughson will complete applications for grants, such as CDBG funds, HOME funds, and other federal and state funds.</p>	<p>Planning and Building Department</p>	<p>Annually, subject to the application cycle</p>	<p>Progress: In 2005, the City applied to the HOME program and was awarded \$500,000.</p> <p>Effectiveness: These funds were used for the First-Time Homebuyer and Owner-Occupied Rehabilitation Programs.</p>	<p>This program will be continued.</p>



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
<p>Appropriateness: The City will continue to apply for funding.</p>				
<p>Policy 1-1-2: Allocate funds to the Redevelopment Agency for the owner occupied housing rehabilitation program through the revolving loan fund.</p>				
<p>The Hughson Redevelopment Agency was established in 2002. The Redevelopment agency received its first Bond allocation in 2003 but has yet to establish a redevelopment agency budget. The 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 including funds for low to moderate-income housing rehabilitation programs including financing, infrastructure improvements, land acquisition, and construction. The City projects that 2.5 million dollars will be set aside funds for housing between 2003-2008.</p>	<p>City of Hughson Redevelopment Agency</p>	<p>January 2005</p>	<p>Progress: The City has developed a budget for the Redevelopment Agency and is currently accumulating funds through grant programs and its revolving loan program. The City has accumulated funds in the low- and moderate-income housing fund and has also set aside funds for an Owner Occupied Rehabilitation Program.</p> <p>Effectiveness: The City is using its Owner Occupied Rehabilitation program funds toward their first rehabilitation.</p> <p>Appropriateness: The City will continue to apply for grants and accumulate funds to help increase project opportunities.</p>	<p>This program will be continued.</p>
<p>Policy 1-1-3: 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.</p>				
<p>Prepare a feature within the Town Talk City Newsletter outlining the City's participation and incentives, housing needs from the Housing Element, or other market source, state and federal funding</p>	<p>Planning and Building Department</p>	<p>December 2003</p>	<p>Progress: This program has not been accomplished yet.</p> <p>Effectiveness: The City is continually working</p>	<p>This program will be modified to assist developers</p>

HOUSING ELEMENT UPDATE



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
for which the City is willing to apply and any other pertinent information. Distribute the newsletter to local and regional non-profit and for profit agencies.			<p>on ways to attract affordable housing developers.</p> <p>Appropriateness: This is a continuing need and it is appropriate for the City to continue its efforts.</p>	with technical assistance for the development of affordable housing.
Policy 1-2-1: Continue to allocate HOME funds to the first time homebuyer program.				
Continue to use HOME funds to assist at least 20 households with the first time homebuyer down payment.	Planning and Building Department and Redevelopment Agency	Apply by 2006, subject to the State Application cycle	<p>Progress: Due to the recent downturn in the housing market, the City has many homes that are appropriately priced for the First Time Homebuyer program.</p> <p>Effectiveness: The City is in the process of finding First Time Homebuyer loans and has also accumulated a waiting list. In 2006-2007, the City had a list of 17 prospective home buyers.</p> <p>Appropriateness: This is a continuing need with housing prices dropping, there is more opportunity for residents in need who may qualify for homes.</p>	This is new Program 1-4-1.
Policy 1-2-2: Continue to research and implement policies and programs that will facilitate very low-income families becoming homeowners.				
Consider the feasibility of an inclusionary zoning program for the development of affordable housing.	Planning and Building Department	July 2004	Progress: The City is undergoing an education process so that staff will understand inclusionary zoning programs for the	This is new Program 1-5-1.



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
			<p>development of affordable housing.</p> <p>Effectiveness: City staff continues to learn and understand policies to provide more opportunities for affordable housing.</p> <p>Appropriateness: Staff will continue to actively attend training and work with nearby cities that currently have inclusionary zoning to educate staff and provide effective policies.</p>	
<p>Policy 1-3-1: Research and locate programs that will facilitate construction of very low- and low-income housing.</p>				
<p>Research and seek out developers to build affordable multifamily housing in Hughson City through the Low Income Housing Tax Credit (LIHTC) program.</p>	<p>Planning and Building Department</p>	<p>January 2004</p>	<p>Progress: The City has made contact with and has had several planning sessions with a developer. The City understands the LIHTC program.</p> <p>Effectiveness: The City has been unable to commit to new housing projects due to a lack of sewer system capacity.</p> <p>Appropriateness: Continuing to research and locate low-income housing projects and plan for these programs, despite current sewer capacity shortfalls, allows for improvements to be accounted for in planning needs for future developments.</p>	<p>This is new Program 1-6-1.</p>

HOUSING ELEMENT UPDATE



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
Policy 1-3-2: Take measures to ensure housing is available to single individuals, working poor, homeless, senior citizens, students and others in need of basic, safe housing in areas near service providers, public transportation, and service jobs.				
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.	Planning and Building Department	January 2004	<p>Progress: In June 2006, the City Council adopted a policy to grant priority for water and wastewater capacity allocation to proposed developments that include housing units that would be affordable to lower-income households. In December 2005, the City Council approved an update to the City's General Plan that included 8 acres of High-Density residential to accommodate potential multi-family dwellings.</p> <p>Effectiveness: Providing incentives to developers that would have affordable units to those in need of workforce housing and other special needs housing.</p> <p>Appropriateness: Taking measures to increase housing available to special needs groups is a continuing need that will be provided for.</p>	This program will be discontinued because it was completed.
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 RHNA allocation.	Planning and Building Department	Immediately	Progress: Once a developer is found and a project is determined, the City will waive development fees in order to facilitate the development of a project that would aid the City to increase opportunities for special needs groups.	This is new Program 1-7-2.



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
			<p>Effectiveness: The development of additional units of housing for special needs groups is a continued need, and policies to provide for zoning changes and development fee waivers allow for opportunities.</p> <p>Appropriateness: Incentives to develop units for special needs groups remains an effective and appropriate measure to attract developers and allow the City to incorporate its priorities into policy.</p>	
<p>The City has begun the process of rezoning land to multifamily residential for the purpose of having adequate sites to accommodate the Regional Housing Needs Allocation (RHNA). The first parcels identified for rezone are parcel numbers 018-053-022, 018-052-007, 018-052-008, and 018-052-027 for a total of 6.9 acres, which will accommodate up to 186 additional housing units.</p>	<p>Planning and Building Department</p>	<p>November 2004</p>	<p>Progress/Effectiveness: The City rezoned a total of 8 acres to accommodate the Regional Housing Needs Allocation.</p> <p>Appropriateness: The City will delete this program because this was accomplished.</p>	<p>This program was completed and will be discontinued.</p>
<p>In order to facilitate and encourage the provision of emergency shelters and transitional shelters, the City shall amend the current zoning code to specifically identify this type of shelter as allowable uses in the R-A, R-3, and R-2 with Administrative Approval.</p>	<p>Community Development</p>	<p>June 2005</p>	<p>Progress/Effectiveness: The City has adopted ordinance 05-15 to establish a provision for emergency and transitional shelters.</p> <p>Appropriateness: The City will continue to allow for uses where emergency and transitional shelters are needed.</p>	<p>Modify to SB 2 standards. This is new Programs 1-7-3 and 1-7-4.</p>

HOUSING ELEMENT UPDATE



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
<p>Seek out retailers to build commercial lots that will meet the needs of City residents and provide accessibility to low-income families that do not have the mobility to travel into nearby cities for their basic needs.</p>	<p>Planning and Building Department</p>	<p>July 2004</p>	<p>Progress: The City has met with contractors that have completed Phase II of a “strip mall” type shopping center on the corner of Tully and Whitmore in Hughson. Several additional projects have been proposed in this target area.</p> <p>Effectiveness: The Hughson Redevelopment Agency is also working on a plan to revitalize the downtown area in order to stimulate economic development.</p> <p>Appropriateness: Revitalization of areas where retail development is occurring would continue the goal of long-term economic sustainability in Hughson.</p>	<p>This program was completed and will be discontinued.</p>
<p>Publish a comprehensive listing of the current housing developments in the City, which have units reserved for low-income, senior, and disabled households.</p>	<p>Planning and Building Department</p>	<p>January 2004; update annually</p>	<p>Progress: Currently, the only housing offered within the City meeting these criteria is through the Stanislaus County Housing Authority.</p> <p>Effectiveness: The Stanislaus County Housing Authority has several complexes throughout the City. The list of housing is updated annually.</p> <p>Appropriateness: The need for a list of housing developments is ongoing and will be continued.</p>	<p>This is new Program 1-7-4.</p>



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
Policy 1-3-3: Assess the need for farmworker housing in the City.				
Work with farm owners and central labor providers to determine the number of farmworkers who may need housing. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers.	Planning and Building Department	Report by January 2005	<p>Progress/Effectiveness: Hughson has not made progress on this report. The Stanislaus County Housing Authority maintains information regarding housing units available to farmworkers.</p> <p>Appropriateness: Farmworker housing is not anticipated as a need in Hughson. Therefore, the appropriateness of staff within the City to keep track is not warranted. However, should a need arise, the City can contact the County.</p>	Discontinue, the Stanislaus County Housing Authority oversees this.
Policy 1-3-4: Assess the need for emergency and transitional shelters.				
Contact homeless service providers to determine the number of displaced and homeless persons who are or have been residents of Hughson. Prepare a comprehensive report with recommendations for submittal to the City Council.	Planning and Building Department	June 2004	<p>Progress: City staff continually works with Stanislaus Housing and Support Services in collaborative meetings to address the needs of not only Hughson but the County of Stanislaus.</p> <p>Effectiveness: This collaboration with the County ensures that the needs of the homeless are met.</p> <p>Appropriateness: The City will collaborate with the Housing Authority as necessary</p>	Discontinue, the Stanislaus County Housing Authority oversees this.
Policy 1-3-5: Ensure housing is available for persons with disabilities.				
Use federal and state funds to provide new units of supportive housing for persons	Planning and Building	Grant application	Progress/Effectiveness: No funding has become available.	This is new Program 1-

HOUSING ELEMENT UPDATE



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
with disabilities.	Department	in calendar year 2005	Appropriateness: The City will continue to search for funding for programs.	8-1.
Continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that are funded with federal funds as according to federal law.	Planning and Building Department	As these types of facilities become available	<p>Progress/Effectiveness: No facilities are currently available in the City of Hughson.</p> <p>Appropriateness: 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>	This is new Program 1-8-2.
Policy 1-3-6: Provide accessibility and mobility enhancing device grants to persons with disabilities.				
Amend the City's current housing rehabilitation program guidelines to include a grant to very low-income disabled persons and senior citizens to improve accessibility and safety.	Planning and Building Department	By second quarter of 2004	<p>Progress: The City has amended the rehabilitation program guidelines to include this grant.</p> <p>Effectiveness: Guidelines were approved by HCD in March 2007.</p> <p>Appropriateness: The City has completed this program and therefore will discontinue this program.</p>	Completed, discontinue.
Policy 1-3-7: Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code).				
Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.	Planning and Building Department	Annually	<p>Progress: At this time, all codes comply.</p> <p>Effectiveness: City Codes meet the needs to</p>	Completed, discontinue.



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
			<p>provide “reasonable accommodation” for disabled provisions.</p> <p>Appropriateness: The City will continue to solicit input related to disabled provisions.</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 streamline the permit review process. The City will provide this 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>Planning and Building Department</p>	<p>December 2004</p>	<p>Progress: Due to limited staffing, the City has been unable to progress.</p> <p>Effectiveness: At this time, all persons applying for permits are treated equally with regard to the application process.</p> <p>Appropriateness: The City will continue to have information available to those who need it.</p>	<p>This is new program 1-8-3.</p>
<p>Policy 1-4-1: Continue to support the efforts of the Stanislaus Housing Authority in its administration of vouchers.</p>				
<p>Work with the Stanislaus Housing Authority and use all the influence the City has to obtain more Housing Choice Vouchers for the Housing Authority.</p>	<p>Stanislaus County Housing Authority and the City Planning and Building</p>	<p>Ongoing</p>	<p>Progress: The City continues to work with the Stanislaus Housing Authority.</p> <p>Effectiveness: Currently, no vouchers are available.</p>	<p>This is new Program 1-9-1.</p>

HOUSING ELEMENT UPDATE



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
	Department		Appropriateness: The City plans to continue this program.	
Program 1-5-1: Develop a program that monitors residential, commercial, and industrial development on an annual basis.				
Provide sufficient detail on employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents. Include information from the Multiple Listing Service to track housing development, sales, and listing costs.	Planning and Building Department	By second quarter of 2004; ongoing, annually	<p>Progress: The City is currently working with the Stanislaus Workforce and Economic Development Alliance to track residential, commercial, and industrial development in Hughson.</p> <p>Effectiveness: 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.</p> <p>Appropriateness: The City will discontinue this program.</p>	Discontinue
Arrange an annual meeting with representatives of other community development agencies to track regional development.	Planning and Building Department	July 2004 or in conjunction with already established meeting schedules	<p>Progress/Effectiveness: No activity has occurred.</p> <p>Appropriateness: The City would like to continue to track regional development to increase economic development.</p>	This is new Program 1-9-2.
GOAL 2 – REMOVE CONSTRAINTS				
Policy 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.				
Encourage developers to build affordable	Planning and	Ongoing	Progress/Effectiveness: No activity	This is new



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/Modify/Discontinue
housing by making the process more timely and convenient, such as encouraging concurrent applications when multiple approvals are required.	Building Department		Appropriateness: The City will continue to encourage developers to build affordable housing.	Program 2-1-1.
Policy 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.				
Offer rebates on capital facility development fees to developers of low and moderate-income housing.	Planning and Building Department	Ongoing	Progress/Effectiveness: No projects have been proposed. Appropriateness: The City will continue to provide affordability incentives to developers.	This is new Program 2-1-1.
Propose zoning and permit processing changes to further reduce housing costs and average permit processing time.	Planning and Building Department	July 2004	Progress: The City updated its General Plan and General Plan EIR to include these changes. Effectiveness: The City has invested in permit processing software to streamline the permit processing time. Appropriateness: The City will continue to research and implement methods to create affordable housing opportunities.	Combine with above program.
Provide incentives (i.e., fee reduction, waivers, etc.) to developers who agree to allocate at least 15 percent of units constructed toward very low and low-income or senior citizen affordable units.	Planning and Building Department	Second quarter 2004	Progress/Effectiveness: Staff is working on ways to creatively develop additional incentives to developers to fund affordable units. Appropriateness: This program will be	This is new Program 2-1-2.

HOUSING ELEMENT UPDATE



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
			continued.	
Policy 2-2-1: To ensure that the development community (both nonprofit and for profit) is aware of the housing programs, technical assistance, and funding available.				
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 an annual funding application workshop for interested agencies and developers.	Planning and Building Department	First quarter 2004; annually	<p>Progress: The Housing Element was published on the City of Hughson website. Notices were published in the City newspaper and in the City Newsletter, which is included with utility bill mailings.</p> <p>Effectiveness: Informative public hearings regarding annual reports are held every year before final submission to appropriate agencies.</p> <p>Appropriateness: The City will continue to provide notices and annual funding application workshops to gain feedback and interest from the public, agencies, and developers.</p>	This is new Program 2-2-1.
Policy 2-3-1: To ensure the sewer plant can accommodate and meet current and expected growth within Hughson.				
In the proposed 2005 budget, the City has allocated \$500,000 for the study and design of the expansion to the sewer plant. In order to do this construction the City will apply for funding such as the Central Valley Infrastructure Grant Program and CDBG Economic Development Grant to finance expansion of the City's sewer plant to meet the demands of the growing housing population.	Public Works Department	2006 application cycle	<p>Progress: The City Council adopted a policy to grant priority for water and wastewater capacity allocations to proposed developments that include affordable units.</p> <p>Effectiveness: The City is aware of the constraints due to lack of sewer disposal resources.</p>	Completed; discontinue



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
			<p>Appropriateness: The City will discontinue this program because the study has been competed and a policy has been adopted to prioritize water and wastewater capacity allocations for developments that include affordable units.</p>	
<p>Program 2-3-2: Ensure there is an adequate supply of water to meet the City's population and housing growth.</p>				
<p>Evaluate the City's water supply need and determine funding and expansion development of the water supply, if needed.</p>	<p>Planning and Building Department</p>	<p>Second quarter 2004</p>	<p>Progress: The City constructed a 750,000 gallon water storage tank that is now online. The City's Water Facilities Master Plan includes the addition of two more tanks.</p> <p>Effectiveness: The City has increased its available water supply.</p> <p>Appropriateness: The City will continue to evaluate water supply needs to expand the water supply for additional growth and resources.</p>	<p>This is new Program 2-3-1.</p>
<p>Program 2-4-1: Ensure mobility for low-income, senior, and non-mobile residents and allow accessibility to shopping and medical facilities, by bringing public transportation to the City of Hughson.</p>				
<p>Request the expansion of a nearby City's or the County's public transportation to include Hughson City.</p>	<p>Planning and Building Department</p>	<p>Third quarter 2004</p>	<p>Progress: The City of Hughson works with START, the County's bus system.</p> <p>Effectiveness: START has increased its trips to and from Hughson.</p> <p>Appropriateness: The City will continue to</p>	<p>This is new Program 2-4-1.</p>



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
			determine the transportation needs of its citizens and increase services as necessary.	
Apply for funding, such as a PTA grant, to aid in the development of a public transportation system for the City.	Planning and Building Department	Third quarter 2004	Progress/Effectiveness: No activity Appropriateness: The City will continue to apply for funding to aid in the development of additional public transportation resources for all residents.	This is new program 2-4-2.
GOAL 3 – PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING				
Program 3-1-1: Monitor and update the inventory of vacant lands.				
Develop a system or purchase a computer program that will track development on all vacant land in the City.	Planning and Building Department	Obtain a system or computer program by the second quarter of 2004 and update on a quarterly basis	Progress: The City tracked its inventory of land manually prior to 2006. Effectiveness: The City has purchased permit software that has land tracking capabilities. Appropriateness: The City will continue to track development of vacant land in the City.	This is new Program 3-1-1.
Policy 3-2-1: To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.				
Encourage the development of well planned and designed projects that provides compatible residential, commercial, industrial, institutional, or public uses within a single project or	Planning and Building Department	Initial program development by third quarter 2004;	Progress: As part of the General Plan and General Plan EIR updates, the City included new policies to encourage more mixed-use developments.	This is new Program 3-2-1.



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
neighborhood.		ongoing	<p>Effectiveness: The City's recently adopted General Plan includes areas in which a developer must submit a Master Plan before the land can be developed.</p> <p>Appropriateness: The City will continue to encourage developers to adhere to creating Master Plans for each development.</p>	
Policy 3-3-1: Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.				
Monitor the amount of land zoned for both single-family and multifamily development and initiate zone changes as necessary to accommodate affordable housing.	Planning and Building Department	Quarterly	<p>Progress: The City recently approved updates to its General Plan and General Plan EIR that include applicable zoning changes.</p> <p>Effectiveness: The City has recently annexed several acres, part of which will include such zoning.</p> <p>Appropriateness: The City plans to continue this program.</p>	This is new Program 3-3-1.
Policy 3-3-2: Ensure that there is a sufficient supply of multi-family zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).				
Institute a program of 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	Planning and Building Department	Prepare program by second quarter 2004; ongoing	<p>Progress/Effectiveness: No activity</p> <p>Appropriateness: The City will continue to determine situations where lot consolidation and other incentives and waivers to developers would make a difference for affordable housing</p>	This is new Program 3-4-1.

HOUSING ELEMENT UPDATE



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
affordable housing.			projects.	
Policy 3-3-3: Ensure Hughson maintains an adequate supply of land at various densities to meet the housing needs of all income segments in the City.				
Contact land owners 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.	Planning and Building Department	Contact quarterly; report to City Council quarterly; annex land by June 2005	Progress/Effectiveness: The City has annexed property and is soliciting developers. Appropriateness: The City will continue this program.	This is new program 3-5-1.
GOAL 4 – PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS				
Policy 4-1-1: Establish code enforcement as a high priority and provide adequate funding and staff to support a code enforcement program.				
Apply for funding such as the Code Enforcement Grant Program and obtain adequate staff to implement an effective code enforcement program for the City.	Planning and Building Department	2005 funding cycle	Progress: The City has received funding from a Code Enforcement Grant. Effectiveness: Purchases made with grant funds include vehicles, equipment, computers, surveillance equipment, and more. Appropriateness: This grant was closed in September 2006 and a close-out report was submitted to HCD. Further code enforcement and funding will be continued to maintain efforts to enhance the quality of residential neighborhoods.	Discontinue the grant was closed in 2006
Program 4-1-2: Continue to install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.				
Continue to seek funding for public	Planning and	Annually	Progress: The Redevelopment Agency just	This is new



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/Modify/Discontinue
facilities such as redevelopment agency financing, community facilities loans, and public works grants.	Building Department and Public Works		completed a parks/open space project in the downtown area. Effectiveness: This project is known as the Centennial Plaza and draws pedestrians daily. Appropriateness: Programs to seek funding for community facilities will be continued.	Program 4-1-1.
Program 4-1-3: Promote energy conservation activities in all residential neighborhoods.				
Supply energy conservation awareness brochures in all public meeting places.	Planning and Building Department	June of 2004	Progress: The City of Hughson researches methods for energy conservation. Effectiveness: The City supplies energy conservation awareness brochures in all public meeting places. Appropriateness: The City will continue this program.	This is new Program 4-2-1.
Program 4-2-1: Provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans.				
Continue to apply for and aggressively market CDBG and other housing rehabilitation funds. Rehabilitate 25 units.	Redevelopment Agency	Annually, with HCD funding cycle or program income	Progress: The City is nearing the end of a HOME grant cycle with \$400,000 in funds in addition to the City's Program Income funds. Effectiveness: This program helped to rehabilitate four homes. Appropriateness: The City will continue this program.	Continue and combine with Policy 4-2-1
Policy 4-2-1: Provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans.				
Provide technical assistance to potential	Redevelopment	Annually, with HCD	Progress/Effectiveness: No activity	This is new Program 4-

HOUSING ELEMENT UPDATE



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
purchasers, including non-profits, developers, and tenants, who convert homes into affordable properties.	nt Agency	funding cycle or program income	Appropriateness: The City will continue to prepare and provide technical assistance for those who wish to convert homes into affordable properties.	3-1.
Policy 4-2-2: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans.				
Expand rehabilitation program eligibility to include rental properties.	Redevelopment Agency	Initiate by the start of the HCD funding cycle in 2004	Progress: Hughson staff is in the process of recreating an overall housing program and implementing new opportunities. Effectiveness: As projects mature, additional programs will be implemented. Appropriateness: At this time, staff cannot implement this program until other programs mature.	This is new Program 4-4-1.
Policy 4-3-1: Allow more second units to be built on single-family lots.				
Review standards and codes for modification and rewrite to allow for second units to be constructed with minimal restrictions and in accordance with AB 1866.	Planning and Building Department	January 2004	Progress/Effectiveness: City codes currently allow for second units to be constructed with minimal restrictions, in accordance with AB 1866. Appropriateness: The City will continue this program.	This is new Program 3-6-1.
GOAL 5 – PROVIDE HOUSING FREE FROM DISCRIMINATION				
Policy 5-1-1: Support the intent and spirit of equal housing opportunities.				
Require that all recipients of locally-administered housing assistance funds to acknowledge their understanding of fair housing laws and affirm their commitment	Redevelopment Agency	December 2003; ongoing	Progress: Ongoing through City staff. Effectiveness: The recipients of locally administered housing assistance acknowledge	This is new Program 5-1-1.



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
to the laws.			and understand fair housing laws. Appropriateness: This program will be continued.	
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 information 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 the City hall.	Community Development Department	October 2004	Progress: Ongoing Effectiveness: City staff and recipients of locally administered housing assistance acknowledge and understand fair housing laws. Appropriateness: This program will be continued.	This is new Program 5-1-2.
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.	Planning Division	Ongoing	Progress: Ongoing through City staff. Effectiveness: The City has protocols in place to effectively deal with events due to housing discrimination. Appropriateness: This program will be continued.	This is new Program 5-1-3.
Conduct regular workshops on the fair housing laws, as they pertain to race, disability, family size and income	None stated	Annually	Progress/Effectiveness: No activity has occurred. Appropriateness: The City will continue to	This is new Program 5-1-4.

HOUSING ELEMENT UPDATE



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
discrimination and protection, to educate property owners, managers, and real estate professionals.			educate property owners, managers, and real estate professionals on fair housing laws.	
GOAL 6 – ENCOURAGE AND ENHANCE COORDINATION OF HOUSING				
Policy 6-1-1: Continue to support the Housing Authority of the County of Stanislaus to provide housing assistance to very low, low and moderate-income households.				
Maintain membership in the Housing Authority to qualify City residents for the Housing Choice Voucher Program and other existing housing assistance programs administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.	Planning and Building Department	Immediate and ongoing	Progress/Effectiveness: Staff currently attends monthly “Stanislaus Housing & Support Services Collaborative” meetings. Appropriateness: The City will continue to work with programs administered through the Housing Authority.	This is new Program 6-1-1.
Policy 6-1-2: Continue to support non-profit organizations in the development of affordable housing.				
Establish cooperative agreements with non-profit housing organization as a support agency to the City.	Planning and Building Department	Immediate and ongoing	Progress/Effectiveness: Staff is a member of the “Stanislaus Housing & Support Services Collaborative.” Appropriateness: Staff will continue to work with and maintain agreements with nonprofit agencies.	This is new Program 6-2-1.
Policy 6-2-1: 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 employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.				
Coordinate annual workshop with employers, members of the housing	Planning and Building	Annually starting	Progress/Effectiveness: No activity Appropriateness: The City will continue to	Continue, combine



HOUSING ELEMENT UPDATE

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
community, and City officials to identify the City's housing and commercial needs.	Department	2004	conduct annual workshops and work with City officials to identify the housing needs in Hughson.	with policy 6-2-1
Policy 6-3-1: Monitor, regulate, and enforce housing and economic development, annexation, zoning, codes, and policies.				
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.	Planning and Building Department	Annually starting 2004	Progress/Effectiveness: Ongoing Appropriateness: This program will be continued.	This is new Program 6-4-1.



SECTION 2 - HOUSING NEEDS ASSESSMENT

COMMUNITY PROFILE

The City of Hughson is located approximately 5 miles east of Highway 99 in Stanislaus County. Hughson is east of the City of Ceres and northwest of the City of Turlock. Santa Fe Avenue and Junction 7, traverses the City north to south on the western end, connecting Hughson to major cities and adjacent counties, such as Modesto, Ceres, and Merced and San Joaquin County. Hughson Avenue is the location of the main business district of Hughson.

Incorporated in 1972, the City of Hughson operates under the Council-Manager type of government. Hughson is protected by the Stanislaus County Sheriff's Department through a contract of services to operate the Hughson Police Department. Hughson Paramedic Ambulance Company is a full-service Advanced Life Support (ALS) emergency medical service company providing care for the Hughson area as well as in other Stanislaus and San Joaquin County areas. The Hughson Fire Protection District covers the City of Hughson as well as outlying areas around the city with fire, rescue and EMS services.

POPULATION CHARACTERISTICS

Table 1 below shows that between 1990 and 2000 Stanislaus County's population increased by 21 percent or 76,475 persons. The five counties surrounding Stanislaus County are San Joaquin, Santa Clara, Merced, Tuolumne, and Calaveras. Of these counties, Stanislaus had the second highest percentage growth rate and the third largest numerical growth since 1990. The greatest numerical growth occurred in Santa Clara County with 185,008 new persons. Stanislaus County is the third most populated county in the region.

According to the California Department of Finance, the population in Stanislaus County was 114,467 in 2007 and 115,137 in 2008, a very small percentage change of less than one percent.

**TABLE 1
POPULATION TRENDS – STANISLAUS AND NEIGHBORING COUNTIES**

County	1990	2000	Change (1990–2000)	
			Number	Percentage
Calaveras	31,998	40,554	8,556	27%
Merced	178,403	210,554	32,151	18%
San Joaquin	480,628	563,598	82,970	17%
Santa Clara	1,497,577	1,682,585	185,008	12%
Stanislaus	370,522	446,997	76,475	21%
Tuolumne	48,456	54,501	6,045	13%

Source: 1990, 2000 U.S. Census



HOUSING ELEMENT UPDATE

Shown below in **Table 2**, the City of Hughson is fourth in population growth rate of the six communities located in central Stanislaus County. Between 1990 and 2000, Hughson grew at a rate of 22 percent. At the time of the 2000 Census, Hughson was the second smallest of the six neighboring communities.

**TABLE 2
POPULATION TRENDS – NEIGHBORING CITIES AND COMMUNITIES**

City	1990	2000	Change (1990-2000)	
			Number	Percentage
Ceres	26,314	34,534	8220	31%
Denair	3,693	3,588	-105	-3%
Hughson	3,259	4,014	755	23%
Modesto	164,730	189,460	24,730	15%
Patterson	8,626	11,405	2,779	32%
Turlock	42,198	55,488	13,290	32%

Source: 1990, 2000 U.S. Census

From 2000 to 2008 the City of Hughson had a population increase of 54 percent. The increase is almost double of what it was between 1990 and 2000 (**Table 3**).

**TABLE 3
POPULATION TRENDS - CITY OF HUGHSON**

Year	Population	Change	% Change
1990	3,259	-	-
2000	4,014	755	23%
2008	6,187	2,173	54%

Source: 1990, 2000 U.S. Census; Department of Finance, 2008

Age Characteristics

Table 4 below shows that between 1990 and 2000, the median age in Hughson increased from 28 to 31 years of age. The estimated median age of residents in 2008 was 31 (Claritas, 2008). Various age groups have had major changes between 1990 and 2000. The most dramatic changes were in the 10-14 year age group, which increased from 8 percent to 11 percent. The 25-34 year age group saw a decline from 16 percent to 11 percent. The 35-59 year age group increased slightly in population. The 60-84 year age group decreased in population slightly.



According to the 2000 U.S. Census, the 35-44 age group had the largest numerical population (668), followed by the 0-9 age group (648), 45-54 (516), 10-14 (447), and 25-34 (435) age groups, respectively. The 35-44 age group also experienced the largest numerical and proportional growth since the 1990 Census. The population under 20 represented 35 percent. The senior population, age 65 and over, represented 10 percent of the population.

Overall, the City and County median age has been relatively less than that of the state. According to the Census, the median age for the City in 1990 was 28 compared to 30.6 in 2000. In 2000, the median age in the County was 30.9. The female population outnumbers the male population in most age groups. However, most age groups have similar numbers of males and females within each age group, except for the oldest age group of 85+.

**TABLE 4
POPULATION BY AGE TRENDS - CITY OF HUGHSON**

Age Group	1990		2000		2008	
	Number	Percentage	Number	Percentage	Number	Percentage
0-9 years	610	19%	648	16%	959	14%
10-14 years	250	8%	447	11%	604	9%
15-19 years	285	9%	310	8%	746	11%
20-24 years	249	8%	355	9%	410	6%
25-34 years	529	16%	435	11%	1,024	15%
35-44 years	337	10%	668	17%	827	12%
45-54 years	394	12%	516	13%	906	14%
55-59 years	121	4%	165	4%	330	5%
60-64 years	99	3%	86	2%	247	4%
65-74 years	239	7%	200	5%	329	5%
75-84 years	118	4%	124	3%	193	3%
85+ years	28	1%	60	1%	86	1%
Total	3,259	100%	4,014	100%	6,661	100%
Median Age	28.0		30.6		30.9	

Source: 1990, 2000 U.S. Census and 2008 Claritas Report

Population by Race/Ethnicity

According to the 2000 Census, persons who categorized themselves as white non-Hispanic represented 57 percent of the Hughson population and 57 percent of the Stanislaus County population. In the City, 37 percent were of Hispanic origin in 2000 (Table 5).



**TABLE 5
POPULATION BY RACE AND ETHNICITY – 2000-2008**

Category	City of Hughson				Stanislaus County	
	2000		2008		2000	
	Number	Percentage	Number	Percentage	Number	Percentage
White	2,307	57%	4,494	67%	254,650	57%
Black	15	<1%	55	1%	9,957	2%
American Indian or Alaska Native	47	1%	89	1%	3,342	<1%
Asian	86	2%	64	1%	17,870	4%
Native Hawaiian and Other Pacific Islander	5	<1%	8	<1%	1,672	<1%
Some Other Race	0	0	1,674	25%	959	<1%
Two or More Races	74	2%	277	4%	16,621	4%
Total	4,014	100%	6,661	100%	446,997	100%
Hispanic or Latino Origin	1,480	37%	2,885	43%	141,926	32%

Source: 2000 U.S. Census, 2008 Claritas Report

In 2008, the largest population group in Hughson was white at 67 percent, with Hispanics at 43 percent. The “some other race” category was the next largest at 25 percent. Race trends remained similar from the 1990 census with growth in the white and Hispanic race categories.

Employment Trends

Service has continued to be the biggest industry in the City of Hughson. According to the 1990 and 2000 Census (shown in **Table 6**), the top industry providing employment is service, employing 35 percent of the labor force in 2000. The next largest industries are manufacturing and trade. The City’s employment as a whole has increased between 1990 and 2000, while the percentage of unemployed persons also increased, from 13 percent to 14 percent, during the same period. In 2008, Hughson had the highest percentage of the labor force in Sales and Office occupations at 26 percent, Production, Transportation, and Material Moving at 19 percent, and Service occupations at 16 percent (**Table 7**).

Projections for Stanislaus County from 2004 to 2014 show the largest growth for employment in Computer and Mathematical occupations at 30 percent, Health Care and Support occupations at 25 percent, and Architectural and Engineering Occupations at 21 percent. The greatest numbers in employment in Stanislaus County are in Office and Administrative Support occupations with 27,420 positions, Sales and Related occupations at 21,940 positions, Production occupations with 16,680, Transportation and Material Moving occupations with 16,630, and Construction and Extraction occupations with 15,550 positions (**Table 8**).



**TABLE 6
EMPLOYMENT BY INDUSTRY – CITY OF HUGHSON**

Industry Type	1990		2000	
	Number	Percentage	Number	Percentage
Agriculture, Forestry, Fisheries and Mining	210	16%	156	10%
Construction	114	9%	107	7%
Manufacturing	225	17%	261	17%
Transportation, Comm. and Public Utilities	97	7%	117	8%
Wholesale and Retail Trade	251	19%	220	15%
Finance, Insurance and Real Estate	63	5%	27	2%
Services	304	23%	522	35%
Public Administration	41	31%	84	6%
Total Employed	1,305	87%	1,494	86%
Total Unemployed	190	13%	245	14%

Source: 1990 and 2000 U.S. Census

**TABLE 7
2008 EMPLOYMENT BY INDUSTRY**

Industry Type	Number	Percentage
Management, Business, and Financial Operations	238	9%
Professional and Related Occupations	361	13%
Service	441	16%
Sales and Office	724	26%
Farming, Fishing, and Forestry	129	5%
Construction, Extraction, and Maintenance	364	13%
Production, Transportation, and Material Moving	521	18%
Total	2,778	100%

Source: 2008 Claritas Report



HOUSING ELEMENT UPDATE

**TABLE 8
COUNTY OCCUPATIONAL EMPLOYMENT PROJECTIONS 2004–2014, MODESTO
METROPOLITAN STATISTICAL AREA (STANISLAUS COUNTY)**

Occupational Title	2004	2014	Employment Change	
			Number	Percentage
Total	185,200	205,900	20,700	11%
Management Occupations	12,440	13,610	1,170	9%
Business and Financial Operations Occupations	5,150	6,100	950	18%
Computer and Mathematical Occupations	900	1,170	270	30%
Architecture and Engineering Occupations	1,650	2,000	350	21%
Life, Physical, and Social Science	1,060	1,230	170	16%
Community and Social Services Occupations	2,730	2,810	80	3%
Legal Occupations	900	1,060	160	18%
Education, Training, and Library Occupations	10,950	11,890	940	9%
Arts, Design, Entertainment, Sports, and Media Occupations	2,870	3,340	470	16%
Healthcare Practitioners and Technical Occupations	8,750	10,190	1,440	17%
Healthcare Support Occupations	4,560	5,700	1,140	25%
Protective Service Occupations	2,630	2,840	210	8%
Food Preparation and Serving Related Occupations	13,610	15,360	1,750	13%
Building and Grounds Cleaning and Maintenance Occupations	5,430	6,120	690	13%
Personal Care and Service Occupations	3,900	4,410	510	13%



Occupational Title	2004	2014	Employment Change	
			Number	Percentage
Sales and Related Occupations	18,840	21,940	3,100	17%
Office and Administrative Support Occupations	26,050	27,420	1,370	5%
Farming, Fishing, and Forestry Occupations	11,520	11,560	40	<1%
Construction and Extraction Occupation	13,510	15,550	2,040	15%
Installation, Maintenance and Repair Occupations	7,280	8,270	990	14%
Production Occupations	15,990	16,680	690	4%
Transportation and Material Moving Occupations	14,560	16,630	2,070	14%

Source: California Economic Development Department, 2008

Table 9 below shows the top employers in the Hughson area include Duarte Nursery, Almond Handling and Processing, and Hughson Union School District. Of the top ten employers, two are administrative, five are agricultural, two are manufacturing, and one is service.

**TABLE 9
HUGHSON MAJOR EMPLOYERS**

Employer	Number of Employees
Duarte Nursery	410
Almond Handling and Processing	200
Hughson Union School District	100
Braden Farms	75
Hughson Union High School District	65
California Cooperative Creamery	60
Assali Farms	52
Valley Tool	45
Alco Trailer	36
Hughson Ambulance	32

Source: City of Hughson, 2008

According to the 2000 Census, only 14 percent of Hughson City residents are also a part of the City's labor force (Table 10). The majority of residents, 86 percent, worked outside of Hughson. Of those, 13



percent also work outside of Stanislaus County. Between 1990 and 2000, there were slight decreases in those residents who worked in the City and in the County. A majority of the workers, 73 percent, commute less than 30 minutes.

**TABLE 10
EMPLOYMENT BY COMMUTING PATTERNS (1990–2000)**

Commuting Pattern	1990		2000	
	Number	Percentage	Number	Percentage
Worked in Hughson	208	16%	200	13%
Worked outside Hughson	1,071	84%	1,245	83%
Worked in the County	1,116	87%	1,253	84%
Worked outside the County	113	9%	192	13%
Commute Time to Work				
0–14 Minutes	380	30%	435	29%
15–29 Minutes	675	53%	614	41%
30–44 Minutes	121	10%	182	12%
45+ Minutes	72	6%	175	12%
Worked at Home	31	2%	39	3%

Source: 1990, 2000 U.S. Census

HOUSEHOLD CHARACTERISTICS

Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

Household Type

The Census defines a “household” as any group of people occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons who share living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community.

The change in the number of households in a city is one of the prime determinants of the demand for housing. Households can form even in periods of static population growth as adult children leave home, through divorce, and with the aging of the population.

The 2008 Claritas Report indicates that 2,028 households lived in Hughson as of 2008. Approximately 96 percent of those households consisted of families, while 4 percent were non-family households. There was an increase of 160 percent in families with children between 2000 and 2008 (**Table 11**).



As a percentage, household composition in Hughson has remained stable since 2000, as shown in Table 11. However, in absolute terms, there have been increases in all household types, especially families with children.

**TABLE 11
HOUSEHOLD TYPE AND PRESENCE OF CHILDREN
18 YEARS OLD AND UNDER**

Household Type	2000		2008	
	Number	Percentage	Number	Percentage
Family Households	989	80%	1,943	96%
With children under 18 years of age	572	47%	932	48%
With no children	417	34%	1,096	56%
Female Householder with children	103	8%	174	9%
Female Householder with no children	56	5%	118	6%
Male Householder with children	22	2%	40	2%
Male Householder with no children	41	3%	43	2%
Non-Family Households	241	20%	85	4%
Total Households	1,230		2,028	

Source: 2000 U.S. Census, 2008 Claritas Report

Persons per household is an important indicator of the relationship between population growth and household formation. For example, if the number of persons per household is decreasing, then households are forming at a faster rate than population growth. Conversely, if the population were growing faster than the households, then the persons per household would be increasing.

Shown is **Table 12** below, between 1990 and 2000, persons per household slightly increased for the City of Hughson and Stanislaus County. Specifically, households increased from 3.2 to 3.3 persons per household. The increase in persons per household indicates that the population increased at a faster pace than the household formation between 1990 and 2000. Since there had been little housing development during that period, the increase in population can be attributed to natural increases.

More recently, the persons per household rate has remained stagnant in the City of Hughson and Stanislaus County. According to the 2000 Census, there were 3.3 persons per household in the City, which was only an increase of 0.1 since 1990. Currently, the persons per household ratio remains at 3.3. There were 3.1 persons per household in Stanislaus County in 2000.



**TABLE 12
PERSON PER HOUSEHOLD TRENDS**

Year	City of Hughson	Stanislaus County
1990	3.2	2.9
2000	3.3	3.1
2008	3.3	3.0

Source: 1990, 2000 U.S. Census; Department of Finance, 2008

In addition to the persons per household figures, household size helps to determine the size of housing units needed within a jurisdiction. In the City of Hughson, “large” households, containing five or more persons, represented 22 percent of all households in 2008 (**Table 13**). Households with three to four persons were the fastest growing household size component between 1990 and 2000, increasing from 33 percent in 1990 to 37 percent in 2000. Small households decreased from 46 percent to 42 percent in the same time period.

Household sizes in Stanislaus County vary from those in the City of Hughson. For example, one- and two-person households comprised 50 percent of the households in Stanislaus County in 2000. Additionally, larger households, having five or more persons, represented 19 percent in the County, in 2000, compared to 21 percent in the City of Hughson.

**TABLE 13
HOUSEHOLD SIZE TRENDS**

Household Size	1990		2000		2008	
	Number	Percentage	Number	Percentage	Number	Percentage
City of Hughson						
1 Person	183	18%	203	17%	306	15%
2 Person	294	28%	298	24%	521	26%
3-4 Person	338	33%	455	37%	756	37%
5+ Person	217	21%	274	22%	445	22%
Total	1,032	100%	1,230	100%	2,028	100%
Stanislaus County						
1 Person	24,792	20%	28,221	19%	n/a	n/a
2 Person	38,157	30%	41,465	29%	n/a	n/a
3-4 Person	43,120	34%	48,557	33%	n/a	n/a
5+ Person	19,662	16%	27,010	19%	n/a	n/a
Total	125,731	100%	145,253	100%	n/a	n/a

Source: 1990, 2000 U.S. Census, 2008 Claritas Report



Household Income

Area Median Incomes (AMI) are estimated and published annually by the Department of Housing and Community Development (HCD). The Area Median Income is used to classify households into income groups consistent with government codes. **Table 14** shows the maximum household income levels by household size.

HCD has established the standard income groups. They are defined as Extremely Low- Income, households earning less than 30 percent of the AMI; Very Low- Income, households earning between 30 percent and 50 percent of the AMI; Low-Income, households earning between 50 percent and 80 percent of the AMI; Moderate- Income, households earning between 80 percent and 120 percent of the AMI; Above Moderate-Income, households earning over 120 percent of the AMI. Generally, these income groups are used to determine household eligibility for all federal and local government housing assistance programs.

Based on the 2008 HCD Income Limits based on the AMI and household income table, the proportion of very low-income groups has increased. The 2008 median household income for Stanislaus County was \$56,500. As of 2008, approximately 37 percent of households in Hughson were classified as extremely low-income and very low-income (**Table 15**).

**TABLE 14
STANISLAUS COUNTY
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE**

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1 person	11,850	19,800	31,650	39,600	47,500
2 persons	13,550	22,600	36,150	45,200	54,200
3 persons	15,250	25,450	40,700	50,900	61,00
4 persons	16,950	28,250	45,200	56,500	67,800
5 persons	18,300	30,500	48,800	61,000	73,200
6 persons	19,650	32,750	52,450	65,500	78,600
7 persons	21,000	35,050	56,050	70,100	84,100
8 persons	22,350	37,300	59,650	74,600	89,500

Source: Department of Housing and Community Development, Income Limits, 2008



HOUSING ELEMENT UPDATE

TABLE 15
2008 HOUSEHOLD INCOME CATEGORIES – CITY OF HUGHSON

Income Level	Percentage of AMI	Income	Number of Households	Percentage of Households
Extremely Low	Less than 30%	Less than \$16,950	524	26%
Very Low	31% – 50%	\$16,951–\$28,250	214	11%
Low	51% – 80%	\$28,251–\$45,200	202	10%
Moderate	81% – 120%	\$45,201–\$67,800	411	20%
Above Moderate	More than 120%	More than \$67,800	677	33%
Total	–	–	2,028	100%

Source: HCD Income Limits, 2008; 2008 Claritas Report

Between 1990 and 2000 the median household income in the City of Hughson increased by 49 percent from \$27,102 to \$40,385. At the same time, the area median income for Stanislaus County increased by 26 percent from \$29,793 to \$41,101. Currently the median household income in the City is estimated at \$54,521 (Table 16).

TABLE 16
MEDIAN HOUSEHOLD INCOME TRENDS

Year	Income	Change	% Change
City of Hughson			
1990	\$27,102	-	-
2000	\$40,385	\$13,283	49%
2008	\$54,521	\$14,136	26%
Stanislaus County			
1990	\$29,793	-	-
2000	\$40,101	\$10,308	26%
2008	\$56,500	\$16,399	29%

Source: 1990, 2000 U.S. Census, 2008 Claritas Report

Generally, the proportion of households in the City of Hughson with incomes less than \$15,000 has decreased significantly since 1990. For example, households with incomes less than \$15,000 decreased from 30 percent in 1990 to an estimated 15 percent in 2008. Conversely, households with incomes over \$50,000 increased at a significant rate, from 19 percent to 38 percent in 2000 and 54 percent in 2008 (Table 17).



TABLE 17
HOUSEHOLDS BY INCOME – CITY OF HUGHSON

Income Ranges	1990		2000		2008	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$15,000	312	31%	245	20%	295	15%
\$15,000–\$24,999	167	16%	195	16%	229	11%
\$25,000–\$34,999	156	15%	117	10%	214	11%
\$35,000–\$49,999	201	20%	200	16%	202	10%
\$50,000–\$74,999	132	13%	275	22%	411	20%
\$75,000–\$99,999	42	4%	112	9%	321	16%
\$100,000+	22	2%	86	7%	356	18%
Total	1,032	100%	1,230	100%	2,028	100%

Source: 1990, 2000 U.S. Census, 2008 Claritas Report

Poverty

Table 18 shows that approximately 16 percent of the total family households in the City of Hughson were below the 2000 Census poverty level. Of these, 43 percent (69 households) were female-headed households. Of these female-headed households, 38 percent (61 households) had children under 18 years of age.

In 2008, the number of female-headed households in poverty increased in number and percentage and the number of female-headed households with children under 18 in poverty also increased. The number of families in poverty and families with children under 18 in poverty increased in number, but not in percentage.

TABLE 18
HOUSEHOLDS BY POVERTY LEVEL
CITY OF HUGHSON – 2000 AND 2008

Family Households	2000		2008	
	Number	Percentage	Number	Percentage
Total Families with Income Below Poverty Level	159	16%	257	16%
Total Families with Children under 18 years of age with Income Below Poverty Level	133	13%	213	13%
Total Family Households	989		1,637	



Family Households	2000		2008	
	Number	Percentage	Number	Percentage
Female Householder Below Poverty Level	69	43%	130	51%
Female-Headed Households with Children under 18 years of age Below Poverty Level	61	38%	112	44%
Total Female Householders	159		130	

Source: 2000 U.S. Census, 2008 Claritas Report

SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These “special needs” groups include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and agricultural workers. This section discusses the housing needs facing each group, as well as programs and services available to address the housing needs.

Senior Households

Many elderly households live in housing that is too expensive or does not accommodate specific needs for assistance. Due to various circumstances, an elderly household may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all needs segments of the elderly community. The senior population is defined as persons over the age of 65 years.

Shown in **Table 19** below, in 1990, there were 385 seniors in Hughson, which represented 12 percent of the total population in the City. Between 1990 and 2000, the senior population increased at a rate of less than 1 percent annually. In 2008, the senior population increased significantly to 608 people (59 percent).

**TABLE 19
SENIOR POPULATION TRENDS (65+)**

Years	Numbers	Change	Percentage
1990	385	–	–
2000	383	-2	-0.5%
2008	608	225	59%

Source: 1990, 2000 U.S. Census, 2008 Claritas Report



In 1990, 17 percent of senior households were renters. In the state as a whole, 28 percent of senior households were renters, while 12 percent of Stanislaus County senior households rented their housing. Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. In 2000, the proportion of the City’s senior renters increased to 18 percent from 17 percent in 1990. **Table 20** below, Householders by Tenure by Age, shows that there was a 29 percent decrease in senior households during this period. While the numerical decrease in senior households was close to one-third, the numerical decrease in rental households decreased by one-tenth. Therefore, more senior households are renting rather than owning and none live in group quarters. This could indicate that the elderly population is facing more economic challenges.

**TABLE 20
HOUSEHOLDERS BY TENURE BY AGE**

Householder Age	1990			2000		
	Owners	Renters	Total	Owners	Renters	Total
65–74 Years	93	13	106	143	42	185
75 Years or older	94	27	121	121	13	134
Total	187	40	227	264	55	319

Source: 1990, 2000 U.S. Census

In 1990, 65 percent of all senior citizen households had incomes below \$15,000. According to the 2000 Census, this percentage decreased to 40 percent. The greatest gains were in the \$25,000–\$34,999 and \$15,000–\$24,999 income groups. In 1990, 20 percent of the senior households had incomes between \$15,000 and \$34,999. In 2000, 40 percent of Hughson’s population was within this income range (**Table 21**).

**TABLE 21
SENIOR HOUSEHOLDS BY INCOME (1990–2000)**

Income Range	1990		2000		Change (1990–2000)	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$10,000	125	43.0%	62	27%	-63	-50%
\$10,000–\$14,999	63	22%	29	13%	-34	-54%
\$15,000–\$24,999	50	17%	61	26%	11	22%
\$25,000–\$34,999	9	3%	38	17%	29	322%
\$35,000–\$49,999	20	7%	21	9%	1	5%
\$50,000–\$74,999	16	6%	13	6%	-3	6%
\$75,000–\$99,999	4	1%	4	2%	0	0%
\$100,000+	4	1%	0	0%	-4	-100%
TOTAL	291	100%	251	100%	-63	151%

Source: 1990, 2000 U.S. Census



An important statistic to measure the affordability of housing for senior citizens is “overpayment,” which is defined as monthly shelter costs in excess of 30 percent of a household’s gross income.

According to 2000 CHAS data (see **Table 22**), shows that of senior homeowners, 91 percent (40 households) are very low- or low-income households and 68 percent (130 households) of owner households are very low- and low-income households.

**TABLE 22
SENIOR HOUSEHOLDS BY HOUSEHOLD PAYMENT (2000)**

Income Level	Senior Renters		Senior Owners	
	Number	Percentage	Number	Percentage
Below 50% AMI	36	82%	65	34%
51% to 80%	4	9%	65	34%
81% to 120%	4	9%	59	32%
TOTAL	44	100%	189	100%

Source: SODC CHAS DCHAS ,2000 Data, Housing Problems

According to the 2000 Census, 34.5 percent of the senior population did not have a disability. The majority of seniors with disabilities had a physical disability. Only 13.6 percent of seniors had a self-care disability (see **Table 23**).

**TABLE 23
SENIORS BY LIMITATION TYPE (2000)**

Senior Limitation Type	Number	Percentage
Sensory disability	94	23%
Physical disability	157	38%
Mental disability	37	9%
Self-care disability	52	13%
Go-outside-home disability	73	18%
With no disability	132	32%
Total	413	100%*

Source: 2000 U.S. Census

** does not include the “no disability” category*



Senior Housing

There are limited services and facilities available for senior citizens in Hughson. The following is a list of the current services and facilities.

Care Facilities: There are no licensed care facilities in the area.

Senior Housing: Subsidized senior rental housing includes three sets of fourplexes operated by the Housing Authority and located at 2220 5th Street. Samaritan Village, a Senior Complex built in 2002 is located at 7700 Fox Road. This complex offers 16 two-bedroom cottage style apartment and 2, 3 story apartment buildings which provide a total of 171 (one- and two-bedroom) apartments for independent seniors only. Samaritan Village also offers three levels of assisted living (level one, less assistance needed; level two, moderate assistance needed; and level three, constant assistance needed) with services including meals, cognitive assistance, 24 hour emergency care, transportation and many more. Additionally, all utilities, food, and housecleaning are included in the price of the rent.

Senior Center: The senior center is located at 2307 4th Street. The center offers daily lunches and activities such as games, trips, and exercise classes.

Services: The California Rural Legal Assistance Senior Citizens Law Project provides free legal services to seniors in Stanislaus County. Services include helping seniors maintain their income, housing, and health. The center is located in Modesto. The Center for Senior Employment provides older worker training, employment assistance, on-the-job training, and support to Senior Program Adult Protective Services. The center is also located in Modesto.

Transportation: There is a dial-a-ride and fixed route service operated by the County.

Table 24 provides additional senior resources in Stanislaus County.

**TABLE 24
SENIOR RESOURCES**

Resource	Phone Number
Stanislaus County Department of Behavioral Health and Recovery Services: Senior Peer Counseling/Older Adults Services	525-7432
Community Hospice, Inc.	577-0615
Mature Driving Class	576-3501
Center for Senior Employment	579-1105
Central Valley Opportunity Center-Utility Assistance	527-0978
Weatherization	577-3210
Elder Abuse-Adult Protective Services	558-2637 or toll-free 1-800-336-4316



HOUSING ELEMENT UPDATE

Resource	Phone Number
Lifeline (Emergency Response Service)	527-3412
Stanislaus Elder Abuse Prevention Alliance (SEAPA)	529-0441
Community Housing Shelter Services Rent Assistance	527-0444
Health Insurance Counseling and Advocacy Program (HICAP)	577-4068
Housing Authority of the County of Stanislaus	557-2000
Stanislaus County Senior Preventive Health Program for the Aging	558-7400
Multipurpose Senior Service Program (MSSP)	558-2345
In Home Supportive Services (IHSS)	558-2637
Foster Grandparents Program and Senior Companion Program	877-855-3472
Transportation – Catholic Charities Senior Services	529-3784
Senior Information & Assistance (Aging and Veterans Services)	558-8698 or 800-510-2020;

Source: <http://www.connectingstanislaus.com>, *Connecting Stanislaus*, August 2008

Disabled Persons

There are three types of disabled persons that are considered as having special housing needs: physically impaired, mentally disabled, and developmentally disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services, and accessibility within housing.

The 2000 Census defines disability as a mental, physical, or health condition that lasts over six months. There are three types of disabilities: work disability, mobility limitation, and self-care limitation.

Work disability – Refers to a condition lasting more than six months that restricts a person’s choice of work and prevents that person from working full time.

Mobility limitation – Refers to a physical or mental condition lasting more than six months that makes it difficult for a person to go outside the home alone.

Self-care limitation – Refers to a physical or mental condition lasting more than six months that makes it difficult to take care of one’s personal needs.

In 2000, a total of 1,480 persons in the City had some type of disability. Of these, 72 percent or 1,067 persons were between the ages of 5 and 64 and the remaining 413 or 28 percent were 65 years of age or older (see **Table 25**).

According to the 2000 Census, 52 percent of persons 16 to 64 years of age with a work disability were employed. This is far below the overall employment rate of 86 percent. In Stanislaus County, there are several organizations that offer employment services such as the Disability Resource Agency for Independent Living and the Howard Training Center in Modesto.



Types of disabilities are listed to determine needs that can be met by the City of Hughson. The total disabilities for people ages 5-64 account for 1,067 people or 72 percent. The total disabilities for people ages 65+ are 413 or 28 percent. In the age group of 5-64, the largest percentage of disabilities includes employment disability, followed by physical disability and mental disability. In the 65+ age group, the highest percentage of disabilities includes physical disability followed by sensory disability. Based on this information, programs to aid people ages 5-64 with disability may include housing rehabilitation to aid people experiencing architectural barriers. Additionally, this age group may need assistance with housing costs due to employment disability. People aged 65+ also have a large number of physical and sensory disabilities. Housing rehabilitation programs that aid in the removal of architectural barriers would aid the majority of those with disability in this age group.

**TABLE 25
PERSONS WITH DISABILITIES BY DISABILITY TYPE**

Disability Type	Number	Percentage
Total Disabilities for Ages 5–64	1,067	72%
Sensory disability	90	6%
Physical disability	266	18%
Mental disability	205	14%
Self-care disability	81	5%
Go-outside-home disability	141	10%
Employment disability	284	19%
Total Disabilities for Ages 65 and Over	413	28%
Sensory disability	94	6%
Physical disability	157	10%
Mental disability	37	3%
Self-care disability	52	4%
Go-outside-home disability	73	5%
Total Disabilities	1,480	100%

Source: 2000 U.S. Census

There are two approaches to housing design for those residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab-bars, special cabinetry).

To address the need for the adaptability and accessibility of housing by mobility-impaired individuals, the California Department of Housing and Community Development has adopted a series of requirements for new rental housing. These regulations implement most of the requirements of federal law for federally financed housing projects, plus several additional requirements. California law requires



that 5 percent of the dwelling units in a newly constructed apartment building, hotel, motel, lodge, or other rental project include design features for adaptable use by mobility-impaired individuals.

The state requirements address exterior and interior design features, such as walkways leading to a dwelling unit, the gradient of the access way to the main entrance, changes in level, entry width, threshold height, ramp and landing design, corridor widths, types of door locks and latches, electrical outlet and switch heights, bathroom configuration and clear space, ability to install grab-bars in bathrooms, knee space under lavatories and sinks, the height of countertops, the configuration of a kitchen, and other aspects of housing design.

Large Households

For the purposes of this section, large households are defined as households consisting of five or more persons. Generally, the needs of large families are not targeted in the housing market, especially in the multifamily market. This subsection explores the availability of large housing units in Hughson.

Large households often have lower incomes, which frequently result in overcrowding, smaller dwelling units, and the acceleration of unit deterioration. According to the 2000 Census, shown in **Table 26**, there were 266 large households in the City and 113 housing units with four or more bedrooms. This would indicate an inadequate number of large housing units available in the City. Since the 2000 Census, the number of large households has stayed relatively constant in Hughson with the demand for larger units remaining the same.

**TABLE 26
TENURE BY HOUSEHOLD SIZE**

Household Size	1990			2000			2008	
	Owner	Renter	Percentage	Owner	Renter	Percentage	Owners and Renters	Percentage
1 Person	146	53	19%	126	77	17%	306	15%
2 Persons	251	37	28%	236	54	24%	521	26%
3 Persons	83	66	14%	142	90	19%	352	17%
4 Persons	79	109	18%	147	85	19%	404	20%
5 Persons	52	41	9%	97	41	11%	234	12%
6 Persons	32	43	7%	45	45	7%	111	5%
7+ Persons	23	16	4%	17	21	3%	100	5%
Total	666	365	100%	810	413	100%	2,028	100%

Source: 1990, 2000 U.S. Census, 2008 Claritas Report



Farmworkers

Estimating farmworkers and those households associated with farm work within the state is extremely difficult. Generally, the farmworker population contains two segments of farmworkers: permanent and migratory (seasonal) farmworkers. The permanent population consists of farmworkers who have settled in the region and maintain local residence and who are employed most of the year. The migratory farmworker population consists of those farmworkers who typically migrate to the region during seasonal periods in search of farm labor employment.

While the City of Hughson’s primary industries are services and manufacturing, the City is located in the heart of the San Joaquin Valley, which is prime agricultural land. Within the City of Hughson, it is reported that almonds, walnuts, and peaches are the primary crops. These crops require most labor during the summer and fall for harvesting, irrigating, and weeding, but there is also some work that is done later in the winter and in the early spring. According to the 2008 Claritas Report (see **Table 27**), 5 percent of the City’s labor force was employed in the Farming, Fishing, and Forestry occupation, which is a decrease since 2000. Since there are not any fishing or forestry industries in the City, it is assumed that all 156 persons were employed as farmworkers.

**TABLE 27
FARMWORKERS – CITY OF HUGHSON**

Industry	1990		2000		2008	
	Number	Percentage	Number	Percentage	Number	Percentage
Farming, Fishing and Forestry	210	16%	156	10%	129	5%

Source: 1990, 2000 Census, 2008 Claritas Report

Farmworker Housing

The City of Hughson does not have any formal group housing for farm laborers or seasonal workers, although there are three sets of small identical single-family homes, totaling approximately 18 units, that are either considered to be farmworker housing by the owner or primarily rent to permanent farmworkers. These homes are located on 6760 Walker Lane, 6773 Locust Street, and First Street. Because the percentage of the City’s farmworker population is small and has been decreasing, the housing needs of this group have generally been addressed through low-income housing and rental housing.

Although there is no farmworker-designated housing within the City, farmworker housing can be found in the unincorporated community of Empire and the cities of Modesto and Ceres. **Table 28** provides details of migrant and permanent farmworker-designated housing in Stanislaus County. In addition, to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code, **Program 1-7-6** states the City will amend the Zoning Code to specifically define farmworker housing and allow for farmworker housing in the R-1 zone.



**TABLE 28
FARMWORKER HOUSING**

Name	Type	Number of Units	Location
Empire Migrant Center	Seasonal	90	Empire
Westley Migrant Center	Seasonal	86	Westley
Patterson Migrant Center	Seasonal	42	Patterson
Ceres Farm Labor	Permanent	104	Ceres
Modesto Farm Labor	Permanent	91	Modesto
Westley Farm Labor	Permanent	85	Westley
Patterson Farm Labor	Permanent	76	Patterson

Source: Stanislaus Housing Authority, 2008

Single-Parent Households

Single-parent households have special needs due to the need for reasonable health care, day care, and affordable housing. A significant proportion of single-parent households have a female as the head of household. Female-headed households with children often have lower incomes, limiting their access to available housing.

According to the 2008 Claritas Report, there were 932 family households with children under the age of 18, an increase of 60 percent since 2000. Of the 932 households, 174 (9 percent) were female-headed households and 118 (6 percent) were male-headed households.

Homeless Persons

There are generally two types of homeless: the “permanent homeless,” who are on the streets and thus the most visible homeless population, and the “temporary homeless,” who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a permanent residence.

City staff and the Hughson Police Department estimate the number of homeless persons living in Hughson to be zero to two persons. In January 2007, a count conducted by the Housing Authority of Stanislaus County for HUD showed there were 20 fewer homeless persons in 2007 than in 2005, which is a 1 percent decrease. The 2007 figures suggest that 9,000 homeless persons exist in the County. The number of families in transitional housing increased 64 percent in 2007 compared with 39 percent in 2005, while the number in emergency shelters decreased. The street population decreased by 2.5 percent. Behavioral Health houses 270 people.

City staff and the Hughson Police Department estimate the number of homeless persons living in Hughson to be zero to two persons. Several services are available to the homeless, as well as to low-income residents of Hughson, such as a clothes closet, daily bread mobile food truck, and food box



program, offered by the United Samaritans Foundation (USF) at 2413 3rd Street. The Social and Human Service Agency in Hughson offers referrals to those who are in need of emergency shelter.

Housing Assistance and Shelters

Services for the homeless are generally provided by the County. As a result, the information for homeless facilities and shelters in the Stanislaus County area is collected and reported for the County as a whole. The City currently does not have a need for homeless shelters. However, temporary shelter and services to the homeless and displaced are provided within the County.

In Hughson, the United Samaritans Foundation offers referral services, a clothes closet, a food box program twice a month, and a daily lunch on wheels program for the homeless and low-income families. The homeless are generally referred to the Salvation Army, Gospel Mission, or Community Housing and Shelter Service in Modesto, as well as to the Social and Human Service Agency in Hughson. The Stanislaus County Homeless Assistance Program provides homeless families receiving support from the Aid to Families with Dependent Children (AFDC) program with money for housing, temporary shelter, and/or first and last month rent and deposit.

The following (**Table 29**) is a list of emergency assistance and shelters for persons in need of transitional and permanent housing within the County of Stanislaus.

**TABLE 29
EMERGENCY SHELTER FACILITIES (STANISLAUS COUNTY)**

Shelter	Type	Address
United Samaritans	Transitional shelter for women and children	219 S. Broadway Turlock, CA
The Modesto Gospel Mission	Homeless shelter	1400 Yosemite Blvd Modesto, CA
The Children’s Crisis Center	Emergency shelter for children	Modesto, CA
Hutton House	Transitional shelter for homeless youth	201 Jennie Street Modesto, CA
Haven’s Women Center of Stanislaus County	Transitional housing for abused women	619 13th Street, Suite 1 Modesto, CA
Community Housing and Shelter Services	Emergency shelter for homeless families	936 McHenry #125 Modesto, CA



HOUSING STOCK CHARACTERISTICS

This section addresses the various housing characteristics and conditions, including the housing stock growth trends, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

Housing Type

The proportion of units by housing type has remained stable through the last 20 years. Single-family units comprise the majority of the housing stock within the City. According to the 2000 Census, Hughson had a total of 1,252 housing units, of which 1,223 were occupied. Of these units, 810 were owner-occupied and 413 were renter-occupied. In 2008, according to the State Department of Finance, there were 1,937 housing units, a 3 percent increase since 2000 (see **Table 30**).

**TABLE 30
HOUSING UNITS BY TYPE**

Housing Type	City of Hughson				Stanislaus County	
	2000		2008		2000	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-Family Detached	980	78%	1,576	81%	109,509	73%
Single-Family Attached	65	5%	65	3%	7,190	5%
Multifamily 2-4 Units	50	4%	72	4%	10,529	7%
Multifamily 5+ Units	68	5%	135	7%	15,129	10%
Mobile Homes/Other	89	7%	89	5%	8,450	6%
Total Units	1,252	100%	1,937	100%	150,807	100%

Source: 2000 U.S. Census, State Department of Finance, 2008

Housing Tenure

Tenure or the ratio between homeowner and renter households can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

Table 31 below shows that between 1990 and 2000, the proportion of renter households in Hughson decreased slightly from 35 percent to 34 percent. However, this decrease in renter households may partially be attributed to the lack of multifamily units within the City



In comparison to the City, the County has a higher proportion of renter households. For example, in 1990 the County had 4 percent more renters than the City. In 2000, the County had 38 percent renters versus 39 percent in 1990. Although the rate of renters in the County has been decreasing over the last decade, the difference in the proportion of renters between the County and the City is increasing. In 2000, 33 percent of Hughson households were renters, while renter households represented 38 percent of Stanislaus County, a difference of 5 percent.

**TABLE 31
TENURE BY HOUSEHOLDS**

	City of Hughson		Stanislaus County	
1990				
Owner-occupied	666	65%	76,129	61%
Renter-occupied	365	35%	49,246	39%
Total Occupied Housing Units	1,030	100%	125,375	100%
2000				
Owner-occupied	810	66%	89,911	62%
Renter-occupied	413	34%	55,235	38%
Total Occupied Housing Units	1,223	100%	145,146	100%
2008				
Owner-occupied	1,410	70%	n/a	n/a
Renter-occupied	618	30%	n/a	n/a
Total Occupied Housing Units	2,028	100%	n/a	n/a

Source: 1990, 2000 U.S. Census, 2008 Claritas Report

Overcrowding

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.

In 1990, 10 percent of all households in the City were considered overcrowded. By 2000, the percentage increased to 15 percent, or 186, overcrowded units (see **Table 32**). Overcrowded housing in the City is more critical for renter households, because more renter households than owner households live in overcrowded conditions. The percentage of overcrowded units for renters was 9 percent versus 6 percent for owner-occupied units. The increase in overcrowding can mainly be attributed to the lack of housing units with four or more bedrooms, in addition to no multifamily units existing in the City with three or more bedrooms. More multifamily units can be targeted for larger households along with single-family households.



**TABLE 32
HOUSEHOLD OVERCROWDING TRENDS (1990–2000)**

	1990			2000		
	Number	Total	Percentage	Number	Total	Percentage
City of Hughson	102	1,030	10%	186	1,223	15%
Stanislaus County	12,697	125,375	10%	20,120	145,146	14%

Source: 1990, 2000 U.S. Census

According to the 2000 Census and as shown in **Table 33**, 3 percent of Hughson’s owner-occupied households were overcrowded and 3 percent were severely overcrowded. In renter-occupied households, 5 percent of households were overcrowded and 4 percent were severely overcrowded.

**TABLE 33
2000 OVERCROWDED HOUSEHOLDS**

Household Size	Owner Households		Renter Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than 1.00	732	60%	305	25%	1,037	85%
1.01–1.50	38	3%	59	5%	97	8%
1.51 or more	40	3%	49	4%	89	7%
TOTAL	810	66%	413	34%	1,223	100%

Source: 2000 U.S. Census

Vacancy Trends

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of 5 percent is sufficient to provide choice and mobility.

In 2000, the Census reported a vacancy rate of 2.3 percent. The California State Department of Finance (DOF) Population Research Unit publishes an annual estimate of population, housing units, vacancy, and household size for all incorporated cities in the state. In 2008, the DOF estimated the vacancy rate for Hughson to be 3.3 percent. It should be noted that the DOF estimate is for all housing unit types and does not exclude seasonal, recreational, or occasional use. **Table 34** shows the characteristics of the City’s vacant housing units per the 2000 Census.



**TABLE 34
OCCUPANCY STATUS OF HOUSING STOCK**

Type	Number
Occupied	1,223
Vacant	29
For Rent	4
For Sale Only	8
Rented/Sold, Not Occupied	8
For Seasonal/Recreational or Occasional Use	0
For Migrant Workers	0
Other Vacant	9

Source: 2000 Census

HOUSING CONDITIONS

In May of 2009, a survey of Hughson was conducted to identify the general housing conditions. The condition of housing was assessed by an exterior survey of quality, condition, and improvement needed. Each residential structure was scored according to structural criteria established by the California Department of Housing and Community Development (HCD). There are five structural categories (foundation, roofing, siding, windows, and electrical). Based on scores assigned to the five categories, each housing structure was rated as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs. Through this analysis, the City is able to identify specific rehabilitation needs and formulate efforts to meet such needs. The majority of units were found to be in sound condition with a few units in need of substantial repair and some in need of minor and moderate repair. **Tables 35, 36 and 37** below provide a more detailed analysis.

DEFINITION OF HOUSING CONDITIONS

SOUND- a unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

MINOR- a unit that show signs of deferred maintenance, or which needs only one major component, such as a roof.

MODERATE- a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.



HOUSING ELEMENT UPDATE

SUBSTANTIAL- a unit that requires replacement of several major systems and possibly other repairs (e.g. complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).

DILAPIDATED- a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

Detailed Survey Results

Many of the homes surveyed in the City of Hughson were categorized as sound, or minor. Two (2) percent of the surveyed units were found to be in need of substantial repair and none of the surveyed units were found to be in dilapidated condition. **Table 35** illustrates the overall condition of all of the homes surveyed in the City. Ninety-one (91) percent of the homes surveyed in Hughson were in sound condition or needed minor repairs. A house in sound condition is well maintained and structurally intact. This includes a good foundation, straight roof lines, good exterior paint condition and siding, and windows and doors that are in good repair. Homes in sound condition may have minor maintenance needs or require some paint or siding repair. Homes deemed to be in need of minor repairs require general maintenance or one major repair such as a new roof.

Roughly seven (7) percent of the remaining homes surveyed were in moderate condition, which means they are in need of one or more major repairs, such as a roof replacement and window repair or replacement.

TABLE 35
HOUSING CONDITIONS SURVEY RESULTS

Condition	Number of Units Surveyed	Percent
Sound	64	65%
Minor	26	26%
Moderate	7	7%
Substantial	2	2%
Dilapidated	0	0%
Total*	99	100%

Source: PMC Housing Conditions Survey May 2009



Eighty-three (83) percent of all surveyed structures were single-family homes with attached or detached garages. **Table 36** illustrates that ninety five (95) percent of the single-family homes surveyed were in sound or minor condition. This means little maintenance, if any, was needed. Four (4) percent of the homes required moderate repairs. There was only one single-family home found to be in need of substantial repair.

**TABLE 36
SINGLE-FAMILY WITH ATTACHED/DETACHED HOUSING CONDITIONS**

Condition	Number of Units Surveyed	Percent
Sound	58	71%
Minor	20	24%
Moderate	3	4%
Substantial	1	1%
Dilapidated	0	0%
Total*	82	100%

Source: PMC Housing Conditions Survey May 2009

As shown in **Table 37**, there were 9 duplex units surveyed. Thirty-three (33) percent of the duplexes assessed were found to be in sound condition, which is significantly less than the percentage of single-family units in sound condition. The percentage (56 percent) of units in minor condition is more than twice the percentage as single-family homes (24 percent) in minor condition. The percentage (11 percent) of moderate condition duplexes is far higher than the percentage of single-family homes in moderate condition (4 percent) meaning that there is a higher need for duplexes in Hughson to have major components of the structure replaced.

**TABLE 37
DUPLEX HOUSING CONDITIONS**

Condition	Number of Units Surveyed	Percent
Sound	3	33%
Minor	5	56%
Moderate	1	11%
Substantial	0	0%
Dilapidated	0	0%
Total*	9	100%

Source: PMC Housing Conditions Survey May 2009



HOUSING ELEMENT UPDATE

Table 38 depicts the condition of the multi-family structures surveyed. Half of the multi-family structures observed were found to be in sound or minor condition. Thirty-eight (38) percent of the multi-family structures were found to be in need of moderate repairs and one multi-family unit was found to be in need of substantial repair.

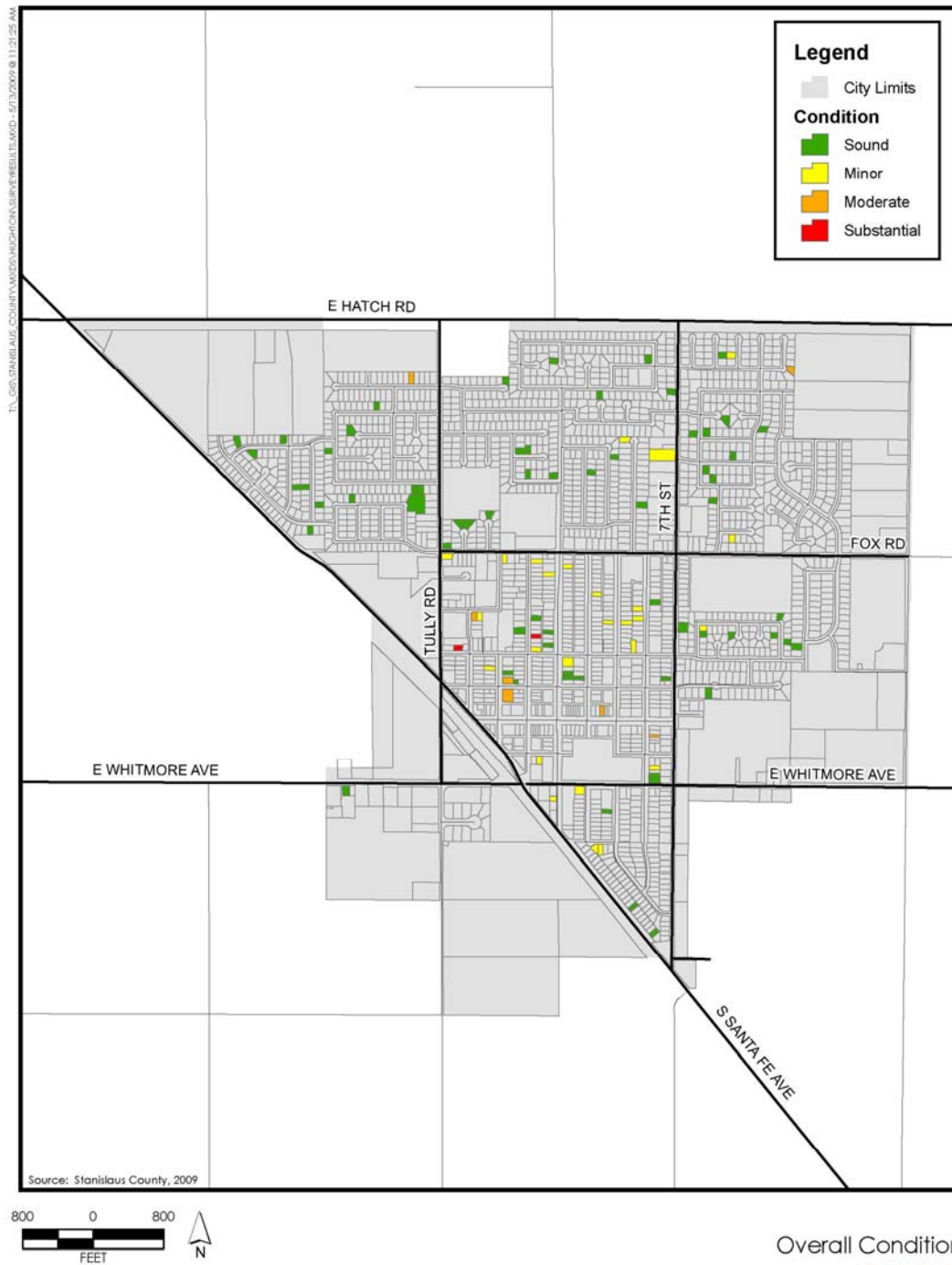
TABLE 38
MULTI-FAMILY HOUSING CONDITIONS

Condition	Number of Units Surveyed	Percent
Sound	3	38%
Minor	1	12%
Moderate	3	38%
Substantial	1	12%
Dilapidated	0	0%
Total*	8	100%

Source: PMC Housing Conditions Survey May 2009



**FIGURE 1
OVERALL CONDITION**





HOUSING COSTS AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent upon income and housing costs. According to the HCD income guidelines for 2008, the Area Median Income (AMI) in Stanislaus County was \$56,500.

Table 39 below describes the income limits for a four-person household based on the median income.

**TABLE 39
INCOME GROUPS BY AFFORDABILITY (2008)**

Income Group	Income Range
Extremely Low (0 to 30%)	Less than \$16,950
Very Low (31 to 50%)	\$16,951-\$28,250
Low (51 to 80%)	\$28,251-\$45,200
Moderate (80 to 120%)	\$45,201-\$67,800
Above Moderate (more than 120%)	More than \$67,800

Source: 2008 HCD AMI of \$56,500

Single-Family Sales Units

From 2006 to 2008, there was a decrease in sales price of 34 percent. In 2006 the median sales price was \$364,500 as compared to 2008 with a median sales price of \$239,500 (Table 40).

**TABLE 40
MEDIAN SINGLE-FAMILY HOUSING SALES PRICE (2006-2008)**

Year	Median Sales Price
2008	\$239,500
2007	\$350,500
2006	\$364,500

Source: Dataquick, August 2008

Current Housing Costs

According to the Trulia Real Estate website, during October 2008 the City of Hughson had 36 homes for sale, 118 homes that were recently sold, and 103 homes in foreclosure. The prices for these homes range anywhere from \$199,800 for a three-bedroom/one-bath older home to \$895,000 for a three-bedroom/two-bath home on 18 acres of property.

HOUSING ELEMENT UPDATE



Table 41 contains the sales volume for homes sold in Stanislaus County in August 2007 and August 2008. Of the 10 cities in Stanislaus County, Hughson reported the lowest percentage change in sales volume (31.67 percent).

**TABLE 41
STANISLAUS COUNTY SALES ACTIVITY
AUGUST 2007 AND AUGUST 2008**

County/City	# Sold	Aug. 08	Aug. 07	% Change Year to Year
Stanislaus County	884	\$185,000	\$318,500	-41.92%
Ceres	90	\$195,500	\$350,000	-44.14%
Denair	11	\$155,000	\$325,500	-52.38%
Empire	4	\$98,500	n/a	n/a
Hughson	18	\$239,500	\$350,500	-31.67%
Keyes	9	\$120,000	\$315,000	-61.90%
Modesto	392	\$155,000	\$310,000	-50.00%
Newman	25	\$160,000	\$295,750	-45.90%
Oakdale	48	\$231,250	\$382,750	-39.58%
Patterson	79	\$200,000	\$334,500	-40.21%
Riverbank	40	\$220,000	\$332,750	-33.88%

Source: dqnews.com, October 2008

Table 42 shows the number of single-family homes (new and resale) and condominiums sold in Stanislaus County. The percentage change is the change from August 2007 to August 2008 (101.1 percent change for all houses).

**TABLE 42
HOME SALES IN STANISLAUS COUNTY**

Stanislaus County	Aug. 07	Jul. 08	Aug. 08	Year over Year Percentage Change
Newly built homes	122	64	69	-43.4%
Resale condominiums	8	14	10	25.0%
Resale homes	320	826	826	158.1%
All homes combined	450	904	905	101.1%

Source: Dataquick, October 2008



Rental Units

Shown in **Table 43** are rental rates for single-family and multifamily homes in the City of Hughson. Rental rates for monthly apartments range from \$625 to \$660 for studio units, \$735 to \$845 for one-bedroom units, \$735 to \$1,045 for two-bedroom units, and \$1,025 to \$1,200 for three-bedroom units. Rents for single-family homes were similar in price.

**TABLE 43
MULTI-FAMILY AND SINGLE-FAMILY RENTS**

# of Bedrooms	Price Range
Multifamily Units (Apartments and Condos)	
Studio	\$625-\$660
1	\$735-\$845
2	\$735-\$1,045
3	\$1,025-\$1,200
Single-Family Homes	
1	\$550-\$700
2	\$715-\$900
3	\$925-\$1,150
4+	n/a

PMC rental survey, 2008

Affordability

Affordability is defined as a household spending under 30 percent or less of household income for housing. The price for housing is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer, and garbage. “Gross monthly owner costs” includes mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

Housing affordability can be inferred by comparing the cost of renting or owning a home in Stanislaus County with the maximum affordable housing costs to households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households that are most likely to experience overcrowding or overpayment.

While housing costs for rental units are estimated to be affordable at 30 percent of gross income, households are generally able to obtain a mortgage loan based on 35 percent of gross income. This is



subject to individual credit and budgeting conditions, and those with less revolving loan-type debt can usually find financing for a more expensive home.

In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Stanislaus County are shown in **Table 44** and **Table 45**. HCD has estimated the 2008 County Area Median Income (AMI) to be \$54,500.

TABLE 44
AFFORDABLE RENTER-OCCUPIED HOUSING COSTS, STANISLAUS COUNTY (2008)

Household Rent Levels				
Income Group	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Monthly Rent	\$296	\$339	\$381	\$424
Monthly Income	\$988	\$1,129	\$1,271	\$1,413
Very Low				
Monthly Rent	\$495	\$565	\$636	\$706
Monthly Income	\$1,650	\$1,883	\$2,121	\$2,354
Low				
Monthly Rent	\$791	\$904	\$1017	\$1,130
Monthly Income	\$2,638	\$3,013	\$3,392	\$3,767
Moderate				
Monthly Rent	\$1,188	\$1,355	\$1,525	\$1,695
Monthly Income	\$3,958	\$4,517	\$5,083	\$5,650
Above Moderate				
Monthly Rent	>\$1,188	>\$1,355	>\$1,525	>\$1,695
Monthly Income	>\$3,958	>\$4,517	>\$5,083	>\$5,650

Source: 2008 Income Limits, Department of Housing and Community Development

Note: Utilities are not included due to the varying costs



**TABLE 45
AFFORDABLE OWNER-OCCUPIED HOUSING COSTS, STANISLAUS COUNTY (2008)**

Household Sales Price				
Income Group	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Maximum Sales Price	\$39,780	\$45,450	\$51,300	\$56,880
Annual Income	\$11,850	\$13,550	\$15,250	\$16,950
Very Low				
Maximum Sales Price	\$64,980	\$75,870	\$85,590	\$95,040
Annual Income	\$19,800	\$22,600	\$25,450	\$28,250
Low				
Maximum Sales Price	\$106,470	\$121,590	\$136,890	\$150,750
Annual Income	\$31,650	\$36,150	\$40,700	\$45,200
Moderate				
Maximum Sales Price	\$159,840	\$182,430	\$205,200	\$228,240
Annual Income	\$47,500	\$54,200	\$61,000	\$67,800
Above Moderate				
Maximum Sales Price	>\$159,840	>\$182,430	>\$205,200	>\$228,240
Annual Income	>\$47,500	>\$54,200	>\$61,000	>\$67,800

Source: 2008 Income Limits, Department of Housing and Community Development, www.mortgage101.com

Note: Assumes 10 % down, includes taxes and insurance

Overpayment

Generally, overpayment for housing is based on the total cost of shelter compared to a household’s ability to pay. Overpayment is an important measure of the affordability within the City of Hughson. Specifically, overpayment is defined as a household spending more than 30 percent of household income for shelter. According to the Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property) or the net rent (contract rent) plus the estimated average monthly cost of utilities.

In 2000, a total of 378 (over 30 percent) of all households in the City of Hughson paid in excess of 30 percent of their income for housing. Owners had a higher percentage of households overpaying, with 20 percent, while only 14 percent of renters overpaid. The overpayment situation is particularly critical for renters with annual incomes less than \$20,000. **Table 46** illustrates the extent of overpayment by income group for the City.

HOUSING ELEMENT UPDATE



The Comprehensive Housing Affordability Strategy (CHAS), which was developed by the Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2000 Census. According to this data, there were 77 owner-occupied households and 117 renter-occupied households earning less than 50 percent of the Median Family Income (MFI) in the City in 2000. Of these, 117 owner-occupied households and 77 renter-occupied households fell into the extremely low-income category, earned less than 30 percent of the MFI.

**TABLE 46
TOTAL HOUSEHOLDS OVERPAYING BY INCOME (2000)**

Income Range	Total Households	% of Total Households	30-34% of Household Income	35+% of Household Income
Renter-Occupied Units				
\$0-\$10,000	101	9%	0	88
\$10,000-\$19,999	99	9%	0	49
\$20,000-\$34,999	68	6%	9	10
\$35,000-\$49,999	70	6%	0	0
\$50,000 +	68	6%	0	0
Subtotal	406	36%	9	147
Owner-Occupied Units				
\$0-\$10,000	63	6%	4	48
\$10,000-\$19,999	85	8%	9	51
\$20,000-\$34,999	95	8%	9	45
\$35,000-\$49,999	124	11%	14	21
\$50,000 +	352	31%	4	17
Subtotal	719	64%	40	182
TOTAL HOUSEHOLDS (occupied units)	1,125	100%	49	329

Source: 2000 U.S. Census



Assisted Housing Inventory and At-risk Housing

California Housing Element law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a five-year and a ten-year period, coinciding with updates of the Housing Element. Following are some of the programs that may be expiring:

- Prepayment of HUD mortgages: Section 221(d)(3), Section 236, Section 202, and Section 811, and Farmers Home (RHS) Section 515/516 subsidies to tenants and/or owners.
- Low-income use restrictions on Section 236(j)(1) projects are for the full 40-year mortgage term. However, owners have the option to repay the remaining mortgage at the end of the first 20 years.
- FHA-insured mortgages under the Section 221(d)(4) program have no binding use restrictions. The affordability of these projects is governed by the Section 8 contracts maintained on the projects which are now approved on a year-to-year basis.
- Opt-outs and expirations of project-based Housing Choice contracts – The Housing Choice Voucher program is a federally funded program that provides for subsidies to the owner of a prequalified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt out of the contract with HUD by prepaying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.
- Other – Expiration of the low-income use period of various financing sources, such as Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) and HOME funds, and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. Also, properties funded through the Redevelopment Agency generally require an affordability term of 20 years.

Inventory of At-Risk Rental Housing Units

According to the California Housing Partnership Corporation, there are no government-assisted rental properties in the City of Hughson that may be at risk of opting out of programs that keep them affordable to very low- and low-income households over the five-year Housing Element Period (2009–2014). Generally, the inventory consists of Housing and Urban Development (HUD), Redevelopment Agency, multifamily bonds, and density bonus properties. Target levels include the very low-income group and the low-income group.

Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, nonprofit entities need to be made aware



of the future possibilities of units becoming “at risk.” Should a property become at risk, the City maintains an active list of resources by which to preserve that property.

In addition, the City of Hughson will develop procedures for monitoring and preserving at-risk units, which will include:

- Monitoring the Risk Assessment report published by the California Housing Partnership Corporation (CHPC).
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.
- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers (See **Appendix D**, List of Non-Profit Agencies).
- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner’s desire to opt out or prepay. State law requires a 12-month notice.

Redevelopment Agency

The City of Hughson’s Redevelopment Agency provides staff support for administering rehabilitation and first-time homebuyer funds for low-income homeowners and housing programs. The City also applies for and receives CDBG funds and collects revenues on loan repayments that are circulated in the owner-occupied housing rehabilitation revolving loan fund. By state law, the Hughson Redevelopment Agency (RDA) 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. Approximately \$100,000 in loan revenues has been recirculated into the owner-occupied housing rehabilitation program. The City was awarded a HOME grant in 2008 in the amount of \$400,000 which will be used for the First Time Homebuyer and owner-occupied housing programs. These funds will be used to preserve the existing affordable housing stock and for the creation of new affordable housing. Other redevelopment activities funded include open space acquisition, public utilities, street construction, circulation and traffic improvements, storm drainage facilities, and economic development. Redevelopment law requires that 15 percent of all housing within a project area be available at affordable cost. Of the 15 percent, 40 percent must be made available to persons of very low income. The City plans to update their 5-year Implementation Plan in 2010 and will ensure that it complements the goals, policies, and programs set forth in the Housing Element.

The City has struggled to utilize its LMI Housing funds thus far. As a relatively new entity, the City’s Redevelopment Agency has had limited time to generate the amount of funds that would facilitate an affordable housing project. In addition, the Governor passed a budget in July 2009 that will take more than \$200,000 from the City’s Redevelopment Agency funds. With an original budget of just over \$800,000 and this \$200,000 reduction, the City’s funding capabilities will be further restricted. While the City has the option of replacing this money by setting aside 30 percent instead of the usual 20 percent, the City will still have limited funds available to facilitate an entire housing project.



SECTION 3 - HOUSING RESOURCES

This section includes an evaluation of the availability of land resources, financial resources for future housing development, the City’s ability to satisfy its share of the region’s future housing needs, and the financial resources available to assist in implementing the City’s housing programs. Additionally this section examines opportunities for energy conservation.

REGIONAL HOUSING NEED

The City of Hughson falls under the jurisdiction of the Stanislaus Council of Governments (StanCOG) that uses a predominantly demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated county. This process results in a Regional Housing Needs Assessment (RHNA), and the number reflected in that assessment must be considered when the housing element is prepared. The current RHNA is for the 2007–2014 time frame.

For the period 2007 to 2014, the City of Hughson has been given a construction need of 282 new housing units:

- 33 housing units for extremely low-income households (below 30 percent of median income);
- 33 housing units for very low-income households (30 to 50 percent of median income);
- 46 housing units for low-income households (50 to 80 percent of median income);
- 54 housing units for moderate-income households (80 to 120 percent of median income); and
- 116 housing units for above moderate-income households (over 120 percent of median income).

Housing constructed since January 2007 can be credited toward the City’s RHNA. **Table 47** shows the progress the City has made toward its regional housing needs allocation.

**TABLE 47
FUTURE HOUSING NEEDS CITY OF HUGHSON 2007–2014**

Income Category	2007–2014 RHNA	RHNA Progress since 2007	Remaining Allocation
Extremely Low	32	0	32
Very Low	33	1 ¹	32
Low	46	0	46
Moderate	54	0	54
Above Moderate	116	43 ²	73
Total	281	44	237

Source: StanCOG and City of Hughson, 2009

¹ *Funded with CDBG funds*

² *Building permits since 2007*



AVAILABILITY OF LAND

To demonstrate the City's capacity to potentially meet its Regional Housing Needs Allocation, an adequate sites inventory was conducted. The sites listed in **Table 49** are currently vacant and will allow for the development of a variety of housing types that will potentially meet the needs of all income groups as allocated by StanCOG for the 2007-2014 RHNA planning period.

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this Housing Element, Title 7 requires that this element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment." This inventory must identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period of the housing element. The analysis should also identify the zoning districts the locality believes can accommodate its share of the regional housing needs for all income levels.

Realistic Capacity

The Zoning Districts and General Plan land use designations are shown for each site and are used to determine the realistic unit capacity of each site. Realistic capacity for medium density residential (R-2) and low density residential (R-1) sites, was determined by multiplying the number of acres by the maximum density for the site, and then 75 percent of that result was used as the final realistic unit number. The realistic capacity for high density residential (R-3), was a more conservative approach. The City multiplying the number of acres by the HCD default density of 20 units to the acre and then 75 percent of that number was used to determine the realistic unit number. The 75 percent assumption was derived from sample developments of what has been developed in Hughson and would be consistent with the General Plan and Zoning District designations.

- A project built in 2007 at 2220 and 2012 Charles Street contained two triplexes. One triplex was constructed on .15 acres in the R-3 zone, allowing 10-27 units per acre. This triplex was built at a density of 20 units to the acre having a capacity of 74 percent of the maximum density of this site. The second triplex was developed on .14 acres in the same zone (R-3) and was built at 21 units to the acre, showing a 78 percent capacity of the maximum density of the site.

Table 29 compares the City of Hughson's RHNA to the site inventory capacity. Including the credit of 1 unit funded with CDBG funds for a very low-income households, 43 market rate building permits and the site inventory capacity, the City has a surplus of 168 units available to extremely low-, very low-, and low-income households, 132 units available to moderate-income households, and 339 units available to above moderate-income households, a total surplus of 639 units. **Table 49** provides the characteristics of the available sites for the development of single-family homes and multi-family units and **Figure 2**, the Land Inventory Map, shows the location of each site. To ensure that all sites listed in **Table 29** are appropriate for development, the City has included **Program 3-4-1** which states that the City will continue to allow lot consolidation to combine small residential lots into one large lot to accommodate affordable housing production. 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.



HOUSING ELEMENT UPDATE

**TABLE 48
COMPARISON OF REGIONAL GROWTH NEED AND RESIDENTIAL SITES**

Income Group	Total RHNA	Building Permits	Remaining RHNA	Site Inventory Capacity	RHNA Surplus
Extremely Low	32	0	32	278	168
Very Low	33	1 ¹	32		
Low	46	0	46		
Moderate	54	0	54	186	132
Above Moderate	116	43 ²	73	412	339
Total	281	44	237	876	639

Source: StanCOG, City of Hughson, 2009

¹ Funded with CDBG funds

² Building permits since 2007

**TABLE 49
AVAILABLE LAND INVENTORY SUMMARY**

Site #	APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrast ructure	Cons-trants
1	018-022-019	HDR	R-3	27	4.28	64	Yes	None
2	018-032-062	HDR	R-3	27	1.71	26	Yes	None
3	018-022-023	HDR	R-3	27	4.11	62	Yes	None
4	018-022-021	HDR	R-3	27	3.20	48	Yes	None
5	018-022-020	HDR	R-3	27	4.31	65	Yes	None
6	018-049-025	HDR	R-3	27	0.87	13	Yes	None
Total High Density					18.48	278		
7	018-070-074	HDR	R-2	14	0.15	2	Yes	None
8	018-070-081	HDR	R-2	14	0.14	1	Yes	None
9	018-053-022	MDR	R-2	14	1.55	16	Yes	None
10	018-034-058	MDR	R-2	14	1.81	19	Yes	None
11	018-034-029	MDR	R-2	14	0.14	1	Yes	None

HOUSING ELEMENT UPDATE



Site #	APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrast ructure	Const rants
12	018-017-010	LDR	R-2	14	10.04	105	Yes	None
13	018-042-021	DC ¹	R-2	14	0.13	1	Yes	None
14	018-036-063	HDR	R-2	14	0.15	2	Yes	None
15	018-036-093	HDR	R-2	14	0.14	1	Yes	None
16	018-036-064	HDR	R-2	14	0.15	2	Yes	None
17	018-036-070	HDR	R-2	14	0.15	2	Yes	None
18	018-036-004	HDR	R-2	14	0.17	2	Yes	None
19 ²	018-022-011	HDR	R-3	27	0.92	14	Yes	None
20 ²	018-034-015	HDR	R-3	27	1.18	18	Yes	None
Medium Density					16.82	186		
Low Density³					97.06	412		

Source: City of Hughson, 2009

¹ GIS is unavailable for the City, therefore some sites still carry the County's designations. This site has the designation Downtown Commercial (DC).

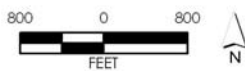
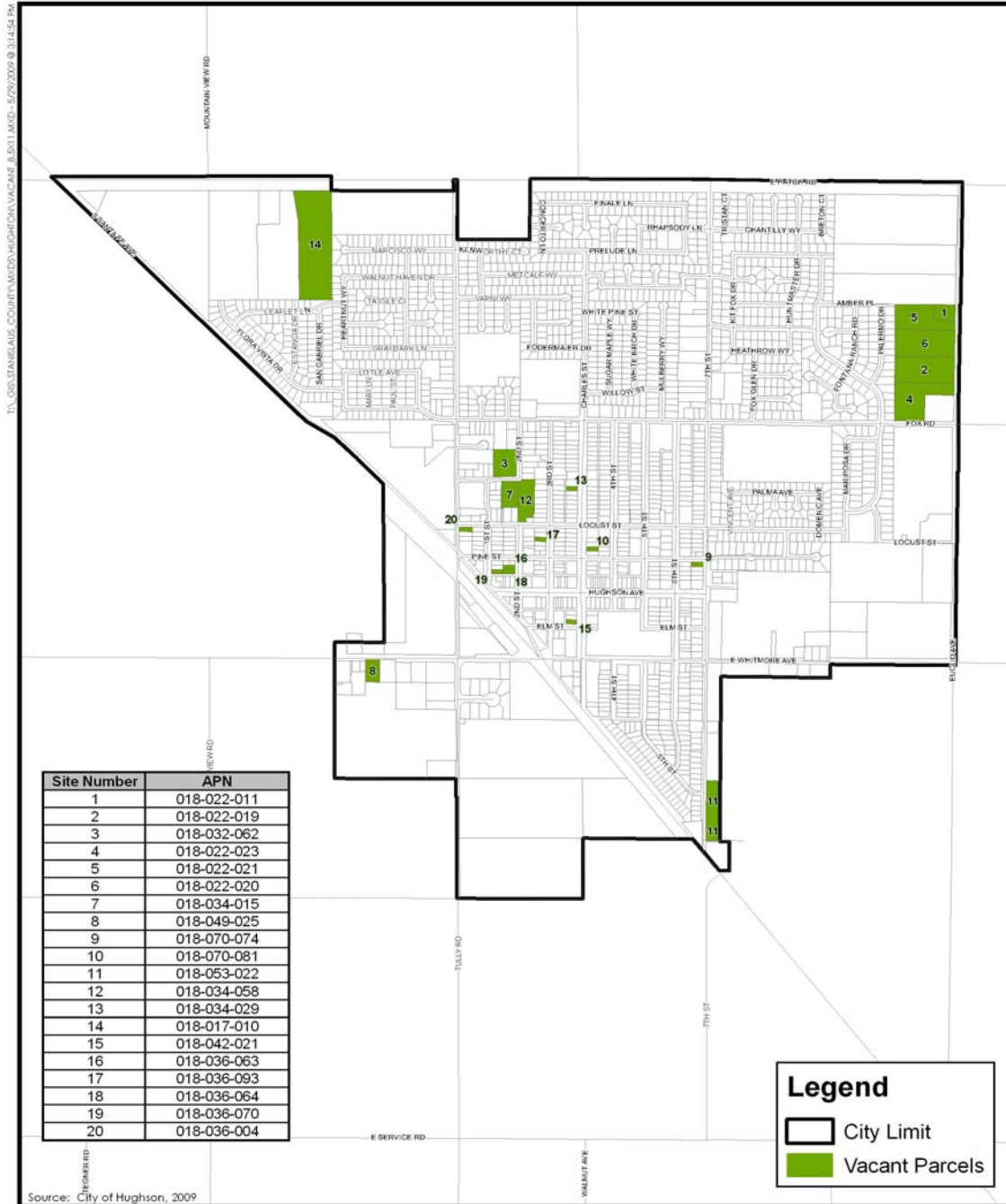
² The location of these sites makes them more appropriate to include under the medium density inventory.

³ See **Appendix E** for a complete list of low density zoned sites.



HOUSING ELEMENT UPDATE

FIGURE 2 LAND INVENTORY MAP



Legend

- City Limit
- Vacant Parcels

Land Inventory Map





FINANCIAL RESOURCES

The following is a list of potential financial resources considered a part of the City's overall efforts and funding to retain and increase affordable housing units. The number and availability of programs to assist cities and counties are increasing and improving the affordable housing stock. The following lists the local, state, and federal resources, available to the City and housing developers that can provide financial or other assistance in the development, financing, and rehabilitation of housing for very low- to moderate-income households.

Local Resources

The Stanislaus County Housing Authority is a public agency that has provided subsidized housing to low- and moderate-income individuals and families. In addition to conventional public housing within Stanislaus County, the Housing Authority administers several rental assistance programs such as the Section 8/Housing Choice Voucher program. The Housing Authority receives federal and state assistance in order to operate these programs and, as such, is governed by any applicable housing regulations issued by the U.S. Department of Housing and Urban Development (HUD) and HCD.

Public Housing was established to provide decent and safe rental housing for eligible families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to apartments for elderly households. HUD administers federal aid to local housing agencies that manage the housing for residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing, and managing these developments.

The Housing Choice Program, formally known as the Section 8 Program, is a partnership between private landlords, low-income families, and the Housing Authority. The Housing Authority administers a number of Housing Choice Vouchers rental assistance programs for low- and very low-income families. The objective of these programs is to provide adequate housing for low-income families by subsidizing a family's rent in a privately owned rental unit.

Nonprofit Providers

California Coalition for Rural Housing

The California Coalition for Rural Housing (CCRH) is a statewide nonprofit organization that works to ensure affordable housing opportunities for low-income households in California. CCRH supports the production and preservation of decent, safe, and low-cost housing for rural and low-income Californians. Supporters include nonprofit housing agencies, lending institutions, community advocacy organizations, consumer members, and local government officials. The coalition advocates for housing at all levels of government before legislative and regulatory bodies. It also provides technical and organizational assistance to community groups and nonprofit agencies and educates the public on housing issues.

Self-Help Enterprises

Self-Help Enterprises provides self-help housing development, housing rehabilitation, sewer and water technical assistance, and weatherization assistance. The organization also assists with the application



HOUSING ELEMENT UPDATE

process for and assesses the effectiveness of the CDBG States and Small Cities program in Stanislaus, Merced, Madera, Tulare, and Kings Counties.

Stanislaus County Affordable Housing Corp (STANCO)

Stanislaus County Affordable Housing Corp (STANCO) operates county-wide, focusing on transitional housing and first-time homebuyer assistance in association with private developer financial participation.

State Housing Providers

CalHome Program is a program, through HCD, that provides grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans, in order to enable very low- and low-income households to become or remain homeowners. Grants to local public agencies or nonprofit corporations are for first-time homebuyer down-payment assistance, home rehabilitation, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help and shared housing homeownership. Funding is also set aside for homeowners of manufactured homes. Eligible activities include predevelopment, site development, new construction, rehabilitation, acquisition and rehabilitation, down-payment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help projects or shared housing.

CalHome Self-Help Housing Program (CSHHP) is a program with the goal to expand the production of decent and affordable housing and to demonstrate that improved housing conditions, ownership, and maintenance are within the financial capabilities of low- and moderate-income households through the cost savings provided by self-help construction. An applicant must be a local public entity, nonprofit corporation, or limited-equity housing cooperative engaged in or that will be engaged in developing, conducting, administering, or coordinating assistance programs which will aid eligible households construct or rehabilitate residential units for their own use. No more than 20 percent of available funding may be awarded to any one applicant. Technical assistance grants may be awarded to eligible applicants for owner-building in an amount not to exceed \$100,000. Technical assistance grants are to be used to assist low- or moderate-income households that participate in a self-help housing program conducted by an eligible sponsor.

California Housing Finance Agency (CHFA) facilitates the Preservation Financing Program. The program offers tax exempt financing for the acquisition or refinancing of a project with an expiring Housing Choice contract.

Community Development Block Grant Program (CDBG) provides annual program funding for housing, public facilities, and economic development that meets one of the following objectives: provide a benefit to low-income households; elimination of slums or blight; or resolution of an urgent community development need.

CDBG Program – Enterprise Fund: The purpose for this program is to create or preserve jobs for low-income and very low-income persons. Grants of up to \$500,000 are allocated to provide loans to businesses and grants for publicly owned infrastructure. Individual project funding decisions are made by the jurisdiction. Eligible activities include working capital, land acquisition, equipment purchase,



inventory purchase, debt restructuring, and other direct assistance. Local grants may support businesses by providing water and sewer services, access roads, and other public facilities.

CDBG Program – General, Native American, and Colonias: Provides allocations to fund housing activities, public works, community facilities, and public service projects serving lower-income persons in small, typically rural communities. The maximum grant amount is \$500,000. Housing activities include rehabilitation and activities that complement new construction. Public works activities include water and wastewater systems, rural electrification, and utilities such as gas services. Community facility activities include day care centers, domestic violence shelters, food banks, community centers, medical and dental facilities, and fire stations. Public service activities include staff and operating costs associated with the community facilities.

CDBG Program – Planning and Technical Assistance Grants: Provide funds for small cities and counties for planning and evaluation studies related to housing, public works, community development, and economic development. The program provides up to \$70,000 per year per jurisdiction. Grants are no more than \$35,000 under the General/Native American Allocation and a maximum of \$35,000 under the Economic Development Allocation. The program includes studies and plans for housing, public works, community facilities, and economic development activities that meet CDBG national objectives and provide principal benefit to low-income persons.

CDBG Program – Economic Development Allocation, Over-the-Counter Component: Provides grants of up to \$500,000 for eligible cities and counties to lend to identified businesses or use for infrastructure improvements necessary to accommodate the creation, expansion, or retention of identified businesses. Includes creation or retention of jobs for low-income workers. The program may include loans or loan guarantees to businesses for construction, on-site improvements, equipment purchase, working capital, and site acquisition. It may also include loans for business start-ups, grants for publicly owned infrastructure, and loans or grants for small business incubators. In order to be eligible, a county must have fewer than 200,000 residents in unincorporated areas, its cities must have fewer than 50,000 residents, and not be participants in the HUD CDBG entitlement program. Program funds must be used to directly provide affordable housing units. Housing units must be affordable for at least ten years, with “affordable” being defined in the context of the unmet housing needs and priorities of the locality. The program funds may not be used for technical assistance or administrative costs. The program includes preservation of affordable housing, rehabilitation of apartments, and rehabilitation of owner-occupied housing acquisition.



Division of Codes and Standards

The Division of Codes and Standards administers the following programs:

Occupational Licensing Program

Enforces state laws and regulations governing the sale or lease of manufactured homes, mobile homes, and/or commercial coaches, including the licensing of manufacturers, distributors, dealers, and salespersons. The program also performs functions on behalf of the Mobilehome Ombudsman related to investigating and resolving consumer complaints pertaining to manufactured housing.

Manufactured Housing Program

Assists with the development and enforcement of preemptive federal and state regulations establishing minimum design and construction standards for manufactured homes, multi-unit manufactured housing, commercial coaches, and special purpose commercial coaches sold, offered for sale, rented, or leased within the state. Inspections are conducted and Department Insignias of Approval are issued to indicate compliance.

Factory Built Housing Program

Promotes preemptive regulations establishing construction standards for factory-built homes and factory-built building components manufactured for sale or use within the state. Inspections are conducted and complying homes or components are issued a Department Insignia of Approval.

Registration and Titling Program

Maintains title and registration records and collects fees and taxes on manufactured homes, mobile homes, commercial coaches, floating homes, and truck campers.

Mobilehome Parks Program

Promulgates preemptive statewide regulations for the construction, use, maintenance, and occupancy of all privately owned mobile home and special occupancy parks in the state, as well as the installation of manufactured homes and mobile homes both inside and outside of parks. Directly, or through local governments, inspects and issues permits for park operation.

Employee Housing Program

Promulgates statewide regulations for the maintenance, use, and occupancy of privately owned and operated employee housing facilities providing housing for five or more employees to assure their health, safety, and general welfare. Directly, or through local governments, inspects and issues permits for facility operation. Through the Office of the Mobilehome Ombudsman, the Department accepts requests for assistance and initiates investigations of complaints concerning health and safety violations within these facilities.



State Housing Law Program

Promulgates regulations to ensure that hotels, motels, apartments, single-family dwellings, and other residential buildings are maintained in compliance with the model building codes and other provisions of state law, and reviews and proposes building standards for construction and rehabilitation of residential structures.

California Homebuyers Down-payment Assistance Program (CHDAP)

This program offers a deferred-payment junior loan of an amount up to the lesser of 3 percent of the purchase price or appraised value. Homebuyers are able to use these funds to help with their down-payment and closing costs without the need to make monthly payments on the loan. Interest will be calculated at 3% simple interest. The assistance may be combined with any CalHFA or non-CalHFA conventional or government first mortgage loan.

Homebuyers using a CalHFA first mortgage may combine the assistance with a CalHFA Housing Assistance Program (CHAP) loan, High Cost Area Home Purchase Assistance Program (HiCAP) loan, and other down-payment assistance programs offered by local government agencies and nonprofit organization, if the subordinate program is pre-approved by CalHFA. The CHDAP loan cannot be combined with loans under CalHFA's Extra Credit Teacher Program and Homeownership in Revitalization Program (HIRAP).

The CHDAP is available on a statewide basis for first-time homebuyers purchasing a single-family residence anywhere in California that is within CalHFA's sales price limits, is intended as their primary residence, and whose family income does not exceed the program's moderate-income limit requirements. Homebuyers must also meet all first mortgage eligibility requirements according to the lender, investor, mortgage insurer, or guarantor criteria.

Farmworker Housing Grant Program

Provides housing opportunities for agricultural households. Cities with a population of less than 50,000 are eligible.

Housing Enabled by Local Partnerships (HELP)

The program employs a loan-to-lender approach to provide 10-year, 3 percent simple interest rate per annum, minimally restrictive loans to local government agencies. The program challenges local agencies to prioritize their unmet housing needs and to design housing programs that target their particular priorities. This approach allows the local agency to more closely match local housing policy and accountability with project performance. Increasingly, the program is being used to facilitate affordable housing within more targeted comprehensive local programs for neighborhood revitalization.

Joe Serna Jr. Farmworker Housing Grant (JSJFWHG) Program: Finances the new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower-income households.

Homeowner Grants: For rehabilitation or new home construction. Lien restrictions are required for 20 years. If the unit is sold to a non-farmworker buyer before completing the tenth year, the full grant



HOUSING ELEMENT UPDATE

amount must be repaid under most circumstances. Between the tenth and twentieth anniversaries, the grant is forgiven at a rate of 10 percent per completed year; it is fully forgiven after completing 20 years.

Rental Construction Grants or Loans: Lien restrictions for assisted units are required for 40 years. If assisted units are sold for uses other than farmworker housing before the fortieth year, the grant must be repaid in full. Under most circumstances, loans may be made only in conjunction with low-income tax credit financing.

Rental Rehabilitation Grants or Loans: Lien restrictions for assisted units are required for 20 years. If assisted units are sold for uses other than farmworker housing before the twentieth year, the grant must be repaid in full, under most circumstances. Loans may be made only in conjunction with low-income tax credit financing.

Those eligible include local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships where all the general partners are nonprofit mutual or public benefit corporations.

Multifamily Housing Program (MHP)

MHP assists with new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9 percent federal low-income housing tax credits. MHP funds will be provided for post-construction permanent financing only. Eligible costs include the cost of child care, after-school care, and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary on-site and off-site improvements; reasonable fees and consulting costs; and capitalized reserves.

Rental Housing Construction Program (RHCP)

Provides long term, 3 percent loans for building affordable rental housing. Housing authorities, local governments, nonprofit developers, and private builders are eligible. At least 30 percent of the units must be assisted units. Of the assisted units, at least two-thirds must be affordable to those earning no more than 50 percent of the area median income (AMI) and up to one-third must be affordable to persons earning no more than 80 percent of the AMI. The assisted units must be affordable for at least 40 years.

The Family Housing Demonstration Program

Operates and provides financing similar to RHCP but is directed at those projects which include special or innovative features for families, such as congregate housing and community housing developments with some shared facilities, child care space, and job training or other economic assistance programs.

Federal Programs

The Affordable Housing Program (AHP) and Community Investment Program (CIP) are facilitated through the Federal Home Loan System for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a



competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.

Farmworker Housing Assistance Program provides grants to public and private nonprofits to assist farmworkers in securing temporary or permanent housing. The program provides technical assistance and counseling to farmworker and farmworker housing agencies, but does not actually fund housing production or rehabilitation.

Housing and Urban Development (HUD) offers a variety of programs and services which include direct financing and management of the redevelopment or construction of low-income rental housing and single-family housing, providing homeownership to low-income families. A subsidy for public housing provides an annual subsidy to help public housing agencies (PHAs) pay some of the cost of operating and maintaining public housing units.

The Public Housing Development program provides federal grants to local PHAs to develop housing for low-income families that cannot afford housing in the private market.

HOPE I helps low-income people buy public housing units by providing funds to nonprofit organizations, resident groups, and other eligible grantees can use to develop and implement homeownership programs.

The Section 5(h) homeownership program offers PHAs a flexible way to sell public housing units to low-income families.

HOPE 3 Homeownership of Single-Family Homes Program provides grants to state and local governments and nonprofit organizations to assist low-income, first-time homebuyers by utilizing government-owned or financed single-family properties in the form of grants. Funds cover rehabilitation costs of owner-occupied housing, acquisition, or operation administration.

Low-Income Housing Tax Credit Program (LIHTC) provides for federal and state tax credits for private and nonprofit developers and investors who agree to set aside all or an established percentage of their rental units for households at 60 percent of AMI for no less than 30 years. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit

Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis each year. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

USDA Rural Development: USDA housing programs have helped over two million low- or moderate-income rural Americans buy homes. USDA also finances construction of apartments and other multiple family housing in rural communities that lack sufficient, affordable rental housing. Other programs finance the development of affordable farm labor housing wherever it is needed.

The Self-Help Housing Program enables low-income families to become homeowners by helping to build their own homes. Their “sweat equity” becomes their down payment. Home improvement loans and grants help low-income, often elderly, people remove health and safety hazards from their homes.



OPPORTUNITIES FOR ENERGY CONSERVATION

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

Conservation

Conservation can be accomplished by reducing the use of energy-consuming items or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the state depending upon local temperature conditions. Because of the warm climate, some of the insulation and heating standards are significantly less stringent in Hughson.

The California Energy Commission revised the standards for new residential buildings in 1981. These “second generation” standards were then delayed until 1983 when Assembly Bill (AB) 163 was passed which provided options for complying with the standards.

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

Development

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

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

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

Approximately 20.9 percent of the City’s housing stock has been built since 1980 and most of these units benefit from Title 24 and other energy conservation measures. Some conservation opportunities



will come from remodeling existing residences. Major opportunities for residential energy conservation will include insulation and weatherproofing, landscaping, and maximizing orientation and lowering appliance consumption. Since the energy crisis of 2001, many new residential structures are incorporating energy conservation equipment and design, as well as technological advances (such as automatic timers to control air conditioning, lighting, etc.) to help reduce energy dependence.

Pacific Gas and Electric (PG&E) provides gas and electric service to Hughson residents. The company offers a variety of energy conservation programs and information services that are available to residents:

- **Weatherization:** If homes and apartments are not sealed tightly, energy used for heating and cooling can be wasted. Weatherization helps to decrease energy costs and increase comfort. Weatherization services may include attic insulation, weather stripping and caulking around areas where air leakage occurs, exhaust fan dampers, air duct repair, water heater blankets, and low-flow showerheads. Approved low-income residents may be eligible for free weatherization services.
- **Home Improvements:** High-performance windows (e.g., dual-paned) can help reduce energy costs, condensation and color fading due to sunlight, and increase the comfort of the home. Customers of PG&E can receive a rebate of \$0.50 per square foot of high-performance replacement windows purchased and installed in the home. In addition, qualified costumers can receive a rebate of \$0.15 per square foot by purchasing and installing attic or wall insulation for the home.
- **California 20/20 Program:** If PG&E costumers reduce their electricity use by 20 percent, they receive a credit equal to 20 percent of their summer electric bills from the Department of Water Resources under the California 20/20 Rebate Program.

Green Building Development

Currently the City's Zoning Code allows for the following modification to help facilitate "green" development.

- Solar Energy Collection Systems are allowed through a ministerial review process.
- Wind Energy Systems are allowed in all residential zones through a ministerial review process.
- All street out-door lights shall been energy efficient lighting.

The City has also included **Programs 1-10-1, 1-10-2, and 1-10-3** to promote energy conservation.



SECTION 4 - HOUSING CONSTRAINTS

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

GOVERNMENTAL CONSTRAINTS

Land Use Controls

The General Plan is the primary land use control document. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

Title 17 of the Hughson Municipal Code, the 2008 Hughson Zoning Code, provides the zoning provisions for the City. Zoning districts specify minimum lot size, permitted uses, conditional uses, building height, and front, rear, and side yard setbacks. Zoning districts further the health, safety, and welfare of the residents. In addressing the minimum lot size, the zoning districts must be consistent with the densities of the General Plan.

Zoning for the City of Hughson is defined as follows:

Low Density Residential (R-1) – The purpose of the R-1 low density residential zone district is to provide living areas where development is limited to low density single-family and duplex housing; to ensure adequate light, air, privacy and open space for each dwelling; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment.

Medium Density Residential (R2) – The purpose of the R-2 medium density residential zone is to provide living areas where a compatible mixture of single-family, duplex, triplex, fourplex and townhouse housing will provide a suitable environment for family living; to ensure adequate light, air, privacy and open space for each dwelling; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment. This zone provides a transition between R-1 and R-3 districts.

High Density Residential (R3) – The purpose of the R-3 high density residential zone is to provide residential areas which can accommodate a suitable mixture of more intensive land uses, including multiple-family dwellings, community facilities, retail establishments, medical facilities, and offices, compatible with the surrounding area and consistent with the General Plan

Rural Residential (R-A) - The purpose of the R-A zone is to provide living areas at the fringe of the City's incorporated area which combine certain advantages of both urban and rural location by limiting development to very low density concentrations of one-family dwellings and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of a commercial nature.



Neighborhood Commercial (C-1) – The purpose of the C-1 neighborhood commercial zone is to provide neighborhood shopping areas where retail business or service establishments supply commodities or perform services to meet the daily needs of the residential neighborhood but not to permit commercial uses which would be more appropriate in the C-2 or C-3 zones. The C-1 zone is intended to provide an area for resident-serving commercial establishments which enable Hughson residents to remain in the city for their daily shopping needs

General Commercial (C-2) – The purpose of the C-2 general commercial zone is to provide a general commercial area for the sale of commodities or the performance of services to serve the entire community. Downtown Hughson, defined as the area designated as Downtown Commercial in the Hughson General Plan, is given priority by the community as that area where commercial uses should be focused prior to developing other land zoned C-2.

Service Commercial (C-3) – The purpose of the C-3 service commercial zone is to provide areas for heavy commercial uses along major arterial streets where a mixture of commercial and light industrial activities is appropriate. This zone permits commercial uses generally not appropriate to the central commercial area in addition to retail stores and offices and is intended to provide for the continuance of established uses. C-3 zones are to be applied to areas of two acres or more..

Specific Plan Zone (S-P) - The purpose of the S-P zone is to identify those areas within the City's adopted Sphere of Influence where a Specific Plan will need to be prepared in advance of annexation into the City. The permitted land uses are intended to remain in effect until a Specific Plan is adopted and the area included in the Specific Plan is annexed into the City with specified zoning districts. Once annexed into the City, the S-P zone designates areas subject to an adopted Specific Plan. The Specific Plan will determine appropriate zoning.

Planned Development Overlay Zone (P-D) - The purpose of the P-D planned development overlay zone is to encourage a creative and more efficient approach to the use of land and to provide for greater flexibility in the design of integrated developments than otherwise possible through strict application of zoning regulations.

Residential Development Standards

In accordance with state law, cities and counties have broad latitude in establishing zoning standards and procedures. Outside of a general requirement for open space zoning and several specific requirements governing residential zoning, state law establishes only broadly the scope of zoning regulations and sets minimum standards for their adoption and administration. The City of Hughson Development Standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other small cities in the state.

The Hughson Zoning Code has four residential zoning districts, with the highest density of up to 27 dwelling units per acre allowed in the R-3 District. **Table 50** summarizes the residential development standards for the City of Hughson.



**TABLE 50
DEVELOPMENT STANDARDS BY RESIDENTIAL ZONE**

Development Standard	Zoning District						
	R-1	R-2	R-3	R-A	C-1	C-2	C-3
Density	7.0 Infill/ 5.0 new subdivision	5.1 to14.0	10.1 to 27.0	0-2	0	Max 30	0
Average Parcel Size	8,500sq/ft new subdivisions	n/a	n/a	n/a	n/a	n/a	n/a
Front Setback	15ft	20ft	15ft	30ft	Same as adjacent Res. Zone	8ft	8ft
Side(s) Setback	8 (one story) 10(two story)	5(one story) 7(two story)	5(one story) 7(two story)	10	Same as adjacent Res. Zone	None*	None*
Rear Setback	10ft	10ft	10ft	40ft	Same as adjacent Res. Zone	None*	None*
Minimum lot width	60-70ft	55-70ft	65ft	120ft	n/a	n/a	n/a
Lot Coverage (%)	40	45	50	20	n/a	n/a	n/a
Maximum Height	35ft	35ft	45ft	35ft	30ft	75ft	65ft

Source: City of Hughson Zoning Code, 2008

* 10 feet when adjacent to a residential use

Parking Requirements

The City’s parking requirements for residential projects vary by the housing type. **Table 51** provides the parking requirements for residential developments. Single-family residential units and duplexes are required to have two garage spaces per dwelling unit. Multiple family residential units (studio or one bedroom) require one parking space per dwelling unit. Multiple family residential units with more than two bedrooms require 2 spaces per dwelling unit. In addition, for every four units, one additional space is required. The City’s parking requirements do not pose any type of constraint to development.



**TABLE 51
RESIDENTIAL PARKING STANDARDS**

Land Use Type	Required Parking Requirements
Single-Family dwellings	2 garage spaces for each dwelling unit
Duplexes	2 garage spaces for each dwelling unit
Multiple Family dwellings	
Studio or one bedroom	1 space for each dwelling unit. Plus, 1 additional space for each 4 dwelling units
Two or more bedrooms	2 spaces for each dwelling unit. Plus, 1 additional space for each 4 dwelling units
Secondary dwelling unit	1 space for each dwelling unit
Mobile Home Park	2 spaces for each dwelling unit, may be tandem

City of Hughson Zoning Code, 2008

PROVISION FOR A VARIETY OF HOUSING TYPES

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various housing for all economic segments of the population. **Table 52** summarizes the housing types permitted in each zoning district.

Persons with Disabilities

The City of Hughson conscientiously and specifically implements and monitors compliance with Section 65583(a)(4) and Section 65583(c)(3) in the review of its General Plan, zoning code, development codes, construction and re-construction regulations, and in the development and rehabilitation of multifamily and single-family homes. The City conducted an internal review for compliance with “reasonable accommodation” with the following findings.

The zoning code permits supportive multifamily or single-family housing for the disabled in any residential zone that permits non-designated single-family or multifamily housing. Over the last Housing Element period, 48 units of disabled-designated housing for seniors 60 and older were constructed in the Samaritan Village senior complex in Hughson. In addition, CalHome rehabilitation funds are available to disabled persons to improve access and mobility in their existing homes. Recently, the City has awarded three grants for households wishing to retrofit their homes to accommodate disabled family members. These retrofits included building both ramp access and making the bathroom wheelchair accessible.

The City of Hughson offices are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City will reasonably accommodate any specific verbal or



HOUSING ELEMENT UPDATE

written request for assistance. Applications for retrofit are processed over the counter in the same process as for improvements to any single-family home. While the zoning code does not specifically waive fees for building permits that address reasonable accommodation, the planning director is given the flexibility to offer fee waivers or reductions for these types of projects on a case-by-case basis.

The City of Hughson reviews its ordinances, policies, and practices for compliance with fair housing laws. Keeping current on fair housing laws is most important in regard to special needs groups. In its most recent review, the City has not identified any constraints that would inhibit the development of housing for disabled persons or in addressing any reasonable accommodation requests. All new development is required to adhere to ADA laws. All multifamily complexes are required to provide handicapped parking. However, the City is willing to work with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking. The City has no separate restrictions or development standards for group homes or other special needs housing.

Hughson has set valid and responsible building codes for utilization in the City. The City Building Department administers building code and enforcement services. The City has adopted, and the department implements, provisions of the 2007 California Building Code with no amendments. The City does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities. During the analysis of potential governmental constraints to development, these items were not identified as constraints.

The City also currently evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis. **Program 1-8-3** states that the City will develop a more formalized reasonable accommodation procedure that will provide an administrative exception process in zoning and land use matters for housing for persons with disabilities. The process may include minimal review by the Planning Director and may include the following criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."



New legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City must identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified have to have land available to accommodate an emergency shelter. The City currently allows for emergency housing “shelters” by right in the High Density Residential (R-3) zoning district. Within the R-3 zone, the City has identified 21 acres that will allow adequate capacity for the provision of emergency shelter. The R-3 zone is appropriate as the majority of R-3 zoned land is located near the center of town and there for near services and any available transportation.

Supportive and Transitional Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focuses on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Under the current land use ordinance, transitional housing is permitted in the High Density Residential (R-3) zoning district by right, and permitted with a conditional use permit in the Industrial (I) zoning district. The City currently includes transitional housing as a definition in its zoning code, but pursuant to Senate Bill SB 2, the City must explicitly define both supportive and transitional housing types and allow them in all residential zones only subject to the same conditions to that zone. In an effort to clarify the zoning code and therefore facilitate these housing types, the City will (1) add the current definition of supportive housing as stated in this document; and (2) list these as permitted uses within residential zoning districts. **Program 1-7-2** will address the changes to the City’s Zoning Code required to be in compliance with the new legislation regarding supportive and transitional housing.

Residential Care Homes

Residential care homes with are currently allowed with a conditional use permit in all of the four residential zoning districts (R-A, R-1, R-2, and R-3). **Program 1-7-5** states that the City will amend the Zoning Code to allow for residential care homes with 6 or fewer persons by right in all residential zones and will allow for 7 or more persons in all residential zoning district with a conditional use permit. Permit conditions on this type of housing are limited to those necessary to meet building codes, and development standards as described under the zoning code. There are no regulations relating to the siting of special needs housing in relationship to distance or location to one another.



HOUSING ELEMENT UPDATE

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

Recognizing that some disabled persons may require the assistance of specially trained persons who live with the disabled persons, the zoning code does not differentiate between related and unrelated persons occupying the same residential unit. 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.”

Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. This need is demonstrated in Table 8 in the Housing Needs Assessment. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Currently SROs are allowed under the land use term “boarding and rooming houses,” defined as a dwelling where rooms are rented to paying guests who may be provided with meals. Boarding and rooming houses are permitted with a conditional use permit in the R-3 and C-2 zoning districts. **Program 1-7-3**, states that the City will update its zoning code to allow for single-room occupancy units (SROs) in all zones where boarding and rooming houses are allowed.

Farmworker Housing

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 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. Currently the City does specifically call out farmworker housing but to be consistent with Sections 17021.5 and 17021.6 of the Health and Safety Code has included **Program 1-7-6** which states, the City will amend the Zoning Code to specifically define farmworker housing and allow for farmworker housing in the R-1 zone.

Secondary Dwelling Units

AB 1866 requires local governments to use a ministerial process for second unit applications. This legislation intends to facilitate the production of affordable housing. AB 1866 allows cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks,

HOUSING ELEMENT UPDATE



and lot coverage. Currently, the City allows for secondary dwelling units as a permitted use in all residential zones.

“Secondary residential unit” means an attached or detached dwelling unit which provides complete, independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary residential unit. It shall not be sold but may be rented. It shall contain no more than 640 square feet of floor area, if the unit is detached, or if it is attached, any increase in the floor area shall not exceed 15 percent of the existing living area of the primary unit. It shall not exceed one story or 16 feet in height, whichever is less.

**TABLE 52
ALLOWED USES IN ZONING DISTRICTS**

Uses	Zone							
	R-1	R-2	R-3	R-A	C-1	C-2	C-3	I
Single-family dwellings	P	P	P	P	-	-	-	-
Duplexes	P	P	P	-	-	-	-	-
Multiple family dwellings	-	P	P	-	-	C	-	-
Secondary dwelling units	P	P	P	P	-	-	-	-
Guest houses	C	C	C	C	-	-	-	-
Boarding and rooming houses	-	-	C	-	-	C	-	-
Emergency housing	-	-	P	-	-	-	-	C
Transitional housing	-	-	P	-	-	-	-	C
Residential care homes	C	C	C	C	-	-	-	-
Nursing and convalescent homes	-	-	C	-	-	C	-	-
Mobile home parks	C	C	C	C	-	-	-	-
Mobile homes on permanent foundations	P	P	P	P	-	-	-	-
Farmworker Housing*	P							

Source: City of Hughson Zoning Code, 2008

P- Permitted Use, subject to zoning clearance

C- Conditional Use Permit required

** **Program 1-7-6** states that to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code the City will permit farmworker housing in the R-1 zone.*



Local Entitlement Fees and Exactions

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

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

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements which relate to site coverage, parking, and open space within developments can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site. In some instances, developers must decide whether or not to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market.

Building a higher number of small units can reduce costs and provide additional housing opportunities for smaller households but does not accommodate the needs of larger families. Bigger units can be made available to families, but because of their size and lower density, the cost of these units is higher.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code lists regulations regarding noise transmission and energy conservation that can also result in higher construction costs. While some of these features (interior and exterior design treatments) are included, by the developer, to help sell the product in the competitive market, some features (energy conservation regulations) may actually reduce monthly living expenses. All add to the initial sales price, which is becoming an increasingly difficult hurdle for many new homebuyers. **Table 53** lists the City's development fees.

**TABLE 53
DEVELOPMENT FEES**

Fee Category	Fee Amount
PLANNING AND APPLICATION	
Variance	\$945
Reclassification or text amendment	\$618
Conditional Use Permit	\$945
Zone Change (Rezone or Prezone)	\$1,349
Development Agreement	\$1,999

HOUSING ELEMENT UPDATE



Fee Category	Fee Amount	
Planned Development Overlay Zone	\$1,999	
General Plan Amendment Total	\$2,843	
Annexation	\$7,342	
Parcel and Final Map	\$4,200	
Tentative Tract Map	\$5,302	
Lot Line Adjustment	\$537	
Specific Plan	\$1,349	
Development Review	\$1,122	
Subdivision Ordinance	\$49	
Zoning Ordinance	\$56	
ENVIRONMENTAL		
Environmental Impact Report	\$4,012	
Initial Study	\$1,349	
Negative Declaration	\$3,282	
IMPACT		
	Single-Family	Multifamily
Public Faculty	\$3,050	\$3,050
Storm Drain	\$2,814	\$2,189
Sewer	\$13,755	\$9,628
Water	\$3,803	\$2,282
Construction Water	\$155	\$155
Street	\$4,101	\$2,778
Park Development	\$2,667	\$1,600
Park In-Lieu	\$1,991	\$1,194
Community Enhancement	\$1,008	\$605
Stanislaus County Fee	\$8,038	Project-Specific

Source: City of Hughson, 2008



HOUSING ELEMENT UPDATE

On average, the per unit fee cost is approximately \$45,043 for a single-family home and \$27,142 for multifamily housing units (see **Table 54**). A portion of this fee can be deferred if it can be clearly demonstrated that the fee (alone) will increase the cost of the housing so that it is no longer affordable to low income households. Construction cost for more than two units is unavailable due to the lack of larger projects (more than two units) being developed in the City over the past several years. The price for a multifamily development with more than two units would be similar to the cost listed in the multifamily column below.

TABLE 54
COST FOR A TYPICAL RESIDENTIAL DEVELOPMENT

Development Cost for a Typical Unit	Single-Family¹	Multifamily²
Total estimated fees per unit	\$45,043	\$27,142
Typical estimated cost of development per unit	\$268,396	\$268,396
Estimated proportion of fee cost to overall development cost per unit	16%	10%

Source: City of Hughson, 2009

¹ Based on: 2,000 Sq. Ft. dwelling, 2 car garage

² Based on duplex, each unit 1,000 sq ft each.

Processing and Permit Procedures

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. For a typical single family development it takes approximately 2 to 4 months from start to finish. This is generally the same for a multi family development but depending on the complexity of the project may take 3 to 6 months. **Table 55** identifies the most common steps in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small-scale projects consistent with General Plan and zoning designations do not generally require environmental impact reports, General Plan Amendments, rezones, or variances). Also, certain review and approval procedures may run concurrently. Since the majority of environmental impact reports are prepared in response to a General Plan Amendment request, they are often processed simultaneously. Hughson also encourages the joint processing of related applications for a single project. Such procedures save time, money, and effort for both the public and private sector.



**TABLE 55
DEVELOPMENT REVIEW AND APPROVAL PROCEDURES**

Action/Request	Processing Time	Comments
Environmental Impact Report	6-8 months	Processing and review time limits controlled through CEQA. Accepted by decision-making body.
Negative Declaration	8 weeks	Processing time can be extended if the project has a longer review and approval period. Adopted by decision-making body.
General Plan Amendment	10-12 weeks	Gov. Code Section 65358 limits the number of times any element of the General Plan can be amended each calendar year. Requires a public hearing before the City Council and Planning Commission.
Zone Change and Text Amendment to Municipal Code	10-12 weeks	Requires a public hearing before the City Council and Planning Commission.
Tentative Parcel Map	10-12 weeks	Requires a public hearing before the City Council and Planning Commission.
Tentative Subdivision Map	10-12 weeks	Requires a public hearing before the Planning Commission and City Council.
Variance	8 weeks	Requires a public hearing before the Planning Commission.
Conditional Use Permits	8 weeks	Requires a public hearing before the Planning Commission.
Annexation	4-6 months	Requires a public hearing before the Planning Commission, City Council, and Local Agency Formation Commission (LAFCO).

Source: City of Hughson, 2008

Design Review Process

The City of Hughson adopted multi-family residential guidelines in July 2009. The guidelines cover attached-type dwellings in general, including apartments, condominiums and townhouses throughout the multi-family zoning district. The primary objective of the design guidelines is to ensure quality development that will stand the test of time, be safe and convenient for its residents, and be compatible with the character of the neighborhood

By their nature, multi-family developments are large in scale and tend to dominate their surroundings if not properly designed. Additionally, issues of parking, circulation, open space, site amenities, and resident safety need to be addressed. Since these design guidelines were just recently adopted, the City does not have a specific timeframe for which it will take to complete the process. To ensure that the guidelines will not be a constraint to the development of multifamily housing, the City has included



HOUSING ELEMENT UPDATE

to monitor the design guidelines to ensure they will not constrain the development of multifamily housing.

The design guidelines for multi-family developments are based on the following objectives:

- Establish multi-family residential architectural designs that complement various neighborhood characteristics and that support high quality development.
- Provide attractive, functional, and convenient site arrangements.
- Identify landscape materials and designs that enhance the appearance of multi-family housing developments and contribute to the overall quality of the community.
- Provide for amenities and passive recreational activities appropriate to the different age groups of multi-family residential developments within the project.
- Apply design principles that enhance safety and security within multi-family residential developments.

See **Appendix F** for the multi-family residential design guidelines.

Building Codes and Enforcement

Compliance with Building Code standards often adds to the cost of construction but is seen as necessary to protect the health, safety, and welfare of the citizens. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity. The City of Hughson does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities.

The City of Hughson regulates building standards through the 2007 California Building Code, Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings. New structures must conform to the standards of the UBC. When a project plan is checked, it is reviewed for minimum compliance with the 2001 California Building Codes (CBC). This includes electrical, plumbing, mechanical (heating and cooling), structural, energy compliance, non-structural (building exits, interior environment, etc.), and disabled access (commercial buildings). The Uniform Housing Code is not applicable to structural modifications or additions. The Uniform Code for the Abatement of Dangerous Buildings applies to all buildings, old or new. These building codes ensure structural integrity and facilitate the City's efforts to maintain a safe housing supply.

On- and Off-Site Improvements

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



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

- Local – 2 lanes, 60-foot right-of-way
- Collector – 2 lanes, with a 60- to 100-foot right-of-way
- Minor Arterial – 2 lanes, 80-foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project and also participate in regional transportation system improvements through a Capital Facility Fee

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

Landscaping is required for all zoning districts, though the majority of the landscaping requirements target commercial and industrial uses and not residential. Landscaping, at least 8 feet in width, is required along all public rights-of-way. Such landscaping would include, but not be limited to, shrubbery, trees, grass, and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the City by providing transition from developed and paved land areas to promote an attractive visual environment. All landscaping plans must be approved by the Planning Department and installed by the developer. There are no special landscaping fees associated with this requirement, and approval of landscaping is done concurrently with design review of the project. Planning staff work closely with developers to ensure compliance with all zoning requirements and have flexibility in the review process. Because frontal landscaping is a standard component of project design, this requirement does not put an undue cost burden on the developer and is not considered a constraint on the development of housing.

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

NON-GOVERNMENTAL CONSTRAINTS

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

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



Availability of Financing

Table 52 displays home loan activity for the City of Hughson and the Modesto Metropolitan Statistical Area (MSA) between the years of 2005 and 2007. The data was gathered from the Federal Financial Institutions Examination Council (FFIEC), which is the council responsible for disclosing Home Mortgage Disclosure Act (HMDA) data. HMDA was enacted by Congress in 1975 and requires public lending institutions to report public loan data. As seen in the table, the total of loan applications reported in the Modesto MSA over the three-year period is 66,498, with 632 in Hughson.

According to the HMDA report, Hughson had a higher percentage of loans approved than in the MSA. Over the three-year period, 73 percent of loans were approved in Hughson, which was 5 percent higher than in the MSA (68 percent). The 5 percent difference was covered in the percentage of denied loan applications, in which Hughson experienced 15 percent of all loan applications denied, compared with the MSA, in which 20 percent of loan applications were denied. Both Hughson and the MSA experienced 12 percent of all loan applications either closed for being incomplete or withdrawn by the applicant.

It is difficult to identify neighborhoods within Hughson that experience a constraint to the availability of financing, since Hughson is represented by one census tract (0029.02) and HMDA data is only delineated to the census tract level. The FFIEC reports that census tract 0029.02 is considered a middle-income tract that is not underserved or distressed. In comparison to the MSA, Hughson has a greater percentage of approved loans, indicating that there does not appear to be a constraint to the availability of financing in the City.

An important note regarding the trend of loan activity reported in **Table 56** is that the total loan applications reported in each year has declined significantly in both the MSA and the City. In 2007, Hughson reported 101 total applications, which was 72 percent less than in 2005 (359 loan applications). The percentage share of approved, denied, and withdrawn/incomplete remained consistent in 2005 and 2006, and began to change in 2007. As seen in the table, Hughson experienced a 9 percent decline in the percentage share of approved loans between 2006 and 2007 and a 10 percent increase in denied loans. While this shift does not indicate a constraint to the availability of financing in Hughson, it is important for the City to continue to monitor this trend to ensure that potential homebuyers are not constrained to purchase homes based on a constraint to the availability of financing.



TABLE 56
HOME LOAN ACTIVITY IN HUGHSON AND THE MODESTO MSA, 2005-2007

Year	Approved		Denied		Withdrawn/ Incomplete			Total Loan Applications	
	Hughson	% of Total in Modesto MSA	Hughson	% of Total in Modesto MSA	Hughson	% of Total in Modesto MSA	Hughson	Modesto MSA	
2005	268	75%	46	12%	45	13%	359	32,199	
2006	128	74%	24	15%	20	11%	172	23,026	
2007	66	65%	25	25%	10	10%	101	11,273	
Totals	462	73%	95	15%	75	12%	632	66,498	

Source: Source: Home Mortgage Disclosure Act, 2005, 2006, 2007.

Note: Loans approved include loans originated and loans approved, not accepted.



First Time Homebuyer

Another aspect of a comprehensive housing program is the need to assist low-income entry-level homebuyers. These households are usually burdened by increasing rents and the difficulty of saving money for a down payment on a home. These households generally are subject to paying up to 35 percent of their income in order to own a home.

The First-Time Homebuyers Program administered by the City requires the following:

- A household must qualify for a first mortgage,
- The selling price of the home must be within stated limits,
- Household income must be no more than 80 percent of the AMI,
- A down payment of 2 percent of the total cost must be contributed,
- The primary loan shall be fully amortized and have a term “all due and payable” in no fewer than 30 years

LAND AND DEVELOPMENT COSTS

Development Costs

Construction costs vary widely according to the type of development, with multifamily housing generally less expensive to construct than single-family homes. However, wide variation within each construction type exists depending on the size of the unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others.

Using current pricing sources, the average costs for a newly constructed 2,000 square foot single-family home (not including land) in the region would be calculated as follows:

Item	Cost
Material	\$124,047.00
Labor	\$81,210.00
Equipment	\$3,139.00
Per Home Costs, Total	\$208,396.00

(Source: Building-cost.net, 2008)



Today's new homes are quite different than those produced during the 1960s. Numerous interior and exterior design features (larger master bedroom suites, microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive market, many consumers consider these "extra touches" as necessities when buying a new home. While the basic shelter or "no frills" house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs.

A significant cost constraint too many families is the specific design features (recreational facilities or unit size and design) in individual projects or features that are not suited for a family with children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities may restrict access to handicapped persons.

Cost of Land

In addition to construction costs, the price of land is one of the largest components of housing development costs. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (i.e., steep slopes, soil stability, seismic hazards, or flooding) can also be factor in the cost of land.

Generally, the higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain city approvals for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (i.e., streets, water lines, etc.) over the maximum number of lots. According to the Stanislaus County Assessor's Office, there have not been any recent sales in the City of Hughson. The County Assessor's Office is allocating \$60,000 for newer subdivisions and \$40,000 for older lots.

Vacant residential land in Hughson, in comparison to other small nearby towns, is relatively inexpensive to acquire. As the land becomes scarcer over time, the cost of vacant land will increase. In addition to the cost of land, most of the large areas of vacant land in the surrounding sphere of influence are designated for agricultural preservation under the Williamson Act. Developers must go through legal litigation and pay a substantial amount in order to remove land from the Williamson Act.

Constraint Removal Efforts

Cost implications for developers of low-income housing can be significant when any increase inhibits the ability to provide units affordable to their clients. To offset developer's costs, the City does defer some payments of development fees. In addition, the City's Capital Facility Development Fees are significantly less for multifamily projects than for single-family projects. The City also provides cost reductions to developers through the Density Bonus when low- and very low-income housing units are proposed. Further cost reductions occur in the form of increased densities and concessions such as flexibility in site development standards and zoning code requirements, deferment in development fees, and financial aid from the Redevelopment Agency.



HOUSING ELEMENT UPDATE

INFRASTRUCTURE AVAILABILITY

Water and sewer is readily available to all residential vacant land within the developed portions of the City and therefore has enough capacity to meet its 2007- 2014 regional housing need. Recently, the City constructed a 750,000 gallon water storage tank and as part of the Water Facilities Master Plan there will be an addition of two more tanks. The City is also in the process of updating and expanding the sewer plant.

To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

ENVIRONMENTAL CONSTRAINTS

There are no environmental constraints that would inhibit developers from building on the parcels identified in the vacant land survey. Hughson is not located in a flood zone and is characterized by flat land. As a result, no major grading would be required on these parcels



SECTION 5 - GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The purpose of this chapter is to formulate a housing program that will guide the City of Hughson and all of its housing stakeholders toward the preservation, improvement, and development of housing for all economic levels. It is the City’s intent to create a municipal climate that encourages varied and quality affordable housing developments by both the public and private sectors. The following programs include goals, objectives, and policies that will form the foundation for the implementation of specific procedures and actions related to housing and economic development.

Goal 1: Housing Opportunities and Accessibility

It is the goal of the City of Hughson to concentrate on efforts that will increase the availability of permanent housing for all community residents.

Policy 1-1: Seek assistance under federal, state and other programs for eligible activities within the City that address affordable housing needs.

Program 1-1-1: 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 nonprofit 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.

Responsibility: Planning and Building Department

Timing: Apply for funding as it becomes available

Funding: General fund

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.

Responsibility: Planning and Building Department

Timing: Annually, subject to the application cycle

Funding: CDBG, HOME

Policy 1-2: Allocate funds to the Redevelopment Agency for the owner-occupied housing rehabilitation program through the revolving loan fund.

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 acquisition, and construction.



HOUSING ELEMENT UPDATE

Responsibility: City of Hughson Redevelopment Agency

Timing: Ongoing, as funds are available.

Funding: Redevelopment funds

Policy 1-3: Assist developers with securing funding to build affordable housing.

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.

Responsibility: Planning and Building Department

Timing: Ongoing as projects are submitted to planning and building department

Funding: General funds

Policy 1-4: Continue to seek funding that provides home ownership opportunities whenever possible.

Program 1-4-1: Continue to allocate HOME funds to assist at least 20 households with the first-time homebuyer down payment.

Responsibility: Planning and Building Department and Redevelopment Agency

Timing: Ongoing, as NOFAs are released

Funding: HOME

Policy 1-5: Continue to research and implement policies and programs that will facilitate very low-income families becoming homeowners.

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.

Responsibility: Planning and Building Department

Timing: The City will explore inclusionary housing options to determine the benefits and constraints for Hughson by 2012

Funding: General funds

Policy 1-6: Encourage and take a role in the development of affordable housing and programs to assist low-income and special needs persons.



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.

Responsibility: Planning and Building Department

Timing: Annually

Funding: General funds

Policy 1-7: Take measures to ensure housing is available to single individuals, working poor, homeless, senior citizens, students, and others in need of basic, safe housing in areas near service providers, public transportation, and service jobs.

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.

Responsibility: Planning and Building Department

Timing: Immediately

Funding: General Funds

Program 1-7-2: 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.

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 its Zoning Code to include the definition of supportive housing as defined in 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.

Responsibility: Planning and Building Department

Timing: August 2010

Funding: General fund

Program 1-7-3: Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires Housing



HOUSING ELEMENT UPDATE

Elements to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Currently, single room occupancy units are included under the definition of a “boarding and rooming houses.” To ensure zoning flexibility that allows 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 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.

Responsibility: Planning and Building Department

Timing: August 2010

Funding: General funds

Program 1-7-4: 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.

Responsibility: Planning and Building Department

Timing: January 2010; update annually

Funding: General funds

Program 1-7-5: State Law requires group residential facilities of six or few persons to be permitted in all residential zones. Currently, Residential Care Homes with 6 or fewer persons are permitted with a conditional use permit.

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.”

Responsibility: Planning and Building Department

Timing: August 2010

Funding: General funds

Program 1-7-6: 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 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.

Responsibility: Planning and Building Department

Timing: August 2010

Funding: General funds

Policy 1-8: Ensure housing is available for persons with disabilities.

Program 1-8-1: 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.

Responsibility: Planning and Building Department

Timing: August 2010

Funding: General funds

Program 1-8-2: Continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that are funded with federal funds according to federal law.

Responsibility: Planning and Building Department

Timing: As these types of facilities become available.

Funding: General funds

Program 1-8-3: 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 streamline 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.



HOUSING ELEMENT UPDATE

Responsibility: Planning and Building Department

Timing: August 2011

Funding: General funds

Policy 1-9: Work with the Housing Authority of the County of Stanislaus to meet the growing demand for public housing units and rental assistance through voucher programs.

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.

Responsibility: Stanislaus County Housing Authority and the City Planning and Building Department

Timing: Ongoing

Funding: General funds

Program 1-9-2: Continue to work with the Stanislaus Workforce and Economic Development Alliance to provide sufficient detail on employment growth and housing production to ensure affordability to a broad spectrum of City residents.

Responsibility: Stanislaus County Housing Authority and the City Planning and Building Department

Timing: Ongoing

Funding: General funds

Policy 1-10: Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards.

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.

Responsibility: Planning and Building Department

Timing: Ongoing

Funding Source: General Fund



Program 1-10-2: The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.

Responsibility: Planning and Building Department

Timing: Annually

Funding Source: General Fund

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).

Responsibility: Planning and Building Department

Timing: Ongoing

Funding Source: General Fund

Goal 2: Remove Constraints

The goal of the Housing Element is to remove constraints that hinder the construction of housing, especially affordable housing.

Policy 2-1: Provide the citizens in the City of Hughson with reasonably priced housing opportunities within the financial capacity of all members of the community.

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.

Responsibility: Planning and Building Department

Timing: Ongoing

Funding: General funds

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.

Responsibility: Planning and Building Department

Timing: Ongoing

Funding: General funds



HOUSING ELEMENT UPDATE

Policy 2-2: Monitor the multi-family residential design review process

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.

Responsibility: Planning and Building Department

Timing: Bi-annually

Funding: General funds

Policy 2-3: Provide information and assistance to developers, nonprofit organizations, or other qualified private sectors in the application and development of projects for federal and state housing programs/grants.

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 an annual funding application workshop for interested agencies and developers.

Responsibility: Planning and Building Department

Timing: Annually

Funding: General funds

Policy 2-4: Ensure there is an adequate supply of water to meet the City's population and housing growth.

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.

Responsibility: Planning and Building Department

Timing: Evaluate as part of each Housing Element update

Funding: General funds



Policy 2-5: Ensure mobility for low-income, senior, and non-mobile residents and allow accessibility to shopping and medical facilities, by bringing public transportation to the City of Hughson.

Program 2-5-1: The City will continue to determine the transportation needs of its citizens and services as necessary.

Responsibility: Planning and Building Department

Timing: Annually

Funding: General funds

Program 2-5-2: Apply for funding, such as a PTA grant, to aid in the development of a public transportation system for the City.

Responsibility: Planning and Building Department

Timing: As funding is available

Funding: PTA grants

Goal 3: Provide and Maintain an Adequate Supply of Sites for the Development of New Affordable Housing

It is the goal of the City of Hughson to provide adequate and suitable sites for residential use. In addition, it is also the City's goal to provide for the development and maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure in order to meet the housing needs of all economic segments of the community.

Policy 3-1: Monitor and update the inventory of vacant lands.

Program 3-1-1: The City will provide information regarding vacant land to for-profit and nonprofit developers and other housing providers.

Responsibility: Planning and Building Department

Timing: Obtain a system or computer program by 2011 update on a quarterly basis.

Funding: General funds

Policy 3-2: Provide opportunities for mixed-use developments.



HOUSING ELEMENT UPDATE

Program 3-2-1: To ensure the development of housing that has, to the 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.

Responsibility: Planning and Building Department

Timing: ongoing.

Funding: General funds

Policy 3-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.

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.

Responsibility: Planning and Building Department

Timing: Quarterly

Funding: General funds

Policy 3-4: Ensure that there is a sufficient supply of multifamily and single family zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).

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.

Responsibility: Planning and Building Department

Timing: ongoing

Funding: General funds

Policy 3-5: If necessary, the City will look into annexing land to meet the housing needs of lower-income households.

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.



Responsibility: Planning and Building Department

Timing: Annually evaluate

Funding: General funds

Policy 3-6: Allow more second units to be built on single-family lots.

Program 3-6-1: Allow for second units to be constructed with minimal restrictions and in accordance with AB 1866.

Responsibility: Planning and Building Department

Timing: As projects are processed through the Planning and Building Department.

Funding: General funds

Goal 4: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods

It is the goal of the City of Hughson to initiate reasonable efforts to preserve the availability of existing housing opportunities and to conserve, as well as enhance, the quality of the existing dwelling units and residential neighborhoods.

Policy 4-1: Continue to install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

Program 4-1-1: Continue to seek funding for public facilities such as redevelopment agency financing, community facilities loans, and public works grants.

Responsibility: Planning and Building Department and Public Works

Timing: Annually

Funding: General funds, RDA funds

Policy 4-2: Promote energy conservation activities in all residential neighborhoods.

Program 4-2-1: Supply energy conservation awareness brochures in all public meeting places.

Responsibility: Planning and Building Department

Timing: Ongoing, at all meetings

Funding: General funds



HOUSING ELEMENT UPDATE

Policy 4-3: Maintain, preserve, and rehabilitate the existing housing stock.

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.

Responsibility: Redevelopment Agency

Timing: Annually, with HCD funding cycle or program income

Funding: CDBG and other housing rehabilitation funds

Policy 4-4: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans.

Program 4-4-1: Expand rehabilitation program eligibility to include rental properties.

Responsibility: Redevelopment Agency

Timing: August 2011, redevelopment plan will be updated in 2010.

Funding: General funds

Goal 5: Provide Housing Free From Discrimination

It is the goal of the City of Hughson to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition, size or income, or any other arbitrary factors.

Policy 5-1: Eliminate housing discrimination.

Program 5-1-1: Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing laws and affirm their commitment to the laws.

Responsibility: Redevelopment Agency

Timing: Ongoing

Funding: General funds

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.

Responsibility: Community Development Department

Timing: Ongoing

Funding: General funds

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.

Responsibility: Planning Division

Timing: Ongoing

Funding: General funds

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.

Responsibility: Planning Division

Timing: Annually

Funding: General funds

Goal 6: Encourage and Enhance Coordination of Housing

It is the goal of the City of Hughson to coordinate local housing efforts with appropriate federal, state, regional, and local governments or agencies. Further, the City's goal is to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

Policy 6-1: Maximize coordination and cooperation among housing providers and program managers.

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 other existing housing



HOUSING ELEMENT UPDATE

assistance programs administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.

Responsibility: Planning and Building Department

Timing: Immediate and ongoing

Funding: General funds

Policy 6-2: Continue to support nonprofit organizations in the development of affordable housing

Program 6-2-1: Continue to establish cooperative agreements with a nonprofit housing organization as a support agency to the City.

Responsibility: Planning and Building Department

Timing: Immediate and ongoing

Funding: General funds

Policy 6-3: Achieve a balance between jobs and housing.

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 employment, particularly in relation to housing demands, when new commercial or industrial development is 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.

Responsibility: Planning and Building Department

Timing: Annually

Funding: General funds

Policy 6-4: Continue to monitor the housing and economic development of the City.

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.

Responsibility: Planning and Building Department.

Timing: Annually

Funding: General funds



QUANTIFIED OBJECTIVES

The goals, objectives, and programs of the 2009 City of Hughson Housing Element focused on recommending studies to determine the housing needs and growth of the community. The current update continues to address the adequate site issues, the availability of federal and state housing programs, and housing preservation, and also focuses on the identification and mitigation of constraints to affordable housing, as well as the identification of incentives.

The objectives in this update will be quantified to meet the Regional Housing Needs Assessment (RHNA) for the City, as prescribed by the Stanislaus Council of Governments.

The City of Hughson has six broad housing priorities:

1. Assist in the development of housing opportunities and accessibility for all economic levels in the City.
2. Remove constraints that hinder the production and conservation of affordable housing units.
3. Provide and maintain an adequate supply of sites for the development of affordable new housing.
4. Preserve, rehabilitate, and enhance existing housing and neighborhoods.
5. Ensure that all housing programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, or any other arbitrary factor.
6. Encourage and enhance intergovernmental, public, and private coordination and cooperation to achieve an adequate supply of housing for all residents of the community.

**TABLE 56
QUANTIFIED OBJECTIVES**

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Fair Share Allocation	32	33	46	54	116	281
Residential Permits Issued 1/07 - 2/09	0	1	0	0	43	44 ¹
New Construction Objectives	32	32	46	54	73	237
Rehabilitation	0	0	20	0	0	20 ²
Preservation	0	0	0	0	0	0 ³
Total	32	32	66	51	73	257

Source: City of Hughson, 2009

¹ Building permits since 2007

² Based on the amount of Redevelopment, CDBG, and HOME funding the City anticipates obtaining over the next five years.

³ There are currently no affordable housing projects at-risk of conversation over the next ten years.



APPENDIX A

DATA SOURCES

Every attempt was made to use the most acceptable, current, and reliable data for the Hughson Housing Element.

U.S. Department of Commerce, Bureau of the Census

Department of Finance: Demographic Research Unit, Report E-5

2008 Claritas Report

Dataquick, DQnews

Stanislaus County Assessor's Office

Building-cost.net

Home Mortgage Disclosure Act

Stanislaus Council of Governments (StanCOG)

State of California, Employment Development Department, Labor Market Information Division: Labor Force and Industry Employment

Stanislaus County Housing Authority

City of Hughson: General Plan, Zoning Code, Redevelopment Plan

U.S. Department of Housing and Urban Development (HUD)

U.S. Department of Housing and Urban Development/California Housing Partnership Corporation

State of California, Department of Housing and Community Development (HCD)



APPENDIX B

LIST OF ACRONYMS

- ⌘ ADA: American Disability Act
- ⌘ AHP: Affordable Housing Program
- ⌘ AMI: Area Median Income
- ⌘ CDBG: Community Development Block Grant
- ⌘ CEQA: California Environmental Quality Act
- ⌘ CHFA: California Housing Finance Agency
- ⌘ COG: Council of Governments
- ⌘ CRA: Community Reinvestment Act
- ⌘ CTCAC: California Tax Credit Allocation Committee
- ⌘ CUP: Conditional Use Permit
- ⌘ EDD: Employment Development Department
- ⌘ EIR: Environmental Impact Report
- ⌘ DOF: Department of Finance
- ⌘ FTHB: First-time Homebuyer
- ⌘ HUD: Housing and Urban Development
- ⌘ LIHTC: Low Income Housing Tax Credit
- ⌘ MCC: Mortgage Credit Certificate
- ⌘ PDC: Planned Development Commercial
- ⌘ MSA: Metropolitan Statistical Area
- ⌘ RDA: Redevelopment Agency
- ⌘ RHNA: Regional Housing Needs Assessment
- ⌘ SIPP: Survey of Income and Program Participation
- ⌘ SRO: Single Room Occupancy
- ⌘ StanCOG: Stanislaus Council of Governments



APPENDIX C

HOUSING ELEMENT MAILING LIST

Disability Resources Agency for Independent Living

221 McHenry Avenue
Modesto, CA 95354

Haven Women's Center of Stanislaus

619 13th Street
Modesto, CA 95354

Housing Authority of Stanislaus County

1701 Robertson Road
Modesto, CA 95351

Self-Help Enterprises

P.O Box 6520
Visalia, CA 93290

Children's Crisis Center

246 West F Street
Oakdale, CA 95361

Stanislaus County Department of Planning and Community Development

1010 10th Street, Suite 3400
Modesto, CA 95354

Modesto Junior College

East, 435 College Avenue
Modesto CA 95354

California State University, Stanislaus

One University Circle
Turlock, CA 95382

Stanislaus County Sheriff

250 E. Hackett
Modesto, CA. 95358

Hughson Family Resource Center

2413 3rd St.
Hughson, CA 95326



APPENDIX D

LIST OF NON-PROFIT HOUSING AGENCIES

- a. ACLC Inc.
42 N. Sutter St, STE, # 206
Stockton, CA 95202
- b. Modesto Redevelopment Agency
940 11th St.
Modesto, CA 95355
- c. Community Housing Developers
255 N. Market Street, STE 290
San Jose, CA 95110
- d. Self-Help Enterprises
P.O. Box 351
Visalia, CA 93279
- e. Housing Authority of the County of Stanislaus
P.O. Box 581918
Modesto, CA 95358
- f. Senior Housing Foundation
1788 Indian Wells Way
Clayton, CA 94517
- g. Eden Housing, Inc.
409 Jackson St.
Hayward, CA 94544
- h. Christian Church Homes of Northern California, Inc.
303 Hegenberger Road, STE 201
Oakland, CA 94621-1419



APPENDIX E

LOW DENSITY SITE INVENTORY

APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrastructure Capacity	On-site Constraints
018-017-010	LDR	R-1	5	10.04	38	yes	none
018-093-050	LDR	R-1	5	0.22	1	yes	none
018-083-013	LDR	R-1	5	0.22	1	yes	none
018-039-029	LDR	R-1	5	0.35	1	yes	none
018-081-014	LDR	R-1	5	0.41	2	yes	none
018-090-011	LDR	R-1	5	0.17	1	yes	none
018-090-014	LDR	R-1	5	0.21	1	yes	none
018-093-053	LDR	R-1	5	0.24	1	yes	none
018-093-052	LDR	R-1	5	0.39	1	yes	none
018-093-020	LDR	R-1	5	0.21	1	yes	none
018-093-027	LDR	R-1	5	0.24	1	yes	none
018-090-010	LDR	R-1	5	0.17	1	yes	none
018-090-012	LDR	R-1	5	0.18	1	yes	none
018-090-016	LDR	R-1	5	0.18	1	yes	none
018-090-018	LDR	R-1	5	0.19	1	yes	none
018-093-051	LDR	R-1	5	0.32	1	yes	none
018-093-023	LDR	R-1	5	0.23	1	yes	none
018-093-029	LDR	R-1	5	0.24	1	yes	none
018-090-013	LDR	R-1	5	0.18	1	yes	none
018-090-019	LDR	R-1	5	0.18	1	yes	none
018-093-055	LDR	R-1	5	0.19	1	yes	none
018-093-056	LDR	R-1	5	0.22	1	yes	none
018-093-022	LDR	R-1	5	0.21	1	yes	none
018-093-026	LDR	R-1	5	0.26	1	yes	none
018-093-028	LDR	R-1	5	0.25	1	yes	none
018-093-032	LDR	R-1	5	0.19	1	yes	none



APPENDIX TO THE HOUSING ELEMENT

APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrastructure Capacity	On-site Constraints
018-090-041	LDR	R-1	5	0.20	1	yes	none
018-090-025	LDR	R-1	5	0.16	1	yes	none
018-090-042	LDR	R-1	5	0.35	1	yes	none
018-090-023	LDR	R-1	5	0.25	1	yes	none
018-090-024	LDR	R-1	5	0.16	1	yes	none
018-090-026	LDR	R-1	5	0.17	1	yes	none
018-090-029	LDR	R-1	5	0.22	1	yes	none
018-090-003	LDR	R-1	5	0.16	1	yes	none
018-090-033	LDR	R-1	5	0.20	1	yes	none
018-090-037	LDR	R-1	5	0.20	1	yes	none
018-090-038	LDR	R-1	5	0.23	1	yes	none
018-093-031	LDR	R-1	5	0.19	1	yes	none
018-093-030	LDR	R-1	5	0.21	1	yes	none
018-093-008	LDR	R-1	5	0.18	1	yes	none
018-093-037	LDR	R-1	5	0.28	1	yes	none
018-093-011	LDR	R-1	5	0.25	1	yes	none
018-093-012	LDR	R-1	5	0.32	1	yes	none
018-093-014	LDR	R-1	5	0.22	1	yes	none
018-093-017	LDR	R-1	5	0.25	1	yes	none
018-093-007	LDR	R-1	5	0.19	1	yes	none
018-090-044	LDR	R-1	5	0.18	1	yes	none
018-093-010	LDR	R-1	5	0.19	1	yes	none
018-093-019	LDR	R-1	5	0.22	1	yes	none
018-093-018	LDR	R-1	5	0.30	1	yes	none
018-093-046	LDR	R-1	5	0.20	1	yes	none
018-093-049	LDR	R-1	5	0.20	1	yes	none
018-090-030	LDR	R-1	5	0.20	1	yes	none
018-090-034	LDR	R-1	5	0.20	1	yes	none

APPENDIX TO THE HOUSING ELEMENT



APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrastructure Capacity	On-site Constraints
018-093-048	LDR	R-1	5	0.22	1	yes	none
018-090-022	LDR	R-1	5	0.17	1	yes	none
018-090-028	LDR	R-1	5	0.32	1	yes	none
018-090-031	LDR	R-1	5	0.20	1	yes	none
018-090-035	LDR	R-1	5	0.20	1	yes	none
018-093-047	LDR	R-1	5	0.22	1	yes	none
018-090-007	LDR	R-1	5	0.18	1	yes	none
018-090-009	LDR	R-1	5	0.21	1	yes	none
018-090-008	LDR	R-1	5	0.18	1	yes	none
018-090-015	LDR	R-1	5	0.21	1	yes	none
018-090-017	LDR	R-1	5	0.18	1	yes	none
018-093-054	LDR	R-1	5	0.19	1	yes	none
018-093-021	LDR	R-1	5	0.26	1	yes	none
018-093-024	LDR	R-1	5	0.21	1	yes	none
018-090-040	LDR	R-1	5	0.20	1	yes	none
018-090-043	LDR	R-1	5	0.20	1	yes	none
018-090-020	LDR	R-1	5	0.21	1	yes	none
018-090-027	LDR	R-1	5	0.17	1	yes	none
018-090-032	LDR	R-1	5	0.20	1	yes	none
018-090-036	LDR	R-1	5	0.20	1	yes	none
018-090-039	LDR	R-1	5	0.20	1	yes	none
018-093-001	LDR	R-1	5	0.20	1	yes	none
018-093-002	LDR	R-1	5	0.19	1	yes	none
018-093-009	LDR	R-1	5	0.19	1	yes	none
018-093-013	LDR	R-1	5	0.31	1	yes	none
018-093-015	LDR	R-1	5	0.19	1	yes	none
018-093-016	LDR	R-1	5	0.21	1	yes	none
018-092-023	LDR	R-1	5	0.20	1	yes	none



APPENDIX TO THE HOUSING ELEMENT

APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrastructure Capacity	On-site Constraints
018-092-022	LDR	R-1	5	0.21	1	yes	none
018-092-025	LDR	R-1	5	0.21	1	yes	none
018-092-029	LDR	R-1	5	0.22	1	yes	none
018-092-028	LDR	R-1	5	0.23	1	yes	none
018-092-021	LDR	R-1	5	0.20	1	yes	none
018-092-020	LDR	R-1	5	0.18	1	yes	none
018-092-047	LDR	R-1	5	0.21	1	yes	none
018-092-046	LDR	R-1	5	0.24	1	yes	none
018-092-045	LDR	R-1	5	0.21	1	yes	none
018-092-044	LDR	R-1	5	0.21	1	yes	none
018-092-043	LDR	R-1	5	0.20	1	yes	none
018-092-042	LDR	R-1	5	0.32	1	yes	none
018-092-031	LDR	R-1	5	0.18	1	yes	none
018-092-030	LDR	R-1	5	0.20	1	yes	none
018-092-034	LDR	R-1	5	0.18	1	yes	none
018-092-037	LDR	R-1	5	0.29	1	yes	none
018-092-036	LDR	R-1	5	0.26	1	yes	none
018-092-035	LDR	R-1	5	0.24	1	yes	none
018-092-033	LDR	R-1	5	0.20	1	yes	none
018-092-032	LDR	R-1	5	0.18	1	yes	none
018-092-039	LDR	R-1	5	0.38	1	yes	none
018-092-005	LDR	R-1	5	0.35	1	yes	none
018-092-001	LDR	R-1	5	0.20	1	yes	none
018-092-004	LDR	R-1	5	0.21	1	yes	none
018-092-008	LDR	R-1	5	0.24	1	yes	none
018-092-013	LDR	R-1	5	0.18	1	yes	none
018-092-015	LDR	R-1	5	0.18	1	yes	none
018-092-002	LDR	R-1	5	0.17	1	yes	none

APPENDIX TO THE HOUSING ELEMENT



APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrastructure Capacity	On-site Constraints
018-092-007	LDR	R-1	5	0.26	1	yes	none
018-092-006	LDR	R-1	5	0.39	1	yes	none
018-092-011	LDR	R-1	5	0.20	1	yes	none
018-092-012	LDR	R-1	5	0.18	1	yes	none
018-092-014	LDR	R-1	5	0.20	1	yes	none
018-092-010	LDR	R-1	5	0.18	1	yes	none
018-092-016	LDR	R-1	5	0.24	1	yes	none
018-092-019	LDR	R-1	5	0.18	1	yes	none
018-092-024	LDR	R-1	5	0.19	1	yes	none
018-092-026	LDR	R-1	5	0.25	1	yes	none
018-089-035	LDR	R-1	5	0.15	1	yes	none
018-089-034	LDR	R-1	5	0.15	1	yes	none
018-089-037	LDR	R-1	5	0.18	1	yes	none
018-089-039	LDR	R-1	5	0.15	1	yes	none
018-089-030	LDR	R-1	5	0.25	1	yes	none
018-017-012	MDR	R-1	5	14.49	54	yes	none
018-092-041	LDR	R-1	5	0.24	1	yes	none
018-092-040	LDR	R-1	5	0.21	1	yes	none
018-092-049	LDR	R-1	5	0.18	1	yes	none
018-092-048	LDR	R-1	5	0.18	1	yes	none
018-082-021	LDR	R-1	5	0.17	1	yes	none
018-082-029	LDR	R-1	5	0.17	1	yes	none
018-092-003	LDR	R-1	5	0.18	1	yes	none
018-092-009	LDR	R-1	5	0.21	1	yes	none
018-092-017	LDR	R-1	5	0.24	1	yes	none
018-092-018	LDR	R-1	5	0.18	1	yes	none
018-085-049	LDR	R-1	5	0.17	1	yes	none
018-089-031	LDR	R-1	5	0.25	1	yes	none



APPENDIX TO THE HOUSING ELEMENT

APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrastructure Capacity	On-site Constraints
018-089-033	LDR	R-1	5	0.15	1	yes	none
018-089-036	LDR	R-1	5	0.15	1	yes	none
018-089-038	LDR	R-1	5	0.20	1	yes	none
018-082-025	LDR	R-1	5	0.17	1	yes	none
018-089-032	LDR	R-1	5	0.25	1	yes	none
018-089-069	LDR	R-1	5	0.16	1	yes	none
018-089-068	LDR	R-1	5	0.16	1	yes	none
018-089-042	LDR	R-1	5	0.15	1	yes	none
018-089-020	LDR	R-1	5	0.15	1	yes	none
018-089-081	LDR	R-1	5	0.15	1	yes	none
018-089-063	LDR	R-1	5	0.16	1	yes	none
018-089-073	LDR	R-1	5	0.16	1	yes	none
018-089-072	LDR	R-1	5	0.15	1	yes	none
018-089-074	LDR	R-1	5	0.16	1	yes	none
018-089-079	LDR	R-1	5	0.17	1	yes	none
018-089-078	LDR	R-1	5	0.16	1	yes	none
018-089-040	LDR	R-1	5	0.15	1	yes	none
018-089-022	LDR	R-1	5	0.15	1	yes	none
018-089-025	LDR	R-1	5	0.15	1	yes	none
018-089-027	LDR	R-1	5	0.15	1	yes	none
018-089-083	LDR	R-1	5	0.16	1	yes	none
018-089-075	LDR	R-1	5	0.15	1	yes	none
018-089-076	LDR	R-1	5	0.15	1	yes	none
018-089-024	LDR	R-1	5	0.15	1	yes	none
018-089-028	LDR	R-1	5	0.18	1	yes	none
018-089-082	LDR	R-1	5	0.15	1	yes	none
018-020-015	LDR	R-1	5	9.94	37	yes	none
018-091-025	LDR	R-1	5	0.19	1	yes	none

APPENDIX TO THE HOUSING ELEMENT



APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrastructure Capacity	On-site Constraints
018-091-020	LDR	R-1	5	0.22	1	yes	none
018-091-023	LDR	R-1	5	0.21	1	yes	none
018-091-027	LDR	R-1	5	0.19	1	yes	none
018-091-026	LDR	R-1	5	0.19	1	yes	none
018-089-071	LDR	R-1	5	0.15	1	yes	none
018-089-070	LDR	R-1	5	0.15	1	yes	none
018-089-077	LDR	R-1	5	0.15	1	yes	none
018-089-021	LDR	R-1	5	0.15	1	yes	none
018-089-023	LDR	R-1	5	0.15	1	yes	none
018-089-026	LDR	R-1	5	0.15	1	yes	none
018-089-080	LDR	R-1	5	0.15	1	yes	none
018-020-001	LDR	R-1	5	16.39	61	yes	none
018-091-002	LDR	R-1	5	0.22	1	yes	none
018-091-005	LDR	R-1	5	0.18	1	yes	none
018-091-009	LDR	R-1	5	0.25	1	yes	none
018-051-046	LDR	R-1	5	0.21	1	yes	none
018-091-031	LDR	R-1	5	0.21	1	yes	none
018-091-036	LDR	R-1	5	0.27	1	yes	none
018-091-021	LDR	R-1	5	0.26	1	yes	none
018-091-022	LDR	R-1	5	0.35	1	yes	none
018-091-024	LDR	R-1	5	0.18	1	yes	none
018-091-028	LDR	R-1	5	0.20	1	yes	none
018-091-035	LDR	R-1	5	0.23	1	yes	none
018-091-034	LDR	R-1	5	0.26	1	yes	none
018-091-030	LDR	R-1	5	0.22	1	yes	none
018-091-033	LDR	R-1	5	0.28	1	yes	none
018-091-037	LDR	R-1	5	0.23	1	yes	none
018-091-038	LDR	R-1	5	0.29	1	yes	none



APPENDIX TO THE HOUSING ELEMENT

APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrastructure Capacity	On-site Constraints
018-067-003	LDR	R-1	5	0.15	1	yes	none
018-091-004	LDR	R-1	5	0.24	1	yes	none
018-091-007	LDR	R-1	5	0.20	1	yes	none
018-091-029	LDR	R-1	5	0.20	1	yes	none
018-091-032	LDR	R-1	5	0.30	1	yes	none
018-091-039	LDR	R-1	5	0.28	1	yes	none
018-091-001	LDR	R-1	5	0.24	1	yes	none
018-091-006	LDR	R-1	5	0.19	1	yes	none
018-091-018	LDR	R-1	5	0.21	1	yes	none
018-091-011	LDR	R-1	5	0.18	1	yes	none
018-091-012	LDR	R-1	5	0.19	1	yes	none
018-091-017	LDR	R-1	5	0.24	1	yes	none
018-091-019	LDR	R-1	5	0.23	1	yes	none
018-091-013	LDR	R-1	5	0.21	1	yes	none
018-091-003	LDR	R-1	5	0.22	1	yes	none
018-091-008	LDR	R-1	5	0.18	1	yes	none
018-091-015	LDR	R-1	5	0.19	1	yes	none
018-091-014	LDR	R-1	5	0.18	1	yes	none
018-091-016	LDR	R-1	5	0.25	1	yes	none
018-091-010	LDR	R-1	5	0.28	1	yes	none
018-067-072	LDR	R-1	5	0.14	1	yes	none
018-083-028	LDR	R-1	5	0.15	1	yes	none
018-089-087	LDR	R-1	5	0.25	1	yes	none
018-089-085	LDR	R-1	5	0.22	1	yes	none
018-089-044	LDR	R-1	5	0.15	1	yes	none
018-089-088	LDR	R-1	5	0.23	1	yes	none
018-089-059	LDR	R-1	5	0.16	1	yes	none
018-093-045	LDR	R-1	5	0.25	1	yes	none

APPENDIX TO THE HOUSING ELEMENT



APN	GP Designation	Zoning	Maximum Allowable Density	Acres	75% Unit Capacity	Infrastructure Capacity	On-site Constraints
018-090-021	LDR	R-1	5	0.18	1	yes	none
018-093-025	LDR	R-1	5	0.23	1	yes	none
018-092-027	LDR	R-1	5	0.24	1	yes	none
Total				97.06	412		

Source: City of Hughson, 2009



Appendix F

MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES

By their nature, multi-family developments are large in scale and tend to dominate their surroundings if not properly designed. Additionally, issues of parking, circulation, open space, site amenities, and resident safety need to be addressed.

The purpose of this section is to provide design guidelines that address the particular issues associated with multi-family developments. The guidelines cover attached-type dwellings in general, including apartments, condominiums, and townhouses throughout the multi-family zoning district.

The primary objective of the design guidelines in this section is to ensure quality development that will stand the test of time, be safe and convenient for its residents, and be compatible with the character of the neighborhood.

Applicability

The design guidelines in this section are applicable to all new multi-family developments throughout the City, including duplexes, triplexes, fourplexes, and other attached multi-family projects whether available for rent or ownership.

General Design Objectives

The design guidelines for multi-family developments are based on the following objectives:

A. Neighborhood Compatibility

- Establish multi-family residential architectural designs that complement various neighborhood characteristics and that support high quality development.
- Provide attractive, functional, and convenient site arrangements.
- Identify landscape materials and designs that enhance the appearance of multi-family housing developments and contribute to the overall quality of the community.
- Provide for amenities and passive recreational activities appropriate to the different age groups of multi-family residential developments within the project.
- Apply design principles that enhance safety and security within multi-family residential developments.



Site Planning

A. Neighborhood Context

1. New multi-family residential development should be compatible with other development in the immediate area through the use of complementary building arrangements, buffers, and avoidance of overwhelming building scale and visual obstructions.
2. New multi-family developments are encouraged to use courtyard siting arrangements, where appropriate, to complement similar siting in the area.
3. Landscaping should complement existing landscape materials, location, and massing on adjacent developments.
4. Developments should relate directly to the adjacent street, and present an attractive and interesting façade to passersby. Developments that ignore the street and create an isolated enclave are strongly discouraged.

B. Building and Facilities Location

Appropriate building siting can reduce the perceived density of multi-family developments, maximize open space areas, provide “eyes on the street” surveillance, and enhance neighborliness by creating community gathering spaces.

1. The siting of buildings should consider the existing neighborhood context. Developments should generally be oriented parallel to the public street or to the development’s internal streets, with some setback variation to provide visual interest.
2. In addition to a street orientation, the clustering of multi-family units should be a consistent site planning element. Whenever possible, buildings should be configured around courtyards, gathering areas, and open spaces.
3. Portions of the development that are not oriented to the street should be well integrated into the project’s overall site design. As with the street-oriented area of the development, the same design considerations should be given to siting, appearance, circulation, landscaping, and safety issues.
4. Buildings should be oriented to provide some privacy yet still relate to the street and the existing community. Doors should be visible from the street and windows should allow residents to have “eyes on the street” for natural surveillance.
5. Energy efficiency and energy conservation should be considered in building siting. Buildings should be oriented to take advantage of prevailing breezes and solar opportunities whenever possible.
6. Where public transit is located near the development, the site design should consider convenience and comfort factors for residents. These include direct access, widened sidewalks, shaded seating areas, and weather protection provided near public transit stops.



C. Open Space

Common open space provides opportunities for casual social interaction and safe play areas for children, as well as helping to reduce the perceived density of the development. Private open space serves as an outdoor room for residents and as a protected play area for toddlers.

1. Residents should have access to useable open space for recreation and social activities. Open spaces should be conveniently located for the majority of units.
2. Open space areas should be sheltered from the noise and traffic of adjacent streets or other incompatible uses. Open space siting should take advantage of prevailing breezes and sun orientation in order to provide a comfortable environment.
3. A series of connected open space areas of varying shape, appearance and usage are encouraged. Smaller areas may directly relate to a cluster of units, while the larger areas may serve several clusters as common open space.
4. Boundaries between private and common open spaces should be clearly defined by low walls or plant materials.
5. Buildings should be sited and designed so that windows of neighboring units do not overlook private open spaces likely to be used for private activities.
6. Private open space should be provided adjacent to the units it serves and should be immediately adjacent to the public right-of-way or common open space.
7. Shade structures are encouraged to provide shelter from sun and rain.

D. Outdoor Play Areas

Onsite outdoor play areas can provide children with a safe and interesting environment, and allow parents to easily view play areas in order to supervise play activities. Children, especially those in the five- to twelve-years old age group, tend to play throughout the entire grounds of a development, not just in designated play areas. Therefore, their needs, as well as maintenance requirements, should be important design considerations.

1. Children's play areas should be visible from as many units as possible and from private open space areas. Direct, convenient access from ground level, private open space to the communal play area is encouraged.
2. Outdoor play areas should be located adjacent to laundry rooms, community centers, or similar common facilities. Play areas should not be located near public streets, parking, or entry areas unless physically separated by appropriate walls, fencing, or dense landscaping.
3. Hard surface areas for outdoor activities (e.g., bicycle riding, skating, rope jumping, and hopscotch) should be provided. These active play areas should be safely separated from vehicular use areas.



4. In larger developments, separate, but not necessarily segregated, play areas or informal outdoor spaces should be provided for different age groups for safety reasons. Small developments may combine play areas (e.g., a tot lot incorporated into a larger activity area for older children).
5. Seating areas should be provided where adults can supervise children’s play and also where school-age children can sit. Seating location should consider comfort factors, including sun orientation, shade, and wind.

E. Miscellaneous Site Elements

1. Walls and Fences

- a. The design of walls and fences, as well as the materials used, should be consistent with the overall development’s design. Fence and wall color should be compatible with the development and adjacent properties. Paint color or stain used on fences should be common colors readily purchased and kept readily available on the development’s premises.
- b. If front yard fences are provided, visually penetrable materials (e.g., wrought iron or tubular steel) should be used.
- c. Long fences or walls should consider vertical variation in the design.
- d. Wall design and selection of materials should consider maintenance issues, especially graffiti removal and long-term maintenance. Concrete capstones on stucco walls are encouraged to help prevent water damage from rainfall and moisture.
- e. Individual dwelling unit patio and rear yard fences and walls visible from the development’s open space should be no higher than 42 inches for security reasons. Outdoor privacy walls between units, however, may be higher. To increase privacy, it is encouraged that the privacy walls be solid.

2. Site Furniture

- a. The design, selection and placement of all site furnishings (e.g., tables, benches, bollards, and trash receptacles) should be compatible with the overall site design and architectural character of the development.
- b. Seating opportunities should be provided in both sunny and shaded areas. Seating in areas that offer opportunities for social interaction and informal surveillance, (e.g., a bench near the communal mailbox area or benches near tot lot areas and laundry rooms) are strongly encouraged. A variety of sitting area designs, from formal arrangements (benches) to informal arrangements (low walls or steps) is encouraged. In general benches should be located in areas that have some provision for shade.



APPENDIX TO THE HOUSING ELEMENT

- c. A drinking fountain located near each children’s play area is encouraged. Drinking fountains should be “high/low” to accommodate various age groups and disabled persons.
- d. Onsite trash receptacles and recycling containers should be located in or adjacent to high use areas (e.g., community facilities, play areas, and laundry rooms).

3. Trash Enclosure Storage Areas

- a. Trash enclosure and recycling storage areas should be located in convenient but not prominent areas, such as inside parking courts, or at the end of parking bays. They should be well screened but usable by the serving utility company. Screening should be of the same type of material as, or complementary to, the material used on the main building. Landscaping should be provided where possible.
- b. Trash receptacles should be accessible for trash collection but should not block circulation drives near loading areas or conflict with parking. For security reasons, trash enclosure locations should not create blind spots or hiding areas.

4. Mailboxes

- a. Mailboxes should be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote safety. A bench or seating area in close proximity to the mailbox location is strongly encouraged. A trash receptacle should be located adjacent to the mailboxes.
- b. Incorporation of design features, such as a built frame consistent with the development’s architectural style, is encouraged.

5. Signs

- a. Signs contribute to the development’s identity as a unique environment. Professionally designed, creative signs are strongly encouraged, especially for internal directions and building identification.
- b. Clear legible entry signs should be provided to identify the development. Internal circulation signs and visitor parking areas should also be clearly indicated. A directory that shows the location of buildings and individual dwelling units within the development is encouraged.
- c. Building numbers and individual unit numbers should be readily visible, in a consistent location, well lit at night, and compatible with the overall design of the development.



Architecture

It is not intended that these guidelines designate a particular architectural style or a specific design character. The primary focus should be to construct a high quality residential environment that is compatible with the surrounding community. The architectural guidelines address the overall external appearance of the development, including building forms, details, and proportions. Use of single-family residential design elements (e.g., pitched roofs, porches, individual entries) are recommended to reduce perceived density, give identity to the development and its individual dwelling units, add visual interest, and be compatible with the neighborhood context.

A. Architectural

1. Where the neighborhood or street has a recognizable architectural theme, style, or character, it should be incorporated into the development's design.
2. To create a unified appearance, all support buildings in the development, (e.g., laundry facilities, recreation buildings, carports, garages, and the management office) should be compatible in architectural design with the rest of the development.

B. Building Scale and Height

1. Buildings should incorporate smaller-scale architectural forms such as bays, recessed or projecting balconies, and dormers to visually reduce the height and scale of the building and emphasize the definition of individual units. Architectural elements such as bay windows, porches, projecting eaves, awnings, and similar elements that add visual interest to the development are strongly encouraged.
2. In order to "scale down" facades that face the street, common open space, and adjacent residential structures, it may be desirable to set back portions of the upper floors of new multifamily buildings.
3. Varied building heights are encouraged, both to provide visual interest and give the appearance of a collection of smaller structures. Building heights at the development's edge should be considered within the context of the project's surroundings, the adjacent uses, and the distance from adjacent buildings. The development's building height should create a transition from the heights of adjacent existing residential development, rather than form abrupt height changes.

C. Facade Modulation

1. Boxy and monotonous facades that lack human scale dimensions and have large expanses of flat wall planes should be avoided. Architectural treatments, such as recessed windows, moldings, decorative trim, balconies, and wood frames, should be used to add visual interest to the facade.
2. Building facades that enclose stairwells should include residential-type windows to reduce the visual bulk of the stairwell and enhance safety. Building facades enclosing elevator shafts should use architectural treatments to reduce the visual mass.



APPENDIX TO THE HOUSING ELEMENT

3. To provide visual interest and avoid an identical appearance, garage doors should incorporate some architectural detailing that is consistent with the overall development's architectural design, such as patterned garage doors or painted trim.

D. Building Entries

1. Courtyard doors or gates used at building entries should be attractively designed as an important architectural feature of the building or development.
2. Individual entries should have a strong relationship with a fronting street, internal walkway, or courtyard, as appropriate to the overall siting concept. A transitional area from the public space or walkway to the private dwelling unit entry, such as a porch, steps, or landscaped walkway, should be provided.
3. Each dwelling unit's entry should be emphasized and differentiated through architectural detailing and elements such as porches, stoops, or roof canopies. Opportunities should be provided for residents to personalize their entry by providing ground level space or a wide ledge for potted plants.

E. Stairs

1. Not more than three second floor dwelling units should be served by a single flight of stairs. Where appropriate for the architectural style, the stairway design should be open to allow views for natural surveillance.
2. Where prefabricated metal stairs are used, additional design features such as screen walls, enhanced railings, or accent colors should be used to enhance their appearance. The additional design features should be consistent with the overall building design.

F. Building Materials

1. The development's dwelling units, community facilities, and parking structures should be unified by a consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and porches, should utilize materials and colors that are compatible with the rest of the development.
2. Building materials should be durable, require low maintenance, and be of comparable quality and image to what is used in the surrounding neighborhood. Frequent changes in building materials should be avoided.

G. Roofs

1. Roof pitches and materials should appear residential in character and should consider the prevailing roof types in the neighborhood, including flat roofs, hipped or gabled roofs, and mansard roofs. The roof pitch for a porch may be slightly lower than the roof pitch of the main building.



2. Roof lines should be broken up and varied within the overall horizontal plane. Combinations of roof heights that create variation and visual interest are encouraged.
3. Carport roofs visible from buildings or streets should incorporate the roof pitch and materials of the main buildings. Flat carport roofs should be avoided.

H. Color

1. Color should be used as an important design element in the development's appearance. Garish and incompatible colors should be avoided. Appropriate use of more than one predominant paint color is encouraged. Compatible accent colors are encouraged to enhance important building elements.
2. The color of shadow patterns, relief, decorative trim, and wood frames should be distinctive yet compatible with the overall building color.
3. Materials such as brick, stone, copper, etc. should be left in their natural colors. Such materials should not appear thin and artificial. Veneer should turn corners and avoid exposed edges.

I. Mechanical Equipment and Vents

1. On-site mechanical equipment visible from buildings or a public street should be screened to block sight lines.
2. Roof flashing and vents exposed to public view should be painted to match adjacent surfaces or concealed in a manner consistent with the building's appearance.

Landscaping

Landscaping serves many functions in a multi-family housing development. Plant materials can create unique identity, visually connect areas, soften the architecture, provide shade, and screen unattractive areas. Landscaping is important to site design and safety/security issues, as it helps to define outdoor space and edges and can be used to discourage graffiti. An attractive, well-maintained landscaped environment contributes to overall resident satisfaction in the development and enhances the appearance of the surrounding neighborhood.

A. Use of Landscaping

1. Landscape design and selection of plant materials are an important component in multi-family developments. The development's budget should provide for quality landscaping design, proper installation, and plant sizes that will "fill in" and beautify the development within a reasonable period of time. Encourage the use of 24" and 36" box trees in landscape design.
2. Use of landscaping is encouraged to define and accent specific areas such as building and parking lot entrances and the main walkways to community facilities.
3. Plant materials should be used to define the territorial edge between public and private space, buffer adjacent uses, when appropriate, and screen service areas.



B. Landscape Design

1. Landscaped areas should generally use a three-tiered planting system consisting of ground cover; shrubs and vines; and trees. Grass is a high-maintenance ground cover that should be used primarily for active recreation areas. Grass should not be used in narrow strip areas; groundcover or shrubs are more appropriate.
2. Different landscape designs and plant materials should be used in the various courtyards and common open space areas of the development to create an individual identity for each space.
3. Landscape designs that emphasize water-efficient plants are encouraged. Water-intensive landscaping, such as grass, should be concentrated in areas of high visibility and use.
4. Vines and climbing plants on buildings, trellises, perimeter walls, and fences are encouraged, both to provide an attractive appearance and to minimize graffiti.
5. Landscape plantings should be used to help define property lines and distinguish private space from public space by creating a strong edge through a distinct change of plant material, form, height and/or color.
6. Trees and shrubs should be selected based on their mature size and root characteristics. Plants with root systems that uplift hardscape materials should be avoided.
7. Landscape materials should be used to help screen trash enclosures and mechanical equipment so that they are not exposed to view from the street or major walkways within the development.
8. Trees and shrubs should not be planted so close together that they create maintenance and security problems at maturity. They should not completely obstruct views into the development from the public right-of-way, especially views to dwelling entries and common open space areas.
9. Tree height and spread should consider the location of light standards in order to avoid conflicts and maintenance problems as the tree grows.

The following are design concepts that are encouraged in all developments:

- Use specimen trees (24-36" box trees) and accent plant materials at major focal points, such as the entry to the development or where major walkways intersect with the common open space area.
- Use landscaping to help define the edges of common open space areas and to distinguish the boundary between private and common open space areas.
- Use plantings to soften building lines and emphasize the positive features of the site. Use plantings to create shadows and patterns against walls.



- Use dense landscaping to physically separate children’s outdoor play areas from vehicular parking or entry areas.
- Use trees to create canopy and shade, especially in parking areas and passive open space areas. Trees with open branching structures and less dense foliage should be used to allow “filtered” views to parking lots for security purposes.
- Hardscape materials should be consistent with the architectural design or style of the development. The use of interlocking pavers, scored concrete, or rough textured concrete to define site entries is strongly encouraged. Stamped concrete or colored concrete is not recommended due to excessive maintenance and repair costs associated with its use.

Parking and Circulation

Safe and efficient parking and circulation arrangements take into consideration the needs of pedestrians, children at play, parking lot appearance, and prevention of car theft or damage.

A. Parking

1. One large parking area where cars would dominate views and increase perceived density should be avoided. Parking areas should be divided into a series of small parking courts with convenient access that relates to adjacent dwelling units. For security reasons, dwelling units should have sight lines out to the parking areas, but these views should be partially filtered through use of appropriate landscaping, such as trees.
2. Parking areas should be located in the development’s interior and not along street frontages. Carports and tuck-under parking should not be visible from a public street.
3. Parking structures, such as garages and carports, should be located where they do not obstruct natural surveillance. See subsection on Public Safety Through Design, below.
4. Entry drives should have an adjacent pedestrian entry path.
5. Special accents that define the main entry, create territorial reinforcement, and provide visual interest are strongly encouraged. Examples include entry signage with name of project, specialty lighting, textured paving, and accent plant materials such as specimen trees and flowering plants.
6. Carports, detached garages, and accessory structures should be designed as an integral part of the development’s architecture. They should be similar in material, color, and detail to the main buildings of the development. Flat roofs should be avoided. Prefabricated metal carports should not be used.
7. Parking courts should be well designed, with consideration given to landscaping, lighting, building massing, and pedestrian/vehicular circulation.



APPENDIX TO THE HOUSING ELEMENT

8. Visitor and disabled parking should be clearly identified and distributed throughout the development to provide convenient access to groups of dwellings and community facilities.
9. For convenience, parking spaces should be assigned, but the parking space numbering system should not identify the dwelling unit that is assigned to the space.

B. Pedestrian Circulation

Pedestrian circulation provides safe, efficient access to facilities and dwelling units for residents, encourages opportunities for casual social encounters, and allows natural surveillance by residents.

1. Convenient pedestrian connections should be provided to adjoining residential developments, commercial projects, and other compatible land uses.
2. Pedestrian access to adjacent existing or planned open space areas and corridors should be provided for the development's residents.
3. Cross circulation between vehicles and pedestrians should be minimized. A continuous, clearly marked walkway should be provided from the parking areas to main entrances of buildings.
4. Walkways should be located to minimize the impact of pedestrians on the privacy of nearby residences or private open space. Avoid siting a walkway directly against a building. A landscaped planting area between walkways and building facades is strongly encouraged.
5. Adequate lighting should be provided along all walkways.

C. Access to Dwellings

Access to dwellings should provide a unique identity for the individual unit, allow opportunities for social interaction and increase natural surveillance.

1. The main entry to each dwelling unit should be clearly visible from the nearest public circulation walkway. A porch, covered stoop, or similar entry feature should be provided at each unit's front entry.
2. Stairwells should be centrally located to the units served and should be visible from as many units as possible.
3. Not more than three units should share a common entry or stairway.
4. To minimize the outdoor clutter that can accumulate in private open space areas, private storage space for strollers, bicycles, etc., should be provided for each dwelling unit. Its location should be either inside the unit, or outside and immediately adjacent to the unit.
5. Walkways and access to dwelling units should be designed to facilitate the moving of furniture by considering minimum widths, heights, and turning angles.



Public Safety through Design

Residents have a basic right to feel safe and secure in their homes. The following guidelines promote the use of site planning, landscaping, community involvement, and physical and psychological barriers to create a safe environment and to prevent crime, vandalism, and graffiti.

The principles of Crime Prevention through Environmental Design (CPTED) are used extensively. The lighting guidelines are less detailed, and recognize that specific illumination levels are dependent on the individual site characteristics.

A. Crime Prevention through Environmental Design (CPTED)

The following CPTED strategies should be incorporated into the design of multi-family developments, whenever possible.

1. Use the concept of natural surveillance, or “eyes on the street,” by promoting features that maximize the visibility of people, parking, and building entrances.
2. Use the concept of territorial reinforcement by promoting features such as landscape plantings, paving designs, and gateway treatments that define property lines and distinguish private space from public space.
3. Use the concept of natural access control by designing streets, walkways, building entrances, and development entries to clearly indicate public routes and to discourage access to private areas.

B. Opportunities for Surveillance

1. Windows and entries should be placed to maximize natural surveillance of the site. Sight lines from dwelling units to the parking area should be provided.
2. Open spaces, courtyards, circulation corridors, and individual dwelling unit entrances should be designed to be visible from as many dwelling units as possible. Enclosure of private open space should not prevent common open space surveillance by residents.
3. The management office should be located in a central, visible location, and community meeting rooms and other amenities should also be located close to other heavily used areas.
4. Laundry rooms should be located adjacent to the children’s play area to facilitate supervision. Doors and walls should have windows to allow natural surveillance both into the laundry room and outside to the surrounding area.

C. Hierarchy of Space

1. Development design should use a “hierarchy of space” to define territory for public space (streets), community space (common open space, play areas, communal laundry, community center, etc.), and private space (individual units and private open space.) The use of design elements to define the public/private edge, such as special paving, change in building materials,



APPENDIX TO THE HOUSING ELEMENT

and grade separations, or physical barriers such as landscaping, fences, walls, screens, or building enclosures, are encouraged.

2. Building entrances and individual dwelling unit entries should be accentuated by architectural elements, lighting, and/or landscaping to further emphasize their private nature.
3. Where appropriate, handicapped accessibility should be integrated into the design concept.

D. Access

1. Doors to community facilities should contain some transparency and be key-controlled by residents. Courtyard gates and shared building entrances that access individual units should automatically lock when closed.
2. All front doors in individual dwelling units should have a peep hole or other feature to allow residents to see who is at the door before opening it. To prevent break-ins, door knobs should be 40 inches from any window pane. Single cylinder dead bolt locks should be installed on the exterior doors of all individual dwelling units. Sliding glass doors should have one permanent door on the outside and the inside moving door should have a locking device and a pin.
3. If security bars are provided, they should be located only on the inside of windows and have proper emergency release mechanisms.

E. Lighting

1. Lighting levels should vary depending on the specific use and conditions, but the overall consideration should be to provide lighting levels sufficient that intruders cannot lurk in shadows, steps and other grade changes are apparent, residents can easily unlock their door or identify visitors on their doorstep, and opportunities for theft and vandalism are eliminated.
2. Street lighting should be installed along the internal circulation streets. Lighting should be designed to shine downward and eliminate skyward glare. Light standards should be residential/pedestrian in scale and be spaced appropriately for the fixture, type of illumination and pole height.
3. Lighting in parking areas should be arranged to prevent direct glare into adjacent dwelling units and onto neighboring uses/properties.
4. Pedestrian-scaled lighting should be located along all walkways within the development. Lighting bollards should not be used as they do not illuminate large enough areas and are subject to vandalism. Light standards 12 feet in height are recommended as they allow proper illumination, discourage vandalism, and have a pedestrian scale. Site lighting may be located on buildings to illuminate site areas not covered by individual light standards.