

B1 Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2024-2032 Housing Element (6th cycle), the City of Atwater has reviewed the housing programs adopted in the 2015-2022 Housing Element (5th cycle) and evaluated the effectiveness of these programs in delivering housing services and assistance. Table B1-1 summarizes the City’s progress toward the previous Regional Housing Needs Allocation (RHNA) and Table B1-2 provides a detailed program level assessment of housing accomplishments over the 5th cycle planning period. Programs that are routine staff functions with no specific actions and no direct City involvement are not continued as housing programs in the 6th cycle Housing Element.

B1.1 Effectiveness in Addressing Special Needs

The City was successful in facilitating the development of housing for special needs groups during the 5th Cycle Housing Element. Programs developed for the 5th cycle identified specific solutions to housing for special needs groups such as seniors, homeless, low-income households, and/or persons with disabilities. Goal H-5 focuses on accommodating housing for special needs groups, including Program H-5a, which promotes senior housing, and Program H-5f, which implemented zoning for supportive and transitional housing. In addition, Program H-3f focuses on collaborating with nearby jurisdictions and housing assistance groups to implement special housing and homeless needs workshops.

B1.2 Quantified Objectives

Table B1-1 summarizes the City’s progress toward meeting the previous 5th Cycle Housing Element RHNA, as well as objectives to rehabilitate and conserve/preserve existing housing stock. The City of Atwater did not reach its 5th cycle RHNA goals in the Extremely Low, Very Low-, Low-, and Moderate-Income categories.

Table B1-1 Quantified Housing Objective and Achieved Accomplishments

	New Construction		Rehabilitation		Preservation (At-Risk Units)	
	RHNA (2016-2024)	Actual	Objectives	Actual	Objectives	Actual
Extremely Low-Income	-	-	-	-	-	-
Very Low-Income	429	-	-	-	-	-
Low-Income	307	-	-	-	-	-
Moderate-Income	281	-	-	-	-	-
Above Moderate-Income	748	427	-	-	-	-
Total	1,765	427	-	-	-	-

B1.3 Review of Past Accomplishments

Table B1-2 provides a detailed program-level assessment of housing accomplishments during the 5th Cycle Housing Element planning period.

Table B1-2 Review of Past Accomplishments

Program	Program Objectives	Progress and Continued Appropriateness
Goal H-1 – Provide suitable and adequate sites for residential development.		
Program H-1a: Vacant and Non-Vacant Underutilized and Site Inventory Program	The objective of this program is to assist developers in finding suitable infill and underutilized sites to meet a portion of the City’s new housing construction needs.	The City has been contacted by multiple interested developers. The existing land use and zoning maps are in the process of being re-evaluated for General Plan amendment and zone change. Continued Appropriateness: Program H-1a is ongoing and will be incorporated into the 6 th Cycle Housing Element as Program 2.
Program H-1b: Creation of Larger Parcels through Site Consolidation	The objective of this program is to facilitate creation of larger parcels for more efficient development of multifamily housing and assist developers in finding suitable vacant infill and non-vacant underutilized sites to meet a portion of the City’s new housing construction needs.	The City is re-evaluating program H-1b, as developers are non-desiring of a multi-parcel approach for segmented financing. Continued Appropriateness: Program H-1b will be discontinued in the 6 th Cycle Housing Element, as developers have not shown interest in this development approach.
Program H-1c: Creation of Larger Parcels through Right-of-way Abandonment	The objective of this program is to make additional land available adjacent to existing developed or underutilized land to facilitate more efficient development of five high density residential units (Low to Very Low Income).	The City has an application for a mixed-use development and annexation, adding to the land available for development. Continued Appropriateness: Program H-1c will be discontinued in the 6 th Cycle Housing Element, as no identified sites will be rezoned to accommodate high-density residential housing.
Program H-1d: Ferrari Ranch Annexation	The objective of this program is to bring additional low and medium density residential land into the City limits for an estimated net gain of 82 total units, including 80 low density units (Above Moderate and Moderate Income) and two medium density units (Low Income).	The Ferrari Ranch annexation has been completed, and the project is currently undergoing an amendment to the Parcel Map. Continued Appropriateness: Program H-1d is complete and will not be carried forward in the 6 th Cycle Housing Element.
Program H-1e: Western Residential Land Annexations	The objective of this program is to bring additional residential land into the City limits. At the planned densities, the two identified annexation areas would accommodate up to 1,813 additional units, including 1,010 low density (Above Moderate and Moderate Income), 360 medium density (Low Income), and 443 high density units (Very Low Income).	The City’s sphere of influence is being re-evaluated and a recommended boundary adjustment will be proposed in conjunction with the General Plan update that is currently underway. Continued Appropriateness: Program H-1e will be revised and incorporated into Program 2 to rezone properties to accommodate high-density residential housing.

Program	Program Objectives	Progress and Continued Appropriateness
Program H-1f: Residential Specific Plans	The objective of this program is to expedite residential development opportunities on annexed lands, ensure desired mix and arrangement of land uses, and ensure provision and financing of adequate infrastructure and public services.	The City is researching legislative extensions on map projects and creating an ordinance to amend Title 16. Continued Appropriateness: Program H-1f will be discontinued in the 6 th Cycle Housing Element, as no identified sites will be annexed during the 6 th Cycle.
Program H-1g: Developer Resources	The objective of this program is to assist developers in locating appropriate sites for housing.	This program is ongoing and there has been renewed developer interest in Atwater. Continued Appropriateness: Program H-1g ongoing and will be incorporated into the 6 th Cycle Housing Element as Program 2.
Program H-1h: General Plan Amendment and Rezone of Buhach Road	The objective of this program is to increase the supply of R-3 land in a location with demonstrated demand.	The City is in discussions with developers about a future project at the southwest corner of Buhach Road and Juniper. Continued Appropriateness: Program H-1h is not needed for RHNA and will not be incorporated into the 6 th Cycle Housing Element.
Goal H-2 – Accommodate a range of housing options by type, size, location, price, and tenure.		
Program H-2a: Designate Land for a Mixture of Housing Types	The objective of this program is to allow and encourage a mix of housing types and a range of housing densities throughout the community.	The program is currently in practice. A General Plan update to allow for a range of densities and housing types is currently underway. Continued Appropriateness: Program H-2a will be refined and incorporated into the 6 th Cycle Housing Element as Program 2.
Program H-2b: Encourage Innovative Subdivision and Housing Design	The objective of this program is to increase local awareness and acceptance of alternative housing designs and increase the range of housing choices available to low- and moderate-income households.	The City has not yet initiated the program. However, two new housing projects have been introduced to the City. One has been approved and the other is in process. Both have alternative design approaches. Additionally, a mixed-use development located at Redwood and Bellevue Road will add approximately 52 residential units above commercial retail. Continued Appropriateness: Program H-2b will be discontinued in the 6 th Cycle Housing Element but incorporated into policies.
Program H-2c: Evaluate Residential Uses and Development Standards	The objective of this program is to ensure that innovative housing types are accommodated within the City and that alternative housing designs can be achieved on appropriate residential lots within the City, while protecting community aesthetic values.	The City has adopted alternative housing design guidelines. Continued Appropriateness: Program H-2c was completed in 2018-2019 and will not be continued into the 6 th Cycle Housing Element.
Goal H-3 – Increase the supply of affordable housing in the city.		
Program H-3a: Promote Homeownership for Low- and Moderate-Income Households	The objective of this program is to assist 15 moderate and 15 low-income first-time homebuyers.	The City has not yet implemented the program. Continued Appropriateness: Program H-3a will be refined and incorporated into the 6 th Cycle Housing Element as Program 10.

Merced County Association of Governments
Merced County Multi-Jurisdictional Housing Element (2024-2032)

Program	Program Objectives	Progress and Continued Appropriateness
Program H-3b: Affordable Housing Requirements and First Tier Affordable Housing Incentives	The objective of this program is to establish affordable housing requirements and incentives to be applied citywide. Assuming 1,500 total units constructed under this program, the program would result in 30 low income units and 30 moderate income units.	A new project, currently in the application review process, will use affordable housing incentives established under this program. Under this program, 120 units affordable to low- to moderate-income households are in development. Continued Appropriateness: Program H-3b will be discontinued in the 6 th Cycle Housing Element.
Program H-3c: Density Bonus Program	The objective of this program is to incentivize development of affordable housing by providing density bonuses to developers meeting certain criteria for housing projects, consistent with state law.	The City has not yet implemented the program. Continued Appropriateness: Program H-3c is incomplete and will be refined and incorporated into 6 th Cycle Housing Element as Program 7.
Program H-3d: Pursue State and Federal Funding for Affordable Housing	The objective of this program is to accommodate housing for 3 extremely low, 7 very low; and 10 low income units.	The City has not yet implemented the program. Continued Appropriateness: Program H-3d is incomplete and will be refined and incorporated into 6 th Cycle Housing Element as Program 7.
Program H-3e: Rental Assistance	The objective of this program is for the County to assure that lower income households find rental housing assistance.	The City has not yet implemented the program. Continued Appropriateness: Program H-3e is incomplete and will be refined and incorporated into 6 th Cycle Housing Element as Program 7.
Program H-3f: Collaborate with Nearby Jurisdictions and Housing Assistance Groups	The City will participate in one special housing and homeless needs workshop on an annual basis.	The City has held the first meeting. The City is currently collaborating with nearby jurisdictions on housing needs for the 6 th Cycle Housing Element. Continued Appropriateness: Program H-3f will be refined and incorporated into 6 th Cycle Housing Element as Program 1.
Program H-3g: Self-Help Housing	The objective of this program is to establish development of 40 additional ownership housing units: 5 extremely low, 10 very low-income and 25 low-income.	The City has begun discussion with Habitat for Humanity. Continued Appropriateness: Program H-3g is incomplete and will be refined and incorporated into 6 th Cycle Housing Element as Program 7 to incentivize affordable housing development.
Program H-3h: Water and Sewer Service Priority	The objective of this program is to establish policy prioritizing water and sewer provision to lower income housing developments.	The City has not yet implemented the program. Continued Appropriateness: Program H-3h is incomplete and will be refined and incorporated into the 6 th Cycle Housing Element as Program 11.
Program H-3i: Mobile Home Park Development Incentives	The objective of this program is to facilitate development of vacant land zoned for mobile home park use and maximize utilization of the land.	The City is in negotiations with property owners. Continued Appropriateness: Program H-3h is incomplete and will be refined and incorporated into the 6 th Cycle Housing Element as Program 6.
Goal H-4 – Maintain, conserve, and rehabilitate existing housing stock.		
Program H-4a: Adopt Updated Building Codes	The objective of this program is to ensure that newly constructed housing is as safe and well-built as possible.	The City’s building codes are in compliance with state building codes and are updated every three years. Continued Appropriateness: Program H-4a is complete and will not be carried into the 6 th Cycle Housing Element.

Program	Program Objectives	Progress and Continued Appropriateness
Program H-4b: Conduct Housing Condition Survey	The objective of this program is to establish baseline and maintain updated information on housing conditions to better target rehabilitation efforts.	Implementation of this program will be accomplished during the General Plan Update, which has begun. Continued Appropriateness: Program H-4b is incomplete and will not be carried forward in the 6th Cycle Housing Element as Program 9.
Program H-4c: Housing Rehabilitation Loan Program	The objective of this program is to pursue CDBG funds on an annual basis to support the Housing Rehabilitation Loan Program and rehabilitate approximately 3 low and 2 very low income homes per year.	The City did not receive CDBG funds during the 5 th Cycle. However, as of 2023, the City has received both CDBG and HOME funds for owner-occupied rehabilitation programs. Continued Appropriateness: Program H-4c is incomplete and will be refined and incorporated into the 6th Cycle Housing Element as Program 9.
Program H-4d: Home Energy Renovation Opportunity (HERO) Program	The objective of this program is to make the HERO Program available to residents and rehabilitate approximately 5 homes per year.	The City has not yet implemented the program due to a lack of resources. Continued Appropriateness: Program H-4d is incomplete and will be incorporated into the 6th Cycle Housing Element as Program 9.
Program H-4e: Manufactured Home Preservation	The objective of this program is to preserve the condition and affordability of larger mobile home parks containing approximately 400 spaces; provide relocation assistance to residents of parks that are not feasible to preserve.	The present conditions have been deemed acceptable. Continued Appropriateness: Program H-4e is complete and will not be incorporated into the 6th Cycle Housing Element.
Program H-4f: Improve the Condition of Rental Housing	The City's objective in requiring long-term affordability is to ensure that substantially rehabilitated or reconstructed housing units increase the stock of affordable rental housing. The City will also ensure that the property owner provides relocation assistance to current tenants and allows these tenants a right of first refusal to re-occupy their former rental units, or another equivalent unit, after the rehabilitation or reconstruction has been completed. Rehabilitate 25 very low and 25 low-income rental housing units.	The City has not yet implemented the program due to a lack of staff resources to audit rental properties and the ability, housing inventory that is available, and ability to compete for available funding. . Continued Appropriateness: Program H-4f is incomplete and will not be carried forward in the 6th Cycle Housing Element
Program H-4g: Address Unsafe Building Conditions	The objective of this program is to improve substandard residential buildings condition and rehabilitate or upgrade two units per year.	The City is currently in discussions with Habitat for Humanity to cooperatively lead effort. Continued Appropriateness: Program H-4g is ongoing and will be incorporated into the 6 th Cycle Housing Element as Program 9.
Goal H-5 – Accommodate housing for special needs groups.		
Program H-5a: Promote Senior Housing	The objective of this program is to identify funding sources for the development of senior housing, and facilitate senior housing development through the density bonus program, streamlined permit processing, identification of suitable development	This program had limited community interest and lack of resources. Continued Appropriateness: Program H-5 is incomplete and will not be carried forward. Program 10 is included in the 6th Cycle Housing Element to incentivize senior housing.

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Merced County Multi-Jurisdictional Housing Element (2024-2032)

Program	Program Objectives	Progress and Continued Appropriateness
	sites, and through other development incentives such as reduced parking requirements.	
Program H-5b: Accommodate Housing for Persons with Disabilities	The objective of this program is to improve housing accessibility for persons with disabilities by providing exceptions to building and zoning standards when those exceptions will facilitate accessibility.	The City currently does not have any city-owned residential single family or multifamily homes. All tenant improvements and new construction projects are required to meet ADA requirements. Continued Appropriateness: Program H-5b will not be carried forward. Program 10 <i>Lower-Income and Special Needs Housing</i> will address housing needs for persons with disabilities in 6th Cycle Housing Element
Program H-5c: Remove Constraints to Persons with Disabilities	The objective of this program is to revise development standards and community care provisions of the Zoning Ordinance to better accommodate persons with disabilities and put procedures in place to allow accommodation of persons more easily with disabilities.	The City currently follows the California Building Code and its requirements for accessible living properties. In 2023, the City adopted the ADA Transition Plan to improve accessibility standards in the City. Continued Appropriateness: Program H-5c is complete and will not be carried over into the 6th Cycle Housing Element.
Program H-5d: Zoning for Farmworker Housing	The objective of this program is to remove zoning constraints that would preclude provision of farmworker housing at appropriate locations within the City.	No such provisions currently exist and therefore the program has not yet been implemented. Continued Appropriateness: Program H-5d is incomplete and will not be carried forward. Program 10 will incentivize farmworker housing in the 6th Cycle Housing Element.
Program H-5e: Promote the Development of Smaller and Larger Rental Units	The objective of this program is to promote the development of a more diverse rental market within the City by encouraging a variety of unit sizes.	In 2019, the City approved mixed-use buildings in the C-G zone (Resolution No PC 0124-19). Continued Appropriateness: Program H-5e is ongoing but will not be carried into the 6th Cycle Housing Element.
Program H-5f: Zoning for Supportive Housing and Transitional Housing	The objective of this program is to remove zoning constraints that would preclude provision of supportive and transitional housing at locations within the City’s residential districts.	In 2019, the City adopted amendments to its zoning code in compliance with SB2 (Resolution No. PC 106-19). Continued Appropriateness: Program H-5f is complete and will not be carried over into the 6th Cycle Housing Element.
Program H-5g: Zoning for Emergency Shelters	The objective of this program is to remove zoning constraints that would preclude provision of homeless shelters within the R-T district.	The City has adopted amendments to its zoning code in compliance with SB-2. As a correction, SB-2 compliance was targeted for the M-1 and M-2 zones. Continued Appropriateness: Program H-5g is complete and will not be carried over into the 6th Cycle Housing Element..
Program H-5h: Facilitate Shelters, Supportive Housing, and Transitional Housing	The objective of this program is to identify a site and funding for an emergency shelter or transitional housing facility to meet local needs.	The City has adopted an ordinance for the M-1 and M-2 zones in accordance with SB-2. Continued Appropriateness: Program H-5h is complete and will not be carried over into the 6th Cycle Housing Element. .

Program	Program Objectives	Progress and Continued Appropriateness
Program H-5i: Zoning for Community Care Facilities	The objective of this program is to remove zoning constraints that would preclude provision of community care facilities at appropriate locations within the City.	The program has not yet been implemented, but is being considered as part of the General Plan Update. Continued Appropriateness: Program H-5i incomplete. Program 6 will address community care facilities, consistent with state law.
Program H-5j: Zoning for Single Room Occupancy	The objective of this program is to provide affordable housing options by removing zoning constraints that would preclude provision of single resident occupancy units at appropriate locations within the City.	No such provisions currently exist and therefore the program has not yet been implemented. Program 7 will address The City will conduct a comprehensive review of the Zoning Code as part of the General Plan Update and make necessary changes to remove constraints. Continued Appropriateness: Program H-5j is incomplete and will be refined and incorporated into 6 th Cycle Housing Element as Program 7.
Goal H-6 – Minimize the impact of governmental constraints on housing construction.		
Program H-6a: Zoning ordinance amendments	The objective of this program is to remove zoning constraints that would preclude provision of manufactured housing, mobile home parks, and secondary housing units at appropriate locations within the City.	This program was completed, but recent changes in state law require further modifications to the City’s zoning ordinance to facilitate manufactured housing and accessory dwelling units. Continued Appropriateness: Program H-6a will be updated and incorporated into 6 th Cycle Housing Element as Program 8.
Program H-6b: Amendments to Planned Development District	The objective of this program is to increase the use of the City’s planned development option as a tool to provide affordable housing.	The City will begin analysis of revising the P-D definitions in Chapter 17. Continued Appropriateness: Program H-6bis incomplete and will not be carried into the 6 th Cycle Housing Element.
Goal H-7 – Promote energy efficiency in housing development.		
Program H-7a: Energy Conservation Regulation for New Construction	The objective of this program is to reduce residential energy consumption and reduce energy costs, especially for low-income residents.	The City will continue to adopt and enforce state energy efficiency requirements for new residential construction. Continued Appropriateness: Program H-7a is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 9.
Program H-7b: Energy code awareness promotion	The objective of this program is to reduce residential energy consumption and reduce energy costs, especially for low-income residents.	The City will continue to update its website and Building division information materials. The City will also work with alternative electrical energy providers. Continued Appropriateness: Program H-7b is ongoing and will be incorporated into the 6 th Cycle Housing Element as Program 13.
Program H-7c: Weatherization and energy conservation for existing dwelling units	The objective of this program is to reduce residential energy consumption and reduce energy costs, especially for low-income residents.	The City will continue to post and distribute information on current available weatherization and energy conservation programs. Continued Appropriateness: Program H-7c is ongoing and will be incorporated into the 6 th Cycle Housing Element as Program 9.

Merced County Association of Governments
Merced County Multi-Jurisdictional Housing Element (2024-2032)

Program	Program Objectives	Progress and Continued Appropriateness
Program H-7d: Promotion of energy efficient land use planning	The objective of this program is to reduce costs associated with transportation, especially for low-income residents, and make less costly transportation alternatives available and feasible.	This program has not been implemented other than to promote and encourage projects that are pedestrian friendly to areas of convenience. Continued Appropriateness: Program H-7d is incomplete and will be revised and incorporated into the 6 th Cycle Housing Element as Program 1.
Program H-7e: Promotion of water conservation	The objective of this program is to reduce costs associated with water use, especially for low-income residents.	The City has installed approximately 500 water meters to help prevent water waste by residents and prevent overwatering. Continued Appropriateness: Program H-7e will be refined and incorporated into 6 th Cycle Housing Element as Program 9.
Goal H-8 – Ensure fair and equal housing opportunities for all.		
Program H-8.1: Fair Housing Services	The objective of this program is to promote fair housing in Atwater and reduce incidences of discrimination.	The City will continue to ensure fair and equal housing opportunities for all. Continued Appropriateness: Program H-8.1 is ongoing and will be incorporated into the 6 th Cycle Housing Element as Program 13.