

GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT 2022

- ▶ Requires all cities and counties submit an annual report on the status of the General Plan and progress on its implementation to their Legislative Body.
- ▶ This report is known as the General Plan Annual Progress Report (APR).
- ▶ State law also requires an annual report on the progress of implementing the Housing Element.
- ▶ This report is known as the Housing Element Annual Progress Report (APR).
- ▶ Both reports are due to the Department of Housing and Community Development (HCD) by April 1, of each year.

STATE LAW

GENERAL PLAN APR

- Each of the General Plan Elements were prepared and/or updated in compliance with the state General Plan Guidelines.
- The table shows the date each element was last updated.

General Plan Element	Last Update
<i>Mandatory Elements:</i>	
Land Use	2015
Circulation	2015
Open Space	2016
Conservation	2016
Housing	2016
Noise	2012
Safety	2016
Air Quality (included in Sustainable Development)	2012
<i>Option Elements:</i>	
Urban Expansion	2015
Public Facilities & Services	2017
Urban Design	2012
Sustainable Development	2012

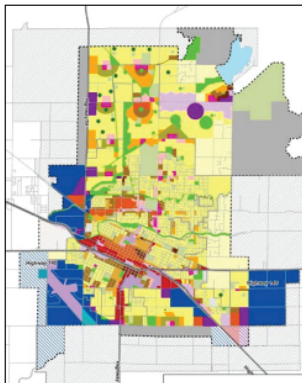
- ▶ The City approved 3 General Plan Amendments in 2022.
- ▶ All the amendments involved changing the land use designation from a commercial use to a residential use.
- ▶ Amendments are listed on page 9 of the General Plan Annual Progress Report.

GENERAL PLAN AMENDMENTS

- ▶ The City will be undertaking a comprehensive update to the General Plan in the near future.
- ▶ In addition to typical updates to the General Plan, updates would address the implementation of Pro-Housing Strategies and other updates for consistency with State law.
- ▶ A Request for Proposals (RFP) is anticipated to be released in July 2022 to initiate work on a comprehensive update.

GENERAL PLAN UPDATES

Merced Vision 2030 General Plan



GENERAL PLAN LAND USE AMENDMENTS

- ▶ From January 1, 2022, to December 31, 2022, three General Plan Amendments were approved.
- ▶ All three amendments were to provide for an increase in residential units.
- ▶ Since the adoption of the General Plan in 2012, 33 General Plan amendments have been approved.

HOUSING ELEMENT PROGRESS REPORT

- ▶ The Housing Element APR must be submitted using the State-approved format.
- ▶ There are 13 tables required to be reviewed and information added (if applicable).
- ▶ Table A provides a summary of all residential applications submitted.
- ▶ Table A2 provides a summary of all permits issued by affordability.
- ▶ Table B shows the progress the City has made towards meeting its Regional Housing Needs Allocation (RHNA) requirements.
- ▶ Table C provides information on any sites identified to meet housing shortfall.
- ▶ Table D provides information on progress made for each housing policy/program identified in the Housing Element.
- ▶ Table E provides information on Commercial Development Bonus.

- ▶ Table F provides information on the City's rehabilitation and preservation activities.
- ▶ Table F2 provides information on existing units that were converted to deed-restricted units.
- ▶ Table G shows land that was owned by the City and identified in the Housing Element as a site to meet the City's RHNA, but was sold or disposed of in the reporting period.
- ▶ Table H identifies any land that was owned or controlled by the City that was declared surplus.
- ▶ Table I identifies Units Constructed Pursuant to Government Code Section 65852.21 and Applications for Lot Splits Pursuant to Government Code Section 66411.7 (SB 9).
- ▶ Table J identifies sites that were developed for student housing for lower income students for which a density bonus was approved.
- ▶ Summary Table – Summarizes the other tables
- ▶ LEAP Table – Shows progress made using LEAP Grant funds.

TABLES A & A2

Table A: Housing Applications Summary

Total Housing Applications Submitted	413
Number of Proposed Units in all Applications Received	2,059
Total Housing Units Approved	1,541
Total Housing Units Disapproved	0
Total Housing Units Pending Approval	518

Table A2: Building Permits Issued by Affordability Summary

Income Level		2022
Very Low & Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		628
Total Units		628

Income Level	RHNA Allocation	Total Units to Date (2016 to 2022)	Total Remaining RHNA by Income Level
Very Low	1351	58	1293
Low	966	61	905
Moderate	886	733	153
Above Moderate	2348	3,970	0

TABLE B - REGIONAL HOUSING NEEDS
ALLOCATION PROGRESS

- The City rezoned 3 sites in 2022 that help meet the housing shortfall.

Project Name	Very Low	Low	Moderate	Above Moderate	Total
Bella Vista Apartments (Parsons Ave.)		108			108
Loughborough & Meadows		161			161
Paseo Subdivision				57	57

TABLE C – SITES IDENTIFIED/REZONED
TO MEET HOUSING SHORTFALL

Table F – Rehabilitation/Preservation

- The City acquired and rehabilitated 2 units using CDBG funds.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement	Task Status
Pro-Housing Feasibility Study	\$75,000	\$0	In progress
Amendment to Subdivision Ordinance	\$20,000	\$0	In Progress
Amendments to the Zoning Ordinance	\$95,000	\$0	In progress

LEAP TABLE

- ▶ Table D – Update on policies/programs
- ▶ Table E – Nothing to report
- ▶ Table F2 – Nothing to report
- ▶ Table G – Nothing to report
- ▶ Table H – Listed 10 properties that were declared as exempt surplus by the City.
- ▶ Table I - Nothing to report
- ▶ Table J – Nothing to report

OTHER TABLES

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Questions?