



City of Hughson

2015-2023 Housing Element



Adopted
December 14 2015

CITY OF HUGHSON

HOUSING ELEMENT
2015-2023



ADOPTED

DECEMBER 14, 2015

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Housing Element

CITY OF HUGHSON
7018 PINE STREET
HUGHSON, CA 95326

ADOPTED

DECEMBER 14, 2015



TABLE OF CONTENTS

Table of Contents	i
List of Tables.....	ii
List of Figures	iii
Executive Summary.....	5
Introduction	5
Housing Needs Assessment	5
Housing Needs and Resources.....	6
Housing Opportunities.....	6
Housing Constraints	7
Goals, Policies, and Programs	8
Introduction.....	9
Overview of State Requirements	9
Organization.....	10
Relationship to Other Elements	11
Public Participation	11
Section I: Housing Needs Assessment.....	13
Demographics and Employment Profile.....	13
Population and Demographics.....	14
Household Characteristics	24
Special Needs	47
At-Risk Housing.....	60
Section II: Housing Needs and Resources.....	63
Projected Regional Housing Needs Allocation (RHNA)	63
Housing Resources.....	64
Section III: Housing Opportunities.....	77
Programs	77
Energy Conservation	84
Section IV: Housing Constraints	87
Governmental.....	87
Non-Governmental Constraints	102
Section V - Goals, Policies, and Actions	107
Quantified Objectives.....	120
Appendix A	A-1
Review of Previous Element	A-1
Appendix B	B-1
Public Participation	B-1



HOUSING ELEMENT

LIST OF TABLES

Table 1 Population Trends	14
Table 2 Population Trends	15
Table 3 Population Trends	15
Table 4 Population Projections	16
Table 5 Population By Age Trends	17
Table 6 Population By Age and Male/Female	18
Table 7 Population By Race And Ethnicity	19
Table 8 Employment By Industry	20
Table 9 Major Employers	21
Table 10 Employment By Commuting Patterns	22
Table 11 County Occupational Employment Projections	23
Table 12 Household Type and Presence of Children 18 Years Old and Under	25
Table 13 Person Per Household Trends	25
Table 14 Household Size Trends	26
Table 15 Maximum Household Income Level by Household Size	27
Table 16 Household Income Categories	28
Table 17 Median Household Income Trends	28
Table 18 Income Distribution by number of households City of Hughson	29
Table 19 Households by Poverty Level	30
Table 20 Housing Units By Type	31
Table 21 Tenure By Households	31
Table 22 Household Overcrowding Trends	32
Table 23 Vacancy Status of Housing Stock	33
Table 24 Income Groups by Affordability	34
Table 25 Median Single-Family Housing Sales Price	34
Table 26 Sales Activity	35
Table 27 Households Overpaying Gross Rent	36
Table 28 Ability to Pay	38
Table 29 Total Households Overpaying by Income	40
Table 30 Housing Conditions Survey Results	41
Table 31 Attached/detached Single-single-family-Family Housing Conditions	42
Table 32 Duplex Housing Conditions	42
Table 33 Multi-Family Housing Conditions	43
Table 34 Senior Population Trends (65+)	47
Table 35 Householders By Tenure By Age	48
Table 36 Senior Households By Income	49
Table 37 Seniors By Limitation Type	49
Table 38 Senior Resources	51
Table 39 Persons with a Disability by Disability Type	53
Table 40 Clients with Developmental Disabilities by Age	54
Table 41 Tenure By Household Size	55
Table 42 Farmworkers	56
Table 43 Farmworker Housing	57
Table 44 Single-Parent Households and Citywide Characteristics	58
Table 45 Homeless Count	58
Table 46 Emergency Shelter Facilities	60



Table 47 Qualified Entities.....	62
Table 48 Hughson Regional Housing Needs Allocation.....	64
Table 49 Units Built or Under Construction.....	65
Table 50 Planned or APproved Projects.....	66
Table 51 Vacant and Underutilized Sites	69
Table 52 RHNA Summary	73
Table 53 Development Standards by Residential Zone	90
Table 54 Allowable Uses in Zoning District	95
Table 55 Development Fees	97
Table 56 Cost for a Typical Single-family Residential Development	99
Table 57 Development Review and Approval Procedures.....	99
Table 58 Home Loan Activity	104
Table 59 Average Cost of Single-family Home.....	105
Table 60 Quantified Objectives.....	120

LIST OF FIGURES

Figure 1 Overall Condition	45
Figure 2 Sites Inventory	75



HOUSING ELEMENT

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EXECUTIVE SUMMARY

INTRODUCTION

California law requires that each City and County adopt a comprehensive, long-range General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. California law states that the Housing Element must identify the jurisdiction's plan for meeting the existing and projected housing needs of all economic segments. The law recognizes that, in order for the market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for housing development, and effectively implement those local plans. This Housing Element document provides demographic information on the residents and households of the city, discusses housing programs and constraints, and outlines land inventory for new development. The programs included in this document were developed based on consultation and participation from local residents, representatives, and stakeholders of agencies that provide housing and other social services to the community. This document also evaluates progress made since 2009, the year the City last adopted its Housing Element. The current (2015) Housing Element Update will serve an eight-year planning period from January 31, 2015, to January 31, 2023.

HOUSING NEEDS ASSESSMENT

The city of Hughson, incorporated in 1972, is located in the heart of California's Central Valley, approximately five miles east of Highway 99 in Stanislaus County. Between 2000 and 2014 the city's population increased by 4.2 percent, from 3,980 to 7,118; however, Hughson is still the second smallest community in Stanislaus County. Over the next 30 years, the city's population is expected to grow to 9,324 residents, an increase of about 2,200 people, or 31 percent. Although the city's population is growing at a comparable rate to the rest of the county, job creation and employment in Hughson is not keeping pace with population increases. The city's annual average unemployment rate was 16 percent in 2014, the highest of all incorporated cities in the county and higher than the countywide average (11.2 percent). Additionally while some residents are finding it difficult to obtain stable employment, those that are employed have to drive longer distances for their job. In 2013 60 percent of workers commuted less than 30 minutes, a decrease from 70 percent in 2000; however, the number of people commuting more than 30 minutes to work increased from 24 percent in 2000 to over 30 percent in 2010. This may indicate that people are driving longer distances to reach their job because they cannot afford to purchase or rent a home closer to where they work.

The high unemployment rate in Hughson could also be a residual effect of the Great Recession. Difficulty in obtaining employment has also led to a decrease in the median household income in Hughson. Between 2000 and 2010, the median household income in Hughson increased at an average annual growth rate of 2.2 percent, from \$40,385 to \$49,977. However between 2010 and 2013 the median household income decreased at an average annual growth rate of -0.51 percent, from \$49,977 to \$49,209. The reduction in household purchasing power may explain why one in every three renter households and two of every three owner households are overpaying for housing.

Certain groups have even greater difficulty in finding acceptable and affordable housing due to special circumstances or special needs, such as age, disabilities, household characteristics, employment, and or income. 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.



HOUSING NEEDS AND RESOURCES

An evaluation of the availability of land and financial resources for future housing development is critical in order for the City to satisfy its share of the region's future housing needs. Additionally, identification of resources that assist in implementing the City's housing programs, and opportunities for energy conservation are also important for the City to accomplish its programmatic goals.

California law requires that each city and county plan to accommodate a fair share of the region's housing construction needs, called the Regional Housing Needs Allocation (RHNA). The RHNA is intended to promote an increase in the housing supply and mix of housing types for a variety of income groups and households. The California Department of Housing and Community Development (HCD) estimates the housing needs for each regional governing body in the state and in turn, the regional governing body prepares a plan that assigns a share of the region's housing construction need to each city and county.

On June 18, 2014, Stanislaus Council of Governments (StanCOG) adopted its RHNA plan for the January 1, 2014, through September 20, 2023, projection period. Hughson's RHNA share includes 26 units for the extremely low income category, 27 for very low, 34 for low income, 38 for moderate income, and 93 above moderate income units for this RHNA period – a total of 218 housing units. Hughson's RHNA can be reduced by including the number of units built or under construction since January 1, 2014, the start of the RHNA planning period, as part of the City's share of housing construction needs. Since the start of the RHNA planning period, the City has permitted 29 single family units, all of which are inventoried as above-moderate income units. The City may also reduce its RHNA share by including the number of new units in projects that are planned or approved as part of the City's share of housing construction needs. As of March 2015 there were 149 above-moderate income units planned or approved in Hughson.

As previously stated an evaluation of the availability of land suitable for residential development is important to ensure adequate supplies of housing units are built. The phrase "land suitable for residential development" includes vacant and underutilized sites zoned for residential use as well as vacant and underutilized sites zoned for nonresidential use that allow residential development. Local staff and Consultants reviewed and confirmed all parcels (or portions of parcels) in a vacant and underutilized sites inventory. Based on the analysis, Hughson can accommodate an estimated 840 units, including 219 lower-income, 365 moderate-income, and 256 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant and underutilized sites, Hughson has a surplus of 800 units. Based on this information, Hughson has sufficient capacity to meet its RHNA and there is no remaining need.

HOUSING OPPORTUNITIES

Programs that offer financial and technical assistance may contribute to a City's overall efforts to retain and increase the number of affordable housing units. Local resources in Hughson include the City's Housing Successor Agency of the former Redevelopment Agency and the County Housing Authority. Nonprofit providers include the California Coalition for Rural Housing, Self-Help Enterprises, and the Stanislaus County Affordable Housing Corporation. Some of the more notable State housing programs include the CalHOME grant program, which offers local public agencies resources to provide first-time homebuyers down-payment assistance, technical assistance for homeownership, and or funding for the construction or rehabilitation of housing units; and the California Housing Finance Agency, which offers tax exempt financing for project acquisition or refinancing. Federal housing programs include the Community Development Block Grant, which provides annual program funding for a variety of housing, public facilities,



and economic development projects and programs; and the Low-income Housing Tax Credit Program, which provides tax credits for private and nonprofit developers who agree to set aside all or an established percentage of their rental units for households at 60 percent of the Area Median Income for no less than 30 years.

Residents in Hughson also have access to several energy conservation programs that may help reduce a household's energy bill and eventually the total cost of housing. Energy conservation programs can take many forms, but some of the more notable programs include the Home Weatherization Program offered through the Central Valley Opportunity Center (CVOC), which provides grants for the installation of energy conservation devices, minor home repairs, and conservation education; and the Home Energy Renovation Opportunity (HERO) program, which finances the costs to purchase and install renewable energy products at low, fixed interest rates. Private companies, such as the Pacific Gas and Electric Company (PG&E), also offer energy conservation programs, including rebates, free energy-efficient appliances, and discounted energy rates to qualifying households. These programs, and several others listed in the Housing Element, can contribute to the City's efforts to maintain and develop affordable housing units and increase the overall quality of life in Hughson.

HOUSING CONSTRAINTS

Identifying and analyzing the potential for governmental and non-governmental constraints on the maintenance, improvement, and development of housing is important to ensure the City directs efforts to remove or reduce such constraints. Potential governmental constraints include land use controls, residential development standards, entitlement fees and exactions, processing and permit procedures, building codes and enforcement, requirements for on- and off- site improvements, preservation programs, and mitigation requirements. Potential non-governmental constraints include the availability of financing, availability of homebuyer programs, land and development costs, the cost of land, and infrastructure availability.

While local jurisdictions have little influence over the market factors, such as the cost of labor and construction materials, cost of land, and the availability of financing, government factors may pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately affect lower-income households due to their limited resources for absorbing the cost. This is because part of the cost of developing residential units is the fees or other extractions required of developers to obtain the project approval and the potential time delays caused by the review and approval process. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

Non-governmental constraints, however, are largely driven by market factors where the private market influences the selling and rental prices of all types of housing, including 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. All resources needed to develop housing in Hughson are subject to the laws of supply and demand, meaning that these resources may not always be available at prices that make housing development attractive. Cost factors are the primary non-governmental constraints upon development of housing in Hughson. This is particularly true in the case of housing for low- and moderate-income households, where basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.



HOUSING ELEMENT

GOALS, POLICIES, AND PROGRAMS

The Housing Element Policy Document includes eight goal statements, and under each goal statement, there are associated policies and programs to help the City achieve the goal. Policies help guide the City's actions and imply a clear commitment to achieve the goal, while programs are actions, procedures, or techniques that carry out the policies. The seven goal statements for Hughson include the following:

- Develop new housing that will provide opportunities for a broad range of housing types to meet the needs of all city residents;
- Develop and maintain adequate affordable housing in the city;
- Maintain healthy neighborhoods by improving the condition of the existing housing stock, and by ensuring new development is compatible with the existing character and integrity of residential neighborhoods;
- Ensure equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community;
- Provide a range of housing and services to meet the needs of households with special needs within the city;
- Improve energy efficiency and water conservation in existing and new housing; and,
- Implement and monitor Housing Element programs in a timely manner.

The Housing Element Policy Document concludes with a quantified objective analysis that calculates the number of housing units the City expects to construct, conserve, rehabilitate, or the number of households the City expects to assist through the policies and programs of the Housing Element within the planning period. The totals for the quantified objectives analysis includes 30 extremely low-income units, 30 very-low, 75 low-, 50 moderate-, and 150 above moderate-income units – a total of 335 dwelling units. However funding availability, staffing resources, market conditions, and other factors will ultimately influence the City's ability to achieve or exceed each objective.



INTRODUCTION

State Housing Element Law (Government Code Section 65580 (*et seq.*)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. The Hughson Housing Element provides current (as of May 2015) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, and constraints. This document also evaluates progress made since Hughson's last Housing Element was adopted in 2009. The Housing Element identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document.

This Housing Element serves an eight-year planning period from January 31, 2015 to January 31, 2023. The Housing Element (2015-2023) was created in compliance with state General Plan law pertaining to Housing Elements and was adopted by the Hughson City Council on December 14, 2015.

OVERVIEW OF STATE REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of its city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local governments to plan and address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, affordable housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, and local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs; state the community's goals and objectives with regard to housing production, rehabilitation, conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups, such as persons with disabilities and homeless persons.

As required by State Housing Element Law (Government Code Section 65583(a)), the assessment and inventory for this Housing Element includes the following:

- Analysis of population and employment trends and projections and a quantification of the locality's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes Hughson's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including overcrowding and housing stock condition.



HOUSING ELEMENT

- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and services to these sites.
- Identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with female heads of household, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of “at-risk” assisted housing developments that are eligible to change from lower-income housing to market rate housing during the next 10 years.

The Housing Element satisfies State requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The data used in preparing the Housing Needs Assessment was taken from the HCD Preapproved Data Package, 2000 and 2010 U.S. Census, American Community Survey, State Department of Finance, Stanislaus Council of Governments (StanCOG), 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 five years since the data was collected.

ORGANIZATION

Hughson’s Housing Element is organized into five sections:

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

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

Housing Opportunities: The section includes a list of potential programs offering financial and technical assistance considered a part of the City’s overall efforts and funding to retain and increase affordable housing units.



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.

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

In addition, an appendix to the Element includes a detailed review of the previous Housing Element and a detailed summary of public workshops and meetings conducted during the Housing Element Update process.

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. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan, including the Housing Element. When the City adopts a comprehensive update to the General Plan, the City will review and update the Housing Element as necessary to maintain consistency.

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 Section 65583). In order to satisfy this requirement, the City conducted a community workshop and public hearings to receive community input concerning Hughson's housing goals and policies. The purpose of the workshop was to provide an overview of the Housing Element Update process and solicit input prior to preparing the Draft Updated Housing Element. The dates of these meetings are listed below and the major housing issues and solutions discussed are outlined below. In addition, City staff used posted notices, published notices, letters and verbal notices to housing advocacy groups, property owners, and community contacts to publicize meetings dates for study sessions and public hearings (see Appendix B). The Public Review Draft Housing Element was made available on July 10, 2015, on the City of Hughson website. The input received at the workshop was taken into consideration in the review and update of the Housing Element, particularly in the consideration of new housing policies and programs.

Major Housing Issues

- General lack of affordable housing for low-income residents.
- Elderly accessibility. Housing units do not have features that seniors and the elderly increasing need in order to age in place (e.g., ramps).



HOUSING ELEMENT

- Aging housing stock. The city's housing stock is aging and it is beginning to affect safety and security. Older housing is not being kept up and there are a lot of code violations.
- Maintenance. Apartments have been successful, but maintenance is a challenge. Mobile-home parks are in disrepair and have poor infrastructure.
- Overcrowding in ownership and rental housing units.
- Out-of-town landlords. Out of town landlords do not adequately maintain or invest in their properties. In some cases they contribute to overcrowding by renting units to multiple families.
- Divided city. North of Fox includes Hughson's newer homes and higher-income residents; South of Fox is mostly older homes with lower income. There is also a cultural difference.
- Cost of living for lower-income residents. Goods and services are more expensive in Hughson. For lower-income residents and seniors who can't easily travel, it costs more for goods and services. Higher-income residents are able to shop in Modesto and Turlock where discount products are available.
- Limited access to health/medical facilities and services for lower-income residents. There are limited health/medical facilities in Hughson. For lower-income residents and seniors who cannot easily travel, it is difficult to access health/medical services.

Solutions to Major Housing Issues

- Build sense of community, ownership, pride. Partner with churches, NGOs, and civic groups to foster relationships that can be used to address aging housing and maintenance issues. Could be organized and implemented through a 5-year plan.
- Leverage local improvements and investments as a tool to get out-of-town landlords to maintain and improve their properties (e.g., match-improvements program).
- Partner with Samaritan to pursue grants to meet senior affordability needs. Expand Samaritan Village to provide additional affordable housing for seniors.
- Continue active code enforcement and working with residents to address housing maintenance issues (e.g., code violations) and overcrowding. A part-time code officer is now addressing issues to not only remove bad examples and thus eliminate the attitude that it is allowed, but also to increase community aesthetics/pride.
- Enhance communication with residents and homeowners to address housing issues. The City could provide a booth with housing resources at community events.
- Pursue economic development initiatives so that residents can get better paying jobs and afford better housing and so that the City can help reduce Hughson's high unemployment.



Public Meetings

Community Workshop, April 2, 2015

On April 2, 2015, the City of Hughson held a community workshop to provide an overview of the Housing Element Update process and solicit input from the public on housing issues prior to preparing the Draft 2015-2023 Housing Element. Following a presentation that described key issues related to Hughson's housing needs, attendees participated in a roundtable discussion about Hughson's major housing issues and possible solutions to the identified issues. A full summary of the workshop and list of attendees is provided in Appendix B.

Planning Commission/City Council Joint Study Session, July 13, 2015

On July 13, 2015, the City held a joint study session with the City Council and Planning Commission to review the Draft Housing Element, solicit feedback from the City Council and Planning Commission, and provide the public an opportunity to comment on the Draft Housing Element. The City Council authorized City staff to submit the Draft Housing Element to HCD with the following revisions:

- Removal of references to the City's farmland mitigation program as a constraint to the development of housing; and,
- Expand the discussion on the City's water supplies, quality, and infrastructure to include more details on existing and potential issues related to water supplies and quality.

Planning Commission Hearing, November 17, 2015.

On November 17, 2015, the Planning Commission recommended approval of the 2015 Housing Element and certification of the associated Negative Declaration.

City Council Hearing, December 14, 2015.

On December 14, 2015, the City Council approved the Housing Element and associated Negative Declaration and amended the Hughson General Plan to incorporate the 2015 Housing Element (Resolution No. 2015-34).

SECTION I: HOUSING NEEDS ASSESSMENT

DEMOGRAPHICS AND EMPLOYMENT 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 north-west 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 Counties. Hughson Avenue is the main business district of Hughson.



HOUSING ELEMENT

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 AND DEMOGRAPHICS

Population Change

Table 1 below shows that between 2000 and 2014 Stanislaus County's population increased by 18 percent or 79,045 persons. The five counties surrounding Stanislaus County are San Joaquin, Santa Clara, Merced, Tuolumne, and Calaveras. Of these counties, Stanislaus had the third highest percentage growth rate and the third largest numerical growth since 2000. The greatest numerical growth occurred in Santa Clara County with 185,973 new persons, followed by San Joaquin County with 147,973 new persons. Stanislaus County is the third most populated county in the region.

According to the California Department of Finance (DOF), the population in Stanislaus County was 523,038 in 2013 and 526,042 in 2014, indicating the county experienced a very small percentage change of less than 1 percent. The county experienced a similar trend between 2010 and 2014 when it only grew by 1.2 percent, a net growth of about 79,000 people. To compare, neighboring San Joaquin and Merced Counties each grew by 1.7 percent, approximately 147,133 and 54,368 people, respectively.

TABLE 1
POPULATION TRENDS

Stanislaus and Neighboring Counties
2000, 2010, and 2014

County	2000	2010	2014	Net Growth (2000-2014)	AAGR (2000-2014)
Calaveras	40,554	45,578	44,650	4,096	0.7%
Merced	210,554	255,793	264,922	54,368	1.7%
San Joaquin	563,598	685,306	710,731	147,133	1.7%
Santa Clara	1,682,585	1,781,642	1,868,558	185,973	0.8%
Stanislaus	446,997	514,453	526,042	79,045	1.2%
Tuolumne	54,501	55,365	53,604	-897	-0.1%

Source: U.S. Census Bureau 2000 and 2010; Department of Finance, 2014.



Table 2 shows that Hughson is second in population growth rate of the six communities located in central Stanislaus County. Between 2000 and 2014, Hughson grew at a rate of 4.2 percent. Hughson has been the second smallest of the six neighboring communities since 2000 Census.

TABLE 2
POPULATION TRENDS
Neighboring Cities and Communities
2000, 2010, and 2014

City	2000	2010	2014	AAGR (2000-2014)
Ceres	34,534	45,417	46,463	2.1%
Denair ¹	3,588	4,404	n/a	n/a
Hughson	3,980	6,640	7,118	4.2%
Modesto	189,460	201,165	206,785	0.6%
Patterson	11,405	20,413	20,922	4.4%
Turlock	55,488	68,549	70,132	1.7%
Waterford	6,924	8,456	8,639	1.8%

¹ Census-Designated Place (CDP)

Source: U.S. Census Bureau, 2000 and 2010, Department of Finance, 2014.

As shown in Table 3, Hughson had a population increase of 2,660 (67 percent) between 2000 and 2010, and increased by an additional 478 residents from 2010 to 2014 (7 percent). The increase is more than triple of what it was between 1990 and 2000 (22 percent).

TABLE 3
POPULATION TRENDS

City of Hughson
2000, 2010, and 2014

Year	Population	Change	Percentage Change	Average Annual Growth Rate
1990	3,259	-	-	-
2000	3,980	720	22%	2.02%
2010	6,640	2,660	67%	5.25%
2014	7,118	478	7%	1.75%

Source: U.S. Census Bureau, 1990, 2000 and 2010; Department of Finance, 2014.



HOUSING ELEMENT

Population Projections

Table 4 shows Stanislaus Council of Government's (StanCOG) population projections for the city of Hughson and Stanislaus County from 2010 through 2040. Over the next 30 years, the city's population is expected to increase from 6,640 to over 9,324, a change of over 2,600 people or about 40 percent. As a comparison Stanislaus County is projected to increase to over 249,000 people or 32.7 percent. Of the 249,607 new people projected to live in Stanislaus County by 2040, about 3.7 percent (9,324) are expected to live in the city of Hughson. The city of Hughson had an average annual growth rate of about 2 percent between 1990 and 2000 and 5.25 percent between 2000 and 2010. More recently though the average annual growth rate returned to nearly 2 percent (1.75%) between 2010 and 2014, similar to the 1990-2000 rate.

Over the next 30 years, the city of Hughson is expected to experience steady population growth at an average annual growth rate between 1.1 and 1.3 percent. Hughson's average annual growth rate over the 30 year period (1.2 percent) is projected to be slightly lower than Stanislaus County as a whole (1.3 percent) (see Table 4).

**TABLE 4
POPULATION PROJECTIONS**

**City of Hughson and Stanislaus County
2010-2040**

Year	Hughson			Stanislaus County		
	Population	Percent Change	Annual Average Growth Rate	Population	Percent Change	Average Annual Growth Rate
2010	6,640	--	--	514,453	--	--
2015	7,012	5.6%	1.1%	551,668	7.2%	1.4%
2020	7,437	6.1%	1.2%	594,146	7.7%	1.5%
2025	7,862	5.7%	1.1%	636,625	7.1%	1.4%
2030	8,287	5.4%	1.1%	679,403	6.7%	1.3%
2035	8,805	6.3%	1.3%	721,582	6.2%	1.2%
2040	9,324	5.9%	1.2%	764,060	5.9%	1.2%
Change/Average	2,684	40.0%	1.2%	249,607	48.5%	1.3%

Source: Stanislaus StanCOG, 2015.



Age Characteristics

Table 5 shows population by age in Hughson for 2000 and 2010. Although small, the greatest changes were in the 10-14 year age group, which decreased from 11 percent to 9 percent and 35-44 year age group, which declined from 16 percent to 14 percent. The 35-59 year age group increased slightly in population. The 60-84 year age group grew slightly. The over 85 age group increased from 1 percent to 3 percent. These trends indicate an overall aging of Hughson's population, especially for seniors over the age of 85.

According to the 2010 U.S. Census, the 0-9 age group had the largest population (1051), followed by the 35-44 age group (941), 45-54 (862), 25-34 (843), and 15-19 (604) age groups, respectively. The 45-54 age group also experienced the largest growth since the 2000 Census, increasing by nearly 400 residents. The population under 20 represented 34 percent. The senior population, age 65 and over, represented 11 percent of the population.

Between 2000 and 2010, the median age in Hughson increased by over two years from 30.6 to 32.8 years of age, respectively. Overall, the city and county median age has been lower than that of the state. According to the 2010 Census, in 2010 the median age was 32.8 for the city and 32.9 for the county compared to 35.2 in the state.

**TABLE 5
POPULATION BY AGE TRENDS**

**City of Hughson
2000 and 2010**

Age Group	2000		2010	
	Number	Percentage	Number	Percentage
0-9 years	668	17%	1051	16%
10-14 years	431	11%	603	9%
15-19 years	360	9%	604	9%
20-24 years	274	7%	444	7%
25-34 years	461	12%	843	13%
35-44 years	656	16%	941	14%
45-54 years	465	12%	862	13%
55-59 years	165	4%	322	5%
60-64 years	117	3%	254	4%
65-74 years	205	5%	316	5%
75-84 years	134	3%	232	3%
85+ years	44	1%	168	3%
Total	3,980	100%	6,640	100%
Median Age	30.6		32.8	

Source: U.S. Census Bureau, 2000 and 2010.



HOUSING ELEMENT

Most age groups have similar numbers of males and females within each age group, with a few exceptions (Table 6). The 0 to 9 years of age group has a greater number of females. The 15 to 19 years of age group has a greater number of males by over 150 males. The working age adult age groups have similar numbers between males and females up to the 55 to 59 years of age group that has nearly three times as many males than females. Thereafter, the number of females continues to outnumber males. The total number of females is also greater than the total number of males, which can account for the age groups with greater numbers of females.

TABLE 6
POPULATION BY AGE AND MALE/FEMALE

City of Hughson
2013

Age Group	Male		Female	
	Number	Percentage	Number	Percentage
0–9 years	467	15%	720	20%
10–14 years	275	9%	297	8%
15–19 years	379	12%	215	6%
20–24 years	265	8%	287	8%
25–34 years	369	12%	398	11%
35–44 years	410	13%	484	14%
45–54 years	439	14%	419	12%
55–59 years	142	5%	54	2%
60–64 years	98	3%	254	4%
65–74 years	73	2%	147	4%
75–84 years	171	5%	193	5%
85+ years	70	2%	111	3%
Total	3,157	100%	3,583	100%

Note: Numbers may not add up to 100% due to rounding.

Source: U.S. Census Bureau, 2009-2013.



Population by Race/Ethnicity

Table 7 shows population by race and ethnicity in Hughson and the county according to the 2010 Census. All race and ethnicity groups have increased from 2000 to 2010, which is demonstrated by the similar percentages across the comparison years. The greatest percentage increase from 2000 to 2010 was for persons who categorized themselves as white in Hughson, which is 77 percent of the population in 2010 compared to 69 percent in 2000. About 43 percent of the city's population was of Hispanic origin, which was similar to the county (42 percent).

**TABLE 7
POPULATION BY RACE AND ETHNICITY**

**City of Hughson and Stanislaus County
2000-2010)**

Category	City of Hughson		Stanislaus County		City of Hughson		Stanislaus County	
	2000		2010		2000		2010	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White	2,738	69%	309,901	69%	5,125	77%	337,342	66%
Black	24	<1%	11,521	3%	55	1%	14,721	3%
American Indian or Alaska Native	57	1%	5,676	1%	74	1%	5,902	1%
Asian	44	1%	18,848	4%	97	2%	26,090	5%
Native Hawaiian and Other Pacific Islander	5	<1%	1,529	<1%	13	<1%	3,401	<1%
Some Other Race	967	24%	75,187	17%	982	15%	99,210	19%
Two or More Races	145	4%	24,335	5%	294	4%	27,787	5%
Total	3,980	100%	446,997	100%	6,640	100%	514,453	100%
Hispanic or Latino Origin	1,545	39%	141,871	32%	2,871	43%	215,658	42%

Source: U.S. Census Bureau, 2000 and 2010.



Income and Employment

Table 8 shows that educational, health care, and social assistance services as well as wholesale and retail trades are the largest employment areas in Hughson, representing 37 percent of the labor force in 2013. This is a change from 2000 when the manufacturing industry was the largest employment area in the city. The next largest industries are Public Administration and Other Services, except Public Administration, each both with 12 percent of the labor force in 2013. The city's employment as a whole has increased between 2000 and 2013 by nearly 1,000 jobs from 1,494 to 2,479. Job creation in Hughson is not keeping pace with population increases. According to ACS 2009-2013, the unemployment rate in Hughson increased significantly from 14 percent in 2000 to 23 percent in 2013. The rise in unemployment could be a residual effect of the Great Recession.

TABLE 8
EMPLOYMENT BY INDUSTRY

City of Hughson
2000 and 2013

Industry Type	2000		2013	
	Number	Percentage	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	156	10%	122	5%
Construction	107	7%	119	5%
Manufacturing	261	18%	282	11%
Wholesale and retail trade	220	15%	432	17%
Transportation and warehousing, and utilities	88	6%	72	3%
Information	29	2%	39	2%
Finance and insurance, and real estate and rental and leasing	27	2%	104	4%
Professional, scientific, and management, and administrative and waste management services	142	10%	156	6%
Educational services, and health care and social assistance	217	15%	499	20%
Arts, entertainment, and recreation, and accommodation and food services	87	6%	67	3%
Other services, except public administration	76	5%	293	12%
Public Administration	84	6%	294	12%
Civilian employed population 16 years and over	1,494	100%	2,479	100%

Source: U.S. Census Bureau, 2000; ACS 5-year, 2009-2013.



Table 9 identifies the nine largest employers in the Hughson area. Duarte Nursery, Hughson Nut, and Hughson Unified School District are the largest employers in the city. Of the top nine employers, one is in education, six are agricultural, and two are in the service industry.

**TABLE 9
MAJOR EMPLOYERS**

**City of Hughson
2012**

Employer	Description	Number of Employees¹
Duarte Nursery	Wholesale Nursery	350
Hughson Nut	Almond Grower/Processor	348
Hughson Unified School District	Education District	251
Grower Direct Nut Co.	Walnut Processor	137
Samaritan Village	Retirement Center	107
Alpine Pacific Nut	Walnut Processor	100
Martella's Walnut Huller	Walnut Huller	56
Whitehurst-Lakewood Memorial	Funeral & Cemetery Services	51
Pohl & Holmes Hulling	Almond Processing	50

¹ Reflects peak seasonal levels where applicable and may include estimates.

Source: City of Hughson, 2012.



HOUSING ELEMENT

According to the 2000 Census, only 13 percent of Hughson's residents were a part of the city's labor force and 83 percent, worked outside of Hughson (Table 10). Of those, 13 percent also worked outside of Stanislaus County. In 2013 a majority of the workers, nearly 60 percent, commuted less than 30 minutes. This is significantly less than commute trends in 2000 (70 percent), and reflects an increase in the number of people commuting more than 30 minutes, which increased from 24 percent in 2000 to over 30 percent in 2010.

**TABLE 10
EMPLOYMENT BY COMMUTING PATTERNS**

**City of Hughson
2000 and 2013**

Commuting Pattern	2000		2013	
	Number	Percentage	Number	Percentage
Worked in Hughson ¹	200	13%	n/a	n/a
Worked outside Hughson ¹	1,245	83%	n/a	n/a
Worked in the County	1,253	84%	1,931	81%
Worked outside the County	192	13%	468	20%
Commute Time to Work				
0–14 Minutes	435	29%	528	23%
15–29 Minutes	614	41%	820	36%
30–44 Minutes	182	12%	543	24%
45+ Minutes	175	12%	376	17%
Worked at Home	39	3%	132	5%

¹American Community Survey does not have the information for cities, only the decennial census.

Source: U.S. Census Bureau, 2000; ACS 5-year, 2009-2013.

Population and Employment Projections

Table 11 shows the occupational employment projections for Stanislaus County from 2010 to 2020. Overall, employment was projected to increase by 16 percent, from 178,500 to 207,100. The largest growth for employment is projected in Construction and Extraction (48 percent), Personal Care and Service occupations (31 percent), and Architectural and Engineering (26 percent).



**TABLE 11
COUNTY OCCUPATIONAL EMPLOYMENT PROJECTIONS**

**Modesto Metropolitan Statistical Area (Stanislaus County)
2010 and 2020**

Occupational Title	2010	2020	Employment Change	
			Number	Percentage
Total	178,500	207,100	28,600	16%
Management Occupations	13,440	14,010	570	4%
Business and Financial Operations Occupations	5,000	6,040	1,040	21%
Computer and Mathematical Occupations	1,300	1,580	280	22%
Architecture and Engineering Occupations	1,190	1,500	310	26%
Life, Physical, and Social Science	1,030	1,260	230	22%
Community and Social Services Occupations	4,590	5,470	880	19%
Legal Occupations	700	800	100	14%
Education, Training, and Library Occupations	12,560	13,700	1,140	9%
Arts, Design, Entertainment , Sports, and Media Occupations	2,040	2,390	350	17%
Healthcare Practitioners and Technical Occupations	9,300	10,870	1,570	17%
Healthcare Support Occupations	4,910	5,640	730	15%
Protective Service Occupations	2,720	3,100	380	14%
Food Preparation and Serving Related Occupations	13,900	16,250	2,350	17%
Building and Grounds Cleaning and Maintenance Occupations	5,400	6,510	1,110	21%
Personal Care and Service Occupations	7,590	9,920	2,330	31%
Sales and Related Occupations	16,890	19,810	2,920	17%
Office and Administrative Support Occupations	25,080	28,480	3,400	14%
Farming, Fishing, and Forestry Occupations	10,930	11,070	140	1%
Construction and Extraction Occupation	6,300	9,300	3,000	48%
Installation, Maintenance and Repair Occupations	6,580	7,780	1,200	18%
Production Occupations	12,190	13,120	930	8%
Transportation and Material Moving Occupations	15,370	18,470	3,100	20%

Source: State of California Employment Development Department, 2013.



HOUSEHOLD CHARACTERISTICS

Household type and size, income levels, the presence of special needs populations, and other household characteristics help in determining residents' housing needs. This section details the various household characteristics affecting housing needs in the City of Hughson.

Households

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. It does not consider persons living in retirement or convalescent homes, dormitories, or other group living situations as 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.

Table 12 shows households by type in 2000 and 2010. In 2010 there were about 2,069 households in Hughson. This represents an increase of over 800 households from 2000. The Census defines family households as a household that includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. Only people in a household who are related to the householder are considered family members. Non-family households are defined as households containing only one person, or one householder and additional persons who are not related. In 2010 approximately 79 percent of households consisted of families, while 21 percent were non-family households. Between 2000 and 2010 there was a decrease in family households with children from 57 percent to 54 percent, respectively. Single female householders with children decreased from 2000 to 2010 from 8 percent to 7 percent, respectively, while single male householders with children increased from 3 percent to 4 percent.



TABLE 12
HOUSEHOLD TYPE AND PRESENCE OF CHILDREN 18 YEARS OLD AND UNDER

City of Hughson
2000 and 2010

Household Type	2000		2010	
	Number	Percentage	Number	Percentage
Family Households	993	81%	1,628	79%
With children	562	57%	886	54%
With no children	431	43%	742	46%
Female Householder with children	110	11%	147	9%
Female Householder with no children	76	8%	113	7%
Male Householder with children	25	3%	61	4%
Male Householder with no children	28	3%	49	3%
Non-Family Households	230	19%	441	21%
Total Households	1,223		2,069	

Source: U.S. Census Bureau, 2000 and 2010.

The number of 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 is growing faster than the households, then the persons per household would be increasing.

Table 13 shows that between 2000 and 2010, persons per household slightly decreased from 3.3 to 3.2 for the city of Hughson and stayed the same in Stanislaus County (3.1). The decrease in persons per household indicates that households were forming at a slightly faster rate than population growth between 2000 and 2010. More recently, the persons per household rate has increased back to 3.3 in the City of Hughson and remained stagnant in Stanislaus County.

TABLE 13
PERSON PER HOUSEHOLD TRENDS

City of Hughson and Stanislaus County
2000, 2010, and 2014

Year	City of Hughson	Stanislaus County
2000	3.3	3.1
2010	3.2	3.1
2014	3.3	3.1

Source: U.S. Census Bureau, 2000 and 2010; Department of Finance, 2014.



HOUSING ELEMENT

In addition to the persons per household, household size helps to determine the size of housing units needed within a jurisdiction. Table 14 below shows that in the City of Hughson, “large” households (i.e., households containing five or more persons) represented 21 percent of all households in 2010. Between 2000 and 2010 the percentage of households with five or more persons increased from 18 to 20 percent in the county, while they decreased from 22 to 21 percent in the city. Households with one person were the fastest growing household type in the city. Between 2000 and 2010 single person households increased from 16 percent to 18 percent, respectively. Households with more than one person decreased from 85 percent to 82 percent in the same period.

TABLE 14
HOUSEHOLD SIZE TRENDS

City of Hughson and Stanislaus County
2000-2010

Household Size	City of Hughson		Stanislaus County		City of Hughson		Stanislaus County	
	2000		2010		2010		2010	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
1 Person	197	16%	28,211	19%	367	18%	31,923	19%
2 Person	314	26%	41,630	29%	511	25%	45,464	28%
3-4 Person	448	37%	48,856	34%	749	36%	55,406	34%
5+ Person	264	22%	26,449	18%	442	21%	32,387	20%
Total	1,223	100%	145,146	100%	2,069	100%	165,180	100%

Source: U.S. Census Bureau, 2000 and 2010.

Household Income

Household income is a key factor affecting housing opportunity. It determines a household’s ability to balance housing costs with other basic necessities. Income levels can vary considerably among households based upon tenure, household type, location of residence, and race/ethnicity, among other factors.

The State and Federal governments classify household income limits into several categories based on the relationship to the county area median income (AMI), adjusted for household size. The standard income groups 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.



Federal housing programs use the Federal estimate of AMI. According to HUD, the AMI for a median-income four-person household in Stanislaus County was \$52,700 in 2014. For all income categories HUD defines income limits for various household sizes based on a four-person household as a reference point. The State income limits are used throughout this Housing Element, except as noted where data has been compiled by HUD. Area Median Incomes (AMI) are estimated and published annually by the Department of Housing and Community Development (HCD). The AMI is used to classify households into income groups consistent with State law. Table 15 shows the maximum household income levels by household size according to HCD.

TABLE 15
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE

Stanislaus County
2014

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1 person	\$13,050	\$21,700	\$34,750	\$43,400	\$52,100
2 persons	\$14,900	\$24,800	\$39,700	\$49,600	\$59,500
3 persons	\$16,750	\$27,900	\$44,650	\$55,800	\$66,950
4 persons	\$18,600	\$31,000	\$49,600	\$62,000	\$74,400
5 persons	\$20,100	\$33,500	\$53,600	\$66,950	\$80,350
6 persons	\$21,600	\$36,000	\$57,550	\$71,900	\$86,300
7 persons	\$23,100	\$38,450	\$61,550	\$76,900	\$92,250
8 persons	\$24,600	\$40,950	\$65,500	\$81,850	\$98,200

Source: California Department of Housing and Community Development, 2014.



HOUSING ELEMENT

Table 16 shows the household income categories for the city of Hughson. As of 2011, approximately 19 percent of households in Hughson were extremely low-income and very low-income.

**TABLE 16
HOUSEHOLD INCOME CATEGORIES**

**City of Hughson
2011**

Income Level	Percentage of AMI	Income	Number of Households	Percentage of Households
Extremely Low	<=30%	<= \$18,330	120	6%
Very Low	31% – 50%	\$18,941–\$30,550	265	13%
Low	51% – 80%	\$31,161–\$48,880	290	14%
Moderate	81% – 100%	\$49,491–\$61,100	345	17%
Above Moderate	>100%	> \$61,100	1010	50%
Total	–	–	2,030	100%

Source: U.S. Department of Housing and Urban Development, 2007-2011; California Department of Housing and Community Development, 2011

Table 17 shows the median household incomes for the city of Hughson and Stanislaus County. The 2013 median household income was \$46,943 for Stanislaus County and \$49,209 for Hughson. Between 2000 and 2010 the median household income in Hughson increased by 24 percent from \$40,385 to \$49,977 or approximately 2.4% per year. At the same time, the median income for Stanislaus County increased by 24 percent from \$40,101 to \$49,833. From 2010 to 2013, incomes in both the city and county decreased by two percent and six percent, respectively.

**TABLE 17
MEDIAN HOUSEHOLD INCOME TRENDS**

**City of Hughson and Stanislaus County
2000, 2010, and 2013**

Year	City of Hughson			Stanislaus County		
	Income	Change	Percentage	Income	Change	Percentage
2000	\$40,385	-	-	\$40,101	-	-
2010	\$49,977	\$9,592	24%	\$49,833	\$9,732	24%
2013	\$49,209	-\$768	-2%	\$46,943	-\$2,890	-6%

Source: U.S. Census Bureau, 2000 and 2010; ACS 3-year, 2011-2013.



As shown in Table 18, the proportion of households in Hughson with incomes less than \$15,000 (i.e., those typically falling into the extremely low-income category) has decreased significantly from 20 percent in 2000 to 11 percent in 2013. Conversely, households with incomes over \$100,000 increased significantly, from 7 percent in 2000 to 25 percent in 2013. Overall, the percentage of households that fall in or below the low-income category (i.e., those making less than \$48,880 per year) have decreased from 62 percent in 2000 to 51 percent in 2013.

TABLE 18
INCOME DISTRIBUTION BY NUMBER OF HOUSEHOLDS
CITY OF HUGHSON

2000 and 2013

Income Ranges	2000		2013	
	Number	Percentage	Number	Percentage
Less than \$15,000	245	20%	250	11%
\$15,000–\$24,999	195	16%	297	14%
\$25,000–\$34,999	117	10%	244	11%
\$35,000–\$49,999	200	16%	326	15%
\$50,000–\$74,999	275	22%	282	13%
\$75,000–\$99,999	112	9%	245	11%
\$100,000+	86	7%	540	25%
Total	1,230	100%	2,184	100%

Source: U.S. Census Bureau, 2000; ACS 5-year, 2009-2013.



HOUSING ELEMENT

Poverty

Table 19 summarizes households below the poverty level in Hughson. There has been a slight increase in the overall number of households below the poverty level from 2000 when 16 percent of households were below compared to 2013 when 17 percent of households (290 households) were below. Similarly, family households under the poverty level with children under the age of 18 increased between 2000 and 2013 from 13 percent to 15 percent, respectively. Single female headed households below the poverty level experience a significant increase from 43 percent in 2000 to 54 percent 2013. Similarly, single female headed households with children increased from 38 percent in 2000 to 46 percent in 2013.

**TABLE 19
HOUSEHOLDS BY POVERTY LEVEL**

**City of Hughson
2000 and 2013**

Family Households	2000		2013	
	Number	Percentage	Number	Percentage
Total Family Households	989		1,679	
Families with Income Below Poverty Level	159	16%	290	17%
Families with Children under 18 years of age with Income Below Poverty Level	133	13%	254	15%
Total Female Householders	159		452	
Female Householder Below Poverty Level	69	43%	243	54%
Female-Headed Households with Children under 18 years of age Below Poverty Level	61	38%	207	46%

Source: U.S. Census Bureau, 2000; ACS 5-year, 2009-2013.

Housing Inventory and Market Conditions

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. Table 20 shows that single-family detached units comprise the majority of the housing stock within the city and county according to the California Department of Finance. In 2014, Hughson had a total of 2,350 housing units. While housing stock quantity is similar in 2014 compared to 2010, as later described in Table 30, the condition of housing units vary from sound or fair condition to in need of moderate to substantial repair. Over 38 percent of the housing units were found to be in need of moderate to substantial repair.



TABLE 20
HOUSING UNITS BY TYPE

City of Hughson and Stanislaus County
2000 and 2014

Housing Type	City of Hughson				Stanislaus County			
	2000		2014		2000		2014	
	Number	%	Number	%	Number	%	Number	%
Single-Family Detached	980	78%	1,999	85%	109,509	73%	133,952	75%
Single-Family Attached	65	5%	15	1%	7,190	5%	7,484	4%
Multifamily 2-4 Units	50	4%	42	2%	10,529	7%	12,382	7%
Multifamily 5+ Units	68	5%	233	10%	15,129	10%	17,127	10%
Mobile Homes/Other	89	7%	61	3%	8,450	6%	8,558	5%
Total Units	1,252	100%	2,350	100%	150,807	100%	179,503	100%

Source: U.S. Census Bureau, 2000; HCD Data Package, 2014.

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 21 below shows that between 2000 and 2010, tenure patterns in Hughson stayed the same. In comparison to the city, the County has a higher proportion of renter households. For example, in 2000 the County had 5 percent more renters than the city. This number increased to 7 percent in 2010.

TABLE 21
TENURE BY HOUSEHOLDS

City of Hughson and Stanislaus County
2000 and 2010

	City of Hughson		Stanislaus County		City of Hughson		Stanislaus County	
	2000				2010			
	Number	%	Number	%	Number	%	Number	%
Owner-occupied	818	67%	89,886	62%	1,388	67%	99,364	60%
Renter-occupied	405	33%	55,260	38%	681	33%	65,816	40%
Total Occupied Housing Units	1,223	100%	145,146	100%	2,069	100%	165,180	100%

Source: Data Package, 2000, 2010.



HOUSING ELEMENT

Overcrowding

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

Table 22 shows the household overcrowding trends in the City of Hughson and Stanislaus County. In 2000, 15 percent, or 1,223, of all households in the city were considered overcrowded. By 2013, the percentage decreased to 5 percent, or 109, overcrowded units. Overcrowding rates for owner occupied and renter occupied units in the city are very similar, 4.5 percent and 4.7 percent, respectively. However, overcrowded housing in the county is more critical for renter households, because they are subject to overcrowded conditions more than owner households. In the County the percentage of overcrowded units for renters was 8.7 percent versus 2.9 percent for owner-occupied units in 2013.

TABLE 22
HOUSEHOLD OVERCROWDING TRENDS
City of Hughson and Stanislaus County
2000-2013

	City of Hughson			Stanislaus County		
	2000			2013		
	Number	Total	Percentage	Number	Total	Percentage
City of Hughson	186	1,223	15%	109	2,184	5%
Stanislaus County	20,120	145,146	14%	11,682	166,883	7%

Source: U.S. Census Bureau, 2000; ACS 5-year, 2009-2013.



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 2010 the census reported an overall vacancy rate of 8.0 percent for Stanislaus County and 7.4 percent for the City of Hughson. DOF estimated a similar vacancy rate (7.4 percent) for Hughson in 2014. DOF’s estimate includes all housing unit types and does not exclude seasonal, recreational, or occasional use. Table 23 shows the characteristics of the city’s vacant housing units in 2010.

**TABLE 23
VACANCY STATUS OF HOUSING STOCK**

**City of Hughson
2010**

Type	Number	Percentage
Total	2,234	100%
Occupied	2,069	93%
Vacant	165	7%
For Rent	103	5%
For Sale Only	21	0.9%
Rented/Sold, Not Occupied	7	0.3%
For Seasonal/Recreational or Occasional Use	3	0.1%
For Migrant Workers	0	0%
Other Vacant	31	1%

Source: U.S. Census Bureau, 2010.

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 available. Housing affordability is dependent upon income and housing costs. According to the HCD state income limits for 2014, the Area Median Income (AMI) in Stanislaus County was \$62,000.

Table 24 below describes the income limits for a four-person household based on the Area Median Income.



HOUSING ELEMENT

TABLE 24
INCOME GROUPS BY AFFORDABILITY

City of Hughson
2011

Income Group	Income Range
Area Median Income	\$40,385
Extremely Low (0 to 30%)	Less than \$18,330
Very Low (31 to 50%)	\$18,941–\$30,550
Low (51 to 80%)	\$31,161–\$48,880
Moderate (80 to 120%)	\$49,491–\$61,100
Above Moderate (more than 120%)	More than \$61,100

Source: State of California Department of Housing and Community Development, 2011, U.S. Census Bureau, 2000 and 2010; ACS 3-year, 2011-2013.

Single-Family Unit Sales

Table 25 shows that the sales prices for single-family homes from 2006 to 2013. As show, prices declined significantly between 2006 and 2012. The biggest drop occurred in 2008 when prices decreased 31 percent. After 2012 the median sales price increased significantly by 35 percent, but still remained lower than 2007 rates.

TABLE 25
MEDIAN SINGLE-FAMILY HOUSING SALES PRICE

City of Hughson
2013

Year	Median Sales Price	% Annual Change
2006	\$364,500	-
2007	\$350,500	-3.8%
2008	\$239,500	-31.7%
2009 ¹	\$198,300	-17.2%
2010 ¹	\$188,200	-5.1%
2011 ¹	\$179,400	-4.7%
2012	\$185,000	3.7%%
2013	\$250,000	35.1%
2014	\$230,100	-8.0%
2015 ²	\$359,000	56.0%

¹ Zillow, Stanislaus County Home Prices and Values, 2015.

² Through April

Source: Zillow 2009-2011; Dataquick, 2012, 2013; Corelogic 2014, 2015.



According to the Trulia Real Estate website, during January 2015 the City of Hughson had 26 homes for sale, 92 homes that were recently sold, and 12 homes in foreclosure. The median sales price for October 2014 to January 2015 was \$276,000 based on 15 home sales.

Table 26 contains the sales volume for homes sold in Stanislaus County in 2012 and 2013. Hughson's prices are rising faster than many similarly sized communities in the county. Only the communities of Denair, Empire, and Patterson have experienced greater increases in price. However, Hughson has significantly higher housing prices compared to the other communities.

**TABLE 26
SALES ACTIVITY**

**Stanislaus County Region
2012-2013**

County/City/ Community	# Sold	2012	2013	% Change Year to Year
Stanislaus County	6,657	\$137,500	\$175,000	27.27%
Ceres	454	\$130,250	\$160,000	22.84%
Denair	91	\$145,000	\$215,000	48.28%
Empire	11	\$48,000	\$76,000	58.33%
Hughson	122	\$185,000	\$250,000	35.14%
Keyes	37	\$109,750	\$110,000	0.23%
Modesto	3392	\$126,000	\$160,000	26.98%
Newman	113	\$116,750	\$145,000	24.20%
Oakdale	457	\$175,000	\$210,000	20.00%
Patterson	448	\$150,000	\$210,000	40.00%
Riverbank	318	\$155,000	\$199,000	28.39%

Source: Dataquick, 2013.



HOUSING ELEMENT

The 2009-2013 American Community Survey estimates the median gross rent in Hughson is \$1,170. As shown in Table 27, among lower income households a high proportion are paying 30 percent or more of total income on gross rent. 100 percent of households earning \$10,000 or less are spending 30 percent or more of their income on rent. 87 percent of households earning \$10,000 to \$19,000 are spending 30 percent or more of their income on rent. 100 percent of households earning \$20,000 to \$34,999 are spending 30 percent or more of their income on rent. In contrast only 25 percent of households earning \$75,000 and above pay 30 percent or more of their total income on rent.

TABLE 27
HOUSEHOLDS OVERPAYING GROSS RENT

City of Hughson
2009-2013

Households Paying 30 Percent or More of Total Income on Gross Rent			Total Number of Households
Income Level	Number	Percent	Number
Less than \$10,000	58	100%	58
\$10,000-19,000	173	87%	200
\$20,000-34,999	161	100%	161
\$35,000-49,999	83	83%	100
\$50,000-74,999	62	58%	107
\$75,000 and Above	24	25%	96

Source: ACS 5-year, 2009-2013.



Affordability

Table 28 summarizes 2014 HCD-defined household income limits for very low-, low-, and moderate-income households in Stanislaus County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2014 area median income for a family of four in Stanislaus County (\$62,000) could afford to spend up to \$1,550 per month on rent without overpaying. A three-person household would be classified as low-income if its annual income was less than \$33,500. This household could afford a \$744 maximum monthly rent.

For renters this is a straightforward calculation, but home ownership costs are less transparent. An affordable price depends on several factors, including the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice the interaction of these factors as well as insurance, and taxes allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. Interest rates, insurance, and taxes are held constant in the table below in order to determine maximum affordable rent and purchase price for households in each income category. It is important to note that this table is used for illustrative purposes only.

An estimated maximum purchase price for a four-person household earning \$62,000 per year would be \$250,434. This is slightly higher than the median sale price for homes in Hughson in 2013 (\$250,000). Extremely low-, very low-, and low-income households would not be able to afford the 2014 median sale price of \$250,000 without overpaying.



HOUSING ELEMENT

**TABLE 28
ABILITY TO PAY**

**Stanislaus County
2014**

Extremely Low-Income Households at 30% of 2014 Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$13,000	\$14,900	\$16,750	\$18,600	\$20,100	\$21,600
Max. Monthly Gross Rent (1)	\$325	\$373	\$419	\$465	\$503	\$540
Max. Purchase Price (2)	\$52,510	\$60,185	\$67,658	\$75,130	\$81,189	\$87,248
Very Low-Income Households at 50% of 2014 Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$35,950
Max. Monthly Gross Rent (1)	\$543	\$620	\$698	\$775	\$838	\$899
Max. Purchase Price (2)	\$87,652	\$100,174	\$112,695	\$125,217	\$135,315	\$145,211
Low-Income Households at 70% of Median Family Income For Sale and 60% of MFI for Rental						
Number of Persons	1	2	3	4	5	6
Income Level for Sale (70% MFI)	\$30,400	\$34,700	\$39,050	\$43,400	\$46,850	\$50,350
Income Level for Rental (60% MFI)	\$26,050	\$29,750	\$33,500	\$37,200	\$40,200	\$43,150
Max. Monthly Gross Rent (1)	\$651	\$744	\$838	\$930	\$1,005	\$1,079
Max. Purchase Price (2)	\$122,793	\$140,162	\$157,733	\$175,304	\$189,239	\$203,377
Median-Income Households at 100% of 2014 Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$43,400	\$49,600	\$55,800	\$62,000	\$66,950	\$71,900
Max. Monthly Gross Rent (1)	\$1,085	\$1,240	\$1,395	\$1,550	\$1,674	\$1,798
Max. Purchase Price (2)	\$175,304	\$200,347	\$225,391	\$250,434	\$270,428	\$290,423
Moderate-Income Households at 120% of 2014 Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$52,100	\$59,500	\$66,950	\$74,400	\$80,350	\$86,300
Max. Monthly Gross Rent/Payments (1)	\$1,520	\$1,735	\$1,953	\$2,170	\$2,344	\$2,517
Max. Purchase Price (2)	\$245,519	\$280,392	\$315,500	\$350,607	\$378,647	\$406,686

¹Max Monthly Gross Rent calculation assumes that 30 percent of income (or 35 percent for moderate-income households) is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

²Max Purchase Price calculation assumes 95 percent loan at 5 percent annual interest rate and 30-year term with taxes and mortgage insurance at about 21 percent.

Source: State of California Department of Housing and Community Development, Official State Income Levels for 2014.



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.

Table 29 summarizes overpayment by income group for households in the city. In 2011, a total of 1,495 (over 50 percent) of all households in Hughson paid in excess of 30 percent of their income for housing, and about 22 percent paid in excess of 50 percent of their income for housing. Renters had a higher percentage of households overpaying, with 68 percent, while only 44 percent of owners overpaid. In 2011, there were 135 owner-occupied households and 270 renter-occupied households earning less than 50 percent of the Median Family Income (MFI) in the city. Of these, 60 owner-occupied households and 60 renter-occupied households earned less than 30 percent of the MFI.



HOUSING ELEMENT

**TABLE 29
TOTAL HOUSEHOLDS OVERPAYING BY INCOME**

**City of Hughson
2011**

Income Range	Total Households	% of Total Households	Cost Burden > 30%	Cost Burden > 50%
Renter-Occupied Units				
Extremely Low (0 to 30%)	60	3%	60	60
Very Low (31 to 50%)	190	9%	130	75
Low (51 to 80%)	140	7%	140	65
Moderate (80 to 100%)	80	4%	35	0
Above Moderate (more than 100%)	220	11%	105	65
Subtotal	690	34%	470	265
Owner-Occupied Units				
Extremely Low (0 to 30%)	60	3%	15	0
Very Low (31 to 50%)	75	4%	60	60
Low (51 to 80%)	150	7%	100	40
Moderate (80 to 100%)	265	13%	130	65
Above Moderate (more than 100%)	790	39%	280	10
Subtotal	1340	66%	585	175
TOTAL HOUSEHOLDS (occupied units)	2,030	100%	1,055	440

Source: U.S. Department of Housing and Urban Development, 2007-2011.

Housing Conditions Survey

In May of 2009, the City of Hughson conducted a survey to identify the general housing conditions. The City assessed the housing condition 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. 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 survey found the majority of units to be in sound condition with a few units in need of substantial repair and some in need of minor and moderate repair. Tables 30, 31 and 32 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 rooflines. 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 shows 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.
- **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 percent of the surveyed units were found to be in need of substantial repair and none of the surveyed units was found to be in dilapidated condition. Table 30 illustrates the overall condition of all of the homes surveyed in the City. Approximately 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 rooflines, 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 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 30
HOUSING CONDITIONS SURVEY RESULTS

City of Hughson
2009

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: Hughson Housing Conditions Survey; May 2009.



HOUSING ELEMENT

83 percent of all surveyed structures were single family homes with attached or detached garages. Table 31 shows that 95 percent of the single family homes surveyed were in sound or minor condition. This means little maintenance, if any, was needed. Four percent of the homes required moderate repairs. There was only one single family home found to be in need of substantial repair.

TABLE 31
ATTACHED/DETACHED SINGLESINGLE-FAMILY-FAMILY HOUSING CONDITIONS

City of Hughson
2009

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: Hughson Housing Conditions Survey; May 2009.

As shown in Table 32, there were nine duplex units surveyed. 33 percent of the duplexes 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 32
DUPLEX HOUSING CONDITIONS

City of Hughson
2009

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: Hughson Housing Conditions Survey; May 2009.



Table 33 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. 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 33
MULTI-FAMILY HOUSING CONDITIONS

City of Hughson
2009

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: Hughson Housing Conditions Survey; May 2009.



HOUSING ELEMENT

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**FIGURE 1
OVERALL CONDITION**





HOUSING ELEMENT

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SPECIAL NEEDS

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, age, 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 and Elderly Households

Many senior and elderly households live in housing that is too expensive or does not accommodate specific needs for assistance. Due to various circumstances, a senior or 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 senior and elderly community. The senior population is defined as persons over the age of 65 years.

It should be noted that Hughson experienced a significant increase in its senior population since 2002 when the Samaritan Village senior housing development opened. Samaritan Village opened in summer 2002 to offer a luxurious, yet affordable, living to seniors ages 62 and older. Samaritan Village offers three rental living options: independent, assisted, or residential. Monthly residence fees include meals in a full-service restaurant and deli, major utilities, housekeeping, transportation, local phone calls, activities, maintenance, and additional care services. The residential community also features amenities such as a movie theatre, fitness center, game lounge, chapel and worship services, indoor heated swimming pool, and more. The complex currently houses 250-275 residents.

As shown in Table 34, the senior population increased significantly (87 percent) between 2000 and 2010 from 383 to 716. However, as a percentage of the overall population the percentage of senior population increased only slightly from 9.6 percent in 2000 to 10.8 percent in 2010. Since 2010, the senior population has continued to increase. Between 2010 and 2013 the senior population increased by 7 percent, and seniors as a percentage of the overall population increased to 11.4 percent.

TABLE 34
SENIOR POPULATION TRENDS (65+)

City of Hughson 2000, 2010, and 2013				
Year	Number	Change	Percentage	Seniors as Percent of Population
2000	383	-	-	9.6%
2010	716	333	87%	10.8%
2013	768	52	7%	11.4%

Source: U.S. Census Bureau, 2000, 2010; ACS 5-year, 2009-2013.



HOUSING ELEMENT

Table 35 summarizes senior households by housing tenure and age. In 2000, 17 percent of senior households were renters. This is higher than the statewide average of 12 percent, the nationwide average of 13 percent (U.S. Census Bureau ACS 5-year, 2009-2013), and the countywide average of about six percent for individuals ages 65 to 74 (U.S. Census 2000). Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. The proportion of the city's senior renters increased from 17 percent in 2000 to 43 percent. Between 2000 and 2010 the number of senior households increased by 52 percent from 251 to 480, respectively. While the overall number of senior households increased, the proportion of renters and owners increased at dramatically different rates. Senior owners increased from 21 in 2000 to 41 in 2010, or by 24 percent. Senior renters increased from 21 in 2000 to 165 in 2010, or an 80 percent increase.

TABLE 35
HOUSEHOLDERS BY TENURE BY AGE

City of Hughson
2000-2010

Householder Age	2000					2010				
	Owners		Renters		Total	Owners		Renters		Total
	Number	%	Number	%		Number	%	Number	%	
65-74 Years	100	83%	21	17%	121	156	79%	41	21%	197
75 Years or older	109	84%	21	16%	130	118	42%	165	58%	283
Total	209	83%	42	17%	251	274	57%	206	43%	480

Source: U.S. Census Bureau, 2000 and 2010.



Table 36 shows the number of senior households by income group. In 2000, 40 percent of all senior households had incomes below \$15,000, which is considered an extremely low-income household. According to ACS, this percentage decreased to 22 percent in 2013. The greatest gains were in the \$35,000–\$49,999 and \$50,000–\$74,999 income groups. In 2000, 43 percent of the senior households had incomes between \$15,000 and \$34,999. In 2013, 57 percent of Hughson’s population was within this income range.

**TABLE 36
SENIOR HOUSEHOLDS BY INCOME**

**City of Hughson
2000-2013**

Income Range	2000		2013		Change (2000-2013)	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$10,000	62	27%	14	3%	-48	-77%
\$10,000–\$14,999	29	13%	63	13%	34	117%
\$15,000–\$24,999	61	26%	127	25%	66	108%
\$25,000–\$34,999	38	17%	70	14%	32	84%
\$35,000–\$49,999	21	9%	113	23%	92	438%
\$50,000–\$74,999	13	6%	47	9%	34	262%
\$75,000–\$99,999	4	2%	31	6%	27	675%
\$100,000+	0	0%	37	7%	37	-
TOTAL	251	100%	502	100%	251	100%

Source: U.S. Census Bureau, 2000; ACS 5-year, 2009-2013.

Table 37 shows that in 2013, 66 percent of the senior population had some kind of a disability. The majority of seniors with disabilities had an ambulatory and/or independent living difficulty. Only 4 percent of seniors had a self-care difficulty.

**TABLE 37
SENIORS BY LIMITATION TYPE**

**City of Hughson
2013**

Senior Limitation Type	Number	Percentage
Hearing Difficulty	185	24%
Vision Difficulty	58	8%
Cognitive Difficulty	88	11%
Ambulatory Difficulty	272	35%
Self-Care Difficulty	27	4%
Independent Living Difficulty	210	27%
Total with a disability	503	66%
Total senior population	768	100%

Source: ACS 5-year, 2009-2013.



HOUSING ELEMENT

The following provides a list of current services and facilities serving Hughson's senior population.

Care Facilities: There are no licensed care facilities in the area. Care facilities include those registered with the California Department of Social Services as a licensed Community Care Facility. <http://ccl.d.ca.gov/PG3581.htm>.

Senior Housing: Housing Authority operates three sets of subsidized senior rental housing 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 apartments and 2 and 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. All utilities, food, and housecleaning are included in the rent.

Senior Center: The City of Hughson operates the senior center 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 job 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 38 provides a list of additional senior resources in Stanislaus County.

**TABLE 38
SENIOR RESOURCES**

**Stanislaus County
2015**

Resource	Phone Number
Stanislaus County Department of Behavioral Health and Recovery Services: Senior Access and Resource Team	525-4920
Community Hospice, Inc.: Haig & Isabel Berberian Patient Services Center	578-6300
Alexander Cohen Hospice House	578-6380
Center for Senior Employment	579-1105
Central Valley Opportunity Center-Utility Assistance	577-3210
Weatherization	537-9217
Elder Abuse-Adult Protective Services	558-2637 or toll-free 1-800-336-4316
Lifeline (Emergency Response Service)	527-3412
Stanislaus Elder Abuse Prevention Alliance (SEAPA)	529-0441
Stanislaus Long Term Care Ombudsman Program	529-3784
Community Housing Shelter Services Rent Assistance	527-0444
Health Insurance Counseling and Advocacy Program (HICAP)	558-4540
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)	558-2346
In Home Supportive Services (IHSS)	558-1650
Foster Grandparents Program and Senior Companion Program	529-2626
Transportation – Catholic Charities Senior Services	529-3784
Senior Advocacy Network	577-3814
Stanislaus County Aging and Veterans Services	558-8698 or toll-free 1-800-510-2020

Source: <http://www.stancounty.com/>; January 2015.



HOUSING ELEMENT

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.

ACS identifies people with disability as those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability.

Hearing difficulty: Deaf or having serious difficulty hearing

Vision difficulty: Blind or having serious difficulty seeing, even when wearing glasses

Cognitive difficulty: Having difficulty remembering concentrating, or making decisions because of a physical, mental, or emotional problem

Ambulatory difficulty: Having difficulty walking or climbing stairs

Self-care difficulty: Having difficulty bathing or dressing

Independent living difficulty: Having difficulty doing errands alone such as visiting a doctor's office or shopping because of a physical, mental, or emotional problem

According to ACS, in 2013, there were 1,163 persons in Hughson with some type of disability. Of these, 503 (66 percent) were 65 years of age and over. 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.

Table 39 summarizes Hughson residents with disabilities by disability type. In 2013 there were 660 people ages 5-64, (12 percent of the population) with one or more disabilities, and, 768 people ages 65+ (66 percent of the population) with one or more disabilities. For people ages 5-64 the most common disabilities included ambulatory difficulty, cognitive difficulty, and vision difficulty. For people ages 65+ of the most common disability included ambulatory difficulty, and hearing difficulty. Based on this information, ambulatory difficulties are the most common disability type in Hughson.



TABLE 39
PERSONS WITH A DISABILITY BY DISABILITY TYPE

City of Hughson
2009-2013

	Total	With a disability	With a disability (%)
Civilian non-institutionalized population	6,740	1,163	17%
Population 5 to 17 years	1,508	173	12%
With a hearing difficulty	-	36	2%
With a vision difficulty	-	39	3%
With a cognitive difficulty	-	98	7%
With an ambulatory difficulty	-	0	0%
With a self-care difficulty	-	0	0%
Population 18 to 64 years	3,870	487	13%
With a hearing difficulty	-	72	2%
With a vision difficulty	-	139	4%
With a cognitive difficulty	-	119	3%
With an ambulatory difficulty	-	234	6%
With a self-care difficulty	-	37	1%
With an independent living difficulty	-	79	2%
Population 65 years and over	768	503	66%
With a hearing difficulty	-	185	24%
With a vision difficulty	-	58	8%
With a cognitive difficulty	-	88	12%
With an ambulatory difficulty	-	272	35%
With a self-care difficulty	-	27	4%
With an independent living difficulty	-	210	27%

Source: ACS 5-year, 2009-2013.

There are two approaches to housing design for 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.

With the passage of SB 520 in 2002, cities and counties in California must also establish a reasonable accommodation procedure in their zoning ordinance. The ordinance provides exceptions in zoning and



HOUSING ELEMENT

land-use for housing for persons with disabilities. The request for reasonable accommodation can be made by an individual with a disability protected under fair housing laws.

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.

Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work rather normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

According to the Department of Developmental Services, there were 4,415 residents in Stanislaus County receiving services by the end of December 2014. The majority of these (3,331 or 75 percent) lived in their own home, 10 percent lived in independent living or supported living, and the rest lived in community care facilities (8 percent), foster or family homes (4 percent) or other facilities (3 percent). The most common disability is intellectual disability. 67 percent of clients had an intellectual disability. An estimated 16 percent had epilepsy, 32 percent had autism, 12 percent had cerebral palsy, and 8 percent had another developmental disability. Clients can have more than one disability. Table 40 shows the breakdown by age group and zip code. It is important to note that this is only a count of those developmentally disabled people receiving services from the Department of Developmental Services as of end of December 2014. It is possible that the actual count is higher.

TABLE 40
CLIENTS WITH DEVELOPMENTAL DISABILITIES BY AGE

City of Hughson and Stanislaus County
2014

Location	0-17 Years	18+ Years	Total
City of Hughson ¹	32	26	58
Stanislaus County ²	2,051	2,053	3,984

¹ Hughson Zip Code: 95326

² Stanislaus County Zip Codes: 95307, 965313, 95316, 95319, 95323, 95328, 95329, 95350, 95351, 95352, 95353, 95354, 95355, 95356, 95357, 95358, 95360, 95361, 95363, 95367, 95368, 95380, 95381, 95382, 95386, 95387

Source: State of California Department of Developmental Services, 2014.



Large Households

For the purposes of this section, large households are defined as households consisting of five or more persons. Generally, housing markets do not target the needs of large families. 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. Table 41 shows that in 2000 there were 264 large households (i.e., households with 5 or more persons) and 113 housing units with four or more bedrooms. This would indicate that there was a deficiency of housing units for large households. According to ACS, in 2013, there were 392 households with five or more people, and 504 housing units with four or more bedrooms. This means that the city is no longer facing shortage of housing units for large households, and has more large units than large households.

TABLE 41
TENURE BY HOUSEHOLD SIZE

City of Hughson
2009-2013

Household Size	2000				2013			
	Owner	Percent	Renter	Percent	Owner	Percent	Renter	Percent
1 Person	128	16%	69	17%	220	15%	256	35%
2 Persons	227	28%	87	21%	342	23%	139	19%
3 Persons	120	15%	94	23%	342	23%	124	17%
4 Persons	174	21%	60	15%	254	17%	115	16%
5 Persons	95	12%	41	10%	182	12%	50	7%
6 Persons	40	5%	26	6%	82	6%	38	5%
7 + Persons	34	4%	28	7%	40	3%	0	0%
Total	818	100%	405	100%	1,462	100%	722	100%

Source: U.S. Census Bureau, 2000; ACS 5-year, 2009-2013.

Farmworkers

Estimating farmworkers and those households associated with farm work within the state is extremely difficult. Generally, the farmworker population has 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 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, it is located in the heart of the San Joaquin Valley, which is prime agricultural land. Almonds, walnuts, and peaches are the primary crops around the city. These crops require the most labor during the summer and fall for harvesting, irrigating, and weeding. There is also some work in winter and early spring.

According to the 2012 USDA Census of Agriculture, there were 14,657 farmworkers countywide. The USDA does not provide estimates at the city-level. According to ACS, in 2013 about 5 percent of city's



HOUSING ELEMENT

labor force was in farming, fishing, and forestry (Table 42). This is a decrease from 2000 when 156 or 10 percent of the population was in this industry. Since there are little or no fishing or forestry industries in or near the city, it is assumed that all 122 jobs identified in the farming, fishing, and forestry industry are farmworkers. The Stanislaus County Office of Education is another source of information on the farmworker population. The County's Migrant Program provides services to children of migrant families. As of September 2015 they are serving 86 children in 34 migrant families in Hughson.

**TABLE 42
FARMWORKERS**

**City of Hughson
2010-2013**

Industry	2000		2013	
	Number	Percentage of Labor Force	Number	Percentage of Labor Force
Farming, Fishing and Forestry ¹	156	10%	122	5%

¹ Includes hunting and mining.

Source: U.S. Census Bureau, 2000; ACS 5-year, 2009-2013.

Farmworker Housing

The City of Hughson does not have any formal group housing for farm laborers or seasonal workers, however, neighboring cities and communities have farmworker housing, including the unincorporated community of Empire and the cities of Modesto and Ceres. In addition, adjacent to the City's Sphere of Influence in Stanislaus County are large farming operations that may house farmworkers. The percentage of the city's farmworker population is small and has been decreasing. The housing needs of farmworkers living in Hughson have generally been addressed through low-income housing and lower rent rental housing. Farmworker housing, both seasonal and permanent, can be developed in land zoned for multifamily use by right and in accordance with the same processing standards for other multifamily housing. However, the Zoning Ordinance needs to be amended to fully comply with the Employee Housing Act, which requires employee housing for six or fewer employees to be allowed wherever single-family homes are allowed. While State law also requires cities and counties to allow farmworker housing of up to 12 units or 36 beds in any zone that allows agricultural uses, the City's Zoning Ordinance does not allow agricultural uses on any land within the City Limits and therefore does not need to amend the Zoning Ordinance to comply with this requirement. Agricultural uses are allowed immediately outside the City Limits and within the Sphere of Influence, however, this land is under County jurisdiction.

The United States Department of Agriculture (USDA) Section 515 rental housing program is not specifically targeted to farmworkers, but it does provide low-cost housing in rural areas including many farmworker households. According to the National Low Income Housing Coalition (NLIHC) under the Section 515 program, the USDA's Rural Development arm (RD) makes direct loans to developers of affordable multifamily rental housing. Since its inception in 1962, this program has provided more than a half-million decent rental homes affordable for the lowest-income rural residents.

Section 514/516 of the USDA's Farm Labor Housing provides loans and grants to farmworkers, family farm organizations, state and local public agencies, private broad-based organizations, and nonprofit organizations



of farmworkers. The objective is to provide sufficient housing that is safe and affordable for domestic and migrant farm laborers where the need exists.

Although farmworker housing has not been an issue in Hughson, these programs will be recognized by City staff if the needs arise within this planning period.

Table 43 provides details of migrant and permanent farmworker-designated housing in Stanislaus County.

**TABLE 43
FARMWORKER HOUSING**

**Stanislaus County
2015**

Name	Type	Number of Units	Location
Empire Migrant Center	Seasonal	94	Empire
Westley Migrant Center	Seasonal	88	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, 2015.

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 ACS 5-year average for 2009-2013 there were a total of 1,035 households with children under the age of 18, Table 44. Of the 1,035 households, 285 (28 percent) were female-headed households and 109 (11 percent) were male-headed households.

Single parent households have a higher proportion of owner-occupied units compared to renter-occupied. 58 percent of female-headed households and 53 percent of male-headed households are owner-occupied. These figures are less than the city average of 67 percent owner-occupied housing units.



TABLE 44
SINGLE-PARENT HOUSEHOLDS AND CITYWIDE CHARACTERISTICS

City of Hughson
2013

	Female-Headed Households		Male-Headed Households		Citywide	
	Number	Percent	Number	Percent	Number	Percent
Children Under 18 Years of Age	285	28%	109	11%	1,035	100%
Owner-Occupied Units	165	58%	58	53%	693	67%
Renter-Occupied Units	120	42%	51	47%	342	33%

Source: ACS 5-year, 2009-2013.

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.

In January 2013, a count conducted by the Housing Authority of Stanislaus County for HUD showed there were 269 fewer homeless persons in 2013 than in 2012, which is an 18 percent decrease (Table 45). According to the 2013 Point-in-Time count for Turlock/Modesto/Stanislaus Continuum of Care, there were 1,201 homeless persons from which 645 were unsheltered.

According to United Samaritans Foundation, 2015, there are fewer than 25, perhaps closer to 10, homeless persons in Hughson. 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.

TABLE 45
HOMELESS COUNT

Turlock/Modesto/Stanislaus County Continuum of Care
2012 and 2013

	Individual		Persons in Families	
	2012	2013	2012	2013
Total Homeless	861	941	609	260
Total Sheltered	262	459	417	97
Total Unsheltered	599	482	192	163

Source: Data Package, 2012, 2013.



Services for the homeless are generally provided by Stanislaus County. The information for homeless facilities and shelters is available for Stanislaus County. The data presented in Table 45 is made up of Turlock, Modesto, and Stanislaus County, and is presented for all cities/counties that are a part of the Continuum of Care. In this case, this information is from the homeless “Point in time” count for the Continuum of Care, which is made up of Turlock, Modesto, and the rest of Stanislaus County (<https://www.hudexchange.info/grantees/ca-510/>). The city of Hughson currently does not have homeless shelters. However, the homeless and displaced can access temporary shelter and services 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 generally refer 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. Table 46 provides a list of emergency assistance and shelters for persons in need of transitional and permanent housing within Stanislaus County.



HOUSING ELEMENT

**TABLE 46
EMERGENCY SHELTER FACILITIES**

**Stanislaus County
2014**

Shelter	Type	Address
United Samaritans	Homeless services (food, laundry, shower, and use of phone)	220 S. Broadway Turlock, CA
The Modesto Gospel Mission	Homeless shelter	1400 Yosemite Blvd Modesto, CA
The Children's Crisis Center of Stanislaus County, Inc. ¹	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	618 13th Street, Suite 1 Modesto, CA
Community Housing and Shelter Services	Emergency shelter for homeless families	708 H Street Suite B Modesto, CA

¹Because it is a child center and for safety/security reasons, no address is provided.

Source: *www.stancounty.com*, 2014.

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 10-year period from the adoption due date (December 2015) through December 2025. 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.

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 abovementioned 10-year period (2015-2025). Generally, the inventory consists of Housing and Urban Development (HUD), 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. Table 47 provides a list of qualified entities in Stanislaus County.

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.
- 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.



HOUSING ELEMENT

**TABLE 47
QUALIFIED ENTITIES**

**Stanislaus County
2015**

1. Entity	2. Contact
3. Modesto Redevelopment Agency	3. (209) 577-5247
5. ROEM Development Corporation	5. (408) 984-5600
7. Self-Help Enterprises	8. (559) 651-1000
9. Housing Authority of the County of Stanislaus	10. (209) 523-0705
11. ACLC, Inc	12. (209) 466-6811

Source: HCD, 2015.



SECTION II: HOUSING NEEDS AND 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.

PROJECTED REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

State law (California Government Code Section 65584) requires that each city and county plan to accommodate a fair share of the region's housing construction needs, called the Regional Housing Needs Allocation (RHNA). The RHNA is intended to promote an increase in the housing supply and mix of housing types, infill development, socioeconomic equity, efficient development patterns, protect environmental and agriculture resources, and improve jobs/housing relationships.

The California Department of Housing and Community Development (HCD) is responsible for projecting the housing needs for each of the state's regional governing bodies, or councils of governments. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households within each region. State law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county. In Stanislaus County, the Stanislaus Council of Governments (StanCOG) is the entity authorized under State law to develop a methodology to distribute the future housing needs to the jurisdictions within the region. On June 18, 2014, StanCOG adopted its final Regional Housing Needs Allocation Plan for the January 1, 2014, through September 30, 2023, RHNA projection period. As required by State law, the Plan divides the allocation of projected housing demand into four income categories:

- **Very Low-Income** – up to 50 percent of the median area income;
- **Low-Income** – 51 to 80 percent of the median area income;
- **Moderate-Income** – 81 to 120 percent of the median area income; and
- **Above Moderate-Income** – more than 120 percent of the median area income.

Adjusting the allocation by income category allows for a balanced distribution of lower-income households between jurisdictions. Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of total need for the very low-income households.

Table 48 shows the Regional Housing Needs Allocation for Hughson, adjusted to include the projected needs for extremely low-income households. State law requires Hughson to demonstrate they have or will make available adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the RHNA.



HOUSING ELEMENT

TABLE 48
HUGHSON REGIONAL HOUSING NEEDS ALLOCATION

City of Hughson
2014–2023

Income Category	2014–2023 RHNA	Percent of Total
Extremely Low Income	26	11.9%
Very Low Income	27	12.4%
Low Income	34	15.6%
Moderate Income	38	17.4%
Above Moderate Income	93	42.7%
Total	218	100%

Source: StanCOG RHNA Plan, 2014.

HOUSING RESOURCES

Housing Production

Since the RHNA projection period runs from January 1, 2014, to December 31, 2023, Hughson's Regional Housing Needs Allocation (RHNA) can be reduced by the number of units built or under construction since January 1, 2014 (Table 49). Hughson has permitted 29 single family units since January 1, 2014, four of which are currently (2015) under construction and 24 of which are occupied. All 29 units were inventoried as above moderate-income.



TABLE 49
UNITS BUILT OR UNDER CONSTRUCTION

City of Hughson
2014-2023

Project/APN	Units by Income Level					Total Units	Description of Affordable Units
	ELI	VLI	LI	MI	AMI		
018-091-001					1	1	
018-091-007					1	1	
018-091-008					1	1	
018-091-003					1	1	
018-091-002					1	1	
018-091-019					1	1	
018-091-032					1	1	
018-091-031					1	1	
018-091-028					1	1	
018-092-028					1	1	
018-091-016					1	1	
018-092-027					1	1	
018-091-044					1	1	
018-092-045					1	1	
018-091-009					1	1	
018-092-042					1	1	
018-092-041					1	1	
018-091-040					1	1	
018-092-051					1	1	
018-092-050					1	1	
018-092-037					1	1	
018-091-036					1	1	
018-091-035					1	1	
018-091-034					1	1	
018-092-047					1	1	
018-091-033					1	1	
Total	0	0	0	0	29	29	

Source: City of Hughson, 2014.



HOUSING ELEMENT

Planned or Approved Projects

Hughson's Regional Housing Needs Allocation (RHNA) can also be reduced by the number of new units in projects that are planned or approved. Table 50 and Figure 2 show an inventory of all residential projects that are (as of March 2015) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (September 30, 2023). For each project the table shows the name of the development, number of units by income category, a description of the affordable units, and the current status of the project.

**TABLE 50
PLANNED OR APPROVED PROJECTS**

**City of Hughson
2014-2023**

Project	Units by Income Level					Total Units	Status
	ELI	VLI	LI	MI	AMI		
Feathers Glen Subdivision, 018-090-002 -018-090-044 (minus 004, 005, 006 and 045)					39	39	Infrastructure in place, waiting for building permits. Will be completed by July 2017
Euclid North Subdivision, SFR, 018-020-018					65	65	Approved final map, waiting for design review and building permits. Will be completed by late 2018 to mid 2019
Euclid South Subdivision, 018-020-015 &-017					45	45	Planned. Anticipated to be built by late-2019 to late-2020
Total	0	0	0	0	149	149	

Available Land Inventory

The State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites" (Government Code Section 65583(a)(3)).



Vacant and Underutilized Land Inventory

The residential land inventory is required “to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code Section 65583.2(a)). The phrase “land suitable for residential development” includes vacant and underutilized sites zoned for residential use as well as vacant and underutilized sites zoned for nonresidential use that allow residential development. All parcels (or portions of parcels) in the vacant and underutilized sites inventory were reviewed by local staff and the Consultants to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints (e.g., flood zones and steep slopes), and other possible constraints to development feasibility.

To identify sites that can accommodate a local government’s share of the RHNA for lower-income households, housing elements must include an analysis that demonstrates the appropriate density to encourage and facilitate the development of housing for lower-income households. The statute (Government Code Section 65583.2(c)(3)) provides two options for demonstrating appropriate densities:

- Provide a detailed market-based analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the “default density standards” that are “deemed appropriate” in State law to accommodate housing for lower-income households given the type of the jurisdiction. Hughson is considered a “suburban jurisdiction” with a default density standard of 20 units per acre. HCD is required to accept sites that allow for zoning at this density as appropriate for accommodating a Hughson’s share of the regional housing need for lower-income households.

Hughson opted to rely on the default density standard for demonstrating appropriate densities. The sites inventory also uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
 - **Lower-Income Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the default density standard. This includes sites zoned R-3, which allows up to 27 units per acre.
 - **Moderate-Income Sites.** Sites that are zoned R-2 allow for a density range of 5-14 dwelling units per net acre. The R-2 zone provides for a mix of single-family, duplex, triplex, fourplex, and townhouse housing. These areas were inventoried as feasible for moderate-income residential development.
 - **Above Moderate-Income Sites.** Sites that are zoned R-1 allow only single-family homes at lower densities and were inventoried as above moderate-income units.
- **Realistic Development Potential.** The inventory assumes build-out of 75 percent of the maximum permitted density for sites zoned R-1 and R-2. For sites zoned R-3, the City conservatively assumes build-out of 75 percent of the default density of 20 units per acre despite the fact that the zoning allows



HOUSING ELEMENT

for a maximum of 27 units per acre. These estimates are based on the City's experience with recent developments in Hughson.

Table 51 identifies vacant sites that are presently zoned residential and are suitable for residential development in Hughson. The locations of these sites are shown in Figure 2. Based on permitted densities and the assumptions described above, the sites identified in Table 51 can accommodate an estimated 840 units, including 219 lower-income units, 365 moderate-income units, and 256 above moderate-income units. All of these sites are outside of FEMA 100-year flood zones. There are no other environmental constraints that could hinder future development. All sites have sufficient existing or planned infrastructure for future development. While most of the sites included in the inventory are vacant, there are three sites that contain underutilized agricultural homesteads. The City does not anticipate this being a constraint should these areas redevelop.



**TABLE 51
VACANT AND UNDERUTILIZED SITES**

**City of Hughson
2014-2023**

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
018-022-031	3.08	HDR	R-3	Vacant	10.1-27	46			46	None
018-022-021	3.09	HDR	R-3	Vacant	10.1-27	46			46	None
018-022-020 (portion)	3.31	HDR	R-3	Vacant portion of underutilized parcel with homestead	10.1-27	50			50	None
018-022-029 (portion)	2.75	HDR	R-3	Vacant portion of underutilized parcel with homestead	10.1-27	41			41	None
018-049-025	0.87	HDR	R-3	Vacant	10.1-27	13			13	None
018-032-062 (portion)	0.78	HDR	R-3	Vacant portion of underutilized parcel with homestead	10.1-27	12			12	None
018-072-018	0.74	HDR	R-3	Vacant	10.1-27	11			11	None
018-036-001	0.46	HDR	R-3	Vacant	10.1-27		7		7	None
018-036-064	0.15	HDR	R-3	Vacant	10.1-27		2		2	None
018-036-070	0.15	HDR	R-3	Vacant	10.1-27		2		2	None
018-017-012	14.49	MDR	R-2	Vacant/Ag	5.1-14		152		152	None
018-018-020 (portion)	8.10	MDR	R-2	Vacant/Ag	5.1-14		85		85	None
018-017-002 (portion)	3.87	MDR	R-2	Vacant/Ag	5.1-14		41		41	None
018-034-010	1.82	MDR	R-2	Vacant	5.1-14		19		19	None



HOUSING ELEMENT

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
018-034-061 (portion)	0.81	MDR	R-2	Vacant	5.1-14		9		9	None
018.053-022	2.71	MDR	R-2	Vacant	5.1-14		28		28	None
018.053-027	1.86	MDR	R-2	Vacant	5.1-14		20		20	None
018-017-009	9.85	LDR	R-1	Vacant/Ag	5.00			37	37	None
018-017-010	9.91	LDR	R-1	Vacant/Ag	5.00			37	37	None
018-020-015	9.94	LDR	R-1	Vacant/Ag	5.00			37	37	None
018-020-017	9.77	LDR	R-1	Vacant/Ag	5.00			37	37	None
018-020-018	15.73	LDR	R-1	Vacant/Ag	5.00			59	59	None
018-092-051	0.36	LDR	R-1	Vacant	5.00			1	1	None
018-090-042	0.35	LDR	R-1	Vacant	5.00			1	1	None
018-090-028	0.31	LDR	R-1	Vacant	5.00			1	1	None
018-091-038	0.30	LDR	R-1	Vacant	5.00			1	1	None
018-091-039	0.28	LDR	R-1	Vacant	5.00			1	1	None
018-092-036	0.26	LDR	R-1	Vacant	5.00			1	1	None
018-090-023	0.25	LDR	R-1	Vacant	5.00			1	1	None
018-092-046	0.24	LDR	R-1	Vacant	5.00			1	1	None
018-091-037	0.23	LDR	R-1	Vacant	5.00			1	1	None
018-090-038	0.23	LDR	R-1	Vacant	5.00			1	1	None
018-091-030	0.22	LDR	R-1	Vacant	5.00			1	1	None
018-090-029	0.21	LDR	R-1	Vacant	5.00			1	1	None
018-090-015	0.21	LDR	R-1	Vacant	5.00			1	1	None
018-090-020	0.21	LDR	R-1	Vacant	5.00			1	1	None
018-090-014	0.21	LDR	R-1	Vacant	5.00			1	1	None
018-090-009	0.21	LDR	R-1	Vacant	5.00			1	1	None
018-090-043	0.21	LDR	R-1	Vacant	5.00			1	1	None
018-092-040	0.21	LDR	R-1	Vacant	5.00			1	1	None

HOUSING ELEMENT



APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
018-092-044	0.21	LDR	R-1	Vacant	5.00			1	1	None
018-092-043	0.20	LDR	R-1	Vacant	5.00			1	1	None
018-091-029	0.20	LDR	R-1	Vacant	5.00			1	1	None
018-090-033	0.20	LDR	R-1	Vacant	5.00			1	1	None
018-090-030	0.20	LDR	R-1	Vacant	5.00			1	1	None
018-090-040	0.20	LDR	R-1	Vacant	5.00			1	1	None
018-090-032	0.20	LDR	R-1	Vacant	5.00			1	1	None
018-090-031	0.20	LDR	R-1	Vacant	5.00			1	1	None
018-090-039	0.20	LDR	R-1	Vacant	5.00			1	1	None
018-090-035	0.19	LDR	R-1	Vacant	5.00			1	1	None
018-090-036	0.19	LDR	R-1	Vacant	5.00			1	1	None
018-090-037	0.19	LDR	R-1	Vacant	5.00			1	1	None
018-090-041	0.19	LDR	R-1	Vacant	5.00			1	1	None
018-090-034	0.19	LDR	R-1	Vacant	5.00			1	1	None
018-090-018	0.19	LDR	R-1	Vacant	5.00			1	1	None
018-092-048	0.18	LDR	R-1	Vacant	5.00			1	1	None
018-092-049	0.18	LDR	R-1	Vacant	5.00			1	1	None
018-090-044	0.18	LDR	R-1	Vacant	5.00			1	1	None
018-090-013	0.18	LDR	R-1	Vacant	5.00			1	1	None
018-090-010	0.18	LDR	R-1	Vacant	5.00			1	1	None
018-090-019	0.18	LDR	R-1	Vacant	5.00			1	1	None
018-090-016	0.18	LDR	R-1	Vacant	5.00			1	1	None
018-090-021	0.18	LDR	R-1	Vacant	5.00			1	1	None
018-090-017	0.18	LDR	R-1	Vacant	5.00			1	1	None
018-090-022	0.17	LDR	R-1	Vacant	5.00			1	1	None
018-090-011	0.17	LDR	R-1	Vacant	5.00			1	1	None



HOUSING ELEMENT

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
018-090-012	0.17	LDR	R-1	Vacant	5.00			1	1	None
018-090-027	0.17	LDR	R-1	Vacant	5.00			1	1	None
018-090-026	0.17	LDR	R-1	Vacant	5.00			1	1	None
018-090-024	0.16	LDR	R-1	Vacant	5.00			1	1	None
018-090-025	0.16	LDR	R-1	Vacant	5.00			1	1	None
Total						219	365	256	840	

Source: City of Hughson, 2014.



Summary of Capacity

Table 52 provides a summary of Hughson's ability to meet the 2014-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, Hughson has a surplus of 800 units. Based on this information, Hughson has sufficient capacity to meet its RHNA and there is no remaining need.

TABLE 52
RHNA SUMMARY

City of Hughson
2014-2023

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2014-2023 RHNA	26	27	34	38	93	218
Units Built or Under Construction					29	29
Planned or Approved Projects					149	149
Capacity on Vacant Sites			219	365	256	840
Surplus Capacity ¹			132	327	341	800

¹ The surplus capacity is the capacity that the City has for new housing development above and beyond the RHNA.

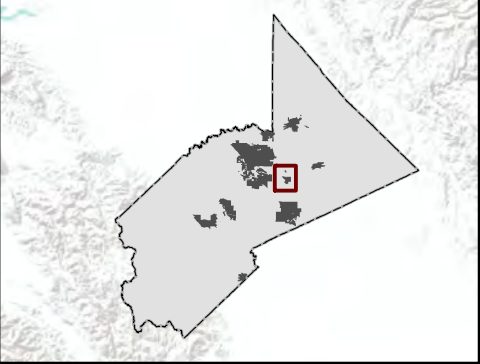
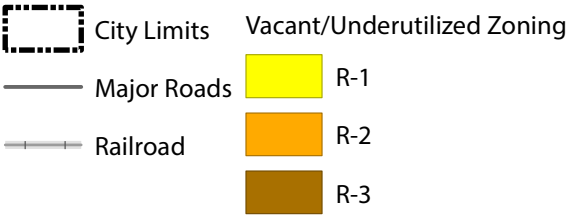
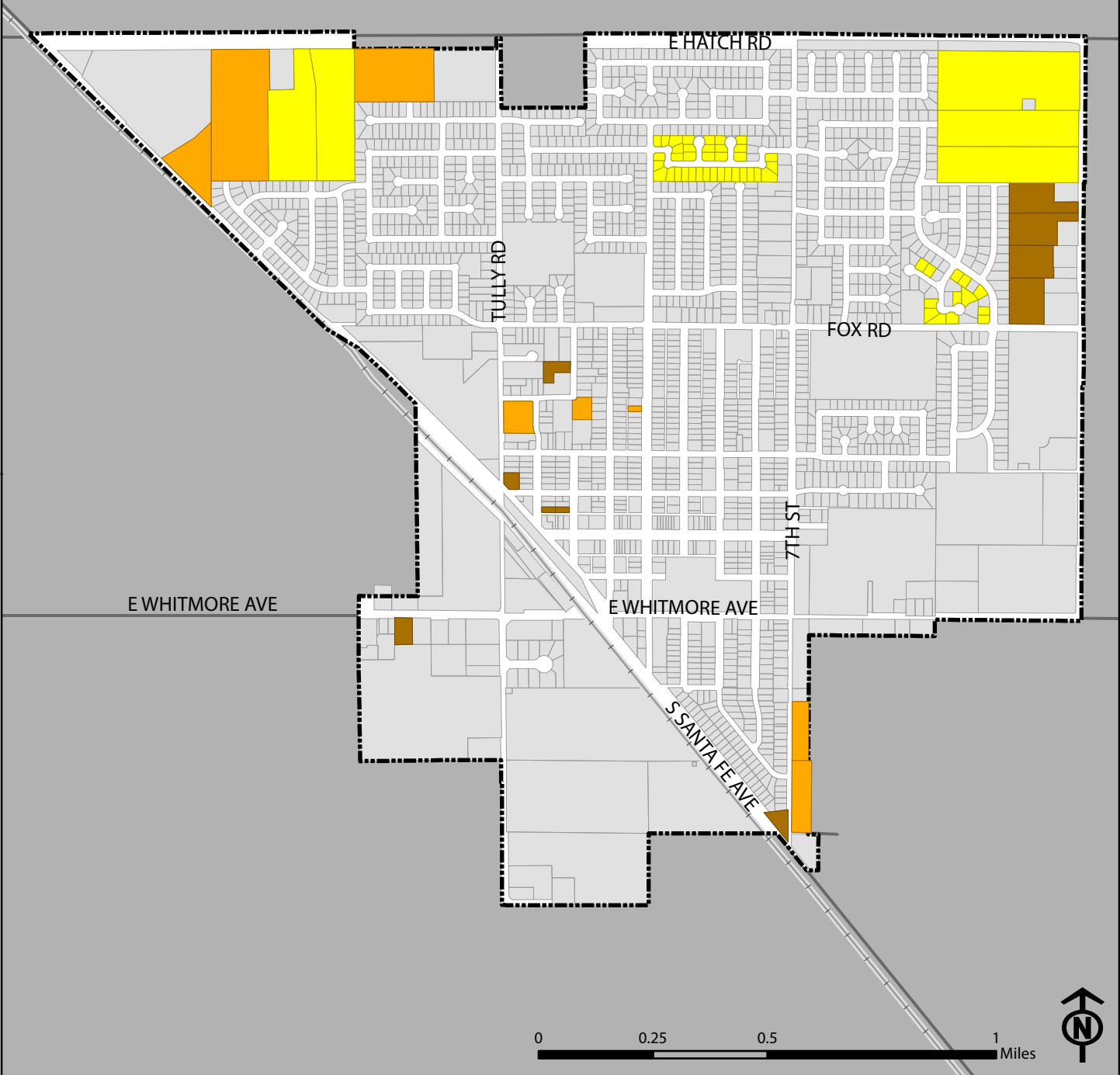
Source: City of Hughson, 2014.



HOUSING ELEMENT

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Hughson Housing Element
Figure 2: Hughson Sites Inventory





HOUSING ELEMENT

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SECTION III: HOUSING OPPORTUNITIES

PROGRAMS

The following is a list of potential programs offering financial and technical assistance 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

Redevelopment Agency Successor

The City of Hughson's Redevelopment Agency provided staff support for administering rehabilitation and first-time homebuyer funds for low-income homeowners and housing programs. However, Hughson's Redevelopment Agency was dissolved on February 1, 2012. State law required that Redevelopment Agency deposit 20 percent of the gross tax incremental revenues from redevelopment project areas into the Low and Moderate Income Housing Fund (LMIHF) to be used exclusively for housing for persons with low and moderate income. With the elimination of the Redevelopment Agency, there will be no future funding for the LMIHF from property tax increment. The City of Hughson acts as the Housing Successor Agency of the former Redevelopment Agency.

The Stanislaus County Housing Authority

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

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

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 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.

Federal and State Housing Providers and Programs

CalHome Program

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)

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)

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)

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

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.



HOUSING ELEMENT

CDBG Program – Planning and Technical Assistance Grants

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

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.



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 farmworker households. Cities with a population of less than 50,000 are eligible. Local government agencies are eligible applicants and beneficiaries of the grants (<http://www.hcd.ca.gov/financial-assistance/joe-serna-jr-farmworker-housing-grant-program/>).



HOUSING ELEMENT

Housing Enabled by Local Partnerships (HELP)

The program employs a loan-to-lender approach to provide 10-year, three 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

This 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

These grants are 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 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, three 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.

The Affordable Housing Program (AHP) and Community Investment Program (CIP)

AHP and 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

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)

Housing and Urban Development (HUD) offers a variety 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.

Public Housing Development Program

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

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.

Section 5(h)

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

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



HOUSING ELEMENT

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)

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.

Self-Help Housing Program

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.

ENERGY CONSERVATION

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development, which are detailed below.

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 the Stanislaus County region.

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.

Modesto Junior College operates the “Sunrise Energy Center.” The Center was started under a California Energy Commission grant for the development of an energy resource center. “Sunrise” offers conservation and solar energy classes, consumer product information, and computer programs for conservation and solar energy. The Center provides an informational resources clearing house for residents and businesses with a statewide computer link; experimentation in alternative fuels such as methane, solar, and gasohol; outreach services to improve farming practices; and the building in which the center is housed serves as a demonstration/laboratory for solar projects and weatherization.

The Central Valley Opportunity Center (CVOC) offers a Federally-funded Home Weatherization Program to fund the installation of energy conservation devices, minor home repairs, carbon monoxide safety checks, and energy conservation education. This service is provided to both low-income homeowners and renters in the county who are at or below 150% of the Poverty Guidelines.

Self-Help Enterprises provide weatherization grants or deferred payment loans for low-income and elderly residents in the county. Deferred payment loans available to qualified homeowners for essential health and safety repairs typically include roofing, plumbing, electrical, heating/cooling, foundation, windows, and handicap accessible modifications. There is no monthly payment. The loan is due and payable upon sale, change of title or change of use – such as change from owner occupied to renter occupied.

The city also recently joined the Home Energy Renovation Opportunity (HERO) program. The HERO program is an energy efficiency financing program that partners with local governments to make energy efficient, water efficient, and renewable energy products for homeowners. The HERO program finances the costs to purchase and install eligible products and offers low, fixed interest rates that can be paid in amortized periods of 5, 10, 15, or 20 years.

Development

Solar energy is a viable alternate energy source for the City of Hughson and surrounding area. 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 58 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



HOUSING ELEMENT

include insulation and weatherproofing, landscaping, and maximizing orientation and lowering appliance consumption. 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:

- **Rebates:** PG&E offers rebates to homeowners who make improvements that reduce energy use, such as buying an energy-efficient dishwasher, refrigerator, or water heater or sealing and insulating ducts and attics.
- **CARE:** California Alternate Rates for Energy program provides a 20 percent discount on energy rates for qualifying low and fixed income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.
- **Energy Partners:** The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- **Medical Baseline Allowance:** Provides approximately 500 kilowatt-hours (kwh) of electricity and/or 25 therms of gas per month at the lowest price for residential customers if you are dependent on life-support equipment or have special heating and cooling needs due to certain medical conditions.
- **LIHEAP:** Low Income Home Energy Assistance Program provides financial assistance with energy bills and weatherization projects through the California Department of Health and Human Services. The Federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million, which CSD distributes to contracted community energy service providers.
- **FERA:** Family Electric Rate Assistance, which is PG&E's rate reduction program for large households of three or more people with low to middle income.



SECTION IV: 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

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 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 ensure the health, safety, and welfare of the residents are considered in land use decisions. 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.



HOUSING ELEMENT

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.

Industrial (I) – The purpose of the I industrial zone is to encourage appropriate industrial development by providing areas exclusively for such development subject to regulations necessary to ensure the protection of adjoining uses.

Public Facility (P-F) – The purpose of the public facilities (P-F) zone is to provide land area for governmental, public, public utility, and educational facilities of a public and quasi-public nature. This zone is intended to provide flexibility for government agencies to provide adequate services to the people of the city.

Open Space (O-S) – The purpose of the O-S open space zone is to preserve open space recreation areas, areas of historical and cultural value, areas devoted to the enjoyment of scenic beauty and conservation of natural resources, and landscaped areas. Such open space areas may be for active or passive use, may be targeted to both local and regional users, and may include both public and private facilities.

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. The C-2 General Commercial District also allows multi-family dwellings at a maximum of 30 units per acre in Downtown. Table 53 summarizes the residential development standards for the City of Hughson.



**TABLE 53
DEVELOPMENT STANDARDS BY RESIDENTIAL ZONE**

**City of Hughson
2015**

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 to 14.0	10.1 to 27.0	0-2	0	30 (downtown); 0 (non- downtown)	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 for garage)	20ft	15ft	30ft	Same as adjacent Res. Zone	8ft	8ft
Side(s) Setback	8ft (one story) 10 (two story)	5ft (one story) 7ft (two story)	5ft (one story) 7ft (two story)	10ft	Same as adjacent Res. Zone	n/a	n/a
Rear Setback	10ft	10ft	10ft	40ft	Same as adjacent Res. Zone	None ²	None ²
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

¹No setback requirements, except when located adjacent to a residentially zoned parcel in which case the setback is the same as the adjacent residential zone

² 10 feet when adjacent to a residential use

Source: City of Hughson Zoning Code, 2015.

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 segments of the population. Table 54 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” and the findings are discussed below.

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. Most recently 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. Also, the City continues to seek Community Development Block Grant (CDBG) funding from the Federal Government to receive housing rehabilitation funds.

The City of Hughson offices are handicapped accessible and 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 written request for assistance. Applications for rehabilitation 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 Community Development 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.

The City of 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 2013 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 of the 2009 Hughson Housing Element 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. Although the City is in the process of developing a more formal procedure, it is important to note that all persons applying for permits are treated equally with regard to the application process. The process may include minimal review by the Community Development 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.



HOUSING ELEMENT

- 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 or zones 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 complies with this requirement. The City currently allows for emergency housing "shelters" by right, without any discretionary action, in the High Density Residential (R-3) zoning district. Within the R-3 zone, the City has identified eight parcels that add up to 15.08 acres that will allow adequate capacity for the provision of emergency shelter. The parcels, which are included in the sites inventory and shown in Table 51, range in size from 0.46 acres to 3.08 acres. The R-3 zone is appropriate as the majority of R-3 zoned land is located near the center of town and therefore near services and any available transportation. Emergency shelters are also allowed in Industrial zones, however, they do require a conditional use permit.

Supportive and Transitional Housing

Supportive housing is defined by Section 50675.14 of the California Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in the 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 California 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.



The City recently (2015) updated its Zoning Ordinance to be in compliance with State law Senate Bill 2. The Zoning Ordinance defines transitional housing and supportive housing consistent with State law and allows these housing types in all zones that allow residential uses subject to the same conditions as other residential uses of the same type in the same zone.

Residential Care Homes

Residential care homes which 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 E-1-5** 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 the a 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.

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 48 in the Resources section. 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 F-1-4 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.

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, 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,



HOUSING ELEMENT

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. If the unit is detached, it shall contain no more than 1,200 square feet of floor area or a maximum of 30 percent of the primary dwelling unit's living area. If it is attached, any increase in the floor area shall not exceed 15 percent of the existing living area of the primary unit and shall not exceed the height of the principal structure or 16 feet in height, whichever is less.



**TABLE 54
ALLOWABLE USES IN ZONING DISTRICT**

**City of Hughson
2015**

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 ¹	P	P	P	P	-	C	-	C
Supportive housing ¹	P	P	P	P	-	C	-	C
Home day care, small	P	P	P	P	-	P	-	-
Home day care, large	A	A	A	A	-	C	-	-
Residential care homes	C	C	C	C	-	-	-	-
Nursing and convalescent homes	-	-	C	-	-	C	-	-
Low-impact home occupations	P	P	P	P	-	-	-	-
Moderate-impact home occupations	A	A	A	A	-	-	-	-
Mobile home parks	C	C	C	C	-	-	-	-
Mobile homes on supplemental housing	C	C	C	C	-	-	-	-
Mobile homes on permanent foundations ²	P	P	P	P	-	-	-	-
Temporary Real Estate Office	A	A	A	A	A	A	A	A
Temporary RV	A	A	A	A	A	A	A	A
Accessory buildings and uses	P	P	P	P	P	P	P	P

P- Permitted Use, subject to zoning clearance

C- Conditional Use Permit required

A- Administrative Permit Required

Note: ¹Transitional housing and supportive housing are allowed in all zones allowing residential uses subject to the same conditions that apply to other residential uses of the same type in the same zone

²Includes factory-built housing (manufactured housing) per Municipal Code 17.03.052

Source: City of Hughson Zoning Code, 2015.



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. Some individuals contend that lengthy review periods increase 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 utilities (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 55 lists the City's development fees.

The City's fees are slightly higher than other jurisdictions in the region, but this is primarily due to the sewer impact fee. The City recently built a state-of-the-art wastewater treatment plant to serve existing development and ensure adequate capacity for a nearly doubling of the current population. This fee is necessary to fund the improvements at the wastewater treatment plant. The other fees are comparable to or lower than the fees of other jurisdictions in the region. The Housing Element includes an action item to consider fee waivers or deferrals for affordable housing developments. New developments in all areas of the county are subject to County fees, as shown in Table 55. The City does not have any authority to reduce these fees, however, the County may reduce its fees for affordable housing developments.



**TABLE 55
DEVELOPMENT FEES**

**City of Hughson
2015**

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
Planned Development Overlay Zone		\$1,999
General Plan Amendment (total)		\$2,843
Annexation (total)		\$7,342
Secondary Dwelling Unit		\$408
Parcel and Final Map (total)		\$4,200
Tentative Tract Map (total)		\$5,302
Lot Line Adjustment		\$537
Specific Plan		\$1,349
Development Review		\$1,122
Subdivision Ordinance		\$49
Zoning Ordinance		\$56
ENVIRONMENTAL		
Environmental Impact Report (total)		\$4,198.25
Initial Study		\$1,349
Negative Declaration		\$3,416.25
IMPACT		
	Single-Family	Multifamily



HOUSING ELEMENT

Fee Category	Fee Amount	
Public Facility	\$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
Total Estimated City Impact Fees per unit	\$33,344	\$23,481
Stanislaus County Fee*	\$7,996	\$6,539
Total Estimated Impact Fees per unit	\$41,340	\$30,020

Note: *For affordable housing projects the Stanislaus County Community Development Department may waive and/or defer certain County fees.

Source: City of Hughson, 2015.

<http://hughson.org/wp-content/uploads/2012/02/Building-Fees-FINAL-3.13.pdf>



On average, the per unit fee cost is approximately \$40,500 for a single-family home and \$30,500 for multifamily housing units (see Table 55 above). 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. Table 56 below outlines the cost for a typical single-family residential development, based on the various costs and fees associated with that type of development.

TABLE 56
COST FOR A TYPICAL SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

City of Hughson
2015

Development Cost for a Typical Unit	Single-Family¹
Total estimated fees per unit	\$40,500
Typical estimated cost of development per unit	\$182,393 + land costs
Estimated proportion of fee cost to overall development cost per unit	22%

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

Source: City of Hughson, 2015.

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. Table 57 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 57
DEVELOPMENT REVIEW AND APPROVAL PROCEDURES

City of Hughson
2008

Action/Request	Processing Time	Comments
Environmental Impact Report	6–8 months	Processing and review time limits controlled through CEQA. Accepted by decision-making body.



HOUSING ELEMENT

Action/Request	Processing Time	Comments
Negative Declaration	8-10 weeks	Processing time can be extended if the project has a longer review and approval period. Adopted by decision-making body.
General Plan Amendment	3-4 months	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	3-4 months	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	10-14 weeks	Requires a public hearing before the Planning Commission and City Council.
Variance	6-8 weeks	Requires a public hearing before the Planning Commission.
Conditional Use Permits	6-8 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.

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 2013 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 2013 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
- **Major Arterial:** 4 lanes, 110-foot-right-of-way

Arterials and collectors are designated in 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. According to the City's Non-motorized Transportation Plan (2008), proposed improvements for the pedestrian network focus on the need for sidewalks in the older neighborhoods and across the railroad tracks. Other elements contained in the Plan include recommendations for sidewalk design, street lighting, crosswalks, and railroad crossings.

The city's bicycle network is for the movement of non-motorized traffic – mainly bicycle traffic. According to the City's Non-motorized Transportation Plan (2008) there are two bicycle facilities located in the city, totaling 0.85 miles in length. The Plan proposes a network of over 25 miles of bikeways that would accommodate both recreational and commuter bicyclist. The Plan also incorporates design standards for typical bikeways, bicycle lanes at intersections, and sample signage standards/guidelines for the placement of bicycle parking.

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



HOUSING ELEMENT

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 as compared with land served by private well and septic systems.

Farmland Preservation Program

In January 2013 the City adopted a farmland preservation program (FPP) that requires the permanent preservation of two acres of farmland within the county for every one acre of land that is annexed into the city and converted to residential use. This farmland preservation, also known as agriculture mitigation, is one of the most ambitious standards for agriculture land conservation in the state. FPP establishes standards for the acquisition and long-term oversight of agricultural conservation easements purchased in accordance with the FPP.

Farmland preservation at a 2:1 ratio may be satisfied by direct acquisition (in-kind acquisition) or in-lieu fees and the following guidelines:

- **Conversion of less than 20 acres:** may be satisfied by direct acquisition of an agricultural conservation easement or purchase of banked mitigation credits;
- **Conversion of more than 20 acres:** may be satisfied by direct acquisition of a farmland conservation easement only.

However while the City's adopted FPP is ambitious, it is *not* considered a constraint to the development of housing, as it only applies to annexations, which are not needed to meet the City's RHNA.

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.

Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. All resources needed to develop housing in Hughson are subject to the laws of supply and demand, meaning that these resources may not always be available at prices which make housing development attractive. Cost factors are the primary non-governmental constraints upon development of housing in Hughson. This is particularly true in the case of housing for low- and moderate-income households, where basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.



Availability of Financing

Table 58 displays home loan activity for the City of Hughson and the Modesto Metropolitan Statistical Area (MSA) between the years of 2011 and 2013. 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 number of loan applications reported in the Modesto MSA over the three-year period was 72,695, with 1,252 in Hughson.

According to the HMDA report, Hughson had a higher percentage of loans approved than in the MSA. Over the three-year period, 79 percent of loans were approved in Hughson, which was 4 percent higher than in the MSA (75 percent). Hughson residents saw 10 percent of all loan applications denied, compared with the MSA, in which 13 percent of loan applications were denied. Hughson experienced a slightly lower percentage (11 percent) of all loan applications either closed for being incomplete or withdrawn by the applicant compared to the MSA of 12 percent.

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 58 is that the total number of loan applications reported each year fluctuated widely. Moreover the total number of loan applications in Hughson almost doubled between the years 2011 and 2012, from 287 to 524, but decreased between the year 2012 and 2013 from 524 to 441.

First-Time Homebuyer

Currently (2015) the City does not have an open HOME grant to provide first time homebuyer down payment assistance. However the City will pursue HOME grant funding during the housing element planning period.



**TABLE 58
HOME LOAN ACTIVITY**

**Hughson and the Modesto Metropolitan Statistical Area
2005–2007**

Year	Approved*				Denied				Withdrawn/ Incomplete				Total Loan Applications	
	Hughson	% of Total in Year	Modesto MSA	% of Total in Year	Hughson	% of Total in Year	Modesto MSA	% of Total in Year	Hughson	% of Total in Year	Modesto MSA	% of Total in Year	Hughson	Modesto MSA
2011	215	75%	14,524	76%	38	13%	2,427	13%	34	12%	2,224	12%	287	19,175
2012	433	83%	21,130	76%	48	9%	3,441	12%	43	8%	3,211	12%	524	27,782
2013	338	77%	18,950	74%	43	10%	3,649	14%	60	14%	3,139	12%	441	25,738
Total	986	79%	54,604	75%	129	10%	9,517	13%	137	11%	8,574	12%	1,252	72,695

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

*Loans approved include loans originated, loans approved but not accepted, and loans purchased by institution.

Source: Home Mortgage Disclosure Act, 2011, 2012, 2013.



Land and Development Costs

Construction costs vary widely according to the type of development, with multifamily housing generally being 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, landscaping, energy efficiency improvements, and interior fixtures among others.

Using current (2015) 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 shown in Table 59.

TABLE 59
AVERAGE COST OF SINGLE-FAMILY HOME

Stanislaus County
2015

Item	Cost
Material	\$109,521.00
Labor	\$69,001.00
Equipment	\$3,871.00
Per Home Costs, Total	\$182,393.00

Note: Assumes the single-family home is 2,000 square feet and does not include land.

Source: *Building-cost.net*, 2015.

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" 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 for many families is the specific design features (recreational facilities or unit size and design) in individual projects or features that are not suited for families 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. However, these issues are not prevalent in Hughson.

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 Zillow, an online real estate database, there are two sites near the Hughson city limits zoned R-3. One of the sites zoned R-3 and totaling 3.08 acres recently sold for \$162,338 per acre, while the other site zoned R-3 and totaling 3.23 acres is on the market for \$238,940 per acre. In addition a 4.77 acre land lot outside the city limits recently sold for \$62,893 per acre.

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, which encumbers the land for 10-years renewed annually until termination is requested. Therefore, developers must wait for the contract to expire or 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 which are affordable to their clients. To offset developer's costs, the City may choose to 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 program 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, and deferment in development fees.

Infrastructure Availability

Water and sewer service is currently (2015) available to all residents, as well as residential vacant land within the developed areas of the city, and therefore not deemed a constraints for this Housing Element Update.

The City recently made improvements to its water system, such as constructing a new well that includes arsenic treatment and a new 750,000 gallon water storage tank. The State of California has approved loan funding for two new wells, a central water treatment facility, and a 1,000,000 gallon storage tank as part of the City's Water Facilities Master Plan. With these new improvements the City does not foresee water availability or quality being an issue. There is also enough water capacity to meet the City's RHNA. The City has also complied with State Bill 1087 as the water and wastewater providers.

Nevertheless water supply and quality issues are prevalent in all parts of California, especially in the Central Valley. California is currently (2015) in its fourth year of a drought – the worst in recorded history. On April 1, 2015, California Governor Brown initiated the first ever statewide mandatory water restrictions through Executive Order B-29-15. Because of this it is hard to predict the future and what, if any, water restrictions or modifications to the maximum containment levels may occur overtime. These issues and restrictions often arise outside of the City's control.

In regards to the City's sewer service, in 2009, the City completed construction of a 1.8 million gallon per day (MGD) capacity, state-of-the-art wastewater treatment plant (WWTP). Depending on the time of year, the City typically uses between 0.8 MGD and 1.0 MGD. Therefore, there is ample sewer capacity for this Housing Element cycle as well as future cycles.



SECTION V - GOALS, POLICIES, AND ACTIONS

The Housing Element Policy Document includes eight goal statements. Under each goal statement, the element sets out policies and actions to help the City achieve the goal. Actions, which are listed at the end of the section and identify the related policy, describe the specific actions the City will take to achieve its housing goals. The actions also identify the City agencies or departments primarily responsible for carrying out the action and the time frame for accomplishing the action.

The following definitions describe the nature of the statements of goals, policies, actions, and quantified objectives as they are used in the Housing Element Policy Document:

- **Goal:** The ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- **Policy:** A specific statement to guide actions and implies a clear commitment to achieve the Goal.
- **Action:** A procedure, program, or technique that carries out the policy. Actions also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the eight-year timeframe of the Housing Element (December 31, 2015 – December 31, 2023).

The quantified objectives identified in this Element are only included for actions that can be reasonably quantified. The quantified objectives are not targets or goals the City is committing to achieve. Rather, they are estimates for tracking the effectiveness of each program in meeting the city's housing needs. Funding availability, staffing resources, market conditions, and other factors will ultimately influence the City's ability to achieve or exceed each objective.

Goal H-1: New Housing Development

Provide opportunities for a broad range of housing types to meet the needs of all Hughson residents.

Policy H-1.1 The City shall strive to secure funding that provides home ownership 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.

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.



HOUSING ELEMENT

- 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.
- 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).
- 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 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.
- Policy H-1.7** If necessary, the City shall consider annexing land to meet the housing needs of lower-income households.

Goal H-2: Affordable Housing

Develop and maintain adequate affordable housing in Hughson.

- 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.
- 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.
- 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.
- 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.
- 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.
- Policy H-2.6** The City shall consider fee deferrals or fee reductions for zone changes for affordable multifamily projects.
- 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).



Policy H-2.8 The City shall encourage coordination and cooperation among housing providers and program managers to ensure that 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.

Policy H-2.10 The City shall allocate funds from available sources to the first time homebuyer program.

Goal H-3: Neighborhood Preservation/Housing Rehabilitation

Maintain healthy neighborhoods by improving the condition of the existing housing stock and by ensuring new development is compatible with the existing character and integrity of residential neighborhoods.

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.

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.

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.

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.

Policy H-3.5 The City shall promote orderly growth of neighborhoods by phasing the approval of building permits to one area of a 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.

Goal H-4: Equal Opportunity Housing and Discrimination Prevention

Ensure equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community.



HOUSING ELEMENT

- 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.
- Policy H-4.2** The City shall assist in the enforcement of fair housing laws by providing information and referrals to the public.

Goal H-5: Special Needs

Provide a range of housing and services to meet the needs of households with special needs within the city.

- 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.
- 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.
- 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.
- 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.
- 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.
- Policy H-5.6** The City shall support for-profit and nonprofit housing developers of farmworker housing by assisting in potential site identification and supporting applications for funding.

Goal H-6: Sustainability, Residential Energy Efficiency, and Water Conservation

Improve energy efficiency and water conservation in existing and new housing.

- Policy H-6.1** The City shall continue to encourage new residential construction to exceed State requirements for energy efficiency.
- 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.



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.

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.

Policy H-6.5 The City shall ensure that housing growth does not exceed the City’s supply of water.

Goal 7: Implementation Monitoring

Implement and monitor Housing Element programs in a timely manner.

Policy H-7.1 The City shall continually work to improve the day-to-day implementation of Housing Element programs.

Policy H-7.2 The City shall monitor and annually report on implementation of the Housing Element.



HOUSING ELEMENT

Implementation Program	Policies Implemented	Responsibility	Funding	Timeframe
Goal H-1: New Housing Development				
Action H-1.1: The City shall actively advocate for HOME funds to support first-time homebuyer programs for Hughson residents, and shall assign HOME funds to assist households with the first-time homebuyer down payment with a goal of 20 households.	H-1.1, H-1.2	Planning and Building Department	HOME	Ongoing, as NOFAs are released
Action H-1.2: The City shall ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available by publishing the City's Housing Element, Annual Action Plan, and respective notices. (H-1.2	Planning and Building Department	General funds	Annually
Action H-1.3: The City shall continue to maintain a current inventory of vacant residentially-zoned parcels and associated development potential and a list of recently approved residential projects to assist developers in identifying land suitable for residential development. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City shall continue to annually update the inventory. The City shall continue to make this information available to the public and developers.	H-1.3, H-1.4, H-1.5, H-1.6, H-1.7, H-2.7	Planning and Building Department	General funds	Ongoing, update inventory annually
Action H-1.4: The City shall allow lot consolidation to combine small residential lots into one large lot to accommodate affordable housing production.	H-1.4	Planning and Building Department	General funds	Ongoing



Goal H-2: Affordable Housing

<p>Action H-2.1: The City of Hughson will complete applications for grants, such as CDBG funds, HOME funds, and other Federal and State funds. The City shall coordinate annually with California Department of Housing and Community Development (HCD) staff to apply for the funding that is made available for affordable housing. The City shall pursue partnerships with interested nonprofit developers to apply for funding for the development of low-income housing, including extremely low-income housing.</p>	H-2.1	Planning and Building Department	General funds, CDBG, HOME	Annually, subject to the application cycle
<p>Action H-2.2: The City shall identify and actively solicit developers to build affordable multifamily housing in Hughson through the Low Income Housing Tax Credit (LIHTC) program.</p>	H-2.2, H-2.3	Planning and Building Department	General funds, Low Income Housing Tax Credit (LIHTC) program	Annually
<p>Action H-2.3: The City shall coordinate with the Stanislaus Workforce and Economic Development Alliance to research employment growth and housing production figures to monitor housing affordability to a broad spectrum of city residents.</p>	H-2.3	Stanislaus County Housing Authority and the City Planning and Building Department	General funds	Ongoing



HOUSING ELEMENT

Action H-2.4: The City shall support Stanislaus County Housing Authority efforts to provide housing assistance to extremely low-, 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 assistance programs administered by the Housing Authority. The City shall provide information on the availability of Housing Authority programs to qualified residents.	H-2.3	Planning and Building Department	General funds, HCV Program	Immediate and ongoing
Action H-2.5: The City shall provide incentives, as feasible, such as fee waivers or deferrals and fast tracked timing to developers who provide affordable housing.	H-2.4, H-2.5, H-2.6, H-2.9	Planning and Building Department	General funds	Ongoing
<u>Goal H-3: Neighborhood Preservation/Housing Rehabilitation</u>				
Action H-3.1: The City shall actively pursue funding for public facilities to enhance existing neighborhoods, such as community facilities loans and public works grants.	H-3.1	Planning and Building Department and Public Works	General funds, Grants	Annually
Action H-3.2: The City shall continue to investigate complaints and take action concerning Code Enforcement violations to encourage rehabilitation of substandard residential properties by homeowners and landlords and improve overall housing quality and conditions in the city.	H-3.2, H-3.3, H-3.4	Planning and Building Department	General funds	Ongoing



Action H-3.3: The City shall pursue opportunities to reinstate a housing rehabilitation program, such as applying directly for HOME and/or CDBG funds or partnering with a nearby jurisdiction or non-profit organization to provide rehabilitation opportunities for Hughson homeowners and/or landlords. This will serve to preserve the existing supply of housing for extremely low-, very low-, and low-income residents.	H-3.2, H-3.3	Planning and Building Department	CDBG or HOME funds	Consider options for reinstating rehabilitation program by 2017-2018
Goal H-4: Equal Opportunity Housing and Discrimination Prevention				
Action H-4.1: The City shall maintain and publish 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. The City shall 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. The City shall distribute materials to public locations such as the library and senior center, multifamily housing, and City Hall.	H-4.1, H-4.2	Planning and Building Department	General funds	Ongoing
Action H-4.2: The City shall conduct annual 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.	H-4.1, H-4.2	Planning Division	General funds	Annually



HOUSING ELEMENT

Action H-4.3: The City shall refer housing discrimination complaints to Project Sentinel, a HUD-approved housing counseling agency. The City's Community Development Director will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.	H-4.2	Planning Division	General funds	Ongoing
<u>Goal H-5: Special Needs</u>				
Action H-5.1: The City shall maintain and annually update a comprehensive listing of the current housing developments in the City which have units reserved for low-income, senior, and disabled households.	H-5.1	Planning and Building Department	General funds	Annually
Action H-5.2: The City shall 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. The City shall identify the demographics and specific needs of the City's population. The City shall determine the City's role for ensuring the construction of affordable housing projects and financing to developers.	H-5.1	Planning and Building Department	General funds	2016-2017
Action H-5.3: The City shall 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.	H-5.1	Planning and Building Department	General funds	2015-2016
Action H-5.4: The City shall apply for funding, such as a Planning and Technical Assistance (PTA) grant, to enhance public transportation in the City.	H-5.2	Planning and Building Department	PTA grants	As funding is available



Action H-5.5: The City shall update its 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 a 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.	H-5.4, H-5.5	Planning and Building Department	General funds	2016-2017
Action H-5.6: To facilitate housing opportunities for extremely low-income residents, the City shall 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 Community Development Director.	H-5.4, H-5.5	Planning and Building Department	General funds	2016-2017
Action H-5.7: The City shall amend the Zoning Code to fully comply with the Employee Housing Act, which requires employee housing for six or fewer employees to be allowed wherever single-family homes are allowed.	H-5.6	Planning and Building Department	General funds	2016-2017
Action H-5.8: The City shall support funding applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities.	H-5.2	Planning and Building Department	General funds	As opportunities become available



HOUSING ELEMENT

<p>Action H-5.9: The City will seek to coordinate programs and funding from state and federal programs through the Stanislaus County Housing Authority. The City will work with the Housing Authority to explore opportunities for locating farmworker housing within the city, as demand necessitates. Through the Housing Authority and Farm Bureau, the City will meet with stakeholders to discuss the demand for farmworker housing and whether pursuit of funding for this type of housing is needed within Hughson. The City, through the Housing Authority, will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and HCD programs and other funding sources that may become available. The City will assist, based on available staff resources, nonprofit groups and stakeholders in pursuing funding resources, water and sewage availability, and entitlements. In addition, the City will provide, based on available resources, development incentives for the provision of farmworker housing and expediting the permitting process for all farmworker housing projects, to the extent feasible.</p>	H-5.1	Planning and Building Department	As funding permits; General funds	Consider opportunities on an annual basis; Ongoing
<p>Goal H-6: Sustainability, Residential Energy Efficiency, and Water Conservation</p>				
<p>Action H-6.1: The City shall ensure that local building codes are consistent with State mandated green building standards.</p>	H-6.1	Planning and Building Department	General funds	Ongoing
<p>Action H-6.2: The City shall provide energy efficiency and water conservation awareness brochures on the City's website and at City Hall, including brochures on programs provided by local utilities.</p>	H-6.2	Planning and Building Department	General funds	Ongoing



Action H-6.3: The City shall continue participating in the Home Energy Renovation Opportunity (HERO) program. The HERO program is an energy efficiency financing program that partners with local governments to make energy efficient, water efficient, and renewable energy products for homeowners. The HERO program finances the costs to purchase and install eligible products and offers low, fixed interest rates that can be paid in amortized periods of 5, 10, 15, or 20 years.	H-6.2	Planning and Building Department	General funds	Ongoing
Action H-6.4: The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE).	H-6.2	Planning and Building Department	General funds	Ongoing
Action H-6.5: The City shall distribute flyers to help publicize the Home Weatherization Program offered through the Central Valley Opportunity Center (CVOC), which provides grants for the installation of energy conservation devices and minor home repairs for extremely low-, very low-, and low-income residents.	H-6.2	Planning and Building Department	General funds	Ongoing
Goal H-7: Implementation Monitoring				
Action H-7.-1: The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).	H-7.1, H-7.2	Planning and Building Department	General funds	Annually



QUANTIFIED OBJECTIVES

The following quantified objectives are based on the Housing Element's identification of existing and projected housing needs, potential housing development sites and financial resources, and the Element's analysis of constraints to the development and maintenance of housing (Table 60). This information has been used to establish reasonable estimates of what these actions and policies can accomplish. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

The City has estimated the number of units likely to be constructed, rehabilitated, and conserved/preserved during the planning period (December 31, 2015 to December 31, 2023). These quantified objectives do not represent a ceiling, but rather set a goal for the City to achieve, based on needs, resources, and constraints.

TABLE 60
QUANTIFIED OBJECTIVES

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction Objectives	30	30	50	50	150	310
Rehabilitation	5	10	10	0	0	25
Preservation	10	25	25	0	0	60
Total	45	65	85	50	150	395



APPENDIX A

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: 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.	Planning and Building Department	Ongoing as funding becomes available	The City partnered with a developer for a 49 unit farm labor project but their HOME application was unsuccessful. The City will continue to search for interested developers and pursue available funding opportunities.	Continue
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.	Planning and Building Department	Annually, subject to the application cycle	The City is a member of the Stanislaus County Consortium for CDBG entitlement funds and receives funds from the consortium. There are currently no funds available but the City will continue to apply for funding.	Continue



HOUSING ELEMENT

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
Policy 1-2: Allocate funds to the redevelopment agency for the owner-occupied housing rehabilitation program through the revolving loan needs for eligible activities within the City that address affordable housing				
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.	City of Hughson Redevelopment Agency	Ongoing, as funds are available	Redevelopment Agencies were officially dissolved on February 1, 2012.	Discontinue
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.	Planning and Building Department	Ongoing as projects are submitted to planning and building department	In 2011, the City partnered with a developer proposing a 49 unit apartment complex on a joint HOME application but was unsuccessful. The City is continually working on developing strategies to attract affordable housing developers. Affordable housing is a continuing need and it is appropriate for the City to continue its efforts.	Continue as policy
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.	Planning and Building Department and Redevelopment Agency (RDA was dissolved in 2012)	Ongoing as NOFAs are released	Currently, the city does not have an open HOME grant to provide down payment assistance. The City needs to continue working on HOME grant applications. Due to budget cuts the City does not have a housing analyst.	Continue



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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.	Planning and Building Department	Explore inclusionary housing options by 2012 (2011 APR)	City staff continues to evaluate developing an inclusionary zoning program city-wide. The Redevelopment Project Area has disappeared with dissolution or RDAs in 2012. Staff will continue to actively attend training and work with nearby cities that currently have inclusionary zoning to educate staff and provide effective policies.	Discontinue
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.	Planning and Building Department	Annually	The City understands the LIHTC program and continues to respond to low-income housing projects. The City will continue to research and locate low-income housing projects and plan for these programs.	Continue as policy
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.	Planning and Building Department	Immediately	The City continues to evaluate the deferral or reduction of zone change fees for affordable multifamily projects. This reduction or deferral creates sufficient low cost land available to meet the City's low- and very low-income RHNA. Such measures are effective and appropriate to attract developers.	Continue as policy



HOUSING ELEMENT

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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.	Planning and Building Department	August 2010	The City has updated its Zoning Ordinance explicitly allow both supportive and transitional housing types in all zones allowing residential uses.	Discontinue



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
<p>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 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.</p>	<p>Planning and Building Department</p>	<p>August 2010</p>	<p>Due to staff shortages, the City of Hughson has not updated its Zoning Ordinance to address Program 1-7-3.</p>	<p>Continue</p>
<p>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.</p>	<p>Planning and Building Department</p>	<p>Updated annually January 2010</p>	<p>The City continues to provide a comprehensive listing of the current housing developments in the City which have units reserved for low-income, senior, and disabled households. The list is available on request. Currently housing available within the city limits is administered by the Stanislaus County Housing Authority.</p>	<p>Continue as policy</p>



HOUSING ELEMENT

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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."	Planning and Building Department	August 2010	Due to staff shortages, the City of Hughson has not updated its Zoning Ordinance to address Program 1-7-5. The Zoning Code still needs to be amended to comply with State law requirements for residential care homes; however, the lack of a definition of "family" in the Zoning Code is not a constraint on housing opportunities and does not need to be amended.	Continue program to amend Zoning Code to comply with requirements for residential care homes.



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
Program 1-7-6: Farm worker 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 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 farm worker housing in the R-1 zone by right.	Planning and Building Department	August 2010	Due to staff shortages, the City of Hughson has not updated its Zoning Ordinance to address Program 1-7-6. The City needs to update its Zoning Ordinance to be compliant with Health and Safety Code Sections 17021.5 and 17021.6.	Continue
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.	Planning and Building Department	August 2010	Due to staff shortages, the City has made no progress on this program. This is a continuing need and the City will continue its efforts to implement this program.	Continue



HOUSING ELEMENT

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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.	Planning and Building Department	As these types of facilities become available	There are no federally funded senior independent living facilities in Hughson. The City will continue to permit persons with disabilities of any age to locate in federally funded senior citizen independent living facilities.	Continue
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.	Planning and Building Department	August 2011	Due to staff shortages, the City has made no progress on this program. At this time, all persons applying for permits are treated equally with regard to the application process. The City will continue to provide information and will continue its efforts to implement this program.	Continue
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.	Stanislaus County Housing Authority and the City Planning and Building Department	Ongoing	The City continues to work with the Stanislaus Housing Authority. No vouchers are currently available. However, used vouchers can become available in certain situations such as renters buying a home. The vouchers would be available to people on the waiting list. The City plans to continue this program.	Continue as policy



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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.	Stanislaus County Housing Authority and the City Planning and Building Department	Ongoing	The City is currently working with the Alliance to track commercial and industrial development in Hughson. The information is available on the City's website as well as in brochures to help attract developers or retail and affordable housing to Hughson.	Continue
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.	Planning and Building Department	Ongoing	The City requires projects to comply with energy conservation standards. Energy conservation remains an important concern and the city will continue implementing the State's energy conservation standards.	Revise and continue
Program 1-10-2: The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.	Planning and Building Department	Annually	The City implements state mandated green building standards and has adopted Tiers One and Two of CalGreen Standards.	Continue
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).	Planning and Building Department	Ongoing	The City continues to work with PG&E to promote energy saving programs.	Continue



HOUSING ELEMENT

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
GOAL 2 – REMOVE CONSTRAINTS				
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.	Planning and Building Department	Ongoing	The City allows filing of concurrent applications. This program encourages developers to build affordable housing by making the process more timely and convenient	Continue as policy
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.	Planning and Building Department	Ongoing	The City’s Zoning Ordinance provides density bonuses to encourage production of housing for very low- and low-income households.	Continue as policy
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.	Planning and Building Department	Bi-annually	The City uses the guidelines when an appropriate development proposal is submitted. The guidelines did not create any impediments in development of the 49 unit farm worker housing project. The City will continue to use and update its Design Guidelines.	Discontinue



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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.				
Policy 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.	Planning and Building Department	Annually	The Housing Element is available on the City of Hughson's website. The City holds public meetings involving annual reports every year before final submissions to the appropriate agencies. There are no Annual Redevelopment Agency Reports since RDA's dissolution in 2012.	Revise and continue
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.	Planning and Building Department	Evaluate as part of each Housing Element update	The water tank infrastructure was constructed primarily to insure proper fire flows. The new well #8 is constructed and will provide adequate water capacity. The well is also a treatment facility. The City is considering additional well design and distribution.	Discontinue
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.	Planning and Building Department	Annually	The City works with the County's bus system (START). The City will continue to evaluate its citizens' transportation needs.	Continue as policy
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.	Planning and Building Department	As funding is available	The City has not made any progress on this program but will continue its efforts to implement this program.	Continue



HOUSING ELEMENT

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
GOAL 3 – PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING				
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.	Planning and Building Department	Obtain a system by 2011 (Update quarterly)	The City updates the vacant land inventory for residential development as part of the Housing Element annual progress report.	Continue as policy
Policy 3-2: Provide opportunities for mixed-use developments.				
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.	Planning and Building Department	Ongoing	The General Plan Land Use Policies promote mixed-use neighborhoods with good access for pedestrians and bicyclists and industrial development that will provide jobs for the area.	Discontinue
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.	Planning and Building Department	Quarterly	According to 2009 Housing Element inventory there is 97 acres of land zoned for single-family development (R-1) and 35 acres of land zoned for multiple family development (R-2 and (-3). Residential land inventory is sufficient and no zone changes are necessary. The City will continue to monitor the inventory of land zoned for residential use within the 2015 Housing Element update.	Continue as policy
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).				



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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.	Planning and Building Department	Ongoing	The City's Zoning Ordinance does not have a lot size constraint in R-2 and R-3 zones which would prevent consolidation of small residential lots. There has been no consolidation project proposal.	Continue



HOUSING ELEMENT

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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.	Planning and Building Department	Evaluate Annually	Currently, there is sufficient land for affordable housing projects. If necessary the City is ready to initiate processes to facilitate affordable housing projects.	Continue as policy
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.	Planning and Building Department	As the Planning and Building Department processes projects	Hughson's current Zoning Ordinance allows for second units in the R-1 zone if lot size will accommodate it. The City's previous Zoning Ordinance did not allow for second units.	Revise and continue as policy
GOAL 4 – PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND 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.	Planning and Building Department	Annually	The City continues to seek infrastructure funding.	Revise and continue
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.	Planning and Building Department	Ongoing, at all meetings	The City supplies energy conservation awareness brochures in all public meeting places.	Continue



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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.	Redevelopment Agency	Annually, with HCD funding cycle or program income	Redevelopment Agencies were officially dissolved on February 1, 2012.	Discontinue
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.	Redevelopment Agency	August 2011, redevelopment plan will be updates in 2010	Redevelopment Agencies were officially dissolved on February 1, 2012. Currently, the City has no other open rehab grants.	Discontinue
GOAL 5 – PROVIDE HOUSING FREE FROM DISCRIMINATION				
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.	Redevelopment Agency	Ongoing	Redevelopment Agencies were officially dissolved on February 1, 2012.	Discontinue



HOUSING ELEMENT

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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.	Community Development Department	Ongoing	The City provides information on fair housing at City Hall. The City also informs the City staff and locally administered housing assistance recipients about fair housing laws.	Continue
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.	Planning Division	Ongoing	The City has protocols to deal with events due to housing discrimination. The City has not received any housing discrimination referrals.	Continue
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.	Planning Division	Annually	The City has not conducted any workshops. The city will continue its efforts to conduct workshops on fair housing laws.	Continue
GOAL 6 – ENCOURAGE AND ENHANCE COORDINATION OF HOUSING				
Policy 6-1: Maximize coordination and cooperation among housing providers and program managers.				



Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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 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	The City is a member of the Stanislaus Housing and Support Services Collaborative and will continue to work with the Housing Authority.	Continue
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.	Planning and Building Department	Immediate and ongoing	The City will work and maintain agreements with nonprofit agencies.	Continue
Policy 6-3: Achieve a balance between jobs and housing				
Policy 6-3-1: 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.	Planning and Building Department	Annually	No activity has occurred. The City will continue to support development that will create jobs in the community. The City will continue to identify housing and commercial needs.	Continue
Policy 6-4: Continue to monitor the housing and economic development of the City.				



HOUSING ELEMENT

Housing Program	Responsible Agency	Time Frame	Accomplishments	Continue/ Modify/ Discontinue
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.	Planning and Building Department	Annually	The Housing Element Annual Progress Report helps the City monitor the Housing Element policies.	Continue



APPENDIX B

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 Section 65583). In order to satisfy this requirement, the City conducted a community meeting and public hearings to receive community input concerning Hughson's housing goals and policies. The input received at the meeting was used in reviewing and revising the City's policies and programs for housing. The dates of these meetings are listed below. In addition, City staff used posted notices, published notices, letters and verbal notices to housing advocacy groups, property owners, and community contacts to publicize meetings dates for study sessions and public hearings as wide as possible.

Public Meetings

Community Workshop, April 2, 2015. On April 2, 2015, the City of Hughson held a community workshop. The purpose of the workshop was to provide an overview of the Housing Element Update process and solicit input from the public on housing issues prior to preparing the Draft 2015-2023 Housing Element. Following a presentation that described key issues related to Hughson's housing needs; attendees participated in a roundtable discussion about Hughson's major housing issues and possible solutions to the identified issues.

In addition to posting flyers, the City sent out an email to the representatives with following groups and agencies inviting them to the workshop and asking them to help spread the word:

- Disability Resources Agency for Independent Living
- Haven Women's Center of Stanislaus
- Housing Authority of Stanislaus County
- Self-Help Enterprises
- Children's Crisis Center of Stanislaus County
- Stanislaus County Department of Planning and Community Development
- Modesto Junior College
- California State University, Stanislaus
- University of California, Merced
- Stanislaus County Sheriff
- Hughson Police Services
- Hughson Family Resource Center
- Hughson Chamber of Commerce
- Hughson Unified School District
- Hughson Elementary School
- Fox Road Elementary School
- Emilie J. Ross Middle School
- Hughson High School
- Hughson Alternative Education
- St. Anthony's Church
- Hughson First Baptist Church
- Sovereign Grace Community Church
- Hughson Church of Christ



HOUSING ELEMENT

- Hughson Assembly of God
- United Samaritans Foundation
- Samaritan Village
- Exit Real Estate
- Tech Real Estate
- Area Agency on Aging / Howard Training Center
- Sierra Vista
- Stanislaus Regional Transit (StaRT)
- Latter Day Saints Church

Major Housing Issues

- General lack of affordable housing for low-income residents.
- Elderly accessibility. Housing units do not have features that seniors and the elderly increasing need in order to age in place (e.g., ramps).
- Aging housing stock. The city's housing stock is aging and it is beginning to affect safety and security. Older housing is not being kept up and there are a lot of code violations.
- Maintenance. Apartments have been successful, but maintenance is a challenge. Mobile-home parks are in disrepair and have poor infrastructure.
- Overcrowding in ownership and rental housing units.
- Out-of-town landlords. Out of town landlords do not adequately maintain or invest in their properties. In some cases they contribute to overcrowding by renting units to multiple families.
- Divided city. North of Fox includes Hughson's newer homes and higher-income residents; South of Fox is mostly older homes with lower income. There is also a cultural difference.
- Cost of living for lower-income residents. Goods and services are more expensive in Hughson. For lower-income residents and seniors who can't easily travel, it costs more for goods and services. Higher-income residents are able to shop in Modesto and Turlock where discount products are available.
- Limited access to health/medical facilities and services for lower-income residents. There are limited health/medical facilities in Hughson. For lower-income residents and seniors who cannot easily travel, it is difficult to access health/medical services.

Solutions to Major Housing Issues

- Build sense of community, ownership, pride. Partner with churches, NGOs, and civic groups to foster relationships that can be used to address aging housing and maintenance issues. Could be organized and implemented through a 5-year plan.
- Leverage local improvements and investments as a tool to get out-of-town landlords to maintain and improve their properties (e.g., match-improvements program).
- Partner with Samaritan to pursue grants to meet senior affordability needs. Expand Samaritan Village to provide additional affordable housing for seniors.



- Continue active code enforcement and working with residents to address housing maintenance issues (e.g., code violations) and overcrowding. A part-time code officer is now addressing issues to not only remove bad examples and thus eliminate the attitude that it is allowed, but also to increase community aesthetics/pride.
- Enhance communication with residents and homeowners to address housing issues. The City could provide a booth with housing resources at community events.
- Pursue economic development initiatives so that residents can get better paying jobs and afford better housing and so that the City can help reduce Hughson's high unemployment.

Planning Commission/City Council Joint Study Session, July 13, 2015

On July 13, 2015, the City held a joint study session with the City Council and Planning Commission to review the Draft Housing Element, solicit feedback from the City Council and Planning Commission, and provide the public an opportunity to comment on the Draft Housing Element. The City Council authorized City staff to submit the Draft Housing Element to HCD with the following revisions:

- Removal of references to the City's farmland mitigation program as a constraint to the development of housing; and,
- Expand the discussion on the City's water supplies, quality, and infrastructure to include more details on existing and potential issues related to water supplies and quality.

Planning Commission Hearing, November 17, 2015.

On November 17, 2015, the Planning Commission recommended approval of the 2015 Housing Element and certification of the associated Negative Declaration.

City Council Hearing, December 14, 2015.

On December 14, 2015, the City Council approved the Housing Element and associated Negative Declaration and amended the Hughson General Plan to incorporate the 2015 Housing Element (Resolution No. 2015-34).