

# F1 Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2024-2032 Housing Element (6<sup>th</sup> cycle), the City of Los Banos has reviewed the housing programs adopted in the 2015-2022 Housing Element (5<sup>th</sup> cycle) and evaluated the effectiveness of these programs in delivering housing services and assistance. Table F1-1 summarizes the City’s progress toward the previous Regional Housing Needs Allocation (RHNA) and Table F1-2 provides a detailed program level assessment of housing accomplishments over the 5<sup>th</sup> 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 6<sup>th</sup> Cycle Housing Element.

## F1.1 Effectiveness in Addressing Special Needs

The City of Los Banos was successful in facilitating the development of housing for special needs groups during the 5<sup>th</sup> Cycle Housing Element. Programs developed for the 5<sup>th</sup> cycle identified specific solutions to housing for special needs groups such as seniors, homeless, large families, low-income households, and/or persons with disabilities. Program 5A focuses on aiding special needs housing development and communities, especially for extremely low-income groups and homelessness. The City was awarded Permanent Local Housing Needs Allocation funding under this program. In addition, Program 8A encourages work with community-based organizations and developers regarding special needs housing opportunities. Program 8B focuses on providing Zoning Incentives for development of senior housing in specific areas of the community. In addition, the City has adopted discounted development impact fees for age restricted residential development.

The challenges to addressing special needs housing in the previous cycle were the cost of construction. The burden to extend infrastructure and complete on-site/off-site improvements made projects infeasible to construct.

## F1.2 Quantified Objectives

Table F1-1 summarizes the City’s progress toward meeting the previous 5<sup>th</sup> Cycle Housing Element RHNA, as well as objectives to rehabilitate and conserve/preserve existing housing stock. The City of Los Banos did not reach its 5<sup>th</sup> cycle RHNA goals in the Extremely Low, Very Low-, Low-, and Moderate-Income categories.

**Table F1-1 Quantified Housing Objective and Achieved Accomplishments**

	New Construction		Rehabilitation		Preservation (At-Risk Units)	
	RHNA (2016-2024)	Actual	Objectives	Actual	Objectives	Actual
Extremely Low-Income	326	-	100	-	-	-
Very Low-Income	278	41	95	-	-	-
Low-Income	431	55	105	-	-	50
Moderate-Income	396	21	0	-	-	-
Above Moderate-Income	1049	1617	0	-	-	-
<b>Total</b>	<b>2480</b>	<b>1734</b>	<b>300</b>	-	-	-

## F1.3 Review of Past Accomplishments

Table F1-2 provides a detailed program-level assessment of housing accomplishments during the 5<sup>th</sup> Cycle Housing Element planning period.

**Table F1-2 Review of Past Accomplishments**

Program	Program Objectives	Progress and Continued Appropriateness
<p>Program 1 — The City shall designate sufficient land at various densities to allow for the construction of sufficient housing to meet its legally adopted HCD Regional Housing Needs (RHNA) between 2014 and 2023. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount of and types of housing produced in the previous year to determine if any changes in the General Plan or Zoning Ordinance may needed to meet the City's housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of the Housing Element programs.</p>	<p>The objective of this program is to achieve Goal 1, which is to provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City.</p>	<p>The Community and Economic Development Department has reviewed the supply of vacant land and development patterns. In October 2022 the City adopted a General Plan Update that included land use changes to provide adequate sites for affordable housing.  <b>Continued Appropriateness:</b> Program 1 is ongoing and will be revised and incorporated into the 6<sup>th</sup> Cycle Housing Element as Program 2.</p>
<p>Program 1A — Create and maintain an up to date site inventory detailing the amount, type and size of vacant and underused parcels, and assist developers in identifying land suitable for residential development.</p>	<p>The objective of this program is to achieve Goal 1, which is to provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City.</p>	<p>The Community and Economic Development Department updates and maintains the residential site inventory and will continue to assist developers in identifying land suitable for residential development.  <b>Continued Appropriateness:</b> Program 1A is ongoing and will be revised and incorporated into the 6<sup>th</sup> Cycle Housing Element as Program 2.</p>
<p>Program 1B — Continue to seek grant funding from State and Federal sources to assist in the development of affordable housing.</p>	<p>The objective of this program is to achieve Goal 1, which is to provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City.</p>	<p>The Community and Economic Development Department is working with landowners to redesignate land and develop affordable housing.  <b>Continued Appropriateness:</b> Program 1B is ongoing and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 7.</p>
<p>Program 1C — To facilitate the development of multifamily housing affordable to lower-income households, the City will identify and rezone approximately 25 acres of vacant land currently zoned R-1 to the R-3 zoning district, allowing exclusively residential uses by right (not requiring a conditional use permit, planned development or any other discretionary approval), containing a minimum of 16 units per site and a</p>	<p>The objective of this program is to achieve Goal 1, which is to provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City.</p>	<p>The adopted General Plan Update has redesignated sites to allow High Density Residential (minimum 20 units and maximum 30 units per acre). The City continues to work with property owners to encourage upzoning to accommodate higher density as a use by right.  <b>Continued Appropriateness:</b> Program 1C is ongoing and will be revised and</p>

Program	Program Objectives	Progress and Continued Appropriateness
<p>minimum density of 20 units per acre by March 2017. The rezoned sites will be selected from the list of identified sites within the R-1 zone in Appendix E of this element and will include only sites that are no less than one acre and no larger than 10 acres in size.</p>		<p>incorporated into the 6<sup>th</sup> Cycle Housing Element Program 2 and Program 6 .</p>
<p>Program 1D — To meet the Unaccommodated Need from the 4th Cycle identified in Program 1C of the 2009-2014 Housing Element and AB1233 Analysis located in Section 5, the City will rezone the site(s) listed in Table V-6 and adopt a General Plan Amendment (if necessary) to meet the unaccommodated need of 81 units. The site(s) will meet the following criteria:</p> <ul style="list-style-type: none"> <li>-Can meet a minimum of 16 units;</li> <li>-Can meet a minimum density of twenty (20) dwelling units per acre; and</li> <li>-Rezone to a district that permits residential uses (by right).</li> </ul>	<p>The objective of this program is to achieve Goal 1, which is to provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City.</p>	<p>This program was completed on March 20, 2019.</p> <p><b>Continued Appropriateness:</b> Program 1D is complete and will not be carried over into the 6<sup>th</sup> Cycle Housing Element.</p>
<p>Program 2 — Staff will periodically review the development standards for the residential zones to identify standards that may constrain the development of affordable housing and housing for special groups, such as disabled individuals.</p>	<p>The objective of this program is to achieve Goal 2, which is to remove governmental constraints.</p>	<p>The Community and Economic Development Department is continually reviewing the City's standards and policies to identify constraints on affordable housing and housing for special groups.</p> <p><b>Continued Appropriateness:</b> Program 2 reviews are ongoing and will be incorporated into the 6<sup>th</sup> Cycle Housing Element as Program 6.</p>
<p>Program 2A — Affordable housing developers often face constraints in developing affordable housing projects. One way the City can assist such developers is by providing fast-track/priority processing for low-income and special needs housing projects. This service can encourage affordable housing development by allowing developers to go through the approval and permitting process quicker keeping costs down and unit affordable. Options include: Assign a primary contact for priority housing developments to assist with all necessary entitlement and assist navigating various local departments. Hold pre-application development conferences. Provide information about permit streamlining at the planning counter, on the City's website and in other public places to increase awareness.</p>	<p>The objective of this program is to achieve Goal 2, which is to remove governmental constraints.</p>	<p>The Community and Economic Development Department has developed a streamlined permitting process and will be working with affordable housing developments as projects are received to navigate them through the local development process.</p> <p><b>Continued Appropriateness:</b> Program 2A is ongoing on a project-by-project basis and will be revised and incorporated into the 6<sup>th</sup> Cycle Housing Element as Program 7.</p>

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

Program	Program Objectives	Progress and Continued Appropriateness
<p>Program 2B — Continue to utilize State funding for first time homebuyers program.</p>	<p>The objective of this program is to achieve Goal 2, which is to remove governmental constraints.</p>	<p>This is an ongoing program and the City is actively pursuing future opportunities for additional state funding sources for the first time homebuyer program. The City anticipates applying for CDBG funding in the amount of \$500,000 in first-time homebuyer assistance funds.</p> <p><b>Continued Appropriateness:</b> Program 2B is ongoing and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 12.</p>
<p>Program 2C — Actively enforce Nuisance Ordinance with regard to abandoned or vacant homes.</p>	<p>The objective of this program is to achieve Goal 2, which is to remove governmental constraints.</p>	<p>This City of Los Banos was awarded CDBG funding in 2018. This funding was set aside for Code Enforcement services to help address enforcement of the Nuisance Ordinance regarding abandoned or vacant homes amongst other issues regarding blight in the community.</p> <p><b>Continued Appropriateness:</b> Program 2C is ongoing and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 9.</p>
<p>Program 2D — In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water and sewer services to properties within Los Banos a copy of the 2014-2023 Housing Element. The City of Los Banos provides water and sewer services to all residents and businesses within the City. As such, a copy of the adopted 2014-2023 Housing Element will be provided to the applicable Department(s) within 30-days. The City will also establish a written procedure by the end of 2017 pursuant to Government Code Section 65589.7 to provide water and sewer service to developments with units affordable to lower income households.</p>	<p>The objective of this program is to achieve Goal 2, which is to remove governmental constraints.</p>	<p>The City of Los Banos is the only water and sewer provider within the city limits. The City already has a policy in place to provide water and sewer service to developments with units affordable to lower income households. This program was completed in 2016.</p> <p><b>Continued Appropriateness:</b> Program 2D will be revised and continued in the 6<sup>th</sup> Cycle Housing Element as Program 13 to comply with state law.</p>
<p>Program 2E – To promote continued opportunity for public engagement, the City shall conduct an annual Housing Element review and provide opportunities for public engagement and discussion in conjunction with the State requirement of written review of the General Plan by April 1 of each year (per Government Code Section 65400). Use the Planning Commission and City Council as an avenue for public input on housing issues and housing element.</p>	<p>The objective of this program is to achieve Goal 2, which is to remove governmental constraints.</p>	<p>The Community and Economic Development Department each year will be meeting the requirements of Govt Code Sec. 65400 with a public hearing process to engage the input of the community. This program is completed annually.</p> <p><b>Continued Appropriateness:</b> Program 2E was established as a permanent annual process in 2016 and will be revised and continued in the 6<sup>th</sup> Cycle Housing Element as Program 11.</p>

Program	Program Objectives	Progress and Continued Appropriateness
<p>Program 3 — Continue programs for rehabilitation and encourage the county-wide CDBG consortium to apply to the State for funds for housing rehabilitation on behalf of Los Banos.</p>	<p>The objective of this program is to achieve Goal 3, encourage the maintenance, improvement and rehabilitation of the City’s existing housing stock and encourage the maintenance and upkeep of existing affordable housing.</p>	<p>The City will continue to pursue CDBG funding for housing rehabilitation.  <b>Continued Appropriateness:</b> Program 3 is ongoing and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 9.</p>
<p>Program 3A — Provide information to homeowners and nonprofit groups regarding funding and assistance programs.</p>	<p>The objective of this program is to achieve Goal 3, encourage the maintenance, improvement and rehabilitation of the City’s existing housing stock and encourage the maintenance and upkeep of existing affordable housing.</p>	<p>The City will continue to provide information to homeowners and nonprofit groups via social media, the City’s website, and utility bills regarding any funding assistance programs.  <b>Continued Appropriateness:</b> Program 3A is ongoing and will be revised and incorporated into the 6<sup>th</sup> Cycle Housing Element as Program 9.</p>
<p>Program 3B — Monitor at risk units by establishing and maintaining close contact with property owners regarding their long term plan for projects on an annual basis. Seek funds to purchase and preserve the affordability of the units and establish and implement a proactive tenant noticing and education strategy.</p>	<p>The objective of this program is to achieve Goal 3, encourage the maintenance, improvement and rehabilitation of the City’s existing housing stock and encourage the maintenance and upkeep of existing affordable housing.</p>	<p>A database has been established and staff are developing a tenant noticing strategy.  <b>Continued Appropriateness:</b> Program 3B is ongoing and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 8.</p>
<p>Program 3C — Establish and implement a program to reduce, waive or subsidize local development fees associated with preservation or replacement of at-risk units.</p>	<p>The objective of this program is to achieve Goal 3, encourage the maintenance, improvement and rehabilitation of the City’s existing housing stock and encourage the maintenance and upkeep of existing affordable housing.</p>	<p>City staff works with the City Council to reduce, waive, or subsidize local development fees on a case-by-case basis. A reduction in senior housing Development Impact Fees was approved by the City Council on January 15, 2020.  <b>Continued Appropriateness:</b> Program 3C is ongoing and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 7 and Program 8.</p>
<p>Program 3D — The City shall conduct a Housing Condition Survey. This Housing Condition Survey will follow HCD Guidelines. Results of the survey are to be published on the City’s website and the City will assist the Housing Authority of the County of Merced in rehabilitation and targeted efforts. Actions to be taken</p>	<p>The objective of this program is to achieve Goal 3, encourage the maintenance, improvement and rehabilitation of the City’s existing housing stock and encourage the maintenance and upkeep</p>	<p>This program was completed on March 17, 2019.  <b>Continued Appropriateness:</b> Program 3D was established as a permanent process in 2019 and will be revised and continued in the 6<sup>th</sup> Cycle Housing Element as Program 9.</p>

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Program	Program Objectives	Progress and Continued Appropriateness
<p>following the results of the Survey include but are not limited to:</p> <ul style="list-style-type: none"> <li>-Apply for HOME and CDBG grant funds for rehabilitation projects identified as part of the Survey;</li> <li>-Contact homeowners identified in the Survey as having a home qualifying for the rehabilitation program.</li> </ul>	<p>of existing affordable housing.</p>	
<p>Program 3E – Discourage land division of sites currently zoned high density residential. The City shall evaluate and make a written determination on the site constraints as a result of a proposed subdivided site currently zoned high density residential.</p>	<p>The objective of this program is to achieve Goal 3, encourage the maintenance, improvement and rehabilitation of the City’s existing housing stock and encourage the maintenance and upkeep of existing affordable housing.</p>	<p>The Community and Economic Development Department discourages the land division of sites zoned high-density residential and will provide an evaluation of site constraints as a result of any proposed subdivided high-density sites.</p> <p><b>Continued Appropriateness:</b> Program 3E is ongoing and will be revised implemented into the 6<sup>th</sup> Cycle Housing Element as Program 3 and Program 6.</p>
<p>Program 4 – Continue to enforce State energy conservation requirements such as Title 24 of the Building Energy Efficiency Standards for new residential projects and encourage residential developers to employ additional energy conservation measures with respect to: subdivision design, siting of homes on the lot, landscaping, and solar access.</p>	<p>The objective of this program is to achieve Goal 4, achieve energy efficiency in housing activities.</p>	<p>Standard Conditions of Approval have been incorporated into each residential entitlement requiring these requirements.</p> <p><b>Continued Appropriateness:</b> Program 4 is updated as new information becomes available and will additionally be incorporated in Program 9.</p>
<p>Program 4A – Promote standards that promote passive solar heating, overhangs on south facing windows, planting of deciduous trees on the west and south.</p>	<p>The objective of this program is to achieve Goal 4, achieve energy efficiency in housing activities.</p>	<p>Standard Conditions of Approval have been incorporated into each residential entitlement requiring these requirements.</p> <p><b>Continued Appropriateness:</b> Program 4A is a permanent process and will be revised and incorporated into the 6<sup>th</sup> Cycle Housing Element as Program 9.</p>
<p>Program 5 – Evaluate Zoning Map to ensure that higher density zoning is adjacent to services and transit and make changes, if necessary, also work with developers on future developments to ensure close proximity of services to higher density residential uses.</p>	<p>The objective of this program is to achieve Goal 5, ensure that all residents have access to housing.</p>	<p>The Community and Economic Development Department continually evaluates existing higher-density residential uses in relation to the proximity of services and transit and makes changes as necessary.</p> <p><b>Continued Appropriateness:</b> Program 5 is evaluated as necessary and will be revised and incorporated into the 6<sup>th</sup> Cycle Housing Element as Program 1.</p>
<p>Program 5A – Extremely Low-Income Housing Development Funding. Coordinate with developers, non-profit housing agencies, and County, State, and Federal Agencies to obtain available sources of funding for the development of affordable housing units. The City’s Community and Economic Development</p>	<p>The objective of this program is to achieve Goal 5, ensure that all residents have access to housing.</p>	<p>The City is continuously pursuing funding sources for the development of affordable housing units and coordinates with nonprofit housing agencies and government agencies to obtain any sources of funding. The City was awarded Permanent Local Housing Needs Allocation (PLHA) funding for homeless or</p>

Program	Program Objectives	Progress and Continued Appropriateness
<p>Department shall coordinate with the Housing Authority of the County of Merced to research and pursue potential funding opportunities, process applications, and manage funds received for the development of affordable housing. Specific emphasis shall be placed on the development of extremely low-income housing through a variety of activities, including annual outreach to affordable housing developers, providing technical and/or financial assistance through identifying grant and/or loan programs and providing expedited processing of applications for the development of housing for extremely low-income households.</p>		<p>those at risk of experiencing homelessness. The City will be pursuing additional funding for permanent and supportive housing for extremely low income individuals and families.</p> <p><b>Continued Appropriateness:</b> Program 5A is ongoing and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 7.</p>
<p>Program 5B – Establish and implement a Reasonable Accommodation Ordinance.</p>	<p>The objective of this program is to achieve Goal 5, ensure that all residents have access to housing.</p>	<p>The Reasonable Accommodation Ordinance was established on March 18, 2020.</p> <p><b>Continued Appropriateness:</b> Program 5B is complete and will not be carried into the 6<sup>th</sup> Cycle Housing Element.</p>
<p>Program 5C – The City will work with the Merced County Housing Authority to provide fair housing services to its residents and property owners by distributing educational materials to property owners, apartment managers, and tenants, making public service announcements via different media (e.g., newspaper ads and public service announcements at local radio and television channels), responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) and referring services to appropriate agencies.</p>	<p>The objective of this program is to achieve Goal 5, ensure that all residents have access to housing.</p>	<p>The City will assist the Merced County Housing Authority as stated in Program 5C.</p> <p><b>Continued Appropriateness:</b> Program 5C is ongoing and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 12.</p>
<p>Program 5D – The City shall refer residents to the Central Valley Regional Center for housing and services available for persons with developmental disabilities. Provide information on services on the City’s website. As available, the City will pursue State and federal monies for direct support for housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.</p>	<p>The objective of this program is to achieve Goal 5, ensure that all residents have access to housing.</p>	<p>The City will continue to refer residents and provide information on services for persons with developmental disabilities.</p> <p><b>Continued Appropriateness:</b> Program 5D is ongoing and will be revised and incorporated into the 6<sup>th</sup> Cycle Housing Element as Program 10.</p>
<p>Program 6 – Continue to maintain programs providing assistance for first time homebuyers.</p>	<p>The objective of this program is to achieve Goal 6, increase the percentage of homeowners in the City and provide adequate information on all possible</p>	<p>The City will continue to maintain programs providing assistance for first-time homebuyers. The City will continue to apply for various funding sources to assist first-time homebuyers.</p>

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Program	Program Objectives	Progress and Continued Appropriateness
	housing assistance programs and distribute to homeowners, developers and other residents.	<b>Continued Appropriateness:</b> Program 6 is ongoing and will be revised and incorporated into the 6 <sup>th</sup> Cycle Housing Element as Program 12.
Program 7 – Maintain contact with owners of affordable rental properties and provide information relating to maintenance and rehabilitation.	The objective of this program is to achieve Goal 7, maintain an adequate percentage of affordable rental units within the City to accommodate all income	This is an ongoing effort. Contact with owners of affordable rental properties is maintained and information in regard to maintenance and rehabilitation is available. <b>Continued Appropriateness:</b> Program 7 is ongoing and will be revised incorporated into the 6 <sup>th</sup> Cycle Housing Element as Program 9.
Program 7A – Continue with funding programs established for rehabilitation targeting affordable rental units.	The objective of this program is to achieve Goal 7, maintain an adequate percentage of affordable rental units within the City to accommodate all income.	The City has maintained programs for this purpose and is active in doing so. <b>Continued Appropriateness:</b> Program 7A is ongoing and will be revised and implemented into the 6 <sup>th</sup> Cycle Housing Element as Program 9.
Program 8 – In cooperation with private developers, non-profit housing corporations, Merced County, and other interested entities to apply for and utilize State and Federal funding to assist with projects for special needs housing. In addition, the City shall review and update, if necessary, the Los Banos Municipal Code to ensure the definition of special needs housing to ensure the definition is consistent with the United States Department of Housing and Urban Development and the California Department of Housing and Community Development.	The objective of this program is to achieve Goal 8, encourage new development projects for special need groups.	The City continues to cooperate with developers and encourage special needs housing in the City of Los Banos. The Community and Economic Development Department has completed the update of housing definitions on March 18, 2020. <b>Continued Appropriateness:</b> Program 8 will be revised and incorporated into the 6 <sup>th</sup> Cycle Housing Element as Program 10.
Program 8A – Work with community based organizations and developers with regard to special needs housing and information on emergency shelters. The City shall contact community based organizations on a semi-annual basis regarding opportunities for special needs housing and information on emergency shelters.	The objective of this program is to achieve Goal 8, encourage new development projects for special need groups.	The City of Los Banos is actively working with the Merced County Continuum of Care on a 10-year plan to end homelessness and special needs housing alternatives. The City has created a Housing Program Division within the Community and Economic Development Department to provide outreach to individuals and connect and provide information to special needs people needing housing or shelter. <b>Continued Appropriateness:</b> Program 8A is ongoing and will be revised and incorporated into the 6 <sup>th</sup> Cycle Housing Element as Program 10.



Program	Program Objectives	Progress and Continued Appropriateness
<p>Program 8B – To ensure the needs of aging residents are met, the City will permit the development of senior housing in specific areas of the community, including residential and commercial zones at higher densities than are traditionally allowed. Zoning Incentives will be given for senior housing development such as reduced parking standards, reduced unit sizes, increased heights, and increased maximum lot coverage. As senior housing projects are received, the City will hold pre-application meetings to discuss opportunities for higher densities and zoning incentives to maximize the potential for each project. This program will be completed on a case-by-case basis.</p>	<p>The objective of this program is to achieve Goal 8, encourage new development projects for special need groups.</p>	<p>The program is implemented on a case-by-case basis as senior projects are received.  <b>Continued Appropriateness:</b> Program 8B is implemented on an as needed basis and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 6 and Program 7.</p>
<p>Program 8C – Assist in the development of housing for farm workers. Actions will include assistance with site identification and support of applications for funding. The City shall provide technical assistance when needed and continue to conduct pre-application conferences and meet with farm worker housing developers on an ongoing basis. Actions include:            -Post information on the Community and Economic Development Department website within 1-year of Housing Element adoption. Information includes a site inventory and available land, housing resources and grant information.            -Contact farm worker housing developers to determine interest and identify constraints to farm worker housing development within the City.</p>	<p>The objective of this program is to achieve Goal 8, encourage new development projects for special need groups.</p>	<p>The City continues to assist in the development of housing for farm workers. Information will be posted on the City's website to include information for farmworker housing developers.  <b>Continued Appropriateness:</b> Program 8C is ongoing and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 3 and Program 10.</p>
<p>Program 8D – The City will work with the agricultural community, housing providers and agricultural groups to develop and build year-round and seasonal agricultural worker housing. This will require an analysis of prime agricultural areas in the City to identify suitable locations for at least 20 units of farm worker housing. Information gathered from this analysis shall be provided, in conjunction with Program 8C, to agricultural and affordable housing developers in a manner conducive to their use for developing the actual units. In addition, the City shall invite developers and local farm worker organizations to be involved in the Housing Element update and other housing related activities.</p>	<p>The objective of this program is to achieve Goal 8, encourage new development projects for special need groups.</p>	<p>The City continues to assist in the development of housing for farm workers and will invite developers and local farm worker organizations to be involved in future Housing Element Updates and related housing activities.  <b>Continued Appropriateness:</b> Program 8D is ongoing and will be revised and implemented into the 6<sup>th</sup> Cycle Housing Element as Program 3 and Program 10.</p>

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Program	Program Objectives	Progress and Continued Appropriateness
<p>Program 8E – The City will encourage and support State and Federal funding applications for farm worker housing and supportive infrastructure by providing technical assistance when needed and continue to conduct pre-application conferences and meet with farm worker housing developers on an ongoing basis. Technical assistance can include but is not limited to information gathering, peer review of State and Federal funding applications and assistance in finding suitable sites for farm worker housing. Additionally, the City will provide information on County farm worker housing through the Housing Authority of Merced County.</p>	<p>The objective of this program is to achieve Goal 8, encourage new development projects for special need groups.</p>	<p>The City continues to encourage and support funding applications for farm worker housing and supportive infrastructure as needed.  <b>Continued Appropriateness:</b> Program 8E is ongoing and will be revised and incorporated into the 6<sup>th</sup> Cycle Housing Element as Program 7 and Program 10.</p>
<p>Program 8F – The City will amend Title 9, Chapter 3 to allow for the location of Single Room Occupancy (SRO) uses as a conditional use in the High Density Residential District (R-3) and adopt development standards that allow and accommodate the inclusion of new SROs. Development standards may include:</p> <p>Ensure development standards that do not constrain the development of SROs, the City will adopt development standards that include:</p> <ul style="list-style-type: none"> <li>-Requirements for a management plan outlining policies and procedures;</li> <li>-24- hour on-site management;</li> <li>-Room limitation to single occupancy, with allowance for overnight guests;</li> <li>-Units must be 250-300 square feet in size and include kitchen or bathroom; and</li> <li>-Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units</li> </ul>	<p>The objective of this program is to achieve Goal 8, encourage new development projects for special need groups.</p>	<p>Program 8F was completed on December 2, 2020.  <b>Continued Appropriateness:</b> Program 8F is complete. Program 6 will address needs and constraints identified in the 6<sup>th</sup> Cycle Housing Element.</p>
<p>Program 8G – The City will review and amend, if necessary, Title 9, Chapter 3, Article 23:  Site Plan Review to ensure the Planning Commission criteria for approval and findings are not a constraint to the development of housing requiring Site Plan Review.</p>	<p>The objective of this program is to achieve Goal 8, encourage new development projects for special need groups.</p>	<p>Program 8G was completed on December 2, 2020.  <b>Continued Appropriateness:</b> Program 8G is complete and will not be carried over into the 6<sup>th</sup> Cycle Housing Element.</p>
<p>Program 8H – The City will review and amend, if necessary, Title 9, Chapter 3 to ensure that Transitional and Supportive Housing complies with Senate Bill 2. If necessary, the City shall amend the Zoning Ordinance to permit Transitional and Supportive Housing as a residential use in</p>	<p>The objective of this program is to achieve Goal 8, encourage new development projects for special need groups.</p>	<p>Program 8H was completed on March 18, 2020.  <b>Continued Appropriateness:</b> Program 8H is complete. Program 6 will address special needs housing constraints</p>

Program	Program Objectives	Progress and Continued Appropriateness
<p>all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. In addition, the City shall amend Article 2: Definitions to include Transitional and Supportive Housing and Target Population, per Senate Bill 745.</p>		<p>identified in the 6<sup>th</sup> Cycle Housing Element.</p>
<p>Program 8I – The City will review and amend, if necessary, Title 9, Chapter 3 to ensure Housing for Farm workers is consistent with the Employee Housing Act (Health and Safety Code Section 1700 et. seq.), specifically, Sections 17021.5 and 17021.6.</p>	<p>The objective of this program is to achieve Goal 8, encourage new development projects for special need groups.</p>	<p>Program 8I was completed on December 2, 2020.  <b>Continued Appropriateness:</b> Program 8I is complete. Program 6 will address special needs housing constraints identified in the 6<sup>th</sup> Cycle Housing Element.</p>

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