

D1 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 Gustine 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 D1-1 summarizes the City’s progress toward the previous Regional Housing Needs Allocation (RHNA) and Table D1-2 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.

D1.1 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 female-headed households, large families, and/or low-income households. Program 1-A focuses on identifying and providing adequate sites for a variety of housing types at all income levels. Program 1-E focuses on increasing housing availability for large families and female-headed families.

The City was able to secure a Senate Bill (SB) 2 grant which helped fund a new Environmental Justice Element and the Housing Element update. Both contain programs to assist special needs households.

D1.2 Quantified Objectives

Table D1-1 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 Gustine did not reach its 5th cycle RHNA goals in the Extremely Low-, Very Low-, Low-, and Moderate-Income categories.

Table D1-1 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	61	-	-	-	-	-
Low-Income	56	9	-	-	-	-
Moderate-Income	51	-	-	-	-	-
Above Moderate-Income	136	8	-	-	-	-
Total	304	17	-	-	-	-

Source: City of Gustine, 2023.

D1.3 Review of Past Accomplishments

Table D1-2 provides a detailed program-level assessment of housing accomplishments during the 5th Cycle Housing Element planning period.

Table D1-2 Review of Past Accomplishments

Program	Program Objectives	Progress and Continued Appropriateness
<p>Program 1-A: Adequate Sites for a Variety of Housing Types</p>	<p>The objective of this program is to provide sufficient vacant and available sites for a wide range of housing types at all income levels.</p>	<p>The Southeast Annexation was approved by LAFCO in January 2019. The City Council approved the Vesting Tentative Subdivision Map (VTSM) for one of the three initial subdivisions in the first phase of development for the Southeast Master Plan in 2022. The Planning Commission approved the VTSMs for the second and third phases in October 2023 and the City Council is expected to act on them in December 2023.</p> <p>Continued Appropriateness: Program 1-A will be refined and incorporated into the 6th Cycle Housing Element, as Housing Program 2. The City will rezone three sites for housing and an additional site which will permit housing with a maximum density of at least 20 units per acre.</p>
<p>Program 1-B: Information on Affordable Housing Programs</p>	<p>The objective of this program is to ensure that information on affordable housing is made available to the public.</p>	<p>The City has continually made information available on its electronic marquee, at City Hall, at City libraries, and to local media.</p> <p>Continued Appropriateness: Program 1-B is ongoing and will be incorporated through into the 6th Cycle Housing Element as Housing Programs 11 and 14.</p>
<p>Program 1-C: Variety of Sources for Grants and Loans</p>	<p>The objective of this program is to investigate sources of funding for affordable housing development.</p>	<p>The City applied for and received SB2 grant funding that it is utilizing to update its 6th Cycle Housing Element and updates to portions of its General Plan. The City also applied for and received funding from the Local Early Action Planning (LEAP) grant program to help further planning and procedures that will help to further housing production.</p> <p>The City applied for and received allocations under the Permanent Local Housing Allocation program to develop projects and programs to help assist unmet housing needs.</p> <p>Continued Appropriateness: Program 1-C is ongoing and will be refined and incorporated into the 6th Cycle Housing Element as Housing Programs 1, 8, and 10 which direct the City to pursue funding opportunities to support affordable housing development and housing resource programs as well as preservation of existing affordable housing</p>
<p>Program 1-D: Review Procedures and Fees</p>	<p>The objective of this program is to ensure that permit process and fees do not inhibit development of affordable housing.</p>	<p>The City reviews permit fees annually.</p> <p>Continued Appropriateness: Program 1-D will be incorporated into the 6th Cycle Housing Element as Housing Program 8.</p>

Program	Program Objectives	Progress and Continued Appropriateness
Program 1-E: Development of Rental Units with 3, 4 or more Bedrooms	The objective of this program is to increase supply of housing for large families and females-headed families.	This program has been dormant due to lack of housing development activities within the City, Continued Appropriateness: This program will not be carried over into the 6 th Cycle Housing Element.
Program 1-F: Water and Sewer Priority	The objective of this program is to place priority on the development of affordable housing.	The City has continued to work on improvements to existing infrastructure and water and sewer capacity and will continue to do so. The City sought and received a congressionally directed spending request for upgrades to its water loop system and to construct a new water tank. The City also has utilized grant funding it received to study its sewer needs and current operations. The City expects to construct a new sewer plant that would add capacity to meet needs from growth within the 6 th Cycle. Continued Appropriateness: Program 1-F will be refined and incorporated into the 6 th Cycle Housing Element as Housing Program 12.
Program 1-G: Flood Hazard Land Management	The objective of this program is to ensure housing is developed in areas safe from flooding.	The City is on track to implement this program within one year. The City is currently updating the Safety Element which furthers this program. The majority of the City of Gustine lies outside the 100-year and 500-year floodplain as designated by the Federal Emergency Management Agency (FEMA). However, a very small portion of the City near the Gustine Municipal Airport is on the edge of the 100-year flood zone. Continued Appropriateness: Most of the city is outside of the 100-year and 500-year flood zone. Areas of the city identified within or near the 100-year flood zone are not zoned for residential uses. Therefore, this program will not be carried over into the 6 th Cycle Housing Element.
Program 1-H: Small Unit Development	The objective of this program is to provide a variety of forms of affordable housing.	The City streamlined the ADU process per State Guidelines. The City has added nine additional ADU units through Dec. 31, 2022. Continued Appropriateness: Program 1-H will be refined and incorporated into the 6 th Cycle Housing Element policies and programs as Housing Program 5 to support ADU development and Housing Program 8 to support the development of small housing units, including single-room occupancy units.
Program 1-I: Annexation of Southeast Gustine Master Plan Area	The objective of this program is to provide adequate sites for housing.	The Southeast Annexation was approved by LAFCo in January 2019. The City Council approved the Vesting Tentative Subdivision Map (VTSM) for one of the three initial subdivisions in the first phase of development for the Southeast Master Plan in 2022. The Planning Commission approved the VTSMs for the second and third in October 2023 and the Council is expected to act on them in December 2023. Continued Appropriateness: This program is complete and will not be carried over into the 6 th Cycle Housing Element.

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

Program	Program Objectives	Progress and Continued Appropriateness
Program 1-J: Mobile and Manufactured Homes in R-2 and PD Zones	The objective of this program is to remove government constraints and on the development of mobile and manufactured homes.	This program was initiated in 2018. To date, the City has received no interest or inquiries from any developers in these zoning classifications. Continued Appropriateness: Due to lack of developer interest, this program will not be carried over into the 6 th Cycle Housing Element.
Program 2-A: Seek Grant Funds	The objective of this program is to improve public infrastructure.	This program has been dormant due to a lack of development activities within the City. This program is expected to be incorporated within one year. The City is seeking additional funding sources for public infrastructure improvements. Continued Appropriateness: Program 2-A will be refined and incorporated into the 6 th Cycle Housing Element as Housing Programs 13.
Program 2-B: Section 504 Loans	The objective of this program is to assist in housing rehabilitation.	The County continues monitoring state and federal funding opportunities annually. Continued Appropriateness: Program 2-B will be refined and incorporated into the 6 th Cycle Housing Element as Housing Program 10.
Program 2-C: HOME Funds	The objective of this program is to assist in rehabilitation and new construction.	The City has applied for and received funding related to this goal through programs other than the Home Investments Partnerships Program (HOME). In assessing the ability to meet housing goals, the City identified the need to prioritize first completion of the planning needed to facilitate all types of development. The planning and processes must be in place if housing projects are to be successful. The City has applied for other housing funding programs, per section 1-C, but not specifically for the HOME program. The City continues to investigate potential housing funding programs to determine the most applicable for the City. Given its size, the City must take into account the capacity of a small staff to implement and manage each grant program that it applies for. Continued Appropriateness: Program 2-C will be refined and incorporated into the 6 th Cycle Housing Element as Housing Program 10.
Program 3-A: Weatherization Programs	The objective of this program is to promote energy efficiency in new and existing construction.	The City has required new infill housing to comply with State Mandates for efficiency, including requiring builders to configure units to encourage installation of energy efficiency components. Continued Appropriateness: Due to lack of resources to support this program, it will not be carried over into the 6 th Cycle Housing Element.
Program 3-B: Solar Design Ordinance	The objective of this program is to promote solar development in new residential construction.	The City adopted its solar design ordinance in 2008. Continued Appropriateness: Program 3-B is complete and will not be carried over into the 6 th Cycle Housing Element.

Program	Program Objectives	Progress and Continued Appropriateness
Program 4-A: Discourage Housing Discrimination	The objective of this program is to educate residents on fair housing law and address housing discrimination complaints.	The City provides information on housing discrimination at City Hall and in the public library. Continued Appropriateness: Program 4-A is ongoing and will be refined and incorporated into the 6 th Cycle Housing Element as Housing Program 14.
Program 5-A: Review Housing Element	The objective of this program is to track progress on implementation of housing programs.	In April 2020, the City received notice from HCD that the City's 5 th Cycle Housing Element is in compliance. Work on the 6 th Cycle by the City has taken place since that time, with the City applying for housing-related funding and completing work toward meeting those grant goals simultaneously. The City will continue to review its housing element regularly following 6 th Cycle approval. Continued Appropriateness: Annual Progress Reports are developed as a routine function of the Planning Division. Therefore, this program will not be carried over into the 6 th Cycle Housing Element
Program 5-B: Housing Condition Survey	The objective of this program is to track housing conditions in the city.	Due to timing related to its 5 th Cycle approval, the City's work on the Housing Element has been continual. A housing survey is a part of the 6 th Cycle process. Continued Appropriateness: Program 5-B will be refined and incorporated into the 6 th Cycle Housing Element.
Program 5-C: Coordinate with County and Cities	The objective of this program is to maintain implementation monitoring.	The City undertakes regional coordination on a regular basis. The City is an active member of the Merced County Association of Governments, participating in not only the Merced County Multijurisdictional Housing Element but all of the regional coordination programs, projects, boards and commissions coordinated through MCAG. The City manager also regularly meets with the County of Merced on issues related to many issues, including housing. Continued Appropriateness: Program 5-C will be refined and incorporated into the 6 th Cycle Housing Element policies and programs.

This page intentionally left blank.