

A1 Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2024-2032 Housing Element (6th cycle), Merced County has reviewed the housing programs adopted in the 2016-2024 Housing Element (5th cycle) and evaluated the effectiveness of these programs in delivering housing services and assistance. Table 1 summarizes the County’s progress toward the previous Regional Housing Needs Allocation (RHNA) and Table 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 County involvement are not continued as housing programs in the 6th Cycle Housing Element.

A1.1 Effectiveness in Addressing Special Needs

The County was successful in facilitating the development of housing for special needs groups during the 5th Cycle Housing Element. Programs developed for the 5th cycle identified specific solutions to housing for special needs groups such as seniors, homeless, female-headed households, large families, low-income households, and/or persons with disabilities. Program 2.3 focuses on housing for special needs groups, by encouraging the County to apply for more grants that promote housing and supportive services for households with special needs. Additionally, the County partners with the Merced Behavioral Health and Recovery Services Department and the Fresno-Madera Continuum of Care to identify opportunities to construct transitional housing for the homeless population under Program 4.4. In addition, Program 4.7 focuses on individuals with disabilities to coordinate with the Central Valley Regional Center to inform residents of the housing and services available for persons with developmental disabilities.

A1.2 Quantified Objectives

Table A1-1 summarizes the County’s progress toward meeting the previous 5th Cycle Housing Element RHNA, as well as objectives to rehabilitate and conserve/preserve existing housing stock. Merced County did not reach its 5th cycle RHNA goals in the Extremely Low-, Very Low-, Low-, and Moderate-Income categories.

Table A1-1 Summary of Quantified Objectives

Objective Category/Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	300	350	425	600	1,600	3,275
Rehabilitation	-	36	32	50	200	318
Conservation	-	32	-	-	-	32
Homebuyer Assistance	-	24	20	-	-	44
Total	300	442	477	650	1,800	3,669

A1.3 Review of Past Accomplishments

Table A1-2 provides a detailed program-level assessment of housing accomplishments during the 5th Cycle Housing Element planning period.

Table A1-2 Review of Past Accomplishments

Program	Program Objectives	Progress and Continued Appropriateness
Program 1.1 — Vacant/Underutilized Land Inventory	The objective of this program is to assist the public to find suitable land for residential uses.	The County utilizes its GIS Mapping tool on a regular basis with the public. Staff continue working with local housing developers to identify candidate sites. Continued Appropriateness: Program 1.1 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 2.
Program 1.2 — Rezone Sites to Meet 2007-2014 RHNA	The objective of this program is to rezone sites to accommodate the RHNA.	The County completed this program in 2017. Continued Appropriateness: Program 1.2 is complete. Program 2 will facilitate rezoning sites to accommodate the County’s share of the 6 th cycle RHNA.
Program 1.3 — Monitoring of Residential Capacity (No Net Loss)	The objective of this program is to ensure adequate land for housing.	County staff monitor development on a project-by-project basis. Continued Appropriateness: Program 1.3 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 4.
Program 1.4 — Community Plan Updates	The objective of this program is to ensure adequate land for housing.	Planada Community Plan (CP) was adopted in 2017, Le Grand CP was adopted in 2019, Winton CP was adopted in 2021, and Franklin-Beachwood CP update is in progress. Continued Appropriateness: Program 1.4 is ongoing and will be revised and implemented into the 6 th Cycle Housing Element as Program 7.
Program 1.5 — Coordination on Infrastructure Improvements in Existing Communities	The objective of this program is to encourage sewer/water for housing.	County Staff has and will continue to coordinate with Environmental Health Division on a project-by-project basis. Additionally, the County prepares infrastructure analysis during Community Plan Update processes and makes recommendations for water and wastewater infrastructure improvements to accommodate buildout of an adopted Community Plan. Continued Appropriateness: Program 1.5 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 13.
Program 1.6 — Infrastructure Financing Assistance in New Communities	The objective of this program is to reduce upfront costs to housing.	No code modifications have been completed, but the County has offered opportunities for partnership on grant and loan program applications (e.g., the Affordable Housing and Sustainable Communities program). Continued Appropriateness: Program 1.6 will be revised and incorporated into the 6 th Cycle Housing Element as Program 14.
Program 1.7 — Child Care	The objective of this program is to encourage and incentivize facilities.	The County General Plan and Zoning Code were refined to include incentives. No projects applied for these incentives during the 5 th Cycle. Continued Appropriateness: Program 1.7 is ongoing and incentives have been incorporated.

Program	Program Objectives	Progress and Continued Appropriateness
Program 1.8 — Planning for Large Sites	The objective of this program is to encourage housing development.	The County had numerous meetings with developers on master plan sites (e.g., Merced, Delhi). Continued Appropriateness: Program 1.8 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 6.
Program 1.9 — Sufficient Capacity for Vacant Sites	The objective of this program is to ensure adequate sewer/water for housing.	The County began implementation of Water Supply Assessments (WSAs), and ongoing interaction with Special Independent Districts supporting capacity. No WSAs were completed during the 5 th Cycle. The majority of projects that required a WSA did not progress. Continued Appropriateness: Program 1.9 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 13.
Program 1.10 — Modify Permanent Process for Multi-Family Housing	The objective of this program is to simplify the permit process for multi-family developments.	The County completed this modification with its comprehensive Zoning Code Update. Continued Appropriateness: Program 1.10 was established as a permanent process in 2019. Program 6 and Program 8 identifies additional opportunities for streamlining permitting processes in the 6 th Cycle Housing Element, as well as additional outreach/advertising.
Program 2.1 — Incentives for Affordable Housing	The objective of this program is to encourage and incentive housing.	The County gave priority and incentives as projects were submitted for review. No developers applied for these incentives due to affordable housing requirements. Continued Appropriateness: Program 2.1 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 8.
Program 2.2 — Pursue State and Federal Housing	The objective of this program is to obtain funding for housing.	The County continues monitoring state and federal funding opportunities annually. Continued Appropriateness: Program 2.2 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 8.
Program 2.3 — Density Bonus Ordinance Amendment	The objective of this program is to amend the Zoning Code to include density bonuses.	The County modified the code (Chapter 18.66) as part of a comprehensive Zoning Code Update to include density bonuses. Continued Appropriateness: Program 2.3 is complete. The 6 th Cycle Housing Element identified inconsistencies with new state laws and Program 6 and Program 8 are included to address necessary code amendments.
Program 2.4 — First Time Homebuyer Program	The objective of this program is to obtain CDBG and HOME funds.	The County continues to offer first-time homebuyer assistance through its federal funding programs. Continued Appropriateness: Program 2.4 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 11.
Program 2.5 — Neighborhood Stabilization Program	The objective of this program is to rehabilitate foreclosed properties to accrue funding for housing.	The County continues to implement this program as funding becomes available. Continued Appropriateness: Program 2.5 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 10.

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

Program	Program Objectives	Progress and Continued Appropriateness
Program 2.6 — Housing Choice Voucher Program	The objective of this program is to support the Housing Authority.	The County has used housing choice vouchers and will continue to do so through the next housing cycle. Continued Appropriateness: Program 2.6 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 11.
Program 2.7 — Preserving At-Risk Units	The objective of this program is to maintain affordable units.	The County Housing Authority and Self-Help projects have been monitored and will continue to be monitored into the next housing element. Continued Appropriateness: Program 2.7 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 9.
Program 2.8 — Housing Program Information	The objective of this program is to disseminate information on housing programs.	The County as well as various other organizations completed this program in 2017. Continued Appropriateness: Program 2.8 will be refined based on new state laws and incorporated into the 6 th Cycle Housing Element as Programs 11 and 15.
Program 2.9 — Legislative Relief	The objective of this program is to promote funds and grants for the County.	The County promotes funds/grant opportunities as part of its legislative platform each year. Continued Appropriateness: Program 2.9 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 8.
Program 3.1 — Zoning Code Amendments for Special Needs Housing	The objective of this program is to amend the Zoning Code to accommodate special needs housing.	The County adopted a comprehensive Zoning Code Update which included provisions for special needs housing in 2019. This included: <ul style="list-style-type: none"> ▪ Defining Supportive and Transitional Housing as residential uses which may be allowed in any zone allowing residential uses. ▪ Updating permit requirements to allow Agricultural Employee Housing (12 units or 36 beds) and Community Care Facilities by right. ▪ Updating permit requirements to allow Agricultural Employee Housing, beyond 12 units or 36 beds, with approval of a Conditional Use Permit. Continued Appropriateness: Program 3.1 will be refined and incorporated into the 6 th Cycle Housing Element as Program 6.
Program 3.2 — Publicizing Reasonable Accommodation	The objective of this program is to create public information materials on reasonable accommodations.	The County prepared a reasonable accommodation brochure and made it available in 2020. Continued Appropriateness: Program 3.2 is ongoing and programs to facilitate housing for persons with disabilities will be incorporated into the 6 th Cycle Housing Element as Program 6, 7, and 11.
Program 3.3 — Priority Permit Processing for Special Needs Housing	The objective of this program is to prioritize special needs housing.	The County continues the priority permit processing program. Continued Appropriateness: Program 3.3 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 11.

Program	Program Objectives	Progress and Continued Appropriateness
Program 3.4 – Farmworker Housing Permitting Process	The objective of this program is to continue the ADOMP program.	The County continues the Additional Dwelling Occupancy Monitoring Permits (ADOMP) program. The ADOMP program allows secondary homes to be permitted in areas that are served by well and septic subject to an Administrative Permit. Secondary homes may be allowed when a parcel has adequate space the secondary home, well, and on-site septic system, and the future occupant is either farmworker or an immediate family member of the property owner. Affidavits are completed each year to attest to occupancy. Continued Appropriateness: Program 3.4 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 12.
Program 3.5 – Farmworker Housing Opportunities	The objective of this program is for the task force to encourage farmworker housing.	The task force to be led by the County Housing Authority has yet to be established. Continued Appropriateness: Program 3.5 is incomplete and will be revised incorporated into the 6 th Cycle Housing Element as Program 12.
Program 4.1 – Owner-Occupied Housing Rehab	The objective of this program is to support assistance for rehab facilities.	The County was awarded \$700,000 in HOME funds towards homebuyer assistance/rehab facilities. Continued Appropriateness: Program 4.1 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 10.
Program 4.2 – Code Enforcement	The objective of this program is to maintain property maintenance and abatement for substandard housing.	Code enforcement is performed annually by the Building, Environmental Health, and Code Enforcement Divisions. Continued Appropriateness: Program 4.2 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 10.
Program 5.1 – Fair Housing Information	The objective of this program is to provide information on fair housing resources.	The County has pamphlets and information on fair housing policies and resources available on its website. Continued Appropriateness: Program 5.1 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 15.
Program 5.2 – Seek Funding for Disadvantaged Communities	The objective of this program is to obtain grant funding for housing in disadvantaged communities.	The County continues to monitor state and federal funding opportunities. The Walkable Winton Plan has been completed and is pending adoption, and was funded by a CalTrans Sustainable Communities Grant. Continued Appropriateness: Program 5.2 is assessed annually and will be incorporated into the 6 th Cycle Housing Element as Program 14.
Program 6.1 – Renewable Energy Resources Information	The objective of this program is to provide information on renewable energy/LEED.	The County Building Division posts and distributes information regarding renewable energy. Continued Appropriateness: Program 6.1 is ongoing and will be revised and incorporated into the 6 th Cycle Housing Element as Program 13.

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

Program	Program Objectives	Progress and Continued Appropriateness
Program 6.2 – Energy Efficiency Retrofit	The objective of this program is to promote retrofit programs.	<p>The County Community Action Partnership (CAP) Weatherization Assistance program and PG&E Residential Energy Efficiency Rebate programs may be included in the weatherization program.</p> <p>Continued Appropriateness: Program 6.2 is ongoing and will be revised and incorporated into the 6th Cycle Housing Element as Program 10.</p>
Program 7.1 – Housing Element Reporting	The objective of this program is to report progress annually.	<p>The County submitted its first annual progress report in 2014, the Housing Element was adopted in 2016, and the County continues to submit reports annually.</p> <p>Continued Appropriateness: Program 7.1 is ongoing as these reports must be submitted annually. This is a mandated requirement, and will not be incorporated into the 6th Cycle Housing Element.</p>
Program 7.2 – Annual Real Estate Market Housing	The objective of this program is to monitor housing prices and vacant land.	<p>County staff continue to identify available sites and request market information from developers when available and appropriate.</p> <p>Continued Appropriateness: Program 7.2 is ongoing and will be revised and incorporated into the 6th Cycle Housing Element as Program 9.</p>