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

6. NOISE

Amendments

There were no amendments to the Noise Element in 2011.

Progress

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

7. HOUSING

Amendments

There were no amendments to the Housing Element in 2011.

Progress

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

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

Jurisdiction City of Hughson

Reporting Period 01/01/2011 to 12/31/2011

Table A
2011 Annual Building Activity Report Summary – New Construction
Very Low-, Low-, Moderate, Above-Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to Instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
Florsheim Homes	SFD	O				22	22			
Kiper Development	SFD	O				12	12			
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						34	34			
(10) Total by income units (Field 5) Table A ► ► ►			0	0	0	34	34			

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

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

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

* Note: This field is voluntary

Table A2

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

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

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

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

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

Table C
Program Implementation Status

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

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

Name of Program	Objective	Timeframe	Status of Program Implementation
Program 1-5-1	The City of Hughson currently has an inclusionary requirement in the Redevelopment Project area which covers a large portion of the City. During this planning period (2009-2014) the City will continue to explore the feasibility of an inclusionary zoning program city wide.	Explore inclusionary housing options by 2012	City staff continues to evaluate developing an inclusionary zoning program city-wide. The Redevelopment Project Area has disappeared with the State's dismantling of RDAs.
Program 1-6-1	The City will continue to research and seek out developers to build affordable multifamily housing in Hughson through the Low Income Housing Tax Credit (LIHTC) program	Annually	The City understands the LIHTC program and is continuing to research and locate low-income housing projects and plan for these programs. Program 1-2-1 discusses how the City worked with a developer on an affordable multifamily project.
Program 1-7-1	Offer deferrals or reductions in zone change fees for affordable multifamily projects, in order to have sufficient low cost land available to meet the City's low-and very low-income Regional Housing Needs Allocation	Immediately	The City will evaluate deferring or reducing zone change fees for affordable multifamily projects.
Program 1-7-2	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 it Zoning Code to include the definition of supportive housing as defined in the Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.	Immediately	Due to staff shortages, the update to Hughson's Zoning Ordinance to address Program 1-7-2 has not been completed. Program 1-7-2 ensures the City of Hughson will be compliant with SB 2 and Health and Safety Code Sections 50675.2 and 50675.14. There are currently 14 full-time staff in the City.
Program 1-7-3	Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs to extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive	Immediately	Due to staff shortages, the update to Hughson's Zoning Ordinance to address Program 1-7-3 has not been completed. Program 1-7-3 ensures the City of Hughson will be compliant with AB 2634.

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

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

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

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

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

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

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