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CY2015

Housing Policy Department
Received on:

MAY 02 2016

April 26, 2016

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

To Whom It May Concern,

Pursuant to Section 65400 of the California Government Code, enclosed please find the City of Hughson's 2015 Annual General Plan Progress Report and the City's 2015 Housing Element Annual Report, as well as the accompanying Resolution.

On April 19, 2016, the Hughson Planning Commission adopted Resolution No. PC 2016-01, accepting the 2015 Annual General Plan Progress Report and the 2015 Annual Housing Element Progress Report. Subsequently, on April 25, 2016, the Hughson City Council reviewed and accepted said reports.

Regards,

A handwritten signature in blue ink that reads "Jaylen French".

Jaylen French
Community Development Director
City of Hughson

2015 ANNUAL REPORT City of Hughson General Plan



INTRODUCTION

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

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

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

GENERAL PLAN

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

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

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

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

LAND USE

Amendments

There were no amendments to the City of Hughson General Plan Land Use Element in 2015; however, there were two (2) amendments to the City's Zoning Code that could affect land use in the coming years. These are described below. Further, the City Council adopted an update to the City's Housing Element, which was subsequently certified by the California Department of Housing and Community Development (HCD).

Progress

Reasonable Accommodations Ordinance (Hughson City Council Ordinance No. 2015-07)

The federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act ("Acts") prohibit discrimination against individuals with disabilities and requires that cities take affirmative action to eliminate regulations and practices that deny housing opportunities to individuals with disabilities.

In regards to Reasonable Accommodations, the Acts require that cities seek to provide a procedure for individuals with disabilities, or their representatives, to request reasonable accommodation in seeking equal access to housing in the application of zoning laws and other land use regulations, policies and procedures.

Further, California Senate Bill 520 (SB 520) requires that all cities and counties establish a reasonable accommodation procedure in their zoning ordinance. The ordinance should provide the ability for exceptions in zoning and land use for housing for persons with disabilities. A request for reasonable accommodations can be made by an individual with a disability protected under fair housing laws.

On July 27, 2015, the Hughson City Council approved adding a new chapter to the Hughson Municipal Code, §17.03.062, establishing a procedure to request reasonable accommodation, in an effort to reflect the City's intention to encourage fair and equitable housing for the disabled and to simplify the land use review process.

Transitional and Supportive Housing Ordinance
(Hughson City Council Ordinance No. 2015-08)

Pursuant to Senate Bill 2 (SB 2), the City must explicitly allow both supportive and transitional housing types in all zones that allow residential development. Transitional and supportive housing is intended to provide temporary housing, often with supportive services, to formerly homeless persons for a period that is typically between six (6) months and 24 months. The supportive services, such as job training, rehabilitation and counseling help individuals gain life skills necessary for independent living.

On July 27, 2015, the Hughson City Council approved Ordinance No. 2015-08 ensuring that transitional and supportive housing is allowed by right (i.e. is a permitted use) in all zones in which residential uses are allowed and subject to only the same restrictions as residential uses contained in the same type of structure. In essence, the Council ensured that it was no more difficult to obtain approval for the development of transition and supportive housing than residential housing. Under this Ordinance, the City will: 1) Update the transitional housing element in Table 17.02.032.1, Allowed Uses in Zoning Districts; and 2) Revise the definition of Transitional Housing to state it is allowed in all residential zones; and 3) Add a definition for Supportive Housing, as well as a definition for Target Population which accompanies Supportive Housing.

2015 Housing Element Update

On December 14, 2015, the Hughson City Council adopted the 2015 Update to the Hughson General Plan Housing Element (5th Cycle). The City's Housing Element was last adopted in 2009. A housing element is one of the seven mandated elements of a local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. 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 which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The City of Hughson is required to adopt and submit a Housing Element to HCD for review and certification by December 31, 2015. The Housing Element, which covers the planning period between December 31, 2015 and December 31, 2023, must show how the City of Hughson will accommodate the region's RHNA Allocation.

The Housing Element has several unique requirements that set it apart from the other six General Plan elements. State law (Government Code Sections 65580 et seq.) specifies in detail the topics that the Housing Element must address and sets a schedule for regular updates (currently every eight years). The Housing Element is also the only element reviewed and certified by the State for compliance with State law. The California Department of Housing and Community Development (HCD) is the State agency responsible for this certification. The purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

The proposed 2015 Housing Element Update consists of two parts: a Background Report (Executive Summary, Introduction, and Sections I through IV) and a Policy Document (Section V). The Background Report 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. The Background Report also presents information on the community setting in order to provide a better understanding of its housing needs. On January 6, 2016, HCD provided the City with a Letter of Compliance, certifying the City's Housing Element for the next eight (8) years.

CIRCULATION

Amendments

There were no amendments to the Circulation Element in 2015.

Progress

- A. On May 11, 2015, the Hughson City Council awarded a contract for the Tully Road Rail Road Crossing Project, which is part of the larger Tully Road reconstruction project, which spanned from Whitmore Avenue to Santa Fe Avenue. On October 26, 2015, the City Council accepted the Tully Road Railroad Crossing Project improvements and authorized the City Clerk to file the Notice of Completion.
- B. The larger project, while the contractor has completed their work, is still outstanding due to gas transmission vaults that were located by Pacific Gas &

Electric (PG&E) staff in the Tully Road right-of-way. Therefore, this portion of the project has been left untouched until such time that PG&E can relocate these gas lines.

- C. On July 27, 2015, the Hughson City Council awarded a contract for the Hughson Avenue Improvement Project to McFadden Construction, Inc., which included the reconstruction of Hughson Avenue from 7th Street to the east end as well as the installation of sidewalk on the north side of the roadway. This work was completed in late-2015. The City Council accepted the improvements and directed the City Clerk to file the Notice of Completion on March 14, 2016.
- D. In late 2015, Embree Asset Group, the project proponent for the Hughson Dollar General retail store, constructed roadway and sidewalk improvements at the intersection of Hughson Avenue and 4th Street. These improvements were constructed as part of the construction of the retail store.
- E. In 2014, the City of Hughson was awarded Active Transportation Program (ATP) funds to construct a sidewalk infill project on Fox Road from Charles Street to Tully Road. Preliminary engineering, design and environmental work continued in 2015. This project will be completed in Fiscal Year 2016-2017.

CONSERVATION AND OPEN SPACE

Amendments

There were no amendments to the Conservation and Open Space Element in 2015.

Progress

- A. On September 28, 2015, the Hughson City Council authorized the City Manager to enter into a Memorandum of Understanding (MOU) with the members of the Turlock Groundwater Basin Association (TGBA) for the purposes on coordinating activities for compliance with the Sustainable Groundwater Management Act (SGMA).

SGMA was signed by Governor Brown in September 2014 and went into effect January 1, 2015. SGMA has a number of tasks and deadlines associated with

it, including creating a Groundwater Sustainable Agency (GSA) by June 30, 2017 and adopting a Groundwater Sustainable Plan (GSP) by December 2020.

The TGBA decided to create a Post-SGMA MOU to set forth an approach to the SGMA compliance, including: Turlock Sub-basin's governance structure (single or multiple GSAs), preferred planning method of a GSP, as well as tools, resources, education, and outreach methods that need to be developed to inform stakeholders. Another purpose of the Post-SGMA MOU is to help increase the TGBA's voice in local groundwater management and to display good faith efforts in working together on a local level.

The TGBA and a new group called the West Turlock Subbasin Group continue to meet frequently to discuss matters necessary to comply with SGMA. The WTSG is in the process of preparing a Joint Powers Agreement (JPA) for the formation of the GSA.

- B. In August 2014, the City Council declared a water 'shortage' emergency and amended the Hughson Municipal Code, Chapter 13 to ensure the City is conserving as much water as possible. In 2015, the City continues to enforce the water restrictions set then. The restriction limits outdoor irrigation to two (2) days a week—Tuesdays and Saturday for even numbered addresses and Wednesdays and Sundays for odd numbered addresses.

PUBLIC SERVICES AND FACILITIES

Amendments

There were no amendments to the Public Services and Facilities Element in 2015.

Progress

- A. In early 2014, the City of Hughson received Notice of Application Acceptance for a State Revolving Loan for the Well #7 Replacement Project. This project is intended to replace City of Hughson Well #7, which recently was removed from the municipal water distribution system due to high arsenic levels. The project includes the drilling of a new City well, Well #9, and the re-drilling of an existing City well, Well #5, as well as central arsenic treatment between the two wells. This project is being implemented to address a cease-and-desist order served by the State regarding arsenic levels in the City's municipal water system.

In 2015, the City continues to coordinate with the State on the overall project and in particular the financing agreement. Currently, at the request of the State Water Board, the City is completing additional environmental analysis for the project. Once complete, the State will finalize the financing agreement and the City can begin construction efforts.

Additionally, the City continues to provide the State Water Board with quarterly progress reports on the City's efforts to address the arsenic compliance order.

- B. The City of Hughson prepared a Spill Response Plan for Hazardous/Non-Hazardous Materials and Wastes to provide guidelines for the control and mitigation of non-storm water spills that enter the City's storm water conveyance system. The plan focuses on processes and procedures for responding to non-storm water spills involving hazardous/non-hazardous materials and waste.

SAFETY

Amendments

There were no amendments to the Safety Element in 2015.

Progress

- A. The Planning Commission or City Council did not approve a project in calendar year 2015, which would constitute implementation of the Safety Element of the General Plan.

NOISE

Amendments

There were no amendments to the Noise Element in 2015.

Progress

The Planning Commission or City Council did not approve a project in calendar year 2015, which would constitute implementation of the Noise Element of the General Plan.

HOUSING

Amendments

The Hughson City Council adopted the Housing Element and Amended the General Plan to incorporate the 2015 Housing Element Update on December 14, 2015 through Resolution No. 2015-34.

Progress

California housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. 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 which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The Housing Element is one of seven required elements of the General Plan; however, the Housing Element has several unique requirements that set it apart from the other six General Plan elements. State law (Government Code Sections 65580 et seq.) specifies in detail the topics that the Housing Element must address and sets a schedule for regular updates (currently every eight years). The Housing Element is also the only element reviewed and certified by the State for compliance with State law. The California Department of Housing and Community Development (HCD) is the State agency responsible for this certification.

The City of Hughson is required to adopt and submit a Housing Element to the State Department of Housing and Community Development (HCD) for review and certification by December 31, 2015. The Housing Element, which covers the planning period between December 31, 2015 and December 31, 2023, must show how the City of Hughson will accommodate the region's Regional Housing Needs Assessment (RHNA) Allocation.

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

The City submitted a Draft 2015 Housing Element to HCD for a 60-day review period on July 27, 2015 and in September 2015 HCD submitted informal comments to the City. City staff and its consultant, Mintier Harnish responded to the comments by making revisions to the Housing Element on September 15, 2015, and September 24, 2015. HCD confirmed, in a conditional approval letter sent on September 25, 2015, that the Draft Housing Element, with the revisions, meets the statutory requirements of State housing element law. The letter states that barring significant changes to the Draft Housing Element, HCD will certify the document following approval by the City Council.

An Initial Study/Negative Declaration was prepared for the General Plan Amendment through adoption of the 2015 Housing Element Update in accordance with the requirements of the California Environment Quality Act (CEQA). This was made available for public review and comment for 30 days starting on September 30, 2015.

After the December 14, 2015 adoption of the Housing Element, HCD provided a Letter of Compliance dated January 6, 2016.

2015 CITY OF HUGHSON HOUSING ELEMENT



**Table A2
2015 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				TOTAL UNITS	(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			
(1) Rehabilitation Activity		0			0	Four (4) low-income rental units, which were empty at risk to be lost from the housing stock, were rehabilitated in 2015 and are now rented to low-income families. Unfortunately, these do not have long term rental restrictions and therefore cannot be counted Table A2 per Government Code Section 65583.1
(2) Preservation of Units At-Risk		0			0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0		0	

* Note: This field is voluntary



Table A3

2014 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	3					3

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level										
	Deed Restricted	0									
Very Low	Non-deed restricted	0									
	Deed Restricted	0									
Low	Non-deed restricted	0									
	Deed Restricted	0									
Moderate	Deed Restricted	0									
	Non-deed restricted	0									
Above Moderate		26	3							64	
Total RHNA by COG. Enter allocation number:		26	3								
Total Units											
Remaining Need for RHNA Period											189

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**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Objective	Timeframe	Status of Program Implementation
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.	New Housing Development		
Policy H-1.1	The City shall strive to secure funding that provides home ownership opportunities.	Apply as available	Staff continues to seek out and apply for funding opportunities.
Policy H-1.2	The City shall assist developers, nonprofit organizations, and other qualified private sector organizations in applying for Federal and State housing programs and/or grants to develop and manage housing.	Ongoing	Staff meets and coordinates with each developer on all aspects of a proposed project and offers to assist where applicable. Staff works closely with nonprofits and other organizations and offers to assist where applicable.
Policy H-1.3	The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of housing.	Continuous	Staff reviews the General Plan periodically to ensure sufficient land. Further, staff prepares an annual General Plan Progress Report which helps to identify potential deficiencies.
Policy H-1.4	The City shall encourage the development of new mixed-income and mixed-use development projects as a means of increasing the housing supply while promoting diversity and neighborhood vitality.	Continuous	Staff encourages and proactively seeks mixed income and mixed use developments, especially in the downtown and residential core of the City.
Policy H-1.5	The City shall ensure that there is a sufficient supply of multifamily zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).	Continuous	The City adopted an update to the Housing Element on December 14, 2015. There is currently sufficient multifamily zoned land to meet the identified RHNA need.
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.	Continuous	Staff will evaluate all proposals seeking to downzone, reclassify residentially zoned land or develop a site with less density than previously assumed to ensure the City can meet its share of the identified housing need.
Policy H-1.7	If necessary, the City shall consider annexing land to meet the housing needs of lower-income households.	As needed	Staff will, as needed, consider annexing land to meet the housing needs of all income levels.

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Name of Program	Objective	Timeframe	Status of Program Implementation
Affordable Housing			
Policy H-2.1	The City shall strive to generate Federal, State and other program assistance for eligible activities within the City that address affordable housing needs.	Continuous	The City strives for program assistance as best as possible, but has limited ability to generate assistance
Policy H-2.2	The City shall encourage the development of affordable housing by continuing to administer programs that assist low-income and special needs persons.	Continuous	Staff continues to administer programs that assist low-income and special needs persons as best as possible.
Policy H-2.3	The City shall coordinate with the Stanislaus County Housing Authority to meet the growing demand for public housing units and to obtain more Housing Choice Vouchers	Continuous	Staff coordinates with Stanislaus County Housing Authority as applicable.
Policy H-2.4	The City shall allow developers to “piggyback” or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if consistent with applicable processing requirements	As appropriate	Staff allows, and offers as a solution, concurrent application submittal and processing
Policy H-2.5	The City shall consider incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to very low- and/or low-income households	As appropriate	Staff proactively coordinates with each developer during each development proposal to address all housing and other issues.
Policy H-2.6	The City shall consider fee deferrals or fee reductions for zone changes for affordable multifamily projects	As appropriate	Staff allows, and offers as a solution, fee deferrals or reductions for such development 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).	Continuous	Staff reviews the General Plan periodically to ensure sufficient land. Further, staff prepares an annual General Plan Progress Report which helps to identify potential deficiencies.
Policy H-2.8	The City shall encourage coordination and cooperation among housing providers and program managers to ensure that sufficient affordable housing is provided and that it is provided efficiently	As appropriate	As appropriate, staff continues to coordinate with our partners and other housing providers to improve the viability of affordable housing
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 providing additional sources of rental housing	As appropriate	Staff allows, and offers as a options to existing and new homeowners, the ability to construct secondary units.
Policy H-2.10	The City shall allocate funds from available sources to the first time homebuyer program.	As appropriate	Staff continues to allocate funds from available sources to first time homebuyer programs.

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Name of Program	Objective	Timeframe	Status of Program Implementation
Neighborhood Preservation / Housing Rehabilitation			
Policy H-3.1	The City shall maintain and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.	Ongoing, as funding becomes available	The City continues to invest in its infrastructure. In 2015, the City completed the Hughson Avenue and Tully Road projects. In upcoming years, the City will undertake Fox Road, Whitmore Avenue and additional areas of Hughson Avenue.
Policy H-3.2	The City shall strive to eliminate incompatible land uses or blighting influences from residential neighborhoods through cooperative neighborhood improvement programs, targeted code enforcement, and other available regulatory measures.	Continuous	Staff continues to focus on neighborhood preservation issues and has compiled a team of code enforcement, building, police services and fire to address issues.
Policy H-3.3	The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using code enforcement when necessary, to improve overall housing quality and conditions in the city	Ongoing	Staff continues to focus on neighborhood preservation issues and has compiled a team of code enforcement, building, police services and fire to address issues.
Policy H-3.4	The City shall prioritize code enforcement activities for housing and provide adequate funding and staffing to support code enforcement and graffiti abatement programs	Ongoing	Staff continues to focus on neighborhood preservation issues and has compiled a team of code enforcement, building, police services and fire to address issues.
Policy H-3.5	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	As appropriate	Staff is being proactive in its planning efforts and will continue to seek orderly development in all aspects.
Policy H-3.6	Pursuant to SB 244 (Wolk, 2011), to the extent that the City identifies disadvantaged unincorporated communities that desire to be annexed into the city, the City shall strive to annex the areas and improve water, sewer, drainage, and fire protection service deficiencies based upon available resources.	As appropriate	The City will consider the annexation of unincorporated communities that desire to be annexed.

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Name of Program	Objective	Timeframe	Status of Program Implementation
Equal Opportunity Housing and Discrimination Prevention			
Policy H-4.1	The City shall strive to eliminate housing discrimination and ensure equal housing opportunities to all residents regardless of age, religion, race, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors	Continuous	The City strives to eliminate discrimination in all aspects of the City and in housing. In 2015, the City passed a Reasonable Accommodation ordinance and adopted an ADA service request / complaint form and process. We work closely with the public and our partners to reduce or eliminate discrimination.
Policy H-4.2	The City shall assist in the enforcement of fair housing laws by providing information and referrals to the public.	As applicable	Staff works closely with the Hughson Family Resource Center and other organizations and frequently refers the public to these groups.
Special Needs			
Policy H-5.1	The City shall strive to ensure housing is available to the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, female-headed households, and the homeless in need of basic, safe housing in areas near service providers, public transportation, and service jobs	Continuous	The City strives to ensure housing is available to all in the City. In 2015, the City passed a Reasonable Accommodation ordinance and adopted an ADA service request / complaint form and process. We work closely with the public and our partners to reduce or eliminate discrimination.
Policy H-5.2	The City shall support applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities.	As funding is available.	No activity has occurred. The City will continue to its effort to implement this program.
Policy H-5.3	The City shall ensure mobility for low-income, senior, and non-mobile residents and allow accessibility to shopping and medical facilities, by coordinating with Stanislaus County to enhance public transportation to the City of Hughson	Continuous	The City works closely with Stanislaus Regional Transit (StaRT) for public transportation services. StaRT provides the following services to Hughson: 1) Runabout Service and 2) Dial-a-Ride service. In addition, residents can use Commute Connection, the regions rideshare service
Policy H-5.4	The City shall monitor the homeless population in Hughson and support efforts to establish or expand homeless shelters if the need arises	Continuous	In 2015, the County kicked-off its Focus On Prevention initiative regarding homelessness. Hughson is an active participant in this effort and brought in other local partners to address.
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,	Continuous	The City continued to work with housing service providers to place homeless individuals or those at risk of becoming homeless.

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Name of Program	Objective	Timeframe	Status of Program Implementation
Policy H-5.6	such as children and families, those with chronic mental illness, and the disabled. The City shall support for-profit and nonprofit housing developers of farmworker housing by assisting in potential site identification and supporting applications for funding	Continuously	The City supports all development project proponents with site selection, application support and in other ways as needed.
Sustainability, Residential Energy Efficiency and Water Conservation			
Policy H-6.1	The City shall continue to encourage new residential construction to exceed State requirements for energy efficiency	As projects are processed	The City first uses the most recent California Building Code as the minimum residential construction standard and further uses the adopted Hughson Residential Design Expectations and Design Review process to encourage energy efficiency in all units. Further, the City has joined the HERO Program to offer existing residential to make energy efficiency improvements.
Policy H-6.2	The City shall encourage homeowners and property owners of existing residential buildings to incorporate energy and water efficient features and renewable energy facilities in structures	Continuous	The City has joined the HERO Program to offer existing residential to make energy efficiency improvements
Policy H-6.3	The City shall establish a development pattern to the greatest extent possible that helps reduce vehicle miles traveled and promotes pedestrian and bicycle access and transit ridership	Continuous	Staff continues to promote a compact and efficient development pattern and encourages the redevelopment of existing areas as well as infill development.
Policy H-6.4	The City shall continue to promote sustainable housing practices that incorporate a “whole system” approach to siting, designing, and constructing housing that is integrated into the building site; consumes less energy, water, and other resources; and is healthier, safer, more comfortable, and durable	As projects are processed	Staff continues to support this practice.
Policy H-6.5	The City shall ensure that housing growth does not exceed the City’s supply of water	Continuous	The City continues to monitor its water usage, the groundwater table depth, contaminants in public use wells and other factors regarding water use. Per State law a Sustainable Groundwater Management Agency and Plan are required to be developed by 2020. The City is an active participant in this effort.

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Name of Program	Objective	Timeframe	Status of Program Implementation
Implementation Monitoring			
Policy H-7.1	The City shall continually work to improve the day-to-day implementation of Housing Element programs	Continuous	The City shall do everything in its power to improve the day-to-day implementation of the Housing Element Programs
Policy H-7.2	The City shall monitor and annually report on implementation of the Housing Element	Continuous & Annually	The City, by April 1 st each year will prepare an annual report on the Housing Element and will monitor throughout the year the implementation of the programs.