



# City of Patterson

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JE  
HOUSING POLICY  
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APR 01 2008

March 27, 2008

Housing and Community Development  
Housing Policy Department  
1800 3<sup>rd</sup> Street  
Sacramento, CA 95811-6942

RE: Annual Report on the Status of the General Plan

Please find enclosed, the City of Patterson Annual Report on the Status of the General Plan. If you have any questions or comments, please direct them to me. I can be reached at [jandrews.ci.patterson.ca.us](mailto:jandrews.ci.patterson.ca.us) or at (209) 895-8024.

Sincerely,

Joel Andrews

Associate Planner

Enclosure

# ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN CALENDER YEAR 2007

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## **I Legal Requirements**

California Government Code §65400(b) requires that the planning agency of local governments shall provide an annual report to the City Council on the status and implementation of the General Plan, including the jurisdiction's progress in meeting its share of regional housing needs pursuant to Government Code §65584. Additionally, pursuant to Government Code §65583, the report should include information concerning local efforts to remove government constraints potentially affecting the maintenance, improvement and development of housing needs of persons at all income levels within the area significantly affected by the General Plan.

## **II General Plan Status**

The City of Patterson General Plan was revised and adopted in September 2004. The Housing Element was updated in 2004, adopted by the City Council and certified as fully compliant by the State of California. The General Plan consists of 3 documents, the Background Report, the Policy Document and the Environmental Impact Report (EIR). The Background Report inventories and analyzes conditions and trends in Patterson at the time the Plan was adopted. The General Plan Policy Document includes the goals, policies, standards, implementation programs, quantified objectives, land use diagram and circulation plan which constitute the formal policies of the City of Patterson for land use, development and environmental quality. The EIR is a discussion of potential environmental issues involved with growth and development, and is mandated by California Law. The following outlines recent activity related to implementation of the General Plan.

### **A. Annexations**

- The Villages of Patterson project (LAFCo Resolution Number 2007-07, Effective Date June 29, 2007) entails the future development of 692.8 acres for up to 3,100 residential dwelling units at various densities and approximately 623,800 square feet of light industrial development.

### **B. General Plan Amendments**

- The Villages of Patterson Project (General Plan Amendment #05-01) upon annexation rezoned an area preliminarily designated as Low Density Residential to a variety of land uses including low-, medium-, and high-density residential, light industrial, schools, parks, and public uses. Such use is consistent with the General Plan goals to provide housing for all-income levels, provide for uses that create jobs, and to provide for support services.

C. Major Projects

- Magnolia Green (Architectural & Site Plan Review (A&SP) # 07-01) – A 30-unit residential project consisting of moderately sized for-sale homes, built in clusters of five each in the Medium Density Residential Zone.
- Patterson Housing (Planned Development #06-01) – A 154 unit apartment/planned development complex on a 12.67 acre site in the High Density Residential Zone to be constructed in two phases. Phase One will consist of 43 townhomes. Phase Two will consist of 49 townhomes and 62 apartment units.
- Hammon Senior Center (A&SP # 07-02) – An 8,500 square foot senior center on an approximately 1.1 acre site in the Public/Quasi-Public zone.
- McShane Companies (A&SP #07-03) – Two business park light industrial buildings located in the West Patterson Business Park in the Light Industrial Zone. Phase One consists of a 530,000 square foot building and 348 parking stalls on a 28.6 acre parcel. Phase Two consists of an 840,000 square foot building and 522 parking stalls on a 41.4 acre site
- McShane Companies (A&SP #07-04) – The third phase of the McShane project including a 740,000 square foot building and 484 parking stalls on a 41.2 acre site in the West Patterson Business Park in the Light Industrial Zone.

**III Regional Housing Needs Analysis**

A. Status of Recommended Regional Housing Needs

California Government Code § 65584 requires that each regional Council of Governments determine current and projected regional housing needs and provide affected cities and counties with detailed information concerning the basis for allocating shares of the need among local jurisdictions. To comply with these requirements, the Stanislaus Council of Governments (StanCOG) is required to determine city and county shares of projected regional housing needs.

StanCOG is required to estimate household income levels and take this into account in defining each locality's share of the regional needs. This was done using levels commonly applied by Federal, State and other agencies. These levels, as used by HUD, are defined below:

Very Low	50% and below of Median Income
Low	51-80% of Median Income
Moderate	81-120% of Median Income
Above Moderate	121% and more, of Median Income

The fiscal year 2007 median income for Stanislaus County, as determined by HUD, is \$56,000 for a family of four. The following chart illustrates the affordability guidelines and applicable rent/mortgage costs by income category:

**Affordability Guidelines for a Family of Four (2007)**

<u>Income Category</u>	<u>% of Median Income</u>	<u>Income Limits</u>	<u>Max. Monthly Rent/Mortg.</u>
Very Low	0 - 50%	\$28,000	\$ 700
Low	51 - 80%	\$44,800	\$1,120
Median	81 - 100%	\$56,000	\$1,400
Moderate	101 - 120%	\$67,200	\$1,680
Above Moderate	121% and greater	\$67,200+	\$1,680+

The 2001 to 2008 Regional Housing Needs Assessment was prepared by Stanislaus County Association of Governments (StanCOG) using median household income data from the 2000 census as a basis, with updates using the State Department of Finance interim estimates. Following are the City of Patterson's efforts at meeting the fair share housing needs identified by StanCOG:

<u>StanCOG Objectives</u>	<u>Previously Provided</u>	<u>Provided in CY 2007</u>	<u>% Complete</u>
Very Low	235	95	40%
Low	182	157	86%
Median	225	554	248%
Moderate +	428	1744	414%
<b>Totals:</b>	<b>1071</b>	<b>2564</b>	<b>242%</b>

**Building Permits Issued**

Of the 33 building permits issued for new single family residences in 2007, none were affordable to very low- or low-income families, 12% were affordable to median income households and all would theoretically be affordable to above moderate income households..

With regard to multi-family housing, no permits were issued during 2007. Most multi-family developments currently require some manner of tax-credit approval or subsidy to be cost effective.

**B. Local Efforts to remove Governmental Constraints**

The City of Patterson's local efforts to remove any governmental constraints potentially affecting the maintenance, improvement and development of housing pursuant to Government Code §65583 are highlighted below:

Along with meeting State Housing Law requirements, including §65583, the City has a State certified General Plan Housing Element, which was approved during calendar year 2004. The City also continues its commitment to one-stop permit processing to facilitate and expedite the development of housing. In addition, policies and projects assisting in the development of affordable housing continue to be endorsed by staff, the Planning Commission and City Council, including code amendments which encourage the development of duplex units on corner lots, second units on nearly any low density

residential lot, and dwelling units above commercial uses. City staff are also seeking ways to mitigate the cost of construction for affordable units by creating separate fee structures for single family and multi-family projects.

Of particular note, in 2006, the City of Patterson approved an inclusionary housing ordinance which requires that at least 15% of all newly constructed units shall be affordable to low, very-low, or moderate income households. The ordinance sets inclusionary requirements for owner-occupied and rental units. Affordable units must be constructed concurrently with the market rate units. If on-site construction of affordable units can be shown to be infeasible, the ordinance offers a number of alternatives, including off-site construction, a dedication of land of an equivalent value to the units, and the payment of an in-lieu fee. The ordinance also provides incentives to promote the production of affordable housing.

Beginning in fiscal year 2002, the City, in cooperation with Stanislaus County and five other cities, formed a consortium of jurisdictions which share approximately 2.8 million in HUD CDBG Grant money. Recently, the City has used these funds to replace an aging sewer main along South 3<sup>rd</sup> Street that serves a low income neighborhood.

The City also participates in a consortium of jurisdictions to share HUD HOME funds. Recently, the City has used this money for the First Time Home Buyers Program which provides up to \$100,000 in down payment assistance to income eligible first time homebuyers. The City has also used this money to resume the Minor Home Rehabilitation Program which provides grants/loans to income eligible residents for home repairs related to health and safety.

#### **IV Conclusion**

In summary, the City's present General Plan and efforts to implement that plan comply with the guidelines developed and adopted pursuant to Government Code §65040.2 (Administration of General Plans). This report is provided in compliance with Government Code Regulations. After acceptance by the City Council, this report will be forwarded to the State Office of Planning and Research and the State Department of Housing and Community Development.