



CITY OF HUGHSON
 REGULARLY SCHEDULED
PLANNING COMMISSION MEETING
 City Hall Council Chambers
 7018 Pine Street, Hughson, CA

AGENDA
TUESDAY, MARCH 20, 2018 – 6:00 P.M.

CALL TO ORDER: Chair Alan McFadon

ROLL CALL: Chair Alan McFadon
 Vice Chair Ken Sartain
 Commissioner Julie Ann Strain
 Commissioner Brian Evans
 Commissioner Kevin Cloherty

Staff to be Present: Jaylen French, Community Development Director
 Susana Diaz, Deputy City Clerk
 Monica Streeter, Deputy City Attorney

FLAG SALUTE: Chair Alan McFadon

RULES FOR ADDRESSING THE PLANNING COMMISSION

*Members of the audience who wish to address the Planning Commission are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. **Filling out the card is voluntary.***

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

Members of the Audience may address the Planning Commission on any item of interest to the public pertaining to the City and may step to the podium, State their name and City of Residence for the record (requirement of Name and City of Residence is optional) and make their presentation. Please limit presentations to five minutes. Since the Planning Commission cannot take action on matters not on the Agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern which are not urgent in nature can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

2. PRESENTATIONS: NONE.

3. NEW BUSINESS:

3.1: Approve the Minutes of the Regular Meeting of February 20, 2018.

3.2: Consideration of Resolution PC No. 2018-01, accepting the 2017 Annual General Plan Report and the 2017 Annual Housing Element Progress Report.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

5. INFORMATIONAL ITEMS: NONE.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

7.1: Staff Reports and Comments: (Information Only – No Action)

Community Development Director:

City Clerk:

City Attorney:

7.2: Commissioner Comments: (Information Only – No Action)

ADJOURNMENT:

WAIVER WARNING

If you challenge a decision/direction of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

UPCOMING EVENTS:

March 26	▪ City Council Meeting, City Hall Chambers, 7:00 P.M.
March 31	▪ Hughson Youth Baseball/Softball, Opening Ceremony, Lebright Fields, 9:00 A.M.
April 17	▪ Planning Commission, City Hall Chambers, 6:00 P.M.
April 21	▪ Love Hughson Breakfast & Rally, Hughson Community Senior Center, 7:00 A.M.

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

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

Disabled or Special needs Accommodation: In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a Planning Commission meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Hughson Planning Commission shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

AFFIDAVIT OF POSTING

DATE: March 16, 2018 **TIME:** 5:00 pm
NAME: Susana Diaz **TITLE:** Deputy City Clerk

General Information: The Hughson Planning Commission meets in the Council Chambers on the *third Tuesday* of each month at 6:00 p.m., unless otherwise noticed.

PC Agendas: The Planning Commission Agenda is now available for public review at the City's website at www.hughson.org and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.

Questions: Contact the City Clerk at (209) 883-4054.



CITY OF HUGHSON
PLANNING COMMISSION MEETING
 City Hall Council Chambers
 7018 Pine Street, Hughson, CA

MINUTES
TUESDAY, FEBRUARY 20, 2018 – 6:00 P.M.

CALL TO ORDER: Vice Chair Ken Sartain

ROLL CALL: Vice Chair Ken Sartain
 Commissioner Julie Ann Strain
 Commissioner Brian Evans
 Commissioner Kevin Cloherty

ABSENT: Chair Alan McFadon

Staff to be Present: Jaylen French, Community Development Director
 Carla Jauregui, Planning/Building Assistant

FLAG SALUTE: Vice Chair Ken Sartain

RULES FOR ADDRESSING THE PLANNING COMMISSION

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1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

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2. PRESENTATIONS:

2.1: Downtown Revitalization Concepts & Discussion.

Carla Jauregui provided a presentation on downtown revitalization concepts and facilitated a discussion with the Planning Commission on the topic.

3. NEW BUSINESS:

3.1: Approve the Minutes of the Regular Meeting of November 21, 2017.

STRAIN/EVANS 4-0-0-1 motion passes to approve the Minutes as presented.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

5. INFORMATIONAL ITEMS:

5.1: 2018 Goals Report.

5.2: Recreational Facility Planning/Efforts.

5.3: Citywide Development Update.

5.4: Farmers' Market.

Director French provide an update and overview on the four (4) listed Informational Items.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

7.1: Staff Reports and Comments: (Information Only – No Action)

Community Development Director: NONE

City Clerk: NONE

City Attorney: NONE

7.2: Commissioner Comments: (Information Only – No Action)

Commissioner Strain mentioned the free tree and bush pruning class to be held on Saturday, March 3rd at 9:00 am and 10:00 am at the Hughson Arboretum and Gardens.

ADJOURNMENT:

Vice Chair Sartain adjourned the meeting at 7:19 P.M.

ALAN MCFADON, Chair

SUSANA DIAZ, Deputy City Clerk



**PLANNING COMMISSION
AGENDA ITEM NO. 3.2
SECTION 3: NEW BUSINESS**

Meeting Date: March 20, 2018

Subject: Consideration of Resolution PC No. 2018-01 accepting the 2017 Annual General Plan Report and the 2017 Annual Housing Element Progress Report

Enclosures: Resolution No. PC 2018-01 2017 Annual Report, City of Hughson General Plan 2017 Annual Housing Element Progress Report California Government Code, Section 65400

Presented By: Jaylen French, Community Development Director

Staff Recommendation:

Adopt Resolution No. PC 2018-01 accepting the 2017 Annual General Plan Report and the 2017 Annual Housing Element Progress Report.

Background and Overview:

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

Discussion:

The purpose of the Annual Report is to 1) provide an assessment or status update on the City's progress towards implementing the General Plan and 2) provide an assessment of the progress in meeting the City's share of regional housing needs and must include local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as, (c) the date of the last revision to the general plan.

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

The report, upon acceptance by the Hughson Planning Commission and City Council, will be submitted to the State. We will make every effort to ensure this report is submitted by the desired date next year.

CITY OF HUGHSON
PLANNING COMMISSION
RESOLUTION NO. PC 2018-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HUGHSON ACCEPTING THE 2017 ANNUAL GENERAL PLAN REPORT
AND THE 2017 HOUSING ELEMENT PROGRESS REPORT**

WHEREAS, the City of Hughson is required by Government Code Section 65400 to provide an Annual Report on the General Plan, by April 1 of each year, for the preceding year; and

WHEREAS, the Annual Report must be transmitted to the City Council, the California Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD); and

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

WHEREAS, the Hughson Planning Commission has reviewed and accepted the 2017 Annual Report on the Hughson General Plan and the 2017 Annual Housing Element Progress Report.

NOW THEREFORE BE IT RESOLVED that the Hughson Planning Commission does hereby accept the 2017 Annual Report on the Hughson General Plan and the 2017 Annual Housing Element Progress Report.

PASSED AND ADOPTED by the Hughson Planning Commission at a regular meeting thereof held on March 20, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ALAN MCFADON, Chair

ATTEST:

SUSANA DIAZ, Deputy City Clerk

2017 ANNUAL REPORT City of Hughson General Plan



INTRODUCTION

California Government Code Section 65400 requires each municipality to present an annual report on its General Plan to its legislative body, i.e. City Council, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year.

The purpose of the Annual Report is to 1) provide an assessment or status update on the City's progress towards implementing the General Plan and 2) provide an assessment of the progress in meeting the City's share of regional housing needs; and must include local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as the date of the last revision to the general plan.

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

GENERAL PLAN

Hughson's General Plan was adopted on December 12, 2005. The General Plan contains the seven State-required elements: land use, circulation, housing, conservation, open space, noise and safety. The latest Housing Element was adopted by the Hughson City Council on December 14, 2015. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Hughson's General Plan combines the required conservation and open space elements and adds a public services and facilities element. The Hughson General Plan therefore contains the following elements:

- Land Use
- Circulation
- Conservation and Open Space
- Public Services and Facilities
- Safety
- Noise
- Housing

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a specific timeline, with the exception of the Housing Element, which is required to be updated every eight (8) years. The City will next update its Housing Element by the year 2023.

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

LAND USE

Amendments

On February 14, 2017 the City of Hughson adopted a resolution to amend the zoning map and rezone parcel 018-026-016 from Rural Residential (R-A) to R-2 Medium Density Residential with a P-D. This rezone created a high density use and facilitated the approval of a Vesting Tentative Parcel Map for a 39-unit medium density housing project to develop.

Land Use Progress

- A. Construction of a 39-unit residential subdivision known as Feathers Glen was completed in 2017. This subdivision, originally approved in 2006, was left unfinished—with infrastructure improvements complete, but no homes were constructed—due to the economic recession in the last part of last decade. In late-2015, an update Design Review Application was approved by the Hughson Planning Commission and construction commenced in 2016.
- B. Approval of a Vesting Tentative Subdivision map for a 39-unit medium density residential subdivision known as Province Place was approved in 2017. Building permits were issued for the Master Plans and construction commenced in early 2018.
- C. In 2017 City Council approved the correction of a clerical error in the adopted 2005 Hughson General Plan which modified Assessor’s Parcel Number (APN) 018-026-014, located at street address: 7601 Whitmore Avenue, from Low Density Residential (LDR) to Park/Open Space. Subsequently, the property was zoned to match the mistaken general plan designation in the 2008 Zoning Code and Map update. This item corrected the resulting error in the Zoning Code and Map as well.

CIRCULATION

Amendments

The City of Hughson did not approve an amendment to the Circulation Element in 2017.

Progress

- A. In 2017, the Stanislaus County Hatch Road and Santa Fe Avenue Channelization and Signalization project was completed. The project was

constructed by George Reed Construction, Inc. in coordination with Burlington Northern Santa Fe (BNSF) Railway and Collins Electrical. The project included intersection signalization including left turn lanes and the upgrading of the railroad crossing.

- B. Construction activities of the 2015 Tully Road Reconstruction project were completed. This project consisted of utilizing local, state and federal dollars to reconstruct Tully Road.
- C. In September 2016, the Hughson City Council approved the execution of the Active Transportation Program (ATP) Grant Agreement with the State of California for the Fox Road Sidewalk Infill Project. Subsequently, City staff released bid documents and in December 2016, the Hughson City Council awarded the contract to the lowest responsible bidder, McFadden Construction, Inc. Construction activities began in February 2017 and were completed in August of 2017.
- D. In November 2016, the voters of Stanislaus County approved Measure L, a local ½ percent transportation sales tax measure. The City of Hughson has developed a detailed project list outlining how the anticipated funds will be utilized. Over the 25 year measure, the City of Hughson is expected to receive nearly \$7.9 million, with over \$6 million going towards roadway maintenance projects. Design and engineering commenced in 2017 and continues for the first couple of projects approved under the Measure L roadway maintenance projects.

CONSERVATION AND OPEN SPACE

Amendments

The City of Hughson did not approve an amendment to the Conservation and Open Space Element in 2017.

Progress

- A. The Arboretum and Gardens is a non-profit 501 (c)(3) organization with a 9-member Board. The City was approached by the Board members in 2017 in hopes that a conjoined effort could be made to assist with the preservation of the

Hughson Arboretum and Gardens. The Arboretum and Gardens prides itself on preserving 12 acres, 9 of which have been planted with over 200 varieties of trees and is the only arboretum facility between Davis and Clovis. The principal focus of the arboretum and Gardens is to operate a botanical educational facility in an environmentally sound manner. The Board has adopted Design Guidelines in anticipation of a future Nature Education Center. The Guidelines reflect the Board's principles of sustainable, environmentally responsible, and energy efficient development. The City looks forward to continuing to aid in the preservation of this city landmark.

- B. Lebright Fields is a 29-acre ball park owned by the Hughson Unified School District, and is maintained in partnership with the City of Hughson. The ball fields have been used for youth baseball and softball activities for decades. The major user of the facilities currently is the non-profit Hughson Youth Baseball Association (HYBA) which utilizes it 9 months out of the year. The facility is also open to the public year around. The City continues to be an active partner and continues work on preserving the community fields.

PUBLIC SERVICES AND FACILITIES

Amendments

The City of Hughson did not approve an amendment to the Public Services and Facilities Element in 2017.

Progress

- A. In 2017 The City continued to make progress in meeting compliance in response to a cease-and-desist order served by the State regarding arsenic levels in the City's municipal water system. Continuing efforts include the drilling of a new City well, Well #9, and the re-drilling of an existing City well, Well #5, as well as central arsenic treatment between the two wells. Additionally, the City continues to provide the State Water Board with quarterly progress reports on the City's efforts to address the arsenic compliance order.
- B. In October, the City of Hughson, in response to detected 1,2,3-Trichloropropane (TCP) levels in the water, approved a contract with Provost & Pritchard Consulting Group to prepare a TCP Feasibility Study to determine how best to mitigate, treat

or avoid TCP in the City wells and water system. This study is nearly completed and will be used by the City to ensure highest quality water possible.

SAFETY

Amendments

The City of Hughson did not approve an amendment to the Safety Element in 2017.

Progress

- A. In 2017 the City in coordination with Police Services implemented a Portable Observation Device (POD) camera program to help deter criminal activity as well as to assist law enforcement activities. Progress will continue through 2018 to install the devices throughout the City at major points of travel.

NOISE

Amendments

There were no amendments to the Noise Element in 2017.

Progress

- A. The Planning Commission or City Council did not approve a project in calendar year 2017, which would constitute implementation of the Noise Element of the General Plan.

HOUSING

Amendments

The City of Hughson did not approve an amendment to the Housing Element in 2017.

However, the Hughson City Council continues to implement the adopted 2015 Housing Element (December 14, 2015, Resolution No. 2015-34).

Progress

According to the Final Regional Housing Needs Plan (RHNP) for Stanislaus County, 2014-2023, the City of Hughson's share of the total region's allocation is 218 housing units.

- A. In 2017 approval of a Vesting Tentative Subdivision Map and construction of a 39-unit medium density residential subdivision known as Province Place was granted. This parcel was up zoned from Rural Residential (R-A) to Medium Density Residential (R-2) to allow for a denser land use. Master plans were approved and construction commenced in early 2018.



ANNUAL HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 24 Section § 6202)

Jurisdiction City of Hughson

Reporting Period 01/01/2017 to 12/31/2017

Table A
2017 Annual Building Activity Report Summary – New Construction
Very Low-, Low-, Moderate, Above-Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
Feather Glen	SFD	O				15	15			
(9) Total of Above Moderate from Table A2			▶	▶	▶	▶	▶	▶	▶	
(10) Total by income units (Field 5) Table A			▶	▶	▶					
			0	0	0	15	15			



**Table A2
2017 Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired
pursuant to GC Section 65583.1(c)(1)**

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

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

* Note: This field is voluntary



Table A3

**2017 Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported in Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Moderate						0
No. of Units Permitted for Above Moderate	16					16

2017 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	53	0									
	Non-deed restricted		0									
Low	Deed Restricted	34	0									
	Non-deed restricted		0									
Moderate	Deed Restricted	38	0									
	Non-deed restricted		0									
Above Moderate		93	26	3	15	16						33
Total RHNA by COG. Enter allocation number:		218	26	3	15	16						
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												153



**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.
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Name of Program	Objective	Timeframe	Status of Program Implementation
New Housing Development			
Policy H-1.1	The City shall strive to secure funding that provides home ownership opportunities.	Apply as available	Staff continues to seek out and apply for available funding opportunities.
Policy H-1.2	The City shall assist developers, nonprofit organizations, and other qualified private sector organizations in applying for Federal and State housing programs and/or grants to develop and manage housing.	Ongoing	Staff meets and coordinates with each developer on all aspects of a proposed project and offers to assist where applicable. Staff works closely with nonprofits and other organizations and offers to assist where applicable.
Policy H-1.3	The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of housing.	Continuous	Staff reviews the General Plan periodically to ensure sufficient land is available to accommodate the RHNA. Further, staff prepares an annual General Plan Progress Report which helps to identify potential deficiencies.
Policy H-1.4	The City shall encourage the development of new mixed-income and mixed-use development projects as a means of increasing the housing supply while promoting diversity and neighborhood vitality.	Continuous	Staff encourages and proactively seeks mixed income and mixed use developments, especially in the downtown and residential core of the City. The City is actively working with a developer of affordable apartment units on a small infill site, which is proposed to include 20 units.
Policy H-1.5	The City shall ensure that there is a sufficient supply of multifamily zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).	Continuous	The City adopted an update to the Housing Element on December 14, 2015. There is currently sufficient multifamily zoned land to meet the identified RHNA need. In 2016, City staff began processing a development application to rezone a 4.51 acre parcel from Rural Residential (R-A) to Medium Density Residential (R-2). The application was approved in 2017 and construction began in January 2018.
Policy H-1.6	Consistent with "no-net-loss" density provisions contained in Government Code Section 65863, the City shall consider the potential impact on the City's ability to meet its share of the regional housing need when reviewing proposals to downzone	Continuous	Staff will evaluate all proposals seeking to downzone, reclassify residentially zoned land or develop a site with less density than previously assumed to ensure the City can meet its share of the identified housing need. See note on Status of Program for Policy

2017 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory.		H-1.6, above regarding recent significant upzone and increased density project.
Policy H-1.7	If necessary, the City shall consider annexing land to meet the housing needs of lower-income households.	As needed	Staff will, as needed, consider annexing land to meet the housing needs across all income levels.
Affordable Housing			
Policy H-2.1	The City shall strive to generate Federal, State and other program assistance for eligible activities within the City that address affordable housing needs.	Continuous	The City strives for program assistance as best as possible, but has limited ability to generate assistance. The City explores other methods within its means to make desirable projects feasible
Policy H-2.2	The City shall encourage the development of affordable housing by continuing to administer programs that assist low-income and special needs persons.	Continuous	Staff continues to administer programs that assist low-income and special needs persons as best as possible.
Policy H-2.3	The City shall coordinate with the Stanislaus County Housing Authority to meet the growing demand for public housing units and to obtain more Housing Choice Vouchers	Continuous	Staff coordinates with Stanislaus County Housing Authority as applicable.
Policy H-2.4	The City shall 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	As appropriate	Staff allows, and offers as a solution, concurrent application submittal and processing. In 2017, City staff processed several concurrent applications for the proposed Province Place residential subdivision.
Policy H-2.5	The City shall consider 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	As appropriate	City staff is currently working with a developer of affordable apartment units to provide density bonuses, fee reductions and permit fast-tracking to ensure the viability of the proposed 20-unit affordable apartment complex.
Policy H-2.6	The City shall consider fee deferrals or fee reductions for zone changes for affordable multifamily projects	As appropriate	See Status update for Policy H-2.5.
Policy H-2.7	The City shall ensure that the Hughson General Plan Area contains sufficient land available to meet the City’s low- and very low-income Regional Housing Needs Allocation (e.g., land zoned for higher densities).	Continuous	Staff reviews the General Plan periodically to ensure sufficient land. Further, staff prepares an annual General Plan Progress Report which helps to identify potential deficiencies.
Policy H-2.8	The City shall encourage coordination and cooperation among housing providers and program managers to ensure that	As appropriate	As appropriate, staff continues to coordinate with our partners and other housing providers to improve the viability of affordable housing.

2017 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	sufficient affordable housing is provided and that it is provided efficiently		
Policy H-2.9	The City shall encourage and facilitate the construction of secondary dwelling units on existing and new single-family parcels as a means of proving additional sources of rental housing	As appropriate	Staff allows, and offers as an options to existing and new homeowners, the ability to construct secondary units. The State legislature recently passed SB 1069 and AB 2299 to address Accessory Dwelling Units. City staff has updated the Hughson Municipal Code accordingly.
Policy H-2.10	The City shall allocate funds from available sources to the first time homebuyer program.	As appropriate	Staff will allocate funds to first time homebuyer programs as they become available.
Neighborhood Preservation / Housing Rehabilitation			
Policy H-3.1	The City shall maintain and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.	Ongoing, as funding becomes available	The City continues to invest in its infrastructure. In 2017-2018 the City completed the Fox Road Sidewalk Infill project. In the coming years, the City will complete the Whitmore Avenue sidewalk project, the 2 nd Street, Walker Lane and Tully Road Sidewalk Infill projects, all of which are in older parts of the City. Additionally, the City will look to improve areas of Hughson Avenue sidewalk.
Policy H-3.2	The City shall strive to eliminate incompatible land uses or blighting influences from residential neighborhoods through cooperative neighborhood improvement programs, targeted code enforcement, and other available regulatory measures.	Continuous	Staff continues to focus on neighborhood preservation issues and has compiled a team of code enforcement, building, police services and fire to address issues. The City is working on a chain link fence removal projects and other efforts to restore the beauty of the older parts of Hughson.
Policy H-3.3	The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using code enforcement when necessary, to improve overall housing quality and conditions in the city	Ongoing	Staff continues to focus on neighborhood preservation issues and has compiled a team of code enforcement, building, police services and fire to address issues.
Policy H-3.4	The City shall prioritize code enforcement activities for housing and provide adequate funding and staffing to support code enforcement and graffiti abatement programs	Ongoing	Staff truly does prioritize code enforcement activities for housing. Our major cases in 2017 were in regards to substandard living conditions and non-habitable structures.
Policy H-3.5	The City shall promote orderly growth of neighborhoods by phasing the approval of building permits to one area of a	As appropriate	Staff is being proactive in its planning efforts and will continue to seek orderly development in all aspects. Due to the size of Hughson subdivisions, they naturally develop in an orderly fashion.

2017 CITY OF HUGHSON HOUSING ELEMENT ANNUAL PROGRESS REPORT



Name of Program	Objective	Timeframe	Status of Program Implementation
	subdivision at a time to allow for timely extension of infrastructure and efficient use of resources		
Policy H-3.6	Pursuant to SB 244 (Wolk, 2011), to the extent that the City identifies disadvantaged unincorporated communities that desire to be annexed into the city, the City shall strive to annex the areas and improve water, sewer, drainage, and fire protection service deficiencies based upon available resources.	As appropriate	There are no unincorporated communities in close proximity to the City of Hughson. However, the City is currently working with the State Water Board on extending City water to serve two (2) residential areas outside the City limits, which are experience poor water quality.
Equal Opportunity Housing and Discrimination Prevention			
Policy H-4.1	The City shall strive to eliminate housing discrimination and ensure equal housing opportunities to all residents regardless of age, religion, race, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors	Continuous	The City strives to eliminate discrimination in all aspects of the City and in housing. In 2015, the City passed a Reasonable Accommodation ordinance and adopted an ADA service request / complaint form and process. The City works closely with the public and our partners to reduce or eliminate discrimination.
Policy H-4.2	The City shall assist in the enforcement of fair housing laws by providing information and referrals to the public.	As applicable	Staff works closely with the Hughson Family Resource Center and other organizations and frequently refers the public to these groups.
Special Needs			
Policy H-5.1	The City shall strive to ensure housing is available to the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, female-headed households, and the homeless in need of basic, safe housing in areas near service providers, public transportation, and service jobs	Continuous	The City strives to ensure housing is available to all in the City. In 2015, the City passed a Reasonable Accommodation ordinance and adopted an ADA service request / complaint form and process. We work closely with the public and our partners to reduce or eliminate discrimination.
Policy H-5.2	The City shall support applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities.	As funding is available.	No activity has occurred. The City will continue its effort to implement this program.

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Name of Program	Objective	Timeframe	Status of Program Implementation
Policy H-5.3	The City shall ensure mobility for low-income, senior, and non-mobile residents and allow accessibility to shopping and medical facilities, by coordinating with Stanislaus County to enhance public transportation to the City of Hughson	Continuous	The City works closely with Stanislaus Regional Transit (StaRT) for public transportation services. StaRT provides the following services to Hughson: 1) Runabout Service and 2) Dial-a-Ride service. In addition, residents can use Commute Connection, the region's rideshare service
Policy H-5.4	The City shall monitor the homeless population in Hughson and support efforts to establish or expand homeless shelters if the need arises	Continuous	In 2015, the County kicked-off its Focus On Prevention initiative regarding homelessness. Hughson is an active participant in this effort and brought in other local partners to address. The last point in time survey identified 8 homeless individuals in the City. The City continues to work with its partners to appropriately address the homeless population in Hughson.
Policy H-5.5	The City shall work with area homeless service providers and social services organizations to expand shelter opportunities, as needed, for specialized homeless groups, such as children and families, those with chronic mental illness, and the disabled.	Continuous	The City continued to work with housing service providers to place homeless individuals or those at risk of becoming homeless.
Policy H-5.6	The City shall support for-profit and non-profit housing developers of farmworker housing by assisting in potential site identification and supporting applications for funding	Continuously	The City supports all development project proponents with site selection, application support and in other ways as needed.
Sustainability, Residential Energy Efficiency and Water Conservation			
Policy H-6.1	The City shall continue to encourage new residential construction to exceed State requirements for energy efficiency	As projects are processed	The City uses the most recent California Building Code as the minimum residential construction standard and also uses the adopted Hughson Residential Design Expectations and Design Review process to encourage energy efficiency in all units. Further, the City has joined the HERO, Ygrenetworks PACE and CSCDA Open PACE Programs to offer existing residential to make energy efficiency improvements.
Policy H-6.2	The City shall encourage homeowners and property owners of existing residential buildings to incorporate energy and water efficient features and renewable energy facilities in structures	Continuous	The City has joined the HERO, Ygrenetworks PACE and CSCDA Open PACE Programs to offer existing residential to make energy efficiency improvements

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Name of Program	Objective	Timeframe	Status of Program Implementation
Policy H-6.3	The City shall establish a development pattern to the greatest extent possible that helps reduce vehicle miles traveled and promotes pedestrian and bicycle access and transit ridership	Continuous	Staff continues to promote a compact and efficient development pattern and encourages the redevelopment of existing areas as well as infill development. When expansion of the City limits in necessary, the City is exploring a growth pattern that will maximize efficiency. The City promotes infill development and is currently working with a developer on a small infill project (referenced previously).
Policy H-6.4	The City shall continue to promote sustainable housing practices that incorporate a “whole system” approach to siting, designing, and constructing housing that is integrated into the building site; consumes less energy, water, and other resources; and is healthier, safer, more comfortable, and durable	As projects are processed	Staff continues to support this practice. The California Building Code, the Residential Design Guidelines and staff’s proactive approach to working with developers before units are built, help to ensure a whole system approach to residential development.
Policy H-6.5	The City shall ensure that housing growth does not exceed the City’s supply of water	Continuous	<p>The City continues to monitor its water usage, the groundwater table depth, contaminants in public use wells and other factors regarding water use. Per State law a Sustainable Groundwater Management Agency and Plan are required to be developed by 2020. The City is an active participant in this effort.</p> <p>The City has executed a funding agreement with the State Water Board for the development of two (2) city wells with central arsenic treatment. This will help to ensure quality water for the residents for the foreseeable future.</p>
Implementation Monitoring			
Policy H-7.1	The City shall continually work to improve the day-to-day implementation of Housing Element programs	Continuous	The City shall do everything in its power to improve the day-to-day implementation of the Housing Element Programs
Policy H-7.2	The City shall monitor and annually report on implementation of the Housing Element	Continuous & Annually	The City, by April 1 st each year will prepare an annual report on the Housing Element and will monitor throughout the year the implementation of the programs.