

D7 Housing Plan

This eight-year Housing Plan (2024-2032) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in the City of Gustine.

D7.1 Goals and Policies

Goal 1: Regional Collaboration

Work collaboratively with jurisdictions in Merced County to efficiently address housing issues and find regional solutions.

Policy 1.1 Proactively coordinate with cities, Merced County, and other agencies and organizations to create effective policies and programs and respond to opportunities for achieving common housing goals.

Policy 1.2 Participate in, as appropriate, pursuit of state and federal housing funds to address regional housing issues.

Goal 2: Housing Development

Provide an adequate supply and range of housing types to meet the diverse needs of residents.

Policy 2.1 Provide adequate sites for new housing development to accommodate the regional housing needs allocation (RHNA) throughout the planning period.

Policy 2.2 Facilitate a range of housing development that will meet the needs of all income levels including extremely low, very-low, low-, moderate- and above moderate households.

Policy 2.3 Encourage a range of housing types and sizes in large-scale development and annexations.

Policy 2.4 Promote infill development on vacant and underutilized sites within developed areas.

Policy 2.5 Encourage higher density and mixed use residential development along major transportation and transit corridors and/or near existing or planned community facilities and services.

Policy 2.6 Enact programs that facilitate well-designed, energy efficient development and flexible standards to encourage high quality projects.

Goal 3: Affordable Housing Options

Facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low, very low-, low- and moderate-income households.

Policy 3.1 Provide a range of incentives and tools to encourage affordable housing for all lower-income levels, including extremely low-income.

Policy 3.2 Support the Merced County Housing Authority (MCHA) by promoting Housing Choice Voucher (HCV) opportunities.

- Policy 3.3** Ensure permit processing procedures to ensure streamlining is available for affordable housing development projects (SB 35).
- Policy 3.4** Support the development of Accessory Dwelling Units (ADUs) as an affordable housing option.
- Policy 3.5** Promote home ownership for lower- and moderate-income households by pursuing grant funding for downpayment assistance and other homeownership loan programs.
- Policy 3.6** Monitor existing affordable housing developments and pursue preservation strategies to maintain their affordability.

Goal 4: Housing and Neighborhood Preservation

Maintain and improve the City's existing housing stock.

- Policy 4.1** Preserve existing residential neighborhoods by promoting balanced design and architecture.
- Policy 4.2** Support code enforcement efforts to work with property owners with repairs and rehabilitation of housing to preserve existing housing stock.
- Policy 4.3** Utilize Capital Improvement Programs for repairs and improvements of public infrastructure and facilities in existing neighborhoods.

Goal 5: Housing for Persons with Special Needs

Support and provide housing and services for people with special needs in the community. People with special needs include, but are not limited to, seniors, families with children, people with disabilities, single-parent families, farmworkers, and people who are experiencing homelessness or at risk of becoming homeless.

- Policy 5.1** Assist in local and regional efforts that address the housing needs of special needs residents.
- Policy 5.2** Provide reasonable accommodation for individuals with disabilities to access housing opportunities.
- Policy 5.3** Support the development of affordable housing units for farmworkers and farmworker families by encouraging the use of federal, state, and local resources.
- Policy 5.4** Coordinate with regional agencies and local non-profit/private developers on housing options and services for people who are experiencing homelessness or at risk of becoming homeless.
- Policy 5.5** Proactively apply for and utilize available resources to provide and maintain housing for special needs groups.

Goal 6: Resource Conservation and Sustainable Development

Utilize energy conservation and sustainable measures for new and rehabilitated housing.

Policy 6.1 Support and, as appropriate, incentivize the use of green building techniques for new housing and rehabilitation.

Policy 6.2 Promote energy conservation and efficiency in residential developments.

Goal 7: Affirmatively Furthering Fair Housing

Promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, state, and federal fair housing laws.

Policy 7.1 Promote meaningful and informed participation of residents, community groups, and governmental agencies in all local housing and community development activities.

Policy 7.2 Comply with federal, state, and local fair housing anti-discrimination laws ensuring equal access to housing regardless of circumstances as protected by fair housing laws.

Policy 7.3 Provide fair housing services to City residents and ensure that residents are aware of their fair housing rights.

Policy 7.4 Provide residents with housing mobility options by facilitating the development of a variety of housing types and expanding access to housing services.

Policy 7.5 Protect tenants from discriminatory housing practices and displacement.

Policy 7.6 Promote the integration of affordable and special needs housing in existing and planned neighborhoods.

D7.2 Implementing Programs

Program 1: Regional Collaboration

Collaborate with other jurisdictions in the region on housing efforts, including funding opportunities, best practices, and other efforts to address housing, transit, economic development, and homeless issues in Merced County.

Regional collaboration efforts can include, but are not limited to:

- Affordable housing development opportunities
- Regional housing programs and outreach efforts
- Economic development opportunities
- Creation of a regional Housing Trust Fund
- Coordination on funding applications and administration
- Identification of transit opportunities and access near new and established residential areas
- Development of environmental mitigation that can improve the quality of life for residents
- Efforts for the development of emergency shelters, low barrier navigation centers, transitional and supportive housing as well as support services for persons experiencing homelessness or at risk of becoming homeless in Merced County, including participation in services offered by the County

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Annually pursue funding opportunities for regional housing issues. ▪ Partner with the Merced County Human Services Agency and/or the Merced County Community Action Agency to proactively address shelter, housing and support services for people experiencing homelessness. ▪ Participate in the Merced County Association of Governments (MCAG) to manage and implement regional transit and services, while providing a public forum for cross-jurisdictional issues. <ul style="list-style-type: none"> ▫ Hold at least one community workshop to identify transportation needs and apply for funding to implement projects using Measure V funds. ▪ Work with the Merced Continuum of Care to update and implement the 10-Year Plan to End Homelessness during the planning period. ▪ In coordination with other Merced County jurisdictions, develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish or advertise a regional fair housing guide with ADU applications on or before January 2025. ▪ Conduct fair housing outreach, including dissemination of the ADU Fair Housing factsheet, by participating in one regional workshop or community event annually. ▪ Participate in regional collaborations, when applicable, with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund; federal, state, and local grant funds
Relevant Policies	1.1, 1.2
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
AFFH Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss

For the 6th cycle Housing Element, Gustine has been assigned a RHNA of 346 units, including:

- Very Low-Income: 77 units
- Low-Income: 53 units
- Moderate-Income: 64 units
- Above Moderate-Income: 152 units

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. As of December 2023, the City has identified capacity for 264 units through projects under construction, approved, or permitted, that will be available during the

RHNA projection period. The City also projects 16 ADUs affordable to above moderate-income households will be developed during the planning period. Accounting for these units, the City has a remaining RHNA of 194 units (77 very low-income, 53 low-income, and 64 moderate-income) for which the City must identify adequate sites for potential development.

The City has identified vacant and nonvacant sites with potential for development/redevelopment, or adaptive reuse of existing uses over the next eight years. One vacant opportunity site, identified in Southeast Gustine, does not require rezoning (zoned R-3) and has a capacity of 62 units (31 moderate-income and 31 above moderate-income). This site was used during the previous Housing Element cycle. An additional four sites have been identified for rezoning to meet the RHNA, with a capacity totaling 219 units (153 lower-income, 44 moderate-income, and 22 above moderate-income). Two sites to be rezoned were used during previous Housing Element cycles. These sites are not subject to by-right approval as they are considered new sites due to rezoning. The five sites identified can accommodate an additional 281 units, including 153 lower-income units, 75 moderate-income units, and 53 above moderate-income units.

This program describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code Section 65583c)(1)(A) and 65583.2. The rezoned sites shall include the following components pursuant to Government Code Section 65583.2(i):

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means approval without discretionary review.
- Permit the development of at least 16 units per site.
- Establish a minimum density of 20 units per acre and a maximum density of 25 units per acre for all rezone sites to accommodate lower-income RHNA.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

To ensure that the City complies with SB 166 (No Net Loss), the City will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet the City's RHNA obligations throughout the planning period. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate-income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Facilitate the development of 346 units over 8 years (77 very low-income, 53 low-income, 64 moderate-income, and 152 above moderate-income units). ▪ By January 31, 2025, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 194 units (130 lower-income and 64 moderate-income units). As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved. ▪ Facilitate the development of 16 ADUs during the planning period. ▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing and update annually. Make this inventory available to the public and interested developers on the City website. ▪ Annually meet with property owners and interested developers to pursue housing development in the City. ▪ By January 31, 2025, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.4, 3.1
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	N/A

Program 3: By-Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the City’s site inventory for lower-income RHNA are subject to by-right approval without discretionary action and exempt from CEQA and subject only to design review based on objective standards when a project includes 20 percent of the units affordable to lower-income households and no subdivision is proposed:

Reuse Sites (No Rezoning Required):

- Vacant sites that were identified in the City’s 4th and 5th cycles Housing Element as sites for lower-income RHNA; and
- Nonvacant sites that were identified in the City’s 5th cycle Housing Element as sites for lower-income RHNA.

The by-right approval requirement of reuse sites is effective January 31, 2024.

Rezoning of sites past the statutory deadline of the Housing Element to meet the lower-income RHNA are subject to the by-right approval requirement. The by-right approval requirement of rezone sites is triggered by the rezoning.

By-right shall mean the local government’s review shall not require:

- A conditional-use permit
- A planned unit development permit

- Other discretionary, local-government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code.

This provision does not preclude local planning agencies from imposing design review standards. However, the review and approval process must remain ministerial, and the design review must not constitute a “project” as defined in Section 21100 of the Public Resources Code.

No parcels in the City’s 6th Cycle Site Inventory are subject to by-right approval pursuant to state law.

Specific Actions, Objectives and Timelines	By January 31, 2025, concurrent with the Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 3.1
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 4: Replacement Housing

Development on non-vacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. Specifically, AB 1397 requires sites with a residential use within the last five years the replacement of units affordable to the same or lower-income level as a condition of any development on a non-vacant site consistent with those requirements set forth in state Density Bonus Law.

Specific Actions, Objectives and Timelines	By January 31, 2025, amend the Zoning Code to address the replacement housing requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.6
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the City. The City’s ADU Ordinance is not in compliance with State law as it does not allow the development of ADUs in all residential zones. Gustine will amend the Zoning Code in compliance with state laws.

Consistent with Gov. Code, Section 65583 and Health & Safety Code, Section 50504.5, the City will continue to encourage the production of ADUs and work to provide affordable units for lower-income households.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Amend the Zoning Code in compliance with state law by January 31, 2025. ▪ Facilitate the development of 16 ADUs over 8 years. ▪ By January 31, 2025, facilitate the production of ADUs through efforts including, but not limited to: <ul style="list-style-type: none"> ▫ Updating ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▫ Conduct or support regional educational workshops, campaigns, or outreach events to promote ADU development. ▫ Develop an ADU application checklist and publish the checklist on the City’s website by January 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City’s website by January 2025. ▪ Participate in regional collaboration efforts to create pre-approved ADU plans. ▪ Explore an ADU amnesty program. If feasible, establish an ADU amnesty plan by December 2026.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3, 3.1, 3.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide with emphasis on single-family residential neighborhoods in Northwest, Southwest, and Southeast Gustine.
AFFH Outcomes	Support the development of at least 16 ADUs in Gustine during the planning period.

Program 6: Zoning Code Amendments

In order to facilitate a variety of housing types, especially housing for lower-income households and those with special needs, the City will remove constraints to housing development by amending the Zoning Code.

Specific Actions, Objectives and Timelines	<p>Include the following Zoning Code Amendments by January 31, 2025:</p> <ul style="list-style-type: none"> ▪ Adequate Sites: Revise the Zoning Code to include a minimum of one multi-family or mixed-use designation that meet the requirements of Government Code Section 65583.2(i) (see Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss). ▪ Architectural Review: Review and revise architectural review criteria to promote certainty and objectivity for the applicant. ▪ SB 35: Establish procedure for implementing SB 35. ▪ Development Standards: Review and revise the City’s development standards (including parking and height), particularly in relation to higher density affordable housing:
---	---

	<ul style="list-style-type: none"> ▫ Amend the Zoning Code to provide an opportunity for minor modifications to height restrictions for developments with an affordability component. ▫ Adjust open space requirements for multi-family developments to provide more flexibility in both common and private open space requirements that provide a wider array of options to housing developers in order to meet the needs of their intended users. ▪ Density Bonus: Revise the zoning code to provide additional density bonuses under the criteria set forth by AB 1287 (see Program 8). ▪ Accessory Dwelling Units: Revise the Zoning Code to allow ADUs in all residential zones (see Program 5). ▪ Single-Room Occupancy (SRO) Housing: Revise the Zoning Code to allow the development of SROs in residential zones allowing multi-family uses and/or commercial zones allowing hotel and motel uses. ▪ Emergency Shelters: Revise the emergency shelter definition in the Zoning Code to include interim housing options in compliance with State law, and to allow emergency shelters in residential and/or residential mixed use zones. ▪ Residential Care Facilities: Permit residential care facilities with seven or more residents in all zones that permit residential uses and subject to the same standards and procedures as similar uses in the same zones. ▪ Farmworker Housing: Amend the Zoning Code to comply with State Health and Safety Code Section 17021.6 for farmworker housing. ▪ Supportive Housing (AB 2162): Amend the Zoning Code to comply with AB 2162 to ensure there are no minimum parking requirements for supportive housing located within ½ mile of transit.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.1, 3.4, 5.2, 5.3, 7.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	Facilitate the development of 5 units for special needs populations during the planning period.

Program 7: General Plan Amendments

The City will implement the following General Plan Amendments to facilitate the development of a variety of housing types, specifically multi-family housing.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Revise the General Plan to include a minimum of one multi-family or mixed-use designation that meet the requirements of Government Code Section 65583.2(i) (see Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss).
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources

Geographic Targeting	Citywide
AFFH Outcomes	Support the development of 346 housing units during the planning period (RHNA).

Program 8: Facilitating Affordable Housing Development

The City is committed to expanding affordable housing options for households of all income levels using development tools such as density bonus provisions, waiving development fees and streamlining the application process. The City will contact local non-profit and private developers to facilitate the production of this housing as well as pursue funding opportunities available at the local, regional, state and federal levels.

On a case-by-case basis, the City will provide opportunities for public, private and non-profit groups to develop affordable housing by constructing off-site improvements and physical infrastructure as Capital Improvement Projects. Assistance provided by the City may include traffic, street and sewer upgrades as well as other pedestrian and mobility improvements.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. ▪ Work with other jurisdictions in Merced County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By January 31, 2025, revise the Density Bonus Ordinance in compliance with State law (Government Code Section 65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by State law. ▪ Facilitate the development of affordable housing by allowing improvements to be negotiated. ▪ Facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: <ul style="list-style-type: none"> ▫ Density increases under the City’s Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: above-moderate-income households; very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals. ▫ Reduced parking requirements. ▪ Continue to review permit fees annually to ensure fees do not inhibit the development of affordable housing. ▪ Ensure infrastructure is in place to accommodate new housing. Annually pursue grants to update the Sanitary Sewer System Master Plan and replace aging water and sewer lines. ▪ Adopt an ordinance that establishes specific procedures to grant priority service within a year of the certification of the Housing Element to housing with units affordable to lower-income households whenever capacity is limited.
Primary Responsible Departments	Planning Department
Funding Sources	Local, state and federal resources, General Fund, CDBG
Relevant Policies	2.1, 2.2, 2.3, 3.1, 4.1, 4.3, 7.4

AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	Increase the percent of the City’s housing stock that is multi-family from 16 percent to 19 percent by December 2030, using 2017-2021 ACS data as a baseline.

Program 9: Preservation of At-Risk Housing

The City has 33 housing units that are deed restricted as affordable housing for lower-income households. No units are considered at risk of conversion during this Housing Element planning period. Nevertheless, the City will work to preserve these units and will proactively monitor all other units to encourage continued affordability beyond existing covenants and work proactively with owners of affordable units to assist in rehabilitation needs.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Monitor affordable units during the planning period. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.6, 5.5
AFFH Themes	Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	Preserve all affordable housing units.

Program 10: Housing Preservation and Rehabilitation

Approximately 51 percent of the housing stock in Gustine is more than 40 years old (built before 1980). Gustine does not currently have an active housing rehabilitation program. However, the City’s Code Enforcement Division works with citizens in a cooperative manner to achieve compliance with the Municipal Code. Additionally, the City continues to investigate potential funding sources for rehabilitation 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. Due to the small staff and limited resources, the City will also coordinate with and utilize regional efforts and programs for residential rehabilitation, if available.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Advertise available rehabilitation grant programs on the City’s website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Utilize the Code Enforcement Division to track areas where rehabilitation needs are heightened. ▪ Annually monitor state and federal funding opportunities, such as Section 504 loans and HOME funds, to fund a residential rehabilitation program. ▪ Annually coordinate with the County and other regional organizations to identify residential rehabilitation programs that may assist Gustine
---	--

	households. If regional programs serving Gustine are identified, advertise the identified program(s) once annually.
Primary Responsible Departments	Planning Department, Code Enforcement
Funding Sources	General Fund
Relevant Policies	3.6, 4.1, 4.2, 4.3, 5.5
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Place-Based Strategy for Neighborhood Improvements
Geographic Targeting	Citywide
AFFH Outcomes	If feasible, apply for one funding opportunity for residential rehabilitation assistance annually.

Program 11: Lower-Income and Special Needs Housing

To assist in the development of housing to meet the needs of extremely low, very low- and low-income households, the Housing Authority of Merced County (HACM) offers the following programs:

- **Housing Choice Vouchers (HCVs):** Offers affordable, decent, and safe housing in open market rentals selected by Voucher holders. Voucher holders receive a fixed subsidy, which the Housing Authority pays directly to the landlord, and tenants are responsible for payment of the remainder of the rent.
- **Public Housing:** Provides rental assistance to low- and moderate-income families and individuals. The HACM owns and manages all 421 rental units offered under this program, which are located in communities throughout Merced County.
- **Project-Based Voucher Program (PBVs):** The Housing Authority released a Request for Proposal (RFP) for the PBV Program in November 2023, seeking proposals from owners/developers who will commit up to 150 units of their rental housing to receive assistance through project-based vouchers.
- **Migrant Housing Centers:** The Housing Authority manages four Migrant Centers throughout the County. The Migrant Housing Centers provide temporary housing to migrant farm workers available to them during the peak growing and harvest season, which is typically April through November. Migrant Centers managed by the Housing Authority are located in Atwater, Merced, Los Banos, and Planada.

The City will continue to work with the Housing Authority to obtain HCVs and provide the community with information about other available programs.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Assist 10 Gustine households through HCVs. ▪ Work with the Housing Authority to continue providing assistance in the community. ▪ Over the 8-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. ▪ Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City’s website by December 2026. ▪ Connect low-income residents with housing assistance resources, including the HCV program. <ul style="list-style-type: none"> ▫ Add information on the HCV Program and other housing assistance programs to the City’s website by December 2026.
---	---

	<ul style="list-style-type: none"> ▫ Promote the availability of assistance programs through all City’s social media pages. ▫ Attend community events to spread awareness and distribute fact sheets on available financial assistance programs. ▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the City. Identify and address challenges that property owners/managers have with existing or prospective HCV holders. <ul style="list-style-type: none"> ▫ Starting in 2027, annually conduct one outreach event for landlords on the HCV program, for a total of seven events during the planning period (i.e., workshops, community events, mailings, etc.).
Primary Responsible Departments	Planning Department
Funding Sources	HUD, Self-Help Enterprise funding sources
Relevant Policies	3.2, 5.1, 5.4, 5.5, 7.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide with emphasis on east Gustine where LMI household populations are higher.
AFFH Outcomes	<p>Promote the use of HCVs in the City with the goal of expending HCV use by 10 percent by December 2030, using 2023 data as baseline.</p> <p>Conduct one HCV outreach event annually during the planning period.</p>

Program 12: Water and Sewer Service

The City of Gustine is the provider of water and sewer services within City limits. The City confirms that adequate water and sewer services are not available to fully accommodate the RHNA. The City will pursue the following efforts to expand water and sewer capacity:

- Adopt a regional Groundwater Sustainability Plan for the Delta Mendota Basin to facilitate reliable and high quality groundwater
 - As part of the plan, identify and coordinate regional funding with all the jurisdictions within the basin to facilitate design and development of recharge facilities within the basin
- Implement water efficient landscapes and water conservation effort in compliance with the Government Code 65591
- Adopt an updated sewer and water masterplan to account for capacity expanding projects in accordance with the demand models. These masterplans are anticipated to be complete by the end of 2025

Pursuant to SB 1087, as the City’s water/sewer service provider, the City has not adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ By December 2025, complete update to water and sewer master plans. ▪ Annually, conduct outreach and education on water conservation within the City through a social media campaign. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities. ▪ By January 31, 2026, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087).
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	N/A
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 13: Community and Economic Development

Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development Citywide.

Upon adoption, the City of Gustine will provide the Housing Element to all water and sewer service districts and notify all districts of the requirement to prioritize water and sewer service allocation for new affordable housing development (Government Code Section 65589.7).

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Coordinate with the Public Works Department to review the City’s Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities. <ul style="list-style-type: none"> ▫ Facilitate at least three community projects, including the East Avenue Pedestrian Improvement Project, Water Storage Tank Project, and Pioneer Park Project in east Gustine. ▪ Implement the Active Transportation Plan and seek funding for and include pedestrian and bicycle improvements in Capital Improvement Planning, as feasible. Such improvements should include, but not be limited to: <ul style="list-style-type: none"> ▫ Construction of sidewalk improvements where they do not currently exist. ▫ Widening of sidewalks in high pedestrian traffic areas. ▫ Installation of bike paths and lanes. ▫ Improved crossings of roads and railroads for bicycles and pedestrians. ▪ Incorporate connected street and pedestrian/bicycle networks, with many connections between new and older neighborhoods and the Downtown area, consistent with the City’s Active Transportation Plan, in all new developments.
Primary Responsible Departments	Planning Department
Funding Sources	General Funds

Relevant Policies	3.1, 4.4
AFFH Themes	Place-based Strategies for Neighborhood Improvement
Geographic Targeting	East Gustine neighborhoods
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Complete CIP projects as adopted in the City’s Master Plan. ▪ Facilitate three community projects in East Gustine.

Program 14: Fair Housing Outreach and Enforcement

The City of Gustine works with the Merced County Housing Authority to provide fair housing information and resources to residents and housing providers. The Housing Authority contracts with Central California Legal Services (CCLS) to provide services including the distribution of educational materials to property owners, apartment managers, and tenants, and responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) by referring the affected party to the appropriate agencies.

The City refers fair housing issues and complaints to Fair Housing Council of Central California (FHCCC) and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions.

The Housing Authority refers fair housing issues and complaints to the U.S. Department of Housing and Urban Development (HUD). HUD’s Office of Fair Housing and Equal Opportunity (FHEO).

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Coordinate with fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Partner with MCAG, the County, other cities, and local organizations to promote meaningful cross-cultural participation in the decision-making process by: <ul style="list-style-type: none"> ▫ Providing City-sponsored material in multiple languages. ▫ Organizing outreach events and conducting surveys directly to specific demographic groups. ▫ Partnering with community-based organizations that have relationships, trust, and cultural competency with target communities to conduct outreach for local initiatives and issues. ▫ Tailoring activities and the venues where they take place to accommodate the cultural preferences of different racial/ethnic groups. ▪ Partner with community organizations to make meetings and other public engagement forums accessible to a wide range of residents and encourage greater attendance by: <ul style="list-style-type: none"> ▫ Ensuring any materials are distributed far enough in advance of meetings to allow sufficient time for review and comment. ▫ Using communication methods that convey complex or technical information in an easily understandable manner. ▫ Facilitating meetings using diverse methods that can engage all participants and can appeal to multiple styles of learning. ▫ Focusing on methods to effectively engage younger residents. ▪ Continue to host regular community meetings and special outreach sessions on weekday nights after 5pm and provide multiple options for participation to maximize engagement.
---	---

	<ul style="list-style-type: none"> ▪ Partner with local organizations to distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, social media campaigns, and educational workshops in both English and Spanish. ▪ Update the City’s website to include fair housing rights and responsibilities for landlords and lenders and continue to offer information on the electronic marquee, at City Hall, City libraries, and local media. Complete updates by January 2025.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	Enforcement and Outreach
Geographic Targeting	Citywide with emphasis on Northeast and Southeast Gustine (LMI Areas)
AFFH Outcomes	<p>Assist residents and landlords with fair housing services annually, throughout planning period.</p> <p>Conduct one outreach event annually to disseminate fair housing information (workshop, community event, etc.)</p>

D7.3 AFFH Actions Summary

Government Code Section 8899.50 requires “meaningful actions” well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. Actions to affirmatively further fair housing include:

- Enhancing housing mobility strategies
- Encouraging development of new affordable housing in high resource areas
- Increasing fair housing enforcement and fair housing outreach capacity
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement

Actions to affirmatively furthering fair housing are summarized below.

Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Enforcement and Outreach				
Program 14: Fair Housing Outreach and Enforcement	<ul style="list-style-type: none"> ▪ Coordinate with Central California Legal Services (CCLS)/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Promote meaningful cross-cultural participation in the decision-making process. ▪ Make meetings and other public engagement forums accessible to a wide range of residents and encourage greater attendance. ▪ Continue to host regular community meetings and special outreach sessions on weekday nights after 5pm and provide multiple options for participation to maximize engagement. ▪ Partner with local organizations to distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, social media campaigns, and educational workshops in both English and Spanish. ▪ Update the City’s website to include fair housing rights and responsibilities for landlords and lenders and continue to offer information on the electronic marquee, at City Hall, City libraries, and local media. 	Annually January 2025	Citywide with emphasis on Northeast and Southeast Gustine (LMI Areas)	Assist residents and landlords with fair housing services annually, throughout planning period. Conduct one outreach event annually to disseminate fair housing information (workshop, community event, etc.)
Housing Mobility				
Program 1: Regional Collaboration	<ul style="list-style-type: none"> ▪ Participate in the Merced County Association of Governments (MCAG) Authority to manage and implement regional transit and services, while providing a public forum for cross-jurisdictional issues. 	2024-2032	N/A	Hold at least one community workshop to identify transportation needs and apply for funding to implement projects using Measure V funds.

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

Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 5: Accessory Dwelling Units	<ul style="list-style-type: none"> ▪ Amend the Zoning Code in compliance with state law. ▪ Facilitate the production of ADUs through promotional efforts and incentives. ▪ Participate in regional collaboration efforts to create pre-approved ADU plans. ▪ Explore an ADU amnesty program. If feasible, establish an ADU amnesty plan by December 2026 	January 31, 2025 December 2026	Citywide with emphasis on single-family residential neighborhoods in Northwest, Southwest, and Southeast Gustine.	Support the development of at least 16 ADUs in Gustine during the planning period.
Program 11: Lower-Income and Special Needs Housing	<ul style="list-style-type: none"> ▪ Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City’s website. ▪ Connect low-income residents with housing assistance resources, including the HCV program. ▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the City. Identify and address challenges that property owners/managers have with existing or prospective HCV holders. 	By December 2026	Citywide	Expand the use of HCVs in the City by 10 percent by December 2030, using 2023 data as baseline. Conduct one HCV outreach event annually during the planning period
New Housing Opportunities in Higher Opportunity Areas				
Program 2: Adequate Sites for RHNA	<ul style="list-style-type: none"> ▪ By January 31, 2025, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 194 units (130 lower-income and 64 moderate-income units). As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved. ▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing and update annually. Make this inventory available to 	2024-2032 January 31, 2025	Citywide	Facilitate the development of 346 units including 130 units affordable to lower-income households.

Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<p>the public and interested developers on the City website.</p> <ul style="list-style-type: none"> Annually meet with property owners and interested developers to pursue housing development in the City. By January 31, 2025, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. 			
Program 3: By Right Approval	<ul style="list-style-type: none"> Concurrent with the Development Code update to provide adequate sites for the RHNA, update the Development Code to address the by-right approval requirements. 	January 31, 2025	Citywide	Facilitate the development of 346 units including 130 units affordable to lower-income households.
Program 6: Zoning Code Amendments	<ul style="list-style-type: none"> Complete Zoning Code Amendments outlined in Program 6 to facilitate the development and remove constraints to the development of housing for special needs populations. 	January 31, 2025	Citywide	Facilitate the development of units for special needs populations during the planning period.
Program 7: General Plan Amendments	<ul style="list-style-type: none"> Revise the General Plan to include a minimum of one multi-family or mixed-use designation that allows 20 dwelling units per acre. 	January 31, 2025	Citywide	Support the development of 346 housing units during the planning period.
Program 8: Facilitating Affordable Housing Development	<ul style="list-style-type: none"> Annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. Work with other jurisdictions in Merced County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. Revise the Density Bonus Ordinance in compliance with State law (Government Code §65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by State law. 	Annually January 31, 2025	Citywide	Increase the percent of the City’s housing stock that is multi-family from 16 percent to 19 percent by December 2030, using 2017-2021 ACS data as a baseline.

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

Affirmatively Furthering Fair Housing Action Matrix				
Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<ul style="list-style-type: none"> Facilitate the development of affordable housing through the provision of regulatory concessions and incentives. 			
Place-based Strategies for Neighborhood Revitalization				
Program 10: Housing Preservation and Rehabilitation	<ul style="list-style-type: none"> Monitor state and federal funding opportunities, such as Section 504 loans and HOME funds. 	Annually By December 2026	Citywide with emphasis on Northeast and Southeast Gustine (LMI areas).	If feasible, apply for one funding opportunity for residential rehabilitation assistance annually.
Program 13: Community and Economic Development	<ul style="list-style-type: none"> Coordinate with the Public Works Department to review the City’s Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities. Implement the Active Transportation Plan and seek funding for and include pedestrian and bicycle improvements in Capital Improvement Planning, as feasible. Incorporate connected street and pedestrian/bicycle networks, with many connections between new and older neighborhoods and the Downtown area, consistent with the City’s Active Transportation Plan, in all new developments. 	FY 2025-2026 As applicable	Citywide with emphasis on Northeast and Southeast Gustine (LMI Areas), Downtown, and aging neighborhoods.	Complete CIP projects as adopted in the City’s Master Plan. Complete three community projects in East Gustine.
Tenant Protection and Anti-displacement				
Program 1: Regional Collaboration	<ul style="list-style-type: none"> Work with the Merced Continuum of Care to complete and implement the 10-Year Plan to End Homelessness during the planning period. 	2024-2032	Citywide	Assist with the completion of the 10-Year Plan to End Homelessness during the planning period.
Program 4: Replacement Housing	<ul style="list-style-type: none"> Amend the Zoning Code to address the replacement housing requirements. 	January 31, 2025	N/A	Replace all units as required pursuant to AB 1397.

Affirmatively Furthering Fair Housing Action Matrix				
Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 9: Preservation of At-Risk Housing	<ul style="list-style-type: none"> ▪ Monitor affordable units during the planning period. ▪ Maintain contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. 	Annually	Citywide	Preserve all 33 existing affordable housing units in Gustine.

This page intentionally left blank.

D7.4 Quantified Objectives

Gustine has established quantified objectives for housing production and rehabilitation for the Housing Element. These objectives are based upon expected availability of resources to address the City’s housing needs, expectations regarding future housing development, as well as prior objectives established in earlier housing plans. Table D7-1 below summarizes the City’s quantified objectives for implementing its various programs and actions outlined above.

Table D7-1 Quantified Objectives 2024-2032

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	43	--	--
Very Low	34	--	--
Low	53	--	--
Moderate	64	--	--
Above Moderate	152	--	--
Total	346	--	33 (None At Risk)

This page intentionally left blank.