

# Dos Palos General Plan Housing Element (2008 and 2015 Update)

## HCD Review Draft



City of Dos Palos | January 2019



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## Introduction

The City of Dos Palos is located in south central Merced County in the San Joaquin Valley. The community is made up of an estimated population of 5,541 and is surrounded by dairies, orchards, and farmland.

This Housing Element is a comprehensive assessment of current and future housing needs for all segments of the City's population, as well as a program for meeting those needs. In the last decade, significant economic and demographic changes in Merced County have challenged the ability of local jurisdictions and the private sector to construct adequate and affordable housing. Since 2003, when the last housing element was prepared, the housing market has collapsed, reversing the prolonged trend of escalating home prices that was the norm in the early 2000s. Now in 2019, the housing construction market is showing signs of growth. Despite housing market adjustments, providing adequate housing—especially extremely low- and low-income housing—remains a significant challenge to both local governments and the private sector.

The City of Dos Palos Housing Element sets policy to address these issues, as well as the comprehensive housing needs of the City during the 2014 to 2023 planning period and beyond. The provision of decent, safe, sanitary and affordable housing for current and future residents of the City of Dos Palos is the primary focus of the Housing Element. Additionally, the Housing Element places special emphasis on certain segments of the population, such as the elderly, the disabled, female headed single-parent households, large families, farmworkers, overcrowded households, residents of group quarters, and the homeless; as these groups may have more difficulty in finding decent and affordable housing due to their special needs. The purpose of the Housing Element is to:

- Determine the existing and projected housing needs of residents of the City of Dos Palos;
- Establish goals, objectives, policies, and action programs that guide decision-making to address housing needs; and
- Implement actions that encourage the private sector to build housing, while ensuring that governmental policies do not serve as a constraint to housing production.

The Housing Element is designed to incorporate various assumptions about housing and development trends in City of Dos Palos. These planning assumptions include:

- Housing demand, especially for affordable housing, will remain moderate;
- The need to maintain and preserve the City's existing housing stock;
- The need for long-term preservation of productive and potentially-productive agricultural lands;
- The need to conserve natural resources and reduce greenhouse gases.

## Population Profile

This section summarizes information about Dos Palos' current and future population. The information in this section comes from the 2010 U.S. Census, the California Department of Finance (DOF), and the Merced County Association of Governments (MCAG).

### HISTORIC POPULATION AND HOUSEHOLD GROWTH

Dos Palos experienced a relatively low rate of population growth during the last housing element period. Between 2010 and 2019, Dos Palos' population grew at an annual average rate of growth of 1.27 percent, adding 595 persons. Table III-1 shows historical population and household growth in Dos Palos.

**Table III-1**  
**Historical Population and Household Growth**  
**1990 to 2019**

(Annual Average Population Growth Rate (2010 to 2019) = 1.27 Percent)

	<b>Total Population</b>	<b>Households</b>	<b>Group Quarters</b>
1990	4,196	4,190	6
1995	4,314	4,277	37
2000	4,384	4,359	25
2005	4,797	4,771	26
2010	4,946	4,918	28
2015	5,195	5,167	28
2019	5,541	5,513	28

Source: California Department of Finance

### RACE AND ETHNICITY

According to the U.S. Census Bureau, approximately 68 percent of Dos Palos' population was Hispanic or Latino in 2018. This is significantly more than the percent of total population for Merced County, which was 58 percent in 2018. Table III-2 shows the racial and ethnic composition of Dos Palos and Merced County in 2018 (the most recent year, for which information is available).

**Table III-2**  
**Racial Composition in 2018**  
**City of Dos Palos and Merced County**

	City of Dos Palos		Merced County	
	Number	Percent	Number	Percent
White	3,155	60.84%	153,649	57.46%
Black	92	1.77%	8,621	3.22%
American Indian	0	0.00%	1,826	0.68%
Asian	43	0.83%	20,224	7.56%
Pacific Islander	0	0.00%	456	0.17%
Other Single Race	1,468	28.31%	70,466	26.35%
Two or More Races	428	8.25%	12,148	4.54%
<b>Total</b>	<b>5,186</b>	<b>100.00%</b>	<b>267,390</b>	<b>100.00%</b>
Hispanic (of any race)	3,549	68.43%	155,650	58.21%
Non Hispanic	1,637	31.57%	111,740	41.79%

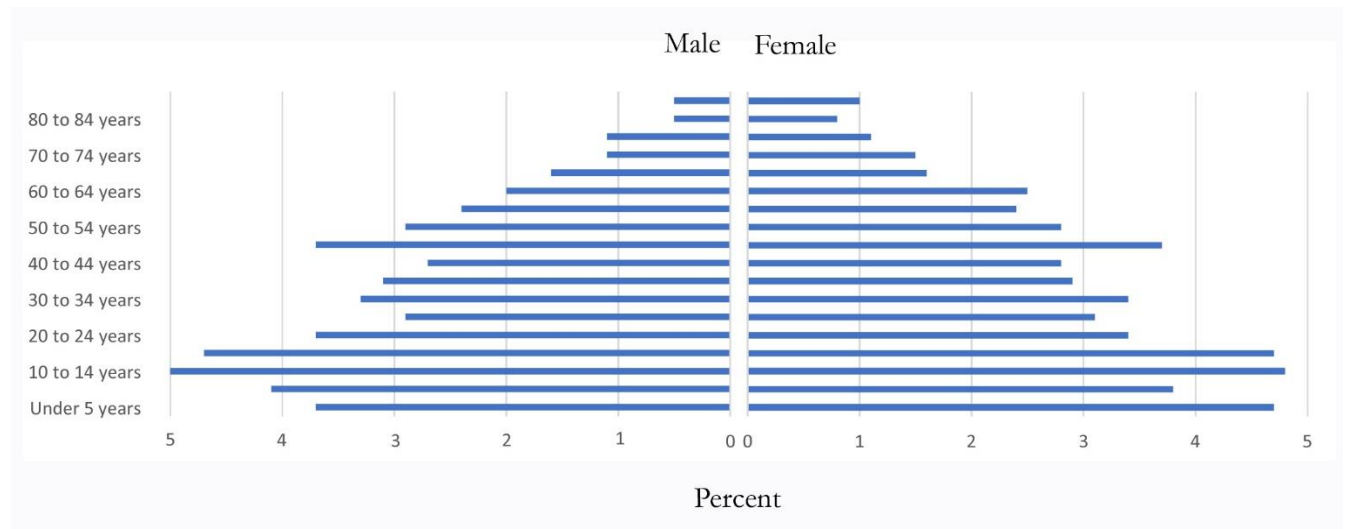
Source: U.S. Census Bureau: [2013-2017 American Community Survey 5-Year Estimates](#)

## POPULATION AGE STRUCTURE

Another interesting aspect of Dos Palos' changing population is the relative increase in middle-age persons since 2000. According to the U.S. Census Bureau, approximately 25 percent of Dos Palos' population was between the ages of 45 and 69 in 2010, up from 19 percent in 2000. On the other hand, the reduction in younger cohorts that was evident between 1990 and 2000 has largely stabilized.<sup>1</sup> This change corresponds to the new and relatively affordable housing built in Dos Palos in the last couple of decades, which has attracted homebuyers who tend to be middle age. Figure III-1 shows the population pyramid for Dos Palos in 2010.

<sup>1</sup> According to the U.S. Census, there was a noticeable reduction in population in the age cohorts of 25 to 29 and 30 to 34 between 1990 and 2000 (from 18 percent to 14 percent, respectively). In 2010, this percent was still approximately 14 percent.

**Figure III-1  
Dos Palos Population Pyramid  
2010**



Source: U.S. Census Bureau; ZeroCity LLC

## PROJECTED POPULATION GROWTH

According to MCAG's "Merced County Forecast Summary," (July 2016, Eberhardt School of Business), Dos Palos' population is expected to be 7,215 persons by the year 2040, growing at a 1.27 percent annual average growth rate.

## HOUSEHOLD COMPOSITION

Dos Palos is a traditional family city. According to the U.S. Census Bureau, approximately 78 percent of all households in Dos Palos are family households. This is the same as for Merced County as a whole. Of non-family households, Dos Palos has a slightly higher percentage of females living alone than Merced County as a whole. Table III-3 shows household composition for Dos Palos and Merced County.



**Table III-3  
Household Composition  
Merced County and Dos Palos  
2010**

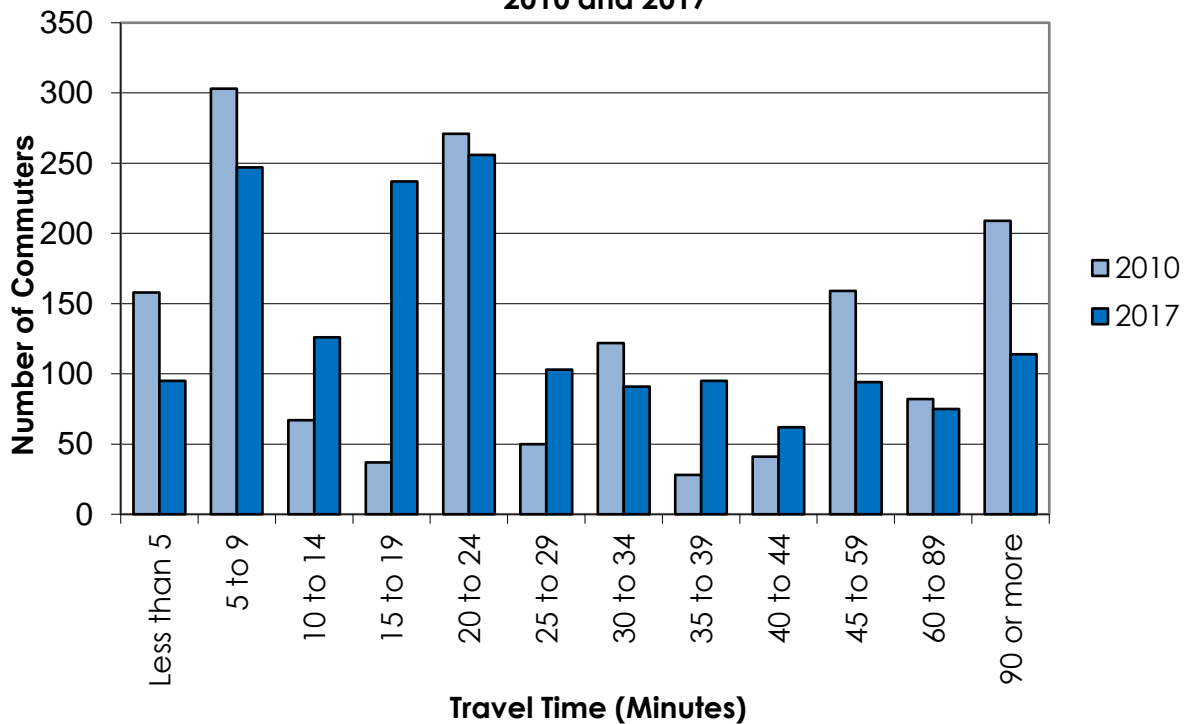
	Dos Palos		Merced County	
	Number	Percent	Number	Percent
Family households				
Husband-Wife Family	1,178	78.5%	58,767	77.7%
Male Householder	820	69.6%	40,034	68.1%
Female householder	358	30.4%	18,733	31.9%
Non-family households				
Male householder				
Living alone	105	7.0%	6,068	8.0%
Not living alone	38	2.5%	2,236	2.9%
Female householder				
Living alone	156	10.4%	7,089	9.4%
Not living alone	24	1.6%	1,482	2.0%
Total	1,501	100.0%	75,642	100.0%

Source: U.S. Census Bureau; ZeroCity LLC

## COMMUTER PATTERNS

The most pronounced change in commuter patterns since 2010 has been the significant increase in the number of persons commuting between 15 to 19 minutes. According to an analysis of travel time using U.S. Census Bureau data, approximately two (2) percent of Dos Palos residents travelled 15 to 19 minutes in 2010, compared with only 15 percent in 2017. Figure III-2 shows the change in travel time to work by Dos Palos residents.

**Figure III-2  
Changes in Travel Time  
2010 and 2017**



Source: U.S. Census Bureau; ZeroCity LLC

## Housing Stock Characteristics

This section describes Dos Palos' housing stock characteristics, with comparisons to surrounding cities and Merced County. The information in this section comes primarily from the U.S. Census Bureau, the California Department of Finance, and MCAg, and the City of Dos Palos.

### HOUSING GROWTH AND VACANCY RATES

A community's vacancy rate provides a quantified measure of the health of the local housing market. A high vacancy rate indicates an overabundance of housing stock. A low vacancy rate indicates a tight housing market with few choices and high rents. As a rule of thumb, a vacancy rate of 4.5 to 5.0 percent indicates a market reasonably well balanced between supply and demand.

Since 2000, Dos Palos added 344 housing units resulting in an annual average growth rate of about 1.08 percent. Vacancy rates have varied over this time period, from a healthy 4.7 percent in 2000, to a high of 11.7% in 2010, and then down slightly to 9.0 percent by 2019. Dos Palos' continuing high vacancy rate means that the community has not recovered from the slowdown in housing construction that began in 2008.

Table III-4 shows housing unit growth and vacancy rates in Dos Palos.

**Table III-4**  
**Housing Unit Growth and Vacancy Rates**  
**2000 to 2019**

(Annual Average Housing Growth Rate (2010 to 2019) = 1.08 Percent)

	Housing Units			Persons per Household
	Total	Occupied	Vacancy Rate	
2000	1,437	1,370	4.7%	3.183
2005	1,587	1,456	8.2%	3.277
2010	1,700	1,501	11.7%	3.280
2015	1,697	1,536	9.5%	3.360
2019	1,781	1,620	9.0%	3.400

Source: California Department of Finance, Table E5 and E8 Historical Population (2000-2010)

## HOUSING STOCK COMPOSITION

Dos Palos' housing stock is predominantly single family, with approximately 86 percent of all housing stock being single family. When compared to other Merced County jurisdictions, Dos Palos' housing stock has a larger proportion of single-family housing than the county as a whole (86 percent versus 76 percent) and a corresponding lower proportion of multi-family housing (11 percent versus 18 percent). Table III-5 compares Dos Palos' housing stock to that of other Merced County jurisdictions.

**Table III-5**  
**Comparison of Housing Stock Composition**  
**Merced County Jurisdictions**  
**2019**

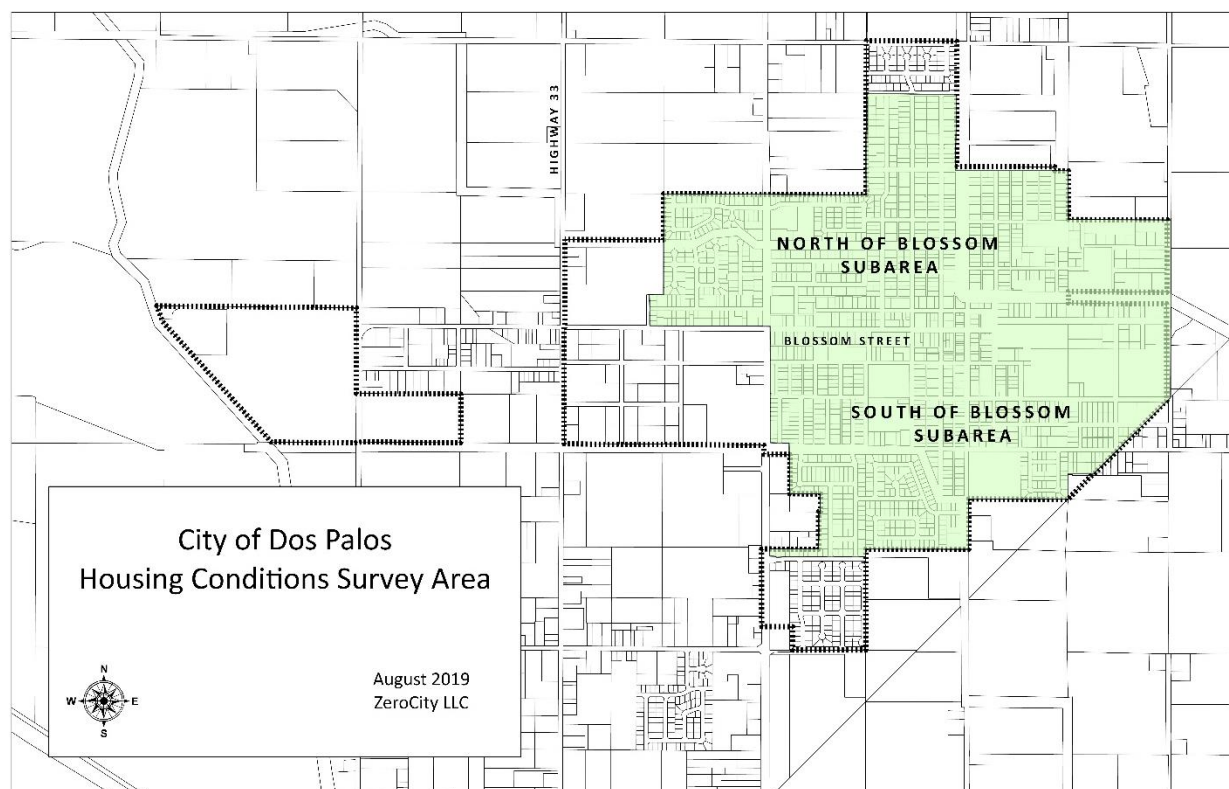
Jurisdiction	Total	Single Family		Multiple Family		Mobile Homes	Percent of Total
		Single Family	Percent of Total	Multi Family	Percent of Total		
Atwater	10,297	7,348	71.4%	2,209	21.5%	740	7.2%
<b>Dos Palos</b>	<b>1,781</b>	<b>1,534</b>	<b>86.1%</b>	<b>201</b>	<b>11.3%</b>	<b>46</b>	<b>2.6%</b>
Gustine	2,122	1,802	84.9%	169	8.0%	151	7.1%
Livingston	3,604	3,040	84.4%	505	14.0%	59	1.6%
Los Banos	12,324	10,501	85.2%	1,427	11.6%	396	3.2%
Merced	28,279	18,594	65.8%	8,939	31.6%	746	2.6%
Unincorporated	28,548	23,252	81.4%	1,745	6.1%	3,551	12.4%
Incorporated	58,407	42,819	73.3%	13,450	23.0%	2,138	3.7%
County Total	86,955	66,071	76.0%	15,195	17.5%	5,689	6.5%

Source: California Department of Finance, ZeroCity LLC

## SURVEY OF HOUSING CONDITIONS

Dos Palos' housing stock in 2019 was in moderate condition overall. ZeroCity LLC conducted a windshield survey of housing conditions in support of the City of Dos Palos General Plan Housing Element's 2019 update (4<sup>th</sup> and 5<sup>th</sup> Cycle). The windshield survey was conducted in all Dos Palos neighborhoods, except for two areas (northern and southern city limits) that were obviously constructed within the last 30 years. The survey area contained 1,595 residential units. Of these, 1,348 units were single family homes, 201 were multi-family units, and 46 were mobile home units. This survey area contained all of the pre-1990 housing stock in the city and represented approximately 90 percent of the total housing 1,781 housing units in the city. Figure III-3 shows the neighborhoods surveyed.

**Figure III-3**  
**Surveyed Neighborhoods**  
**Dos Palos Housing Conditions Survey**  
**2019**



*Source: ZeroCity LLC; City of Dos Palos*

### *Survey Results*

Each of the 1,595 properties in the survey area were inspected from the street, and where any one of four categories of problems were detected—foundation, roofing, siding/stucco, and windows—a survey form was completed for the property. In all, 104 survey forms were completed (see “Dos Palos General Plan Housing Element, Housing Conditions Survey, August 2019).” Seventy-eight units had problems that were considered minor or greater, and nine units had substantial problems. Table III-6 summarizes the results of the survey.

**Table III-6  
Housing Conditions Survey Results  
2019**

<b>Condition</b>	<b>Numerical Score</b>	<b>Number of Units</b>	<b>Percent</b>
Sound w/ no detectable problems	[No Survey Form completed]	1,491 Units	93.5%
Sound w/ detectable problems	1 to 9 points	26 Units	1.6%
Minor problems	10 to 15 points	40 Units	2.5%
Moderate problems	16 to 39 points	29 Units	1.8%
Substantial problems	40 to 55 points	8 Units	0.5%
Dilapidated	56 and over points	1 Unit	<0.1%
<b>TOTAL</b>	[104 Survey Forms Completed]	<b>1,595 Units</b>	<b>100%</b>

Source: ZeroCity LLC, 2019

### *Survey Conclusions*

Dos Palos' housing stock in 2019 was in moderate condition overall. The large majority of units surveyed had no detectable problems. In general, problems were scattered throughout the survey area, with a small cluster of problems east of Frank Avenue and south of Merced Street. The City's multifamily housing complexes were in good condition with only modest problems.

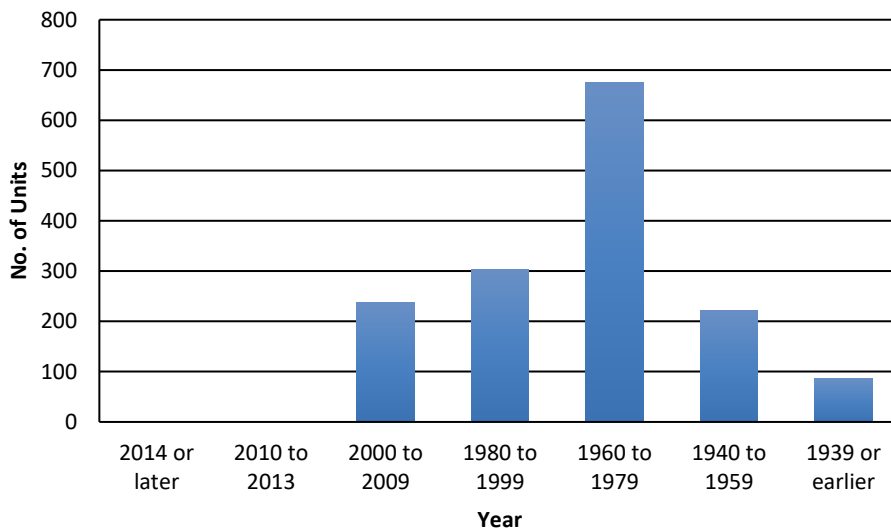
Many of the 1,595 units surveyed had old single-pane windows, which are energy inefficient. Survey points were not assigned to such units, but it is recommended that all single-pane windows in the residential housing stock be replaced with energy efficient double-pane windows over the course of the current housing element period. It is also likely (but not verified) that many houses have inadequate insulation. This too should be addressed in the coming years.

### **AGE OF HOUSING STOCK**

According to ZeroCity LLC, in 2010 the median year in which Dos Palos' housing stock was constructed was approximately 1975. In 2009, the median year built for Dos Palos' housing was 1965. Figure III-4 summarizes information on the age of Dos Palos' housing stock.

**Figure III-4  
Year Structure Built  
2017**

Median Year Built  $\approx$  1975



Source: ZeroCity LLC; U.S. Census Bureau

## HOUSING TENURE

Dos Palos has a high percentage of homeownership. Thirty-eight percent of Dos Palos' housing units were occupied by renters in 2010. This is up slightly from 37 percent in 2000 but is less than Merced County's 2010 housing stock as a whole, 45 percent of which was occupied by renters. Table III-7 shows tenure by housing type for Dos Palos.

**Table III-7  
Housing Tenure by Type  
2010**

<b>Housing Tenure</b>	<b>Number</b>	<b>Percent</b>
Owner-occupied	929	62%
Renter-occupied	572	38%
Total Occupied Housing Units	1,501	100%

Source: Census 2010; ZeroCity LLC

## OVERCROWDING

Dos Palos appears to have a higher-than-expected rate of overcrowding in its owner-occupied housing stock. In 2012, the percent of overcrowded housing units in Dos Palos was 11.5 percent. This is almost four times the rate for Merced County as a whole, which was only 3.2 percent. Overcrowding in the rental stock is about the same as Merced County. Table III-8 summarizes data on overcrowding in 2012.

**Table III-8  
Overcrowding  
Dos Palos, Merced County and California  
2012**

	Dos Palos		Merced County	
	Number	Percent	Number	Percent
Overcrowded				
Owner Occupied	162	11.5%	2,351	3.2%
Renter Occupied	75	5.3%	4,239	5.7%
Severely Overcrowded				
Owner Occupied	0	0.0%	570	0.8%
Renter Occupied	14	1.0%	1,053	1.4%
Total Occupied Units	1,406		74,496	

Source: U.S. Census Bureau (ACS 2008-2012 Table B25014); ZeroCity LLC

## Employment and Income

### EMPLOYMENT

According to the U.S. Census Bureau, Dos Palos' population had a higher percentage of workers in agriculture, manufacturing, and professional/scientific jobs than Merced County as a whole in 2012. Table III-9 shows employment statistics for Dos Palos and Merced County in 2012. According to the California Employment Development Department, Dos Palos' (not seasonally unadjusted) unemployment rate in September 2019 was 5.6 percent, about the same as for Merced County as a whole.



**Table III-9  
Employment by Industry  
Dos Palos and Merced County  
2012**

Employment by Industry	Dos Palos		Merced County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	321	9.60%	11,924	5.40%
Construction	153	7.90%	5,954	7.40%
Manufacturing	174	19.10%	10,989	12.80%
Wholesale trade	54	4.60%	3,320	4.20%
Retail trade	188	8.20%	11,381	12.80%
Transportation and warehousing, and utilities	133	3.90%	4,657	5.30%
Information	54	0.00%	1,555	1.30%
Finance and insurance, and real estate and rental and leasing	48	2.90%	3,222	3.90%
Professional, scientific, and management, and administrative and waste management services	12	13.00%	6,055	8.20%
Educational services, and health care and social assistance	242	15.60%	20,383	21.80%
Arts, entertainment, and recreation, and accommodation and food services	98	7.10%	6,800	7.90%
Other services, except public administration	71	4.60%	4,118	5.10%
Public administration	0	3.40%	4,254	3.90%
Civilian employed population 16 years and over	1,548	100.00%	94,612	100.00%

Source: American Community Survey 2008-2012 Table DP-03

## HUD INCOME LIMITS AND DOS PALOS' MEDIAN FAMILY INCOME

Each year the California Department of Housing and Community Development (HCD) publishes income limits (based on data from U.S. Department of Housing and Urban Development) to be used in conjunction with state and federal housing programs. State housing law requires housing developers to use these income limits when defining income for various housing programs (Health and Safety Code § 50079.5). The median family income for a family of four in Merced County was \$64,800 in 2019. Table III-10 shows HCD income limits for Merced County in 2019.

**Table III-10  
2019 Income Limits  
Merced County**

Median Family Income = \$64,800

	1 Person	2 Person	3 Person	4 Person
Extremely Low Income ( $\leq$ 30% Median)	\$13,650	\$16,910	\$21,330	\$25,750
Very Low Income (30% - 50% of median)	22,700	25,950	29,200	32,400
Low Income (50% - 80% of median)	36,300	41,500	46,700	51,850
Median (80% - 100% of median)	45,350	51,850	58,300	<b>64,800</b>
Moderate (100% - 120% of median)	\$54,450	\$62,200	\$70,000	\$77,750

Source: Department of Housing and Community Development

According to the U.S. Census Bureau, Dos Palos' median family income was lower than that of Merced County in 2017 (\$40,563 versus \$49,971). Therefore, the price established by HCD for a dwelling unit affordable to any particular income group may be slightly less affordable for families in Dos Palos.

## Affordability, Housing Costs, and Overpayment

The following section reviews affordability, housing costs, and overpayment.

### RENTAL AFFORDABILITY AND COSTS

According to City staff, the price of rental housing in Dos Palos is around \$1,000 for a home and between \$600 and \$800 for a 3-bedroom apartment. The family earning the County median family income of \$64,800 and spending 30 percent of its income on housing could afford approximately \$1,620 in monthly rent. Table III-11 shows rental affordability for all income groups in Dos Palos.

**Table III-11**  
**Rental Affordability**  
**Merced County**

	HCD Annual Income Limit <sup>1</sup>	Affordable Monthly Rent <sup>2</sup>
Extremely Low Income (up to 30%)	\$25,750	\$644
Very Low Income (Up to 50%)	32,400	810
Low Income (50% to 80%)	51,850	1,296
Median (80% to 100%)	64,800	1,620
Moderate (100% to 120%)	\$77,750	\$1,944

Notes: <sup>1</sup>Income limit for a four-person family as defined by HCD in 2019

<sup>2</sup>Assumes 30 percent of monthly income

Sources: ZeroCity LLC; California Department of Housing and Community Development

## OWNERSHIP AFFORDABILITY AND COSTS

According to City staff, housing prices in Dos Palos run between \$185,000 and \$250,000. According to Zillow, the median sales price of a home in Dos Palos was \$215,800 in October 2019. The family earning the County median family income of \$64,800 and spending 30 percent of its income on housing can afford a \$250,000 house. Table III-12 shows ownership affordability for Dos Palos.

**Table III-12**  
**Ownership Affordability**  
**Merced County**

Median Housing Price (2019) = \$215,800

<b>% Area Median Income<sup>1</sup></b>	<b>HCD Annual Income Limit</b>	<b>Mortgage<sup>2</sup></b>	<b>Monthly Payment</b>	<b>Price of Affordable House<sup>3</sup></b>
Extremely Low Income (~15%)	\$25,750	\$125,985	\$644	\$139,984
Very Low Income (~40%)	\$32,400	\$158,521	\$810	\$176,135
Low Income (~65%)	\$51,850	\$253,683	\$1,296	\$281,870
Moderate (100%)	\$64,800	\$317,043	\$1,620	\$352,270

Notes: <sup>1</sup>Income limit for a four-person family as defined by HCD in 2019

<sup>2</sup>Assumes 30 percent of income for house expense, 3.81 percent interest rate, 30-year fixed-rate mortgage

<sup>3</sup>Assumes a 10 percent down payment

Sources: California Department of Housing and Community Development; ZeroCity LLC

In general, housing prices in Dos Palos are affordable to low- and moderate-income households.

## OVERPAYMENT AND OTHER HOUSING PROBLEMS

As a rule of thumb, housing is considered affordable if less than 30 percent of household income is spent on rent or mortgage. According to the U.S. Census, approximately 60 percent of Dos Palos' lower-income owner households and 93 percent of lower-income renter households paid more than 30 percent of their income in 2011. Table III-13 shows overpayment and other housing problems in Dos palos.

**Table III-13  
Overpayment Problems  
City of Dos Palos  
2011**

<b>Household</b>	<b>Extreme Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
Ownership Households	83	144	192	238	142	800
Overpaying households	50	87	69	100	33	340
Percentage overpaying	60.4%	60.2%	36.2%	42.0%	23.2%	42.5%
Renter Households	142	158	126	34	-	460
Overpaying households	132	75	50	18	0	275
Percentage overpaying	92.7%	47.3%	39.8%	53.0%	-	59.7%
Total Households	226	303	317	273	142	1,261
Overpaying households	182	162	119	118	33	615
Percentage overpaying	80.8%	53.5%	37.6%	43.4%	23.2%	48.8%

*Source: American Community Survey 2007-2011 Table B25106*

## Housing Needs

This section describes Dos Palos' housing needs, with comparisons to surrounding cities and Merced County. The information in this section comes primarily from MCAG, the California Department of Housing and Community Development, the California Department of Finance, the U.S. Census Bureau, the Merced County Housing Authority, social service providers, and the City of Dos Palos.

### DOS PALOS' SHARE OF REGIONAL HOUSING NEEDS

Dos Palos' share of regional housing needs originates with the California Department of Housing and Community Development (HCD). HCD first estimates a statewide need for housing, which is broken down into regions, each of which then has an assigned share of estimated housing needs. The Merced County Council of Governments (MCAG) is the local agency mandated by California Government Code §65554(a) to distribute the "Fair Share Allocation" of the regional housing need to each jurisdiction in Merced County. The "Fair Share Allocation" of housing is a specific number of residential units, in different price ranges, assigned to each local jurisdiction including Dos Palos.

Since the City of Dos Palos has not updated its Housing Element since 2003, both the 2008 and the 2015 RHNA allocation must be accommodated by this Housing Element update. Table III-14 shows the official MCAG allocation for both 2008 and 2015.

**Table III-14  
Dos Palos' Housing Needs Allocation  
MCAG  
2008-2023**

	%	No. of Units	%	No. of Units	%	No. of Units
	2008 RHNA		2015 RHNA		TOTAL	
Extremely Low Income <sup>1</sup>	13.5%	25	13.0%	35	13.2%	<b>60</b>
Very Low Income	14.1%	26	13.4%	36	13.7%	<b>62</b>
Low Income	20.0%	37	10.0%	27	14.1%	<b>64</b>
Moderate Income	15.7%	29	17.5%	47	16.7%	<b>76</b>
Above Moderate Income	36.8%	68	46.1%	124	42.3%	<b>192</b>
Total Units	100.0%	185	100.0%	269	100.0%	<b>454</b>

Note: <sup>1</sup>This represents 50% of very low-income households

Source: Merced County Council of Governments; ZeroCity LLC

## SPECIAL HOUSING NEEDS

An assessment of the housing needs of individuals that may have special needs within the community is a required part of a Housing Element as mandated by State HCD. Special Need individuals are defined in the following categories:

- ✓ Extremely Low-Income Households
- ✓ Elderly persons over 65 years of age,
- ✓ Persons with disabilities,
- ✓ Persons with developmental disabilities,
- ✓ Families with female heads of households,
- ✓ Large families,
- ✓ Families or persons in need of emergency shelter or transitional housing; and
- ✓ Farmworkers.

Based on US Census Bureau 2010 data, the total number of persons in Dos Palos within each of the Special Needs categories is shown in Table III-15.

**Table III-15  
Summary of Special Needs Housing  
2010**

<b>Special Needs Category</b>	<b>Number</b>
Households with Elderly (65+ years)	263
Large Households (5+ persons)	408
Female Householder Living Below Poverty Level	129
Total Families Living Below Poverty Level	210
Chronically Unsheltered (Merced County)	122
Disabled Persons	1,375
Developmentally Disabled Persons	78
Persons in Agriculture Industries (Merced County)	17,265

*Source: U.S. Census Bureau*

### *Disabled Persons*

The term "disabled" refers to a disability (physical, mental, or sensory) which prevents or precludes a person from doing work either in or outside of the home. This term also refers to those with developmental disabilities. The number of disabled persons in a community has important implications for providing certain social services, in the removal of barriers to facilities, and in developing housing which has specialized access for disabled residents.

Special needs of disabled persons vary depending upon the particular disability of the person. For example, the needs of a blind person differ greatly from those of persons confined to wheelchairs. Special facilities such as ramps, elevators, or specially designed restrooms necessary for wheelchair access are architectural features needed to make dwellings suitable for wheelchairs. Special features needed by ambulatory persons constrained by other disabilities may not be architectural. Instead, these might be simple alterations to conventional dwelling units for furnishing and appliances which make ordinary tasks of housekeeping and home life simpler. In families, the needs of the disabled person, in terms of special features, are fewer than those of a single person. Nevertheless, a disabled person in a family does have special needs. Special architectural features could be valuable in giving this person a

greater independence, dignity, and quality of life. Table III-16 summarizes data on persons with disabilities in Dos Palos in 2000 (data from the 2010 Census was not available at time this plan was prepared).

**Table III-16  
Persons with Disabilities  
2000**

	Number	Percent
<b>Total Disabilities Tallied</b>	1,375	100.0%
<b>Total Disabilities for Ages 5-64</b>	1,002	72.9%
Sensory Disability	49	3.6%
Physical disability	178	12.9%
Mental disability	94	6.8%
Self-care disability	31	2.2%
Go-outside-home disability	289	21.0%
Employment disability	361	26.2%
<b>Total Disabilities for Ages 65 and Over</b>	373	27.1%
Sensory Disability	81	5.9%
Physical disability	164	11.9%
Mental disability	35	2.5%
Self-care disability	14	1.0%
Go-outside-home disability	79	5.7%

*Source: U.S. Bureau of the Census, 2000*

In 2011, Senate Bill 812 took effect in California, requiring Housing Elements to include a focused evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. The development of affordable and accessible homes is critical to expand opportunities for persons with developmental disabilities to live in integrated community settings. One of the biggest obstacles to living independently in the community is a lack of financial resources. Income is often limited and affordable housing where people can rent homes, apartments, duplexes, or mobile homes is crucial to the long-term stability of a person with developmental disabilities. In addition, access to various types of supported living services is critical for persons with developmental disabilities to live as independently as possible.



According to the California Department of Developmental Services, 78 of Dos Palos' residents had some sort of developmental disability. Table III-17 summarizes data on people with developmental disability for Zip Code 93620 (Dos Palos and surrounds).

**Table III-17**  
**People with Developmental Disabilities**  
**Zip Code 93620**

Age Group	Residence Type	Number
00-14 yrs	Own Hm	32
15-22 yrs	IL/SL	1
15-22 yrs	Own Hm	11
23-54 yrs	CCF	9
23-54 yrs	IL/SL	1
23-54 yrs	Own Hm	18
55-64 yrs	CCF	2
55-64 yrs	IL/SL	1
55-64 yrs	Own Hm	1
65+ yrs	CCF	2
Total		78

Source: 5<sup>th</sup>HE\_Data\_Package\_Merced

### *Elderly*

Dos Palos has a slightly higher percentage of households with elderly persons as Merced County as a whole. According to the U.S. Census Bureau, approximately 18.7 percent of Dos Palos households include persons 65 years or older. The percent in Merced County is 18.2 percent. Table III-18 summarizes data on elderly households in Dos Palos and Merced County.

**Table III-18**  
**Elderly Households**  
**Dos Palos and Merced County**  
**2012**

	City of Dos Palos		Merced County	
	Number	Percent	Number	Percent
<b>Total Households</b>	1,406		74,496	
<b>Owner Occupied</b>				
Householder 65 to 74 years	99		5,452	
Householder 75 to 84 years	126		3,512	
Householder 85 years and over	11		932	
Subtotal Elderly	236	16.8%	9,896	13.3%
<b>Renter Occupied</b>				
Householder 65 to 74 years	27		2,246	
Householder 75 to 84 years	0		1,082	
Householder 85 years and over	0		363	
Subtotal Elderly	27	1.9%	3,691	5.0%
<b>Total</b>	<b>263</b>	<b>18.7%</b>	<b>13,587</b>	<b>18.2%</b>

Source: ZeroCity LLC; U.S. Census Bureau (ACS 2012, 5-year (B25007))

Many of the senior citizens that live in Dos Palos have mobility limitations which restrict their access to other services, such as public transportation, shopping facilities, and senior citizens. Although the West Side Dial-a-Ride will arrange door-to-door pickup, the service provides only limited service to Modesto. The Golden Valley Health Centers at 1405 California Avenue, the Dos Palos Apex Health Center at 1549 Golden Gate Avenue, and various doctor's offices, provide medical services for the Dos Palos community.

#### *Large Households*

Dos Palos has a higher percentage of large households than as Merced County as a whole. According to the U.S. Census Bureau, approximately 29.0 percent of Dos Palos households had five (5) or more persons. The percent in Merced County was approximately 21.1 percent. Table III-19 summarizes data on elderly households in Dos Palos and Merced County.

**Table III-19**  
**Large Households**  
**Dos Palos and Merced County**  
**2012**

	City of Dos Palos		Merced County	
	Number	Percent	Number	Percent
<b>Total Households</b>	1,406		74,496	
<b>Owner occupied</b>				
5-person household	136		4,374	
6-person household	58		2182	
7-or-more person household	42		1420	
Subtotal Large Households	236	16.8%	7,976	10.7%
<b>Renter occupied</b>				
5-person household	123		4,419	
6-person household	49		1916	
7-or-more person household	0		1439	
Subtotal Large Households	172	12.2%	7,774	10.4%
<b>Total:</b>	<b>408</b>	<b>29.0%</b>	<b>15,750</b>	<b>21.1%</b>

Source: ZeroCity LLC; U.S. Census Bureau (ACS 2012, 5-year (B25009))

Household size is an important consideration when it comes to planning for housing. Very simply, areas which have large concentrations of large households (i.e., five persons or more) need to assure that units large enough to accommodate such households are available.

#### *Farmworkers*

According to the U.S. Department of Agriculture, Merced County had 14,657 farmworkers in 2012. As the proportion of Hispanic population in Dos Palos is greater than for Merced County as a whole, it is possible that the city hosts more farmworkers as a percentage of population than the County as a whole also. As in the case for most low-income households, housing needs of farm workers far exceeds government's ability to provide assistance. The Farmer's Home Administration (FmHA) is the most important provider of permanent housing for farm workers, but FmHA assistance suffers from its own income qualifying standards and a shortage of staff and funds. The State HCD and Office of Migrant Services also supplies housing assistance for farm workers. Because farm workers are usually low-income and their employment status is often tenuous, they are unable to compete for housing on the open market. The housing that is available is often of substandard condition and located in areas of the

community lacking adequate services. In relation to their low incomes, farm workers often overpay for substandard housing and live in crowded conditions.

Throughout Merced County, farm workers are housed predominately in farm labor camps owned and operated by the Merced County Housing Authority and camps privately owned in the unincorporated areas. Housing in these camps consists of both permanent residential buildings and mobile homes. Within areas in the county, permits are issued with the stipulation that the occupant be employed on a full-time basis in conjunction with the farming operation. Mobile homes, modest single-family homes, multi-family housing, and farm labor camps and other group housing, provide important housing for seasonal or year-round workers who may otherwise have a difficult time obtaining housing at an affordable price and within close proximity to their jobs.

The USDA Census of Farmworkers provides data on farmworkers in Merced County, and this census is summarized in Table III-20 below.

**Table III-20  
Farmworkers  
Merced County  
2012**

<b>Farmworkers by Days Worked (Merced County)</b>		
<b>150 Days or More</b>		
	Farms	811
	Workers	8,448
	<i>Farms with 10 or More Workers</i>	
	Farms	223
	Workers	6,689
<b>Fewer than 150 Days</b>		
	Farms	828
	Workers	8,817

*Source: USDA Census of Farmworkers 2012 Atlas by County there are no COGs for these jurisdictions Or ACS S2403 (for agriculture, forestry and hunting/fishing without mining)*

#### *Families Headed by Single Females*

The incidence of families headed by single females with children under the age of 18 is greater than that of Merced County as a whole. The 2011 American Community Survey indicated that 19.8 percent of Dos Palos' families were headed by single females with children under 18. Of the families headed by a female, 10.3 percent were living under the poverty level. Table III-21 summarizes data on female headed households in Dos Palos and Merced County.

**Table III-21**  
**Female Headed Households**  
**Dos Palos and Merced County**

Householder Type	Dos Palos City		Merced County	
	Number	Percent	Number	Percent
Total Householders	1,250	100.0%	57,841	100.0%
Female Headed Householders	262	21.0%	12,457	21.5%
Female Heads with Own Children	248	19.8%	9,306	16.1%
Female Heads without Children	14	1.1%	3,151	5.4%
Female Headed HH Under the Poverty Level	129	10.3%	4,991	8.6%
Total families Under the Poverty Level	210	16.8%	11,129	19.2%

Source: ACS 2008-2012 B17012

The California Department of Housing and Community Development identifies the following distinguishing characteristics for female householder families:

- ✓ Low homeownership rate
- ✓ Younger householder
- ✓ Children present
- ✓ Low incomes and a high poverty rate
- ✓ Overcrowded
- ✓ High percentage of household income spent for housing

#### *Persons Needing Emergency Shelter and Transitional Housing*

Merced County has been active in organizing local jurisdictions and other housing advocates throughout the county to address homelessness. In 2013, Merced County had 122 chronically unsheltered persons. Table III-22 summarizes data on homelessness in Merced County as a whole.

**Table III-22  
Homelessness  
Merced County  
2012 and 2013**

	Individual		Persons in Families		2012	2013
	2012	2013	2012	2013		
Total Homeless	479	345	23	27	--	--
Total Sheltered	141	90	23	27	--	--
Total Unsheltered	338	255	0	0	--	--
Total Chronically Homeless					312	181
Total Chronically Sheltered					106	59
Total Chronically Unsheltered					206	122

Source: Continuum of Care or HUD; [www.hudhre.info](http://www.hudhre.info)

Note: Numbers are provided for the CoC 520. Numbers represent homeless needs for the total Continuum of Care area

Throughout California, homelessness has become a major concern. Factors contributing to the increase in homeless persons and families, and those in need of transitional housing, include:

- ✓ The lack of housing affordable to very-low- and low-income persons
- ✓ Increases in unemployment or underemployment
- ✓ Reductions in government subsidies
- ✓ Deinstitutionalization of the mentally ill
- ✓ Domestic violence
- ✓ Drug addiction
- ✓ Dysfunctional families

The Dos Palos Police Department receives complaint calls periodically but the problem is minor. In addition, the Dos Palos Family Resource Center reported that they are seeing an increase in the need for assistance in paying monthly utility bills. They also reported that they have not seen any increase the need for emergency shelter.

## Availability of Services and Land

This section evaluates the availability of public services and facilities and the potential for residential development in Dos Palos.

### VACANT RESIDENTIAL SITES

According to a survey completed by ZeroCity LLC in fall 2020, Dos Palos has approximately 25 acres of vacant land within the existing city limits available for residential use which can accommodate approximately 200 units. This is well short of what is needed to accommodate the city's regional housing needs allocation, and none of this existing incorporated land is zoned for higher-density affordable housing.

To correct this deficiency, Dos Palos has plans to annex the area known as Midway, which lies between Dos Palos and South Dos Palos. It has been the policy of the City of Dos Palos to annex the Midway area since the early 2000s. Both Midway and South Dos Palos are part of the City's General Plan Area, and the 2003 Dos Palos Housing Element identified the annexation of the "Midway" area as its primary strategy to provide housing to accommodate the City's RHNA.

Until recently, the Merced County Board of Supervisors opposed the annexation of Midway into Dos Palos. Recent changes in the political landscape, however, have created a more favorable opportunity for annexation than previously existed. In short, there now appears to be support for Dos Palos' annexation plan.

The argument in favor of annexation is clear.

- Dos Palos has provided sewer and water utilities to this area for years, and in recent years Dos Palos made major upgrades to its facilities to ensure continued service to Midway, as well as South Dos Palos. This included:
  - Installation of a new sewer lift station in 2010,
  - Construction of a new potable water filtration system in 2013, and
  - Engineering and design for a new water treatment plant in 2015.
- Dos Palos also responds to police and fire emergencies through mutual aid agreements with CalFire and the Merced County Sheriff's office.
- Finally, a recent plan prepared for the area under an Environmental Justice Grant recommended the consolidation of Dos Palos and South Dos Palos.

In summary, the successful annexation of South Dos Palos and the Midway area would rationalize city services and enable a more comprehensive approach to urbanizing the area.



The Midway area is approximately 715 acres in size and could accommodate 3,497 units, and of this number, 726 units would be affordable to lower-income households and 595 would be affordable to moderate-income households. Table III-23, below, estimates residential development capacity for Midway.

**Table III-23**  
**Midway Development Potential**  
**2020**

Gross Acres	715	acres
Net-to-Gross	80%	
Residential Mix	80%	
Percent Vacant	80%	
Net Residential Acres	366	acres

	Acres	Density (DU/Ac)	Units	Mix of Units	Person Per HH	Persons	ADUs	No. of Afford. Units	Income Level
Estate	12	4	48	1.4%	2.5	120	48	14	MI
Low Density	205	8	1,640	46.9%	2.5	4,100	547	164	MI
Medium Density	59	12	708	20.2%	3.5	2,478	142	42	MI
Small MFD	25	15	375	10.7%	3.5	1,313	--	375	MI
High Density	33	22	726	20.8%	3.5	2,541	--	726	LI
Park (3 ac/1,000)	32	--	--	--	--	--	--	--	
<b>TOTAL</b>	<b>366</b>		<b>3,497</b>	<b>100.0%</b>		<b>10,552</b>	<b>736</b>	<b>1,321</b>	
Average Density		10							

Source: ZeroCity LLC, 2020

## PUBLIC SERVICES

The City of Dos Palos provides water service through a system of municipal wells and distribution pipes, which provide water to all areas of the city, to Midway, and to South Dos Palos. According to the City Manager, the City is currently using approximately 60 percent of available capacity but lack capacity to process additional potable water. To correct this deficiency, the City constructed a new potable water filtration system in 2013 and undertook engineering and design for a new water treatment plant in 2015. The City has been working with state and federal officials to obtain grant funds to build the new water treatment plant. State officials have indicated that Dos Palos is first in line for state grants, provided the federal government matches the state funds. The federal government has indicated they will provide matching funds, so the City expects to secure funds and begin construction in 2020.

With regard to sanitary sewer service, the City of Dos Palos maintains a sanitary sewer system that includes a sewer treatment plant and collection system. According to City officials, the City has ample wastewater capacity to serve the existing city, plus a redeveloped Midway expansion area.

### SUMMARY OF VACANT SITES

The development potential for these sites is shown in Table III-24, which lists Dos Palos' vacant housing sites. Figure III-5 shows the location of vacant sites in Dos Palos, plus the Midway annexation area.

**Table III-24**  
**Vacant and Available Sites**  
**2020**

Site No	Acres	Density (DU/AC)	Potential Units	APN	General Plan	Zoning	Intended Income Level*
<b>R-1-6 Vacant Sites</b>							
1	19.388	7.0	179	013-062-004 <sup>1</sup>	Medium Density Residential	R-1-6	MI
<b>R-1-10 Vacant Sites</b>							
2	5.341	4.0	21	013-062-004 <sup>1</sup>	Medium Density Residential	R-1-10	AMI
Subtotal	24.729		200				
<b>Midway Annexation Area</b>							
na	33.000	22	726	various	High Density	na	LI
na	25.000	15	375	various	Medium-High Density	na	MI
na	276.000	4-12	2,396	various	Low and Medium Density	na	AMI
na	--- <sup>2</sup>	ADU	737	various	Low and Medium Density	na	MI

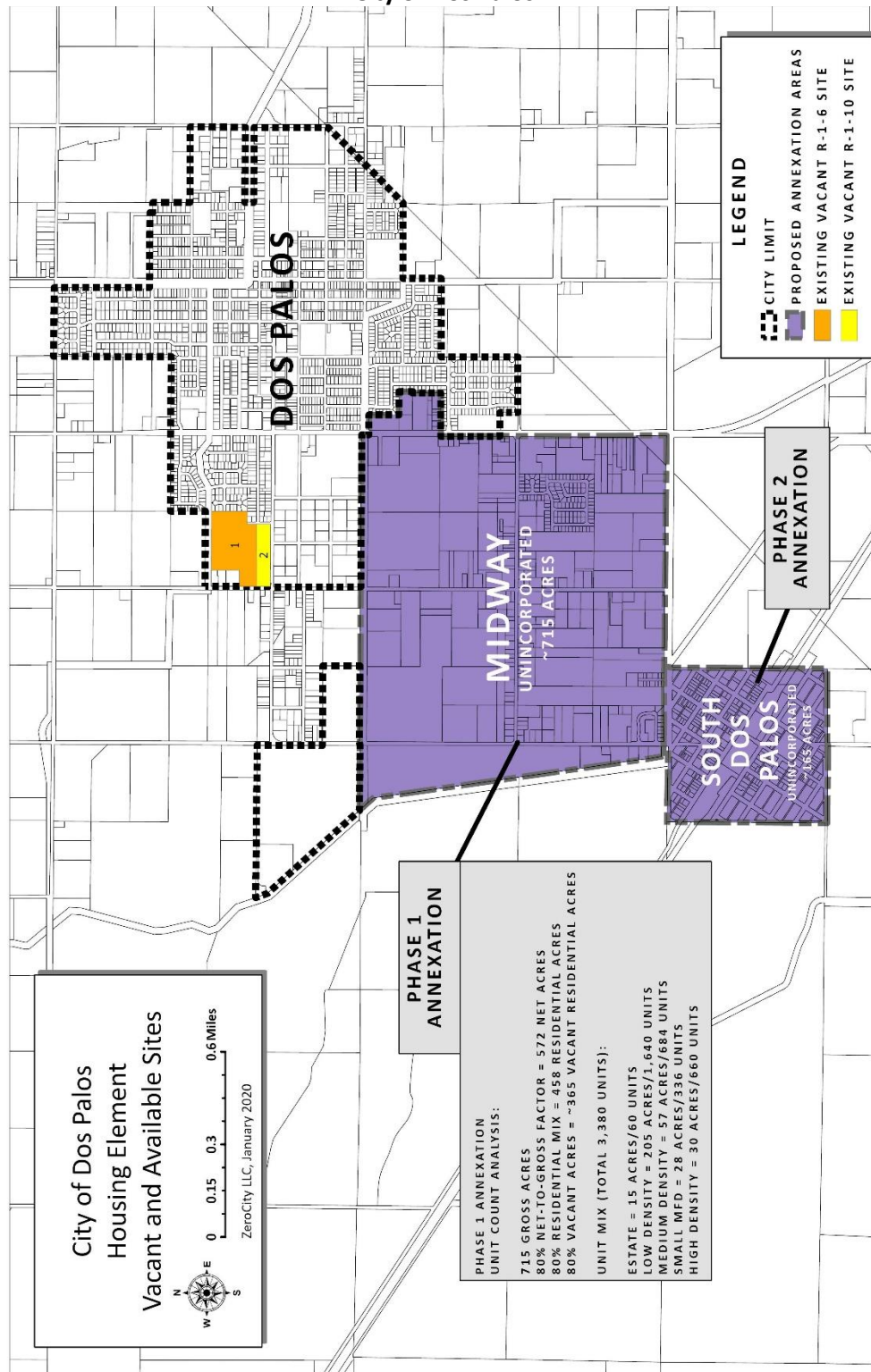
Note: <sup>1</sup>This single parcel has two zoning designations—R-1-6 and R-1-10.

<sup>2</sup>This represents the number of ADUs that would be required to be built with the main single-family product line built on the 276 acres shown above.

Sources: ZeroCity LLC, City of Dos Palos, County of Merced Assessor

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**Figure III-5**  
**Vacant and Underutilized Residential Sites**  
**City of Dos Palos**



## VACANT RESIDENTIAL SITES BY INCOME CATEGORY

In addition to listing all vacant and underutilized sites by qualifying income category, a summary of sites within each category has been compared to the City RHNA to determine if the City of Dos Palos has adequate sites for all income categories. The City currently has insufficient vacant, available, and appropriately zoned/designated sites to accommodate its Regional Housing Needs Allocation (RHNA) set by MCAG. Its plan for correcting this deficiency is to annex the area south of the city known as Midway. Table III-25 summarizes the vacant land inventory by qualifying income category and includes housing potential that would come with the annexation of Midway.

**Table III-25**  
**Summary Table of Vacant and Underutilized Land**  
**By Qualifying Income Category**

	# of Sites	Number of Acres	Housing Potential	MCAG Allocation	Surplus
Extremely Low, Very Low and Low	various	33	726	186	540
Moderate	1+ various	19.388 + 25	179 + 375	76	478
Market Rate	1+ various	5.341 + 276	21 + 2,396	192	2,225
Total	various	24.729 + 334	3,697	454	3,243

Source: ZeroCity LLC 2015; City of Dos Palos; MCAG

## Governmental Constraints

While local governments have little influence on such market factors as interest rates, their policies and regulations can affect both the amount of residential development that takes place and the affordability of housing. Since governmental actions can constrain development and affordability of housing, state law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (*Government Code § 65583(c)(3)*). The City's primary regulations affecting residential development and housing affordability include the *Land Use Element of its General Plan*, the *Zoning Ordinance*, and the City's processing procedures, standards, and fees related to development.

## GENERAL PLAN

The *Dos Palos 2003 General Plan* was last updated in 2003 and relied heavily on the annexation of Midway as its path to growth and development. As discussed above, the Merced County Board of Supervisors had in the past opposed the annexation of Midway into Dos Palos, but with recent changes in the composition of the Board of Supervisors, there now appears to be support for Dos Palos' annexation plan.

With this support, the basic thrust of the general plan's growth policy is not expected to change. Nonetheless, there is substantial work involved to update the plan's Land Use Diagram to ensure consistency with this updated housing element and that a full mix of housing types are provided. These changes in the Land Use Diagram could also trigger changes in other parts of the general plan, including the Circulation Element and Public Services Element.

## ZONING

In accordance with state law, cities and counties have broad latitude in establishing zoning standards and procedures. Outside of a general requirement for open space zoning and several specific requirements governing residential zoning, state law establishes only broadly the scope of zoning regulations and sets minimum standards for its adoption and administration.

In general, the Dos Palos Zoning Ordinance is significantly out of compliance with state housing law. The Zoning Ordinance is deficient in the following areas:

- Every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit
- The housing element must demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone
- Employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.
- Zoning code must allow and permit manufactured housing in the same manner and in the same zone as a conventional or stick-built structures are permitted

- The housing element could include a program that commits the local government to amending their zoning and building codes and permitting procedures to facilitate and encourage new SRO construction
- The housing element must demonstrate that the jurisdiction permits an ADU with only ministerial approval and is consistent with recent changes in state law related to ADUs
- The Municipal Code must contain formal procedures that ensure reasonable accommodation for housing for people with disabilities in accordance with fair housing and disability laws.
- The jurisdiction's definition of "family" and "single-family residence" must be amended to comply with all federal and state fair housing laws. The definition should not distinguish between related and unrelated persons and should not impose limitations on the number of people that may constitute a family.
- Residential parking requirements are overly burdensome; studio or one-bedroom units should only require 1 parking space.
- Ordinance should prohibit single-family uses in multifamily zones and establish minimum densities for R-3 and R-4 zones.
- Ordinance must eliminate the conditional-use permit for multifamily uses in multifamily zones.
- The Municipal Code must provide priority sewer and water services for affordable housing
- No density bonus provisions
- No procedure for SB 35 streamlining requests
- 2019 Building Code must be in effect
- Confirm that City has no inclusionary ordinance

#### *Residential Districts*

Dos Palos' Zoning Ordinance has five residential zoning districts, which allow up to a maximum of 30 dwelling units per net acre. Table III-26 summarizes residential development regulations contained in the Zoning Ordinance.



**Table III-26  
Regulations for Residential Districts  
January 2020**

Item	R-1-10 Low Density Single-Family Residential District	R-1-6 Medium Density Single-Family Residential District	R-2 Medium High Density Multiple-Family Residential District	R-3 High Density Multiple-Family Residential District	R-4 High Density Multiple-Family Residential District
Maximum Allowable Density (Units/Net Acre)	4.4 du/net ac	7.3 du/net ac	14.5 du/net ac	29 du/net ac	30 du/net ac
Minimum Lot Area/Unit	10,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft./3,000 sq. ft. per unit	4,000 sq. ft. for 1 <sup>st</sup> Unit; 1,000 sq. ft. for 2 <sup>nd</sup> thru 6 <sup>th</sup> units; 1,500 sq. ft. for every additional unit	1,500 sq. ft. for 1 <sup>st</sup> Unit; 1,000 sq. ft. for 2 <sup>nd</sup> thru 6 <sup>th</sup> units; 1,500 sq. ft. for every additional unit
Permitted Residential Uses	Single-Family Dwellings	Single-Family Dwellings	All R-1-6 uses, plus Multiple-Family Dwellings	Multiple-Family Dwellings, Rooming Houses and Boarding Houses, Apartments, Fraternities and Sororities	Multiple-Family Dwellings, Rooming Houses and Boarding Houses, Apartments
Conditionally Permitted Residential Uses	Small Family Rest Homes, Accessory Dwelling Unit, Manufactured Housing	Small Family Rest Homes, Accessory Dwelling Unit, Manufactured Housing	Dwelling Group, Small Family Rest Homes (4 or fewer), Manufactured Housing	Dwelling Group, Rest Homes (24 persons or fewer), Manufactured Housing	Dwelling Group, Rest Homes (24 persons or fewer), Manufactured Housing
Front Yard Setback	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.
Side Yard Setback	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Rear Yard Setback	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Lot Coverage	50 percent	60 percent	55 percent	60 percent	65 percent
Building Height	30 ft.	30 ft.	30 ft.	30 ft.	40 ft.

Item	R-1-10 Low Density Single-Family Residential District	R-1-6 Medium Density Single-Family Residential District	R-2 Medium High Density Multiple-Family Residential District	R-3 High Density Multiple-Family Residential District	R-4 High Density Multiple-Family Residential District
Parking					
SFDs	4 spaces (2 allowed in tandem)	4 spaces (2 allowed in tandem)	4 spaces (2 allowed in tandem) for the 1 <sup>st</sup> unit, plus 2 spaces (1 allowed in tandem) for each additional unit	4 spaces (2 allowed in tandem) for the 1 <sup>st</sup> unit, plus 2 spaces (1 allowed in tandem) for each additional unit	4 spaces (2 allowed in tandem) for the 1 <sup>st</sup> unit, plus 2 spaces (1 allowed in tandem) for each additional unit
MFDs ≤2	n/a	n/a	4 spaces (2 allowed in tandem) for the 1 <sup>st</sup> unit, plus 2 spaces (1 allowed in tandem) for each additional unit	4 spaces (2 allowed in tandem) for the 1 <sup>st</sup> unit, plus 2 spaces (1 allowed in tandem) for each additional unit	4 spaces (2 allowed in tandem) for the 1 <sup>st</sup> unit, plus 2 spaces (1 allowed in tandem) for each additional unit
MFDs ≥3	n/a	n/a	4 spaces (2 allowed in tandem) for the 1 <sup>st</sup> unit, plus 2 spaces (1 allowed in tandem) for each additional unit	4 spaces (2 allowed in tandem) for the 1 <sup>st</sup> unit, plus 2 spaces (1 allowed in tandem) for each additional unit	4 spaces (2 allowed in tandem) for the 1 <sup>st</sup> unit, plus 2 spaces (1 allowed in tandem) for each additional unit
Architectural Review	Yes	Yes	Yes	Yes	Yes

Notes:

Source: City of Dos Palos Zoning Ordinance

*Design Review*

The Dos Palos Zoning Ordinance requires site plan review for any project that could result in the development of new single- or multiple-family residences (including in-fill projects and new subdivisions). The standards for Site Plan Review are set forth in Section 17.60.06 DPMC and include a requirement that in approving a site plan, the Site Plan Review Committee must find that “the material and design of the proposed development is compatible with existing improvements in the neighborhood.”

As Dos Palos is late in updating its housing element (it was last updated in 2003), the City is subject to the requirements of Government Code 65583.2(h) and (i), which require that the housing element

“provide for sufficient sites with zoning that permits owner-occupied and rental multi-family residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low -income households.”

“By right” means the City must not require a conditional use permit, planned unit development permit, or other discretionary review or approval. As the required finding for site plan review cited above requires the Site Plan Review Committee to exercise discretion related to the materials and design of any proposed residential development, including multiple-family development, it is inconsistent with Government Code 65583.2(h) and (i).

To respond to the new requirements imposed by Government Code 65583.2(h) and (i), the City has included a new housing program (Program 1-C) to amend the New Zoning Ordinance to provide special development standards for new multiple-family residential development that are consistent with state law, as outlined above.

*Emergency Shelters*

The Dos Palos Zoning Ordinance makes no provision for emergency shelters. In 2008, legislation came into effect that limits the denial of emergency shelters and transitional and supportive housing (SB 2 of 2007). With regard to emergency shelters, the law requires local jurisdictions to identify at least one zoning district with sufficient capacity to accommodate at least one year-round emergency shelter within which such shelter is permitted without a conditional use permit or other discretionary action.

To respond to the new requirements imposed by SB 2, the City has included a new housing program (Program 1-K) to amend the New Zoning Ordinance to allow emergency shelters in the LI Light Industrial district. According to the Dos Palos Zoning Map, there are a total of 26 acres of vacant land designated for light industrial use. Accordingly, there is ample opportunity for developing an emergency shelter in this district.

*Transitional and Supportive Housing*

The Dos Palos Zoning Ordinance makes insufficient provision for transitional and supportive housing. The Zoning Ordinance allows small family rest homes as a conditional use in all residential districts, but these provisions are inconsistent with state law.

Transitional housing is defined in Health & Safety Code §50675.2 of the as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. This housing can take several forms, including group housing or multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living. Supportive housing as defined at §50675.14 of the Health & Safety Code has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code §53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills.

SB 2 provides that transitional and supportive housing constitute a residential use. SB 2 requires zoning to treat transitional and supportive housing as a proposed residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multifamily use proposed in a multifamily zone, then zoning should treat the transitional housing the same as other multifamily uses proposed in the zone.

To respond to the new requirements imposed by SB 2, the City has included a new housing program (Program 1-K) to amend the Zoning Ordinance to ensure that transitional and supportive housing is treated appropriately in all residential zoning districts.

*Single-Room Occupancies*

The Dos Palos Zoning Ordinance makes no provision for single-room occupancies (SROs).

A single-room occupancy (SRO) unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for people who previously experienced homelessness.

HCD encourages local jurisdictions to include an SRO program that commits the local government to amending their zoning and building codes and permitting procedures to facilitate and encourage new SRO construction. The program should include a streamlined entitlement process that provides greater predictability in the approval and development of new SROs, and it should also promote the rehabilitation of (as opposed to demolition of) older (structurally sound) buildings located in appropriate areas.

To encourage the development of SROs, the City has included a new housing program (Program 1-N) to amend the Zoning Ordinance to identify zones where SROs are permitted by right and that encourages the construction and rehabilitation of SROs in the community.

### *Manufactured Housing*

The Dos Palos Zoning Ordinance conditionally permits manufactured housing in all residential zoning district in the City. The requirement of a conditional use permit to allow the construction of a manufactured home in a residential district is inconsistent with state law in that it constitutes a level of approval for manufactured housing that is not required for a typical single-family dwelling in the same district. This is an unnecessary constraint on the development of affordable housing and is inconsistent with State law.

To bring regulations for manufactured housing into compliance with state law, the City has included a new housing program (Program 1-T) to amend the Zoning Ordinance to allow manufactured housing by right in all residential zones in the city.

### *Planned Development District*

The Dos Palos Zoning Ordinance contains a floating Planned Development (PD) District that can be applied to any property in the city of two acres or greater. The PD District, which requires the submittal of a development plan, allows design flexibility and a mix of densities and/or uses within the parameters of the General Plan. The PD designation and development plan must be adopted by the Dos Palos Planning Commission.

### *Accessory Dwelling Units*

The Dos Palos Zoning Ordinance conditionally allows accessory dwelling units (ADUs) in its single-family zoning district (i.e., R-1-10 and R-1-6 Zoning Districts). It also requires Site Plan Review for ADUs. These provisions are inconsistent with recent changes in state housing law regarding ADUs.

The construction of accessory dwelling units (ADUs) can also help cities meet their housing goals and increase the state's affordable housing supply. In 2017, California housing law was amended to address accessory dwelling units (ADUs). The changes address the following:

- Clarifies an ADU can be created through the conversion of a garage, carport or covered parking structure.
- Requires special districts and water corporations to charge a proportional fee scale based upon the ADUs size or its number of plumbing fixtures.
- Reduces the maximum number of parking spaces for an ADU to one space.
- Allows replacement parking spaces to be located in any configuration, as a result, of a parking structure conversion to an ADU.

- Authorizes the Department of Housing and Community Development to review and comment on ADU ordinances.
- Defines the term "tandem parking" to mean two or more automobiles.

In late 2019, the Governor of California signed the following bills to eliminate barriers to building ADUs:

- AB 68 by Assemblymember Philip Ting (D-San Francisco) makes major changes to facilitate the development of more ADUs and address barriers to building. The bill reduces barriers to ADU approval and construction, which will increase production of these low-cost, energy-efficient units and add to California's affordable housing supply.
- AB 881 by Assemblymember Richard Bloom (D-Santa Monica) removes impediments to ADU construction by restricting local jurisdictions' permitting criteria, clarifying that ADUs must receive streamlined approval if constructed in existing garages, and eliminating local agencies' ability to require owner-occupancy for five years.
- AB 587 by Assemblymember Laura Friedman (D-Glendale) provides a narrow exemption for affordable housing organizations to sell deed-restricted land to eligible low-income homeowners.
- SB 13 by Senator Bob Wieckowski (D-Fremont) creates a tiered fee structure which charges ADUs more fairly based on their size and location. The bill also addresses other barriers by lowering the application approval timeframe, creating an avenue to get unpermitted ADUs up to code, and enhancing an enforcement mechanism allowing the state to ensure that localities are following ADU statute.
- AB 671 by Assemblymember Laura Friedman (D-Glendale) requires local governments' housing plans to encourage affordable ADU rentals and requires the state to develop a list of state grants and financial incentives for affordable ADUs.

To bring regulations for ADUs into compliance with state law, the City has included a new housing program (Program 1-Q) to amend the Zoning Ordinance to permit the construction ADUs consistent with state housing law.

#### *Housing for Extremely Low- and Low-Income Households*

In Chapter III above, the City discussed the housing needs of extremely low-, very low-, low-, and moderate-income households, including special needs households. To assist in developing adequate housing to meet those needs, local jurisdictions must employ a sufficient number of strategies. One way in which the local jurisdiction can support extremely low- and low-income households is to adopt a density bonus ordinance in compliance with Government Code Section 65915 and develop an outreach program to ensure its successful implementation.

The Dos Palos Zoning Ordinance currently contains no provisions for density bonus, relying instead on provisions in state law. To support extremely low- and low-income households, the City has included a

new housing program (Program 1-Q) to amend the Zoning Ordinance to include density bonus provisions.

## BUILDING AND HOUSING CODES

Building and housing codes establish minimum standards and specifications for structural soundness, safety, and occupancy. The State Housing Law requires cities and counties to adopt minimum housing standards based on model industry codes. The City of Dos Palos adopted the 2019 Uniform Building Code on December 17, 2019.

## PLANNING AND DEVELOPMENT FEES

Residential developers in Dos Palos are required to pay permit processing fees charged by the City of Dos Palos and impact/development fees charged by both the City of Dos Palos and Merced County. Each of these is discussed below. Development fees in Dos Palos are well below average for the region.

### *Local Permit Processing Fees*

State law requires that permit processing fees charged by local governments not exceed the estimated actual cost of processing the permits. Table III-27 lists the fees charged by the City of Dos Palos for processing various land use permits.

**Table III-27**  
**City of Dos Palos Planning Fees**  
**2015**

<b>Planning Item</b>	<b>Cost</b>
Annexation and Pre-Zone	\$600 + \$20/acre
General Plan Amendment	\$500
Rezone	Actual cost
Subdivision	Actual cost
Minor Subdivision	\$300
Use Permit	\$250
Neg. Dec/Environmental Impact Report	Actual cost
Site Plan Review	\$150

*Source: City of Dos Palos, 2019*

*City and County Development Fees*

In addition to the fees that the City assesses to process planning related permits, it also charges various fees related to actual development of projects. Table III-28 lists Dos Palos' development fees.

**Table III-28**  
**City of Dos Palos Development Fees, plus School Fees**  
**Per Housing Unit**  
**2019**

<b>Fee</b>	<b>Cost per Unit</b>
Water Connection	\$1,900
Fire Impact	\$100
Park Dedication Fee	\$600
Park Improvement Fee	\$600
Police Impact Fee	\$100
Traffic Impact	\$100
Storm Drainage Fee	\$1,500
Sewer Connection	\$1,450
<b>TOTAL</b>	<b>\$6,350</b>
School	\$3.36/sf
Regional Transportation Impact Fee	\$3,335 (SFD) \$1,892 (MFD)

*Source: City of Dos Palos; ZeroCity LLC*

## PERMIT PROCESSING PROCEDURES AND TIMES

The planning and building permit process for a large single-family subdivision typically takes six months to a year to process and involves preparation of a negative declaration or environmental impact report, approval of tentative and final subdivision maps, and issuance of building permits and certificates of occupancy for each dwelling unit. This length of time involved in completing this process varies widely, depending on the degree to which plan submittals conform to city standards and the complexity of environment issues that are present on a particular site. These processing times are typical for Central Valley cities. Infill projects are simpler and quicker because they typically require only a tentative parcel



map (or no subdivision at all) and may be exempt from the California Environmental Quality Act. The planning and building permit process for multi-family projects typically less than a single-family subdivision requiring three to six months. This is because multi-family development does not typically require subdivision or parcel maps, which eliminates the need for Planning Commission review and City Council approval.

The time lines with which the City processes the various permits and applications necessary for residential development can affect the overall cost of housing. The minimum processing time for residential development project applications in Dos Palos is determined by state requirements for environmental review and public notice and by the meeting schedules of the Planning Commission and the City Council. The maximum time for processing residential development permits is set by state law (California Government Code §65929 et seq). The statutory time limit for completion of environmental review and approval or denial of a permit application starts when an application is accepted by the lead agency (i.e., the City) as complete. The lead agency then has one year in which to approve or disapprove a project for which an EIR will be prepared or six months for projects for which no EIR is prepared.

The City currently processes residential development applications in the shortest possible time, given requirements for environmental review, public notice, and the schedules of the Planning Commission and City Council. Table III-29 summarizes permit processing times in the City of Dos Palos.

**Table III-29  
City of Dos Palos Permit Processing Times  
2019**

<b>Planning Item</b>	<b>Processing Time</b>
General Plan Amendment	3 months
Specific Plan	6 months to 1 year
Rezone	3 months
Rezone to Planned Development (PD)	3 to 6 months
Zoning Ordinance Amendment	3 months
Tentative Subdivision Map	6 months to 1 year
Final Subdivision Map	1 month
Tentative Parcel Map	3 months
Final Parcel Map	1 month
Lot Line Adjustment	2 months
Certificate of Compliance	2 weeks
Use Permit	3 months
Home Occupation Use Permit	2 weeks
Variance	3 months
Environmental Review	2 weeks

Planning Item	Processing Time
Neg Dec/Environmental Impact Report	2 months to 1 year
Time Extension	n/a
Appeal	1 month
Annexation and Pre-zone	1 to 3 years

Source: City of Dos Palos

## ON- AND OFF-SITE IMPROVEMENTS

Like all cities, the City of Dos Palos requires new development to provide a variety of on- and off-site improvements. Improvements required by the City of Dos Palos are standard for California cities and do not pose an extraordinary constraint to residential development. Table III-30 summarizes typical improvements for residential development.

**Table III-30**  
**Required Improvements for Residential Development**  
**2019**

Subject	Project-Related Improvements and Fees
Street Improvements	<ul style="list-style-type: none"> <li>✓ Provide all on-site streets, curbs, gutters, sidewalks, fire hydrants, and street lighting. The typical city street has a 50- to 60-foot right-of-way with a 40-foot pavement area, a five-foot sidewalk with attached vertical curb, and on the 60-foot right-of-way, a five-foot utility corridor on each side.</li> <li>✓ If existing street network does not provide adequate access or circulation to accommodate project, provide necessary off-site streets, curbs, gutters, sidewalks, and street lighting consistent with the design standards and standard specifications adopted by the City of Dos Palos to adequately accommodate project.</li> </ul>
Parks	<ul style="list-style-type: none"> <li>✓ Provide three acres of park space for every 1,000 residents</li> <li>✓ Dedication of land, dedication of improvements, in-lieu fees, or a combination of these, as determined acceptable by the City</li> </ul>

Subject	Project-Related Improvements and Fees
Landscaping	<ul style="list-style-type: none"> <li>✓ New subdivisions are required to install street trees. The City requires 15-gallon trees one per house (40' intervals on corner lots).</li> <li>✓ All sections of a lot not devoted to buildings, decks, patios, sidewalks, lighting, signing, trash collection, parking, and/or driveway improvements shall be landscaped</li> </ul>
Public Services	<ul style="list-style-type: none"> <li>✓ Provide all on-site water, sewer, and storm drain infrastructure improvements to accommodate project.</li> <li>✓ If existing infrastructure system does not have capacity to serve project, provide necessary off-site water, sewer, and storm drain infrastructure to adequately accommodate project</li> </ul>
Miscellaneous	<ul style="list-style-type: none"> <li>✓ Sound walls are required for new development when an environmental analysis has determined that there is a significant noise impact that could be mitigated by the construction of a sound wall.</li> <li>✓ The City does not require public art.</li> </ul>

Source: City of Dos Palos

## LOCAL EFFORTS TO ACCOMMODATE DISABLED PERSONS

State housing law requires a Housing Element to contain an analysis that demonstrates local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, including persons with developmental disabilities. This requirement came about in the 2001 legislative session (SB 520) and supplements the provisions of the Federal Fair Housing Amendments Act of 1988. In 2010, this requirement was supplemented with Senate Bill 812 requiring housing elements to include an analysis of persons with developmental disabilities.

## CONCLUSION

This 2020 housing element update has identified numerous shortcomings in the Dos Palos Zoning Ordinance and set forth various new programs to bring the City into compliance.

Much of the regulation and fees that accompany the development of housing act to increase the cost of housing and constrain the availability of affordable housing. Many of these regulations and fees are needed to protect city residents from the otherwise externalized effects and costs of development, but

the City is behind on many changes to its Zoning Ordinance that are needed to be in compliance with state housing law. With the implementation of the programs contained in the 2020 housing element update, the City's regulations will not pose any unnecessary constraints to the production of affordable housing.

## Nongovernmental Constraints

The availability of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints. This assessment can serve as the basis for actions which local governments might take to offset the effects of such constraints. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing. These costs can be broken down into four categories: materials, labor, land, and financing. Dos Palos can be considered as part of a very broad general housing market that includes the Central Valley area. For the most part, housing cost components in Dos Palos are comparable to those in other parts of the general market area. The following paragraphs briefly summarize these components vis-à-vis the local market and the statewide market.

### MATERIAL COSTS

A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe. Prices for these goods are affected primarily by the availability and demand for such materials.

Because the Central Valley is served by such a well-developed regional transportation network and because many of the materials needed for construction are produced in the region, availability of materials is excellent. In addition, the land in Dos Palos which is most likely to be developed in the future for housing is well-suited for the kind of large projects which allow developers to realize economy-of-scale savings on materials.

The cost of building materials in the Central Valley in general and in Dos Palos in particular is relatively low and therefore does not constitute a constraint to the development of affordable housing.

### COST OF LABOR

Another major cost component of new housing is labor. Inflated labor costs due to high wage rates significantly increase the overall cost of housing in some markets. The cost of labor in Dos Palos is, however, relatively low for a number of reasons. Overall, the Central Valley's cost of living is relatively low; wage scales in the area, therefore, tend to be somewhat lower than in markets with higher living

costs, such as the San Francisco Bay Area. Also, labor is generally less costly because the area is predominantly non-union. Labor in highly unionized markets is typically more expensive.

## LAND COSTS

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in very small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangement made between the buyer and seller. The typical single-family lot (6,000 to 8,000 square feet) with improvements is currently selling for approximately \$50,000.

## COST AND AVAILABILITY OF FINANCING

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction and, second, when the homebuyer uses capital to purchase housing.

The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Commercial rates nonetheless fluctuate when the overall interest rates fluctuate, so overall interest rates have an effect on housing construction. The typical homebuyer uses capital financing in the form of long-term mortgage loans, and the ability to obtain this kind of financing is very sensitive to interest rates. While interest rates are currently (December 2019) low, interest rates can fluctuate significantly during the course of the Housing Element planning period, and as interest rates go, buyer power decreases. Table III-31 shows the price of a house affordable to the moderate-income family in Dos Palos at various interest rates.

**Table III-31**  
**Fluctuation in Buying Power**  
**Price of House Affordable to the Median-Income Family**  
**By Interest Rate**

Median Income for a Four-Person Family = \$64,800<sup>1</sup>

Interest Rate	Mortgage	Down Payment	Buying Power
2.50%	\$410,001	\$45,556	\$455,557
3.00%	\$384,247	\$42,694	\$426,941
3.50%	\$360,766	\$40,085	\$400,851
4.00%	\$339,327	\$37,703	\$377,030
4.50%	\$319,725	\$35,525	\$355,250
5.00%	\$301,776	\$33,531	\$335,307
5.50%	\$285,317	\$31,702	\$317,019

Notes: <sup>1</sup>Up to 100 percent of median family income

<sup>2</sup>Assumes a 30-year fixed-rate mortgage term

<sup>3</sup>Assumes down payment is 10 percent of price

Source: ZeroCity LLC; California Department of Housing and Community Development

Interest rates are currently (December 2015) at approximately 4.00 percent for a 30-year fixed-rate mortgage. At this rate, the moderate-income family of four with an annual income of \$64,800 can afford a house priced over \$375,000. Should interest rates increase during the next few years, however, buying power will decrease accordingly.

Potential homebuyers must also meet other financial requirements in order to purchase of home, including a down payment, insurance, and taxes. Down payment requirements can limit the ability of first-time homebuyers to purchase a home, even with an adequate annual income. Table III-32 summarized the typical out-of-pocket expenses for the purchase of a \$200,000 house.

**Table III-32**  
**Typical Housing Costs**  
**(\$200,000)**

Item	Cost
Sales Price	\$200,000
Down Payment (10%)	\$20,000
Approximate Closing Costs	\$4,500
Total Up-Front Cash Layout	\$24,500
Mortgage Balance (w/o closing costs included)	\$180,000
Annual Principal and Interest (5%; 30 years)	\$12,884
Approximate Insurance	\$780
Approximate Taxes	\$2,500
Total Annual Carrying Costs	\$16,164
Required Annual Income @ 30% of Gross	\$53,879

Source: ZeroCity LLC

Regarding evidence of income groups that may be under-served by financial institutions, discussions with city staff indicate that there is no evidence of redlining in any of Dos Palos' neighborhoods.

## Housing Programs in Dos Palos

Programs to support the development and provision of affordable housing in Dos Palos are generally sponsored by the Merced County Housing Authority and through state Community Development Block Grants.

### MERCED COUNTY HOUSING AUTHORITY

The Merced County Housing Authority administers the Section 8 Rental Subsidy program in Merced County. In January 2020, there were \_\_\_\_ Section 8 Voucher program participants in Dos Palos out of a total of \_\_\_\_ vouchers countywide. Total program capacity is \_\_\_\_ vouchers.

## MERCED COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT CONSORTIUM

In 2002, Merced County formed the Merced County Community Development Block Consortium. The Consortium, which consists of the Cities of Ceres, Dos Palos, Oakdale, Patterson, Waterford and the unincorporated areas of Merced County, annually receives entitlement Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) Funds from the United States Department of Housing and Urban Development (HUD).

The main objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding opportunities for persons of low and moderate-income. A portion of the Consortium's CDBG entitlement allocation is designated under the "Public Service" category. The Public Service program provides funds to non-profit organizations, through a competitive application process, to provide essential public service programs throughout the participating CDBG Consortium jurisdictions. The Emergency Shelter Grant Program is part of the public Service program.

The remaining funds are distributed among the Consortia jurisdictions, via a formula that represents poverty and population census data, to address community infrastructure needs. These needs may include, but are not limited to, sidewalks and storm drainage to community facilities. CDBG funds are used to address infrastructure improvement needs, which in turn improve the quality of life promoting safe and healthy communities.

### *Emergency Shelter Grant Program*

The Emergency Shelter Grants (ESG) program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living. ESG is a formula-funded program that uses the CDBG formula as the basis for allocating funds to eligible jurisdictions, including states, territories, and qualified metropolitan cities and urban counties for:

- Rehabilitation/Renovation/Conversion
- Essential Services
- Operational Costs
- Homeless Prevention Activities
- Administrative Costs

The ESG Program is to supplement State, local and private efforts to improve the quality and number of emergency shelters and transitional facilities for homeless people. The purpose is to help operate these



facilities, to provide essential support services to residents, and to help prevent at-risk families or individuals from becoming homeless.

## Analysis of Existing Assisted Housing

Pursuant to Government Code § 65583, an analysis of assisted housing was conducted for Dos Palos to determine which, if any, assisted housing projects are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

There are \_\_\_\_ assisted projects in Dos Palos:

[Insert at-risk unit information here]

## Publicly-Owned Surplus Land

According to state law, all public agencies intending to dispose of surplus land must first send a written offer to any local agencies within whose jurisdiction the land lies offering to sell or lease the land for the following purposes: recreation or open-space uses; enterprise zone uses; schools; or development of low- and moderate-income housing. In the event that the agency disposing of the land receives more than one offer, it shall give first priority to the entity which agrees to use the site for development of low- or moderate-income housing, unless the land is already being used for park or recreation uses, in which case the entity offering to continue these uses shall receive priority (*California Government Code §54220 et seq*). There is no publicly-owned surplus land in Dos Palos suitable for residential development.

## Opportunities for Energy Conservation

As mandated by Government Code §65583(a)(7), each housing element must include an analysis of energy conservation opportunities in residential development. Such analysis must include a discussion of the subsidies and incentives that are available from public and private sources for energy conservation. An assessment of any changes that could be made to local building codes to increase energy conservation is also required while not placing undue constraints on affordable housing in the form of increased costs associated with building code changes.

## EXISTING RESIDENTIAL ENERGY USE IN DOS PALOS

According to 2014 US Census Bureau statistics<sup>2</sup>, the predominant method for household heating fuel in Dos Palos is natural gas, with 79.5 percent of the households reporting use of this method. Electricity was the second most common type of heating fuel used in Dos Palos with 16.2 percent of the population reporting.

Dos Palos' use of gas as home heating fuel is greater than the state as a whole, where 66 percent of statewide residents use utility gas and 26 percent use electricity.

## IMPLICATIONS OF ENERGY USE

Growing concern about climate change due to greenhouse gas emissions has placed energy use and conservation at the legislative forefront in California. Residential heating, cooling and water consumption account for a significant portion of the nation's energy consumption and greenhouse gas emissions. Therefore, the need to understand fuel consumption and the opportunities for energy conservation are never more pressing.

To place home fuel consumption in perspective, the Local Government Commission (LGC) a non-profit organization promoting sustainable and livable communities recently noted that the average California household's annual use of electricity produces the same amount of smog as the average car when driven across the country from Los Angeles to New York. In addition, the LGC notes that most electricity in the U.S is produced from coal, nuclear or natural gas plants. Production of electricity from these sources generates approximately two-thirds of the nation's emissions associated with global warming, one-third of the pollution that causes acid rain and smog, and one-half of the nuclear waste in this country.

With the high number of households in Dos Palos using both gas and electricity as fuel for their homes, and with electricity use on the rise, it is important to note several approaches available to the residents of Dos Palos to reduce energy costs and consumption. Among the opportunities for energy conservation are subsidies and incentive programs offered on the state level, as well as implementation of ordinance revisions to encourage energy efficiency within new residential developments in Dos Palos.

## THE CALIFORNIA SOLAR INITIATIVE

The CPUC's California Solar Initiative (CPUC ruling - R.04-03-017) moved the consumer renewable energy rebate program for existing homes from the Energy Commission to the utility companies under the

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<sup>2</sup> Source: 2010-2014 American Community Survey 5-Year Estimates, Table S2504, Physical Housing Characteristics for Occupied Housing Units.

direction of the CPUC. This incentive program also provides cash back for solar energy systems of less than one megawatt to existing and new commercial, industrial, government, nonprofit, and agricultural properties. The CSI has a budget of \$2 billion over 10 years, and the goal is to reach 1,940 MW of installed solar capacity by 2016.

### NEW SOLAR HOMES PARTNERSHIP

The Energy Commission's New Solar Homes Partnership, a \$400 million program, offers incentives to encourage solar installations, with high levels of energy efficiency, in the residential new construction market for investor-owned electric utility service areas. The goal of the NSHP is to install 400 MW of capacity by 2016.

### SAVINGS BY DESIGN (PG&E)

The Savings by Design program, offered by PG&E, SCE, SDG&E, and SoCal Gas, as well as the Sacramento Municipal Utility District (SMUD), provides two incentive tracks for integrating energy efficiency measures into new construction and major renovations, the preferred whole building approach and the systems approach. The program offers building owners and their design teams a range of services, including design assistance, owner's incentives (up to \$0.40 per annualized kWh and \$1.00 per annualized therm savings), and design team incentives (up to \$50,000, plus an extra \$5,000 stipend for early collaboration). Owner Incentives include a separate 20% bonus for incorporating end-use monitoring and a 10% bonus for enhanced commissioning. The maximum total incentive per project is \$150,000.

### STATEWIDE CUSTOMIZED OFFERING FOR BUSINESS (PG&E)

Under the Statewide Customized Offering for Business, PG&E, SCE, SDG&E, and SoCal Gas offer financial incentives for efficiency upgrades that may include lighting, air conditioning, refrigeration, motors, variable speed drives, and natural gas equipment, as well as controls, building shell retrofits and demand reduction measures. Payments (up to 50% of the total project cost) are based on fixed incentive rates for actual energy savings (kWh and/or therms) and peak electric demand (kW) reduction achieved in the first year after implementation. SCE offers bonus incentives for comprehensive projects that include measures from at least three different technology categories, plus participation in either a retro-commissioning or price-responsive demand response program.

### CALIFORNIA LOW INCOME HOME ENERGY ASSISTANCE PROGRAM

The Low-Income Home Energy Assistance Program (LIHEAP) Block Grant is funded by the Federal Department of Health and Human Services (DHHS) and provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to

offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through these program components:

- The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather stripping, minor housing repairs, and related energy conservation measures.
- The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.

### ENERGY EFFICIENCY REBATES (PG&E)

PG&E also offers prescriptive rebates for upgrading to more efficient lighting, HVAC, water heaters, food service equipment, refrigeration, motors, window film, insulation and other specific equipment and measures. Fuel switching and new construction projects do not qualify for these prescriptive programs.

### RETRO-COMMISSIONING PROGRAM (PG&E)

Retro-commissioning programs offered by PG&E provides no-cost diagnostic and engineering resources for identifying sub-optimal performance of equipment and building systems, plus financial incentives (up to \$0.08/kWh, \$1.00/therm, and \$100/on-peak kW saved) for implementing no- and low-cost measures that increase energy efficiency and occupant comfort through adjustments, minor repairs or enhancements. Remuneration rates are based on the amount of energy savings and peak demand reduction. Customers may be able to use on-bill financing to help pay for retro-commissioning implementation costs.

### ON-BILL FINANCING (PG&E)

PG&E provides on-bill financing (OBF) that offers government entities zero percent, no-fee loans of up to \$250,000 (or \$1 million under certain conditions), with terms of up to ten years, for installation of qualified energy-efficiency measures installed under specified utility incentive programs. Loans are then paid back on the monthly utility bill. In some cases, the monthly energy savings may be equal to or greater than the monthly payment. PG&E and SDG&E offer incentives for HVAC equipment tune-ups, maintenance and equipment upgrades.

## General Plan Consistency

This 2020 update includes goals, policies, programs, and objectives that may require changes to the *Dos Palos 2003 General Plan*. The provision of vacant and available sites may require expansion of

the city limits and changes to the location or timing of new development envisioned in the *Dos Palos 2003 General Plan*.

## Public Participation and Contacts

Pursuant to Government Code §65583(c), the City of Dos Palos must make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element. Dos Palos' public participation strategy involved extensive contacts with social service agencies, contacts with City officials, contacts with non-profit housing providers, and conversations with members of the public. In many instances, the advice of the people contacted became the basis for new housing policies and implementation measures. Appendix E contains a complete list of contacts used in the development of this housing element.

In November 2019, the City of Dos Palos Planning Commission held a public workshop on the Housing Element update. The public workshop was advertised in English only in the local paper. There was informal Spanish translation available at the workshop, but it was unused. At the public workshop, the discussion centered around how the city should grow to accommodate its regional housing needs allocation. There was also discussion about the myriad new state laws regarding housing that would affect Dos Palos.

On \_\_\_\_\_, the Dos Palos Planning Commission held a noticed public hearing and recommended adoption of the Housing Element to the Dos Palos City Council. On \_\_\_\_\_, the Dos Palos City Council approved the Housing Element for the purpose of HCD certification.

## Housing Goals, Policies, and Programs

This section sets forth updated goals, policies, programs, and quantified objectives for housing in the City of Newman for the period between adoption and the next housing element update.

The City's primary housing goal is to:

***Preserve, enhance, and expand the existing housing stock to provide a range of safe housing opportunities for all members of the Dos Palos community.***

To satisfy this goal, this Housing Element Policy Document addresses the following policy areas:

- A. Housing Production;
- B. Housing Rehabilitation;

- C. Housing Conservation and Reduction of Greenhouse Gases;
- D. Equal Housing Opportunity; and
- E. Implementation Monitoring.

Objectives for the above stated policy areas are listed below, followed by one or more corresponding policies. Wherever relevant, potential or continuing implementation programs are also discussed. Finally, target dates and responsible parties are given in parentheses.

## A. HOUSING PRODUCTION

The first set of housing policies addresses the City's objectives for the production of new housing units during the Housing Element planning period. These policies promote the City's vision of providing and integrating opportunities for a variety of housing types, densities, and affordability levels within the community.

### Goal 1

**Maintain a sufficient supply and wide range of housing types that meet the economic and social needs of present and future residents of the City, particularly persons with special needs, including but not limited to low and extremely low income (ELI) households, the elderly, persons with disabilities, persons with developmental disabilities, female headed households, large families, farmworkers, and persons in need of emergency shelter.**

- Policy 1A** Support and encourage improved housing opportunities for affordable housing in a wide range of housing types throughout the City including types to meet the needs of extremely low (ELI) income households.
- Policy 1B** Endeavor to maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate Dos Palos' fair share of the Regional Housing Needs Allocation Plan. Also inform public utilities of the City's plans for new housing to ensure that services and facilities are available for the new housing.
- Policy 1C** Encourage and support programs that assist and help meet the housing needs of special needs groups, including but not limited to the elderly, persons with disabilities, persons with developmental disabilities, female headed households, large families, extremely low income (ELI) households, farmworkers and persons in need of emergency shelter.
- Policy 1D** Promote and encourage that housing needs of migrant and non-migrant farmworkers (and their families), are met with a suitable, affordable and satisfactory living environment.
- Policy 1E** Promote and encourage emergency shelters and other transitional housing programs that assist the homeless and others in need.

- Policy 1F** Endeavor to ensure the City’s regulations, procedures and fees do not inhibit the development of affordable housing.
- Policy 1G** Improvement fees are applied in an equitable manner to new development projects.
- Policy 1H** Encourage and support the Merced Housing Authority to give priority to low-income households that have been displaced by government action.
- Policy 1I** Encourage the development of rental units that meet the needs of large families (e.g., three- and four-bedroom units).
- Policy 1J** Encourage and support the development of convalescent and assisted living facilities to serve the elderly population of the City.
- Policy 1K** Support and encourage equal access to housing by providing reasonable accommodation for individuals with disabilities, including development disabilities. The City will provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the City’s various land use; zoning; or building laws, rules, policies, practices, and/or procedures.

#### **Implementation Program 1-A**

##### **Adequate Sites for a Variety of Housing Types**

Ensure adequate land is available for a wide range of housing types at all income levels by continuing to verify the availability of appropriately zoned and designated land, including the rezoning of land as necessary and ensure consistency between the General Plan land use designations and the zoning applied to those lands by amending the General Plan as appropriate. If the City approves a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element’s remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. The City will maintain adequate sites to accommodate its remaining unmet RHNA by each income category at all times throughout the entire planning period.

**Timing:** *At time of Housing Element update*  
**Reasonable agency:** *Community Development*  
**Related Policies:** *Policy 1B*  
**Funding source:** *General fund*

#### **Implementation Program 1-B**

##### **Midway Annexation Program**

Using funds from the SB 2 Planning Grants Program, undertake the annexation of the Midway area, which contains approximately 715 acres of land that includes approximately 366 acres of vacant land. To

facilitate the LAFCO annexation process, undertake general plan and zoning map amendments that results in an amount of housing and a mix of housing types consistent with Table III-24 (in Chapter III of this Housing Element).

<b>Timing:</b>	<b>Concurrent with final Housing Element adoption by the City and certification by HCD</b>
<b>Reasonable agency:</b>	<b>Community Development</b>
<b>Related Policies:</b>	<b>Policy 1A and 1B</b>
<b>Funding source:</b>	<b>SB 2 Planning Grants Fund; General fund</b>

#### **Implementation Program 1-C**

##### **Special Housing Development Standards**

To comply with the requirements of Government Code §65583.2(h) and (i), the City shall revise its Zoning Ordinance to require, for sites designated for multiple-family housing that were rezoned after the end of the Housing Element planning period, that the City permit owner-occupied and rental multi-family units by right only, require at least 20 percent of the units are affordable to lower-income households, and require a density range between 20 and 24 units per acre. These special housing development standards shall expire by the end of the housing element period (i.e., 2023).

<b>Timing:</b>	<b>Concurrent with final Housing Element adoption by the City and certification by HCD</b>
<b>Reasonable agency:</b>	<b>Community Development</b>
<b>Related Policies:</b>	<b>Policy 1A and 1B</b>
<b>Funding source:</b>	<b>General fund</b>

#### **Implementation Program 1-D**

##### **Information on Affordable Housing Programs**

Make information on affordable housing issues and programs in the City of Dos Palos, including newly adopted provisions for reasonable accommodations for persons with disabilities and developmental disabilities, available to city residents, developers, and local lenders, by placing program brochures, copies of city documents, and other pertinent information in the city libraries, on the City website and at City Hall. In addition, this information identified will be available to community-based groups serving lower income residents. Maximize public visibility for housing programs by encouraging representatives of the local media to cover affordable housing as an important community issue in need of community-wide attention and response. Information on affordable housing programs will be provided in both English and Spanish.

<b>Timing:</b>	<b>Ongoing</b>
<b>Reasonable agency:</b>	<b>Community Development</b>
<b>Related Policies:</b>	<b>Policy 1C</b>



***Funding source: General fund***

### **Implementation Program 1-E**

#### **Variety of Sources for Grants and Loans**

Actively investigate a variety of sources for grants and low-interest loan programs that can be used by the City, its residents, developers and nonprofit organizations to purchase, maintain, improve and expand the supply of affordable housing in the City. When identified, make this information readily available to the public through the website, at the City Library and at City Hall.

As part of this program, the City will specifically seek or support applying for funding programs that target the development of housing affordable to extremely low-income households and establish special incentives and concessions (beyond what is already required through density bonus law) or other mechanisms such as priority processing to encourage the development of housing affordable to extremely low income households.

***Timing: Review of all possible funding options timed to coincide with w/ annual CDBG application; priority processing for extremely low-income housing; within two (2) years of HCD certification of the Housing Element***

***Reasonable agency: Community Development***

***Related Policies: Policy 1A, 1C***

***Funding source: General fund***

### **Implementation Program 1-F**

#### **Review Procedures and Fees**

Periodically review the City's procedures and fees for processing applications, inspections, environmental review, building permits and development fees so that such procedures and fees will not inhibit the development of affordable housing.

***Timing: Annually (Fees); with Housing Element Update (Procedures)***

***Reasonable Agency: Community Development***

***Related Policies: Policy 1F, 1G***

***Funding source: General fund***

### **Implementation Program 1-G**

#### **Development of Rental Units with 3, 4 or more Bedrooms**

In an effort to increase the supply of rental housing units with three or more bedrooms and make progress in meeting the needs of female headed family households, large families and to help alleviate overcrowded conditions; the City will encourage development of these type projects by promoting the Affordable Housing Incentives as detailed in Chapter 4-32 of the Zoning and Subdivision Code.

***Timing: Ongoing***

**Reasonable Agency:** *Community Development, City Council*

**Related Policies:** *Policy 1I*

**Funding Source:** *General fund*

**Quantified Objective:** *Two (2) units per year*

#### **Implementation Program 1-H**

##### **Water and Sewer Priority**

The City of Dos Palos shall adopt an ordinance that establishes specific procedures to grant priority service to housing with units affordable to lower-income households whenever capacity is limited.

**Timing:** **Within 1 year of HCD certification of the Housing Element**

**Reasonable Agency:** **Community Development, City Council**

**Related Policies:** **Policy 1-C**

**Funding Source:** **General fund**

#### **Implementation Program 1-I**

##### **Flood Hazard Land Management**

The City of Dos Palos shall review its General Plan Land Use, Safety, and Conservation Elements to ensure that they include an analysis and policies addressing flood hazards and flood management, including a review of areas subject to flooding and a flood plain map.

**Timing:** **Within 1 year of HCD certification of the Housing Element**

**Reasonable Agency:** **Community Development, City Council**

**Related Policies:** **Policy 1-B**

**Funding Source:** **General fund**

#### **Implementation Program 1-J**

##### **Small Unit Development**

The City of Dos Palos shall explore the feasibility of revising its General Plan Land Use Element and/or Zoning Ordinance to promote the development of smaller, less expensive housing units for small households with modest incomes (e.g., first-time homebuyers without children and/or senior citizens). If the City finds that it is feasible to provide for smaller houses, it will amend its General Plan and/or Zoning Ordinance accordingly.

**Timing:** **Within 3 years of HCD certification of the Housing Element (including both feasibility and amendments)**

**Reasonable Agency:** **Community Development, City Council**

**Related Policies:** **Policy 1-A, 1-B, 1-C**

**Funding Source:** **General fund**

**Implementation Program 1-K****Emergency Shelters and Transitional and Supportive Housing by Right**

The City will streamline and expedite the approval of transitional and supportive housing to better address the need of its elderly residents and residents experiencing homelessness, as required by AB 2162 adopted in 2018. Accordingly, the City will revise its Zoning Ordinance to allow transitional and supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Also, the City will amend the Zoning Ordinance to define "emergency shelter" and "transitional housing facilities" consistent with stat law and allow emergency shelters by right in one or more appropriate zones that have sufficient vacant land for at least one emergency shelter. This revision will also address any other changes to the Zoning Ordinance required by AB 2162. This revision to the Zoning Ordinance will also encourage and support the development of convalescent and assisted living facilities to serve the elderly population of the City.

**Timing:** Concurrent with final Housing Element adoption by the City and certification by HCD  
**Reasonable Agency:** Community Development, City Council  
**Related Policies:** Policy 1-E and 1-F  
**Funding Source:** General fund

**Implementation Program 1-L****Low Barrier Navigation Centers**

The City will accommodate the approval of low barrier navigation centers to better address the need of its residents experiencing homelessness, as required by Government Code 65660 et seq. Accordingly, the City will revise its Zoning Ordinance to allow low barrier navigation centers by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. This revision will also address any other changes to the Zoning Ordinance required by Government Code 65660 et seq.

**Timing:** Within 1 year of HCD certification of the Housing Element  
**Reasonable Agency:** Community Development, City Council  
**Related Policies:** Policy 1-E and 1-F  
**Funding Source:** General fund

**Implementation Program 1-M****Farm Employee Housing**

The City will revise its Zoning Ordinance to allow farm employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces in zoning districts that also allow agricultural uses, as required by Health and Safety Code 17021.5 and .6.

**Timing:** Within 1 year of HCD certification of the Housing Element  
**Reasonable Agency:** Community Development, City Council  
**Related Policies:** Policy 1-D  
**Funding Source:** General fund

#### **Implementation Program 1-N**

##### **Single-Room Occupancies**

The City will revise its Zoning Ordinance to define single-room occupancies (SROs) and to allow such uses in one or more appropriate zoning district in the City.

**Timing:** Within 1 year of HCD certification of the Housing Element  
**Reasonable Agency:** Community Development, City Council  
**Related Policies:** Policy 1-E  
**Funding Source:** General fund

#### **Implementation Program 1-O**

##### **SB 35 Streamlining Process**

The City will revise its Zoning Ordinance to specify the SB35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

**Timing:** Within 1 year of HCD certification of the Housing Element  
**Reasonable Agency:** Community Development, City Council  
**Related Policies:** Policy 1-F  
**Funding Source:** General fund

#### **Implementation Program 1-P**

##### **Objective Design Standards**

The City will review its Zoning Ordinance to determine if changes are needed to ensure that design standards that apply to housing are objective. If it finds that changes are needed, it will revise its Zoning Ordinance to ensure all residential design standards are objective in nature.

**Timing:** Within 3 years of HCD certification of the Housing Element  
**Reasonable Agency:** Community Development, City Council  
**Related Policies:** Policy 1-F  
**Funding Source:** General fund

#### **Implementation Program 1-Q**

##### **Density Bonus and Accessory Dwelling Unit Updates**

The City will track changes to state law regulating density bonus and accessory dwelling units and update its Zoning Ordinance when changes occur to ensure that local regulation is consistent with state law.

**Timing:** Annually

**Reasonable Agency:** Community Development, City Council, Merced Housing Authority  
**Related Policies:** Policy 1-F  
**Funding Source:** General fund

#### **Implementation Program 1-R**

##### **Reasonable Accommodations for Persons with Disabilities, including Developmental Disabilities**

In accordance with Senate Bill 520, effective January 1, 2001, the City shall amend its Municipal Code to create a procedure wherein persons with disabilities, including persons with developmental disabilities, seeking equal access to housing may request reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures. The amendment shall be based on an analysis that addresses zoning, development standards, building codes, and approval procedures for the development of housing for persons with disabilities. Examples of standards and requirements to be analyzed include: (1) the definition of family in the zoning code; (2) spacing or concentration requirements; and, (3) any restrictions on licensed residential care facilities with greater than six persons or group homes that will be providing services on-site. Once the code revisions are in place, the City shall periodically advertise the new provisions to ensure that residents are aware of their existence.

**Timing:** Concurrent with final Housing Element adoption by the City and certification by HCD; annually  
**Reasonable Agency:** Community Development, City Council  
**Related Policies:** Policy 1-K  
**Funding Source:** General fund

#### **Implementation Program 1-S**

##### **Notification to Public Utilities**

The City shall forward the certified Housing Element to public utilities providing gas, electricity and telephone and cable services and to the Dos Palos Unified School District, to ensure that public utilities and school facilities are made available to meet the expected housing growth in those areas where development is planned.

**Timing:** After each Housing Element update  
**Reasonable Agency:** Community Development  
**Related Policies:** Policy 1-B  
**Funding Source:** General fund

#### **Implementation Program 1-T**

##### **Manufactured Housing**

The City shall amend its Zoning Ordinance to allow manufactured housing by right in all districts where a single-family home is also allowed by right. The City may add restrictions to the design of manufactured housing that are consistent with state statute.

<b>Timing:</b>	<b>Concurrent with final Housing Element adoption by the City and certification by HCD</b>
<b>Reasonable Agency:</b>	<b>Community Development</b>
<b>Related Policies:</b>	<b>Policy 1-A and 1-B</b>
<b>Funding Source:</b>	<b>General fund</b>

## B. HOUSING REHABILITATION

In addition to encouraging development of new affordable housing, reinvestment in the City's existing supply of housing is equally important. Based on the 2009 housing condition survey, there is a concentration of substandard housing in the area of Hwy 140 and South Ave. and additionally in the area east of Railroad Ave. and south of Carnation Road. These areas are also lacking in one or more infrastructure such as curbs, gutter, sidewalk, and/or in need of street maintenance. Areas of substandard multifamily units are identified along Hwy 140 and South Ave. and south of Hwy 140 and west of East Ave.

### Goal 2

**Maintaining, preserving and rehabilitating the existing housing stock to provide healthy and safe housing opportunities for the population residing within the City limits.**

- Policy 2A** Seek Federal, State and other funding sources for the rehabilitation of substandard housing.
- Policy 2B** Encourage the maintenance and preservation of housing in order to provide a safe and satisfactory living environment.
- Policy 2C** Endeavor to attain adequate infrastructure maintenance, upgrades and expansion to support existing and future residential development.

### Implementation Program 2-A

#### Seek Grant Funds

Encourage Federal and State governments to increase the level of funding for improvements and/or expansion of the public infrastructure serving the residents of the City. The City will actively seek CDBG and other grant funds to upgrade streets, sidewalks and other public improvements in areas of the City with the greatest need.

<b>Timing:</b>	<b><i>Within 1 year of HCD certification of the Housing Element, and continuous going forward</i></b>
<b>Reasonable Agency:</b>	<b><i>City Manager/Public Works/Planning Director</i></b>
<b>Related Policies:</b>	<b><i>Policy 2C</i></b>

***Funding Source: CDBG and other grant funds***

### **Implementation Program 2-B**

#### **Section 504 Loans**

Encourage homeowners to apply for USDA Rural Development 504 Program Loans of up to \$20,000 to make repairs to homes of low-income rural residents. The interest rate on the loan is 1% and the term of the loan, which may be up to 20 years, varies depending on the borrower's ability to repay. Grants of up to \$ 7,500 are available for the same purposes to elderly (62 years or older) households if they are unable to afford to repay a loan. The Rural Housing Repair and Rehabilitation Loans are funded directly by the Government to help very low-income owners of modest single-family homes repair those homes. Loan funds are available to improve or modernize a home, make it safer or more sanitary, or remove health and safety hazards. The City will market the Section 504 Loans to eligible households by use of inserts and/or notices on monthly utility statements, posting the information on the City website and distributing brochures about Section 504 Loans at City Hall and the Dos Palos Library.

***Timing: Within 1 year of HCD certification of the Housing Element, and continuous going forward***

***Reasonable Agency: Community Development***

***Related Policies: Policy 2A & 2B***

***Funding Source: U.S.D.A. Rural Development***

***Quantified Objective: One (1) loan program every four years***

### **Implementation Program 2-C**

#### **HOME Funds**

To encourage rehabilitation, new construction, and acquisition of single-family and multifamily housing projects that benefit lower-income households, both renters and owners, the City will apply for HOME Investment Partnership Program (HOME) and other funds.

***Timing: Within 1 year of HCD certification of the Housing Element, and continuous going forward***

***Reasonable Agency: Community Development***

***Related Policies: Policy 2A & 2B***

***Funding Source: U.S. Department of Housing and Urban Development (HUD)***

***Quantified Objective: Five (5) loans per year***

### **Implementation Program 2-D**

#### **Conservation of Affordable Housing**

The City will discourage the conversion of the existing mobile home park and other multi-family rental housing to use for other purposes. Recognizing that such housing units are an affordable housing option for very low- and low-income housing, the City will attempt to preserve these units where feasible. In

addition, the City shall monitor the status of subsidized housing projects at risk of conversion to market-rate housing. If a Notice of Intent or Plan of Action pursuant to the Low-Income Housing Preservation and Resident Homeownership Act of 1990 is filed, the City shall actively participate in obtaining financial assistance to preserve such units

<b>Timing:</b>	<b>Ongoing</b>
<b>Reasonable Agency:</b>	<b>Community Development</b>
<b>Related Policies:</b>	<b>Policy 2B</b>
<b>Funding Source:</b>	<b>General Fund</b>
<b>Quantified Objective:</b>	<b>Preserve all At-Risk Units located in the City</b>

### C. ENERGY CONSERVATION AND REDUCTION OF GREENHOUSE GASES

Energy efficiency has a direct effect on affordable housing. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features contribute to a reduction of energy costs for homeowners and renters in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases. High energy costs disproportionately effect low-income households that do not have enough income or cash reserves to absorb higher energy cost increases and must choose between basic survival needs of food, clothing, and shelter

#### Goal 3

Development, redevelopment and preservation projects that are environmentally sustainable, using strategies to reduce greenhouse gas emissions manage water and energy resources and make use smart growth principles to create a more livable community.

- Policy 3A** Encourage developments that maximize energy conservation opportunities and contribute to the reduction of greenhouse gases.
- Policy 3B** Enforce the 2008 Building Energy Efficiency Standards once these new standards go into effect on January 1, 2010.
- Policy 3C** Promote public awareness regarding the need for energy conservation.
- Policy 3D** Promote and encourage the development of multi-family housing along transportation corridors, including the City's bike route.
- Policy 3E** City Ordinances and Code shall promote and encourage residential energy conservation.



**Policy 3F** Promote energy conservation by providing information about utility company weatherization programs.

**Implementation Program 3-A**

**Weatherization Programs**

Encourage and promote the public awareness and participation in weatherization programs available through utility companies. The City will work cooperatively with participating utility companies making available company provided informational brochures at the library and other public facilities. In addition, a link to utility company's weatherization programs will be placed on the City's website. Maximize public visibility by encouraging representatives of the local media to cover utility company's weatherization programs that aim to make a home more comfortable and energy efficient at no-cost to eligible renters and homeowners. Some measures taken are: weather-stripping, caulking, replacement of broken glass, attic insulation, and furnace inspection.

***Timing:*** ***Ongoing***

***Reasonable Agency:*** ***Community Development***

***Related Policies:*** ***Policy 3F***

***Funding source:*** ***General fund***

***Quantified Objective:*** ***Five (5) units per year***

**Implementation Program 3-B**

**Solar Design Ordinance**

The City of Dos Palos Zoning and Subdivision Code adopted in 2008 establishes the requirement for new residential developments of five (5) or more units to include solar design to reduce long term residential energy costs to the homeowner.

***Timing:*** ***Ongoing***

***Reasonable Agency:*** ***Community Development***

***Related Policies:*** ***Policies 3A & 3E***

***Funding source:*** ***General fund***

## D. EQUAL HOUSING OPPORTUNITY

All households have the right to rent or purchase housing without discrimination. The City of Dos Palos has continued to ensure equal housing opportunity through fair housing practices and the dissemination of fair housing information throughout the community.

### Goal 4

**To provide equal housing opportunities for all persons regardless of race, religion, sex, sexual orientation, gender identity, genetic information, medical condition, source of income, marital status, ancestry, national origin, color, family status, disability, or any other arbitrary basis.**

**Policy 4A** Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, disability, or any other arbitrary basis.

**Policy 4B** The City will further the cause of fair housing and encourage compliance with fair housing laws.

**Policy 4C** The City will cooperate with community-based organizations that provide services or information to victims of housing discrimination.

### Implementation Program 4-A

#### Discourage Housing Discrimination

Actively discourage housing discrimination based upon race, religion, sex, *sexual orientation, gender identity, genetic information, medical condition, source of income*, marital status, ancestry, national origin, family status, disability or any other arbitrary basis. The City will make available at City Hall, the Dos Palos Branch of the Merced County Public Library and on the City website informational brochures in both Spanish and English from State and Federal agencies regarding fair housing law and refer inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and the Central California Legal Services. In the event that the City receives a fair housing complaint, the City Manager will provide referrals to the Community Action Agency and any other appropriate community resource group for further support and access to available services. (

**Timing:** *Ongoing*

**Reasonable agency:** *Community Development*

**Related Policies:** *Policy 1C*

**Funding source:** *General fund*

## E. IMPLEMENTATION MONITORING

The City of Dos Palos is committed to addressing the housing needs of its citizens as described in this Housing Element. Open communication between City departments, local nonprofit organizations and the general public is needed to ensure that the policies and programs are implemented to the greatest extent possible.

### Goal 5

To ensure that Housing Element programs are implemented in a timely manner and progress of each program is monitored and evaluated annually.

**Policy 5A** The City will continually work to carry out the implementation of Housing Element programs.

**Policy 5B** The City will conduct a housing condition survey at a minimum of every five years to provide vital information for the Housing Element and its implementation.

**Policy 5C** Coordinate with Merced County and the Merced County Association of Governments (MCAG) to ensure consistency and explore opportunities for cooperative efforts.

#### Implementation Program 5-A

##### Review Housing Element

To ensure accountability to the Housing Element's goals, objectives, policies and action programs and to ensure the Housing Element is responsive to changing needs, the City will conduct an annual review and evaluation. The review shall be conducted in conjunction with the City's annual General Plan Report to the State of California and results by program; summary of success towards meeting stated targets, and an update on progress towards longer-range goals. Recommendations for revisions and/or specific program alteration may also be submitted for approval.

**Timing:** *December of each year - Annually*

**Reasonable Agency:** *Community Development, Planning Commission & City Council*

**Related Policies:** *Policy 5A*

**Funding source:** *General fund*

#### Implementation Program 5-B

##### Housing Condition Survey

To encourage and promote the efficient implementation of the Housing Element's goals, objectives, policies and implementation programs and to ensure the Housing Element is responsive to changing needs, the City will conduct a housing condition survey with every Housing Element update, unless such an update is required on a four-year schedule, in which case the survey will be undertaken for every second Housing Element update.

***Timing: December 2023 and then every eight (8) years.***

***Reasonable Agency: Community Development***

***Related Policies: Policy 5B***

***Funding source: CDBG Planning/Technical Assistance Grants***

#### **Implementation Program 5-C**

##### **Coordinate with County and Cities**

Coordinate with Merced County and the Merced County Association of Governments (MCAG) to periodically review and update policies and programs to ensure consistency and explore opportunities for cooperative efforts in attaining the Housing Element's goals, objectives and policies.

***Timing: Ongoing***

***Reasonable Agency: Community Development***

***Related Policies: Policy 5C***

***Funding source: General fund***

## QUANTIFIED OBJECTIVES

This section set forth quantified objectives for this housing element update. These objectives represent a reasonable expectation for the construction of new housing units based on the policies and programs set forth in this General Plan Housing Element, the General Plan Land Use Element, and general market conditions. According to MCAG's "2040 Regional Demographic Forecast," Dos Palos is expected to grow at an average annual rate of 1.28 percent. If this holds true, Dos Palos would be expected to add approximately 290 units over the 4-year period between 2020 and 2023. Table III-36 presents the quantified objectives for the City of Dos Palos for the period 2020 through 2023.

**Table III-36  
Quantified Objectives for Housing  
2020 to 2023**

<b>Category</b>	<b>RHNA</b>	<b>New Construction</b>	<b>Rehab/ Preservation</b>	<b>Notes</b>
Extremely Low	60	38	0	
Very Low	62	40	0	
Low	64	41	0	
Moderate	76	48	0	
Above Moderate	192	123	0	
Total	454	290	0	

Source: ZeroCity LLC; City of Dos Palos

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## Appendix A: Analysis of 2003 Housing Element

The goal of the 2003 housing element was to provide an adequate supply of sound, affordable housing in a safe and satisfying environment for all residents of the City of Dos Palos. This goal was supported by housing objectives, policies, and implementation programs. This section reviews the effectiveness of the 2003 housing element in accomplishing its implementation programs.

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Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
<b>Objective A-1: Strive to meet the City's fair share of the regional housing need.</b>				
A-1.1 The City will continue to ensure that sufficient land is available to accommodate Dos Palos' share of the regional housing needs through the remainder of the current RHND period ending June 30, , including land needed to accommodate Dos Palos' share of the need for housing affordable to very low-, low- and moderate-income households. (Ongoing, Planning Dept.).	Timing: Ongoing	Unsuccessful: City has taken no action to ensure sufficient land is available	Program objectives not met	Revise program to address no net loss; add new annexation program (see 1-A and 1-B above)
A-1.2 The City will amend the Land Use Element of the Dos Palos General Plan to reflect the housing density ranges as detailed in the Housing Element Update (See page 27 in the Land Inventory section), thereby ensuring consistency throughout the General Plan and between the General Plan and Zoning Ordinance; while also more effectively accommodating affordable housing development (December 2003; City Manager, Planning Commission, and City Council).	Timing: December 2003	Unsuccessful: City has taken no action to amend its General Plan residential densities	Program objectives not met	Delete in favor of new annexation program that includes requires GP amendments

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
A-1.3 The City will apply for State and/or Federal funds to assist low-income households to purchase homes. For example, the City will apply for First Time Homebuyers Assistance Grants from HCD's Home Investments Partnerships (HOME) Program (Apply annually where feasible, Outside Contractor).	Timing: Annually	Unsuccessful: City has taken no action to apply for grant funds	Program objectives not met	Discontinue program in favor of more general program to pursue grants and loans (see new Program 1-E above)
<p>A-1.4 The City will attempt to annex sites I, Q, and M, as identified on Map III-A of this Housing Element update. These sites are currently designated in the City's General Plan for R-3 high-density residential development. Annexation will allow for the City to accommodate its share of the number of very-low and low-income households needed according to the Regional Housing Needs Allocation.</p> <p>The following steps will be taken to ensure timely implementation of this program:</p> <ul style="list-style-type: none"> <li>i. Pre-zone sites I, Q, and M for R-3 high-density residential (May 2003, City Council)</li> <li>ii. Submit annexation application to LAFCO (June 2003; City Manager)</li> </ul>	Timing: December 2003	Unsuccessful: City has taken no action to annex sites for R-3 development	Program objectives Not met	Replace program w/ new annexation program and new timing (see new Program 1-B above)

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
<p>iii. Complete negotiations with Merced County, including potential transfer of portion of RHNA</p> <p>iv. Rezone sites to R-3 high-density residential (December 2003; City Council)</p> <p>Following annexation and rezoning of the above-mentioned sites, the City will implement strategies that will encourage and facilitate residential development in these areas, such as those outlined in Programs A-2.1 through A-2.5, and A-3.1 through A-3.12. (Annexation will be completed by December 2003 by the City Council; development strategies will be implemented on a continual basis).</p>				

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
A-1.5 In the event that the City's attempt to annex sufficient land to accommodate the RHNA for lower-income households should fail, the City will instead re-zone alternative sites within the City limits to R-3 high-density residential zone and/or allow multifamily development by right. Due to its size (1004 acres), relative housing unit capacity (156-208 units if zoned R-3 high-density), location within the City limits, and current vacant status, site A (as identified on Map ill-A) would be an appropriate site for re-zoning. As the site is currently zoned R-I, a General Plan Amendment would be necessary. Upon rezoning Site A, similar strategies that encourage and facilitate residential development will be implemented as described in the program above (January 2004; City Council).	Timing: January 2004	Unsuccessful: City has taken no action to zone sites for R-3 development with the city	Program objectives not met	Delete program
<i>Objective A-2: Facilitate the construction of affordable housing for very low-, low-, and moderate-income households.</i>				
A-2.1 The City will develop and implement an Affordable Housing Ordinance. The ordinance will detail the conditions under which certain benefits would accrue to developers of projects that include below market rate units to be sold or rented to persons of low- to moderate- income levels. (For all policies included in this program: December 2004; City Manager, Planning Department, and City Council).	Timing: December 2004	Unsuccessful: City has taken no action to adopt an affordable housing ordinance	Program objectives not met	Discontinue program in favor of new programs designed to achieve compliance

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
				with state housing law
A-2.2 The City will apply for State and Federal funds, including Community Development Block Grants, to assist affordable housing production. (Apply annually where feasible; Outside Contractor)."	Timing: Annually	Successful: City applies for CDBG funds annually	Program objectives met	Continue program w/ new timing (See Program 1-E above)
A-2.3 The City will attempt to negotiate agreements with the Merced County Housing Authority to make Section 8 rental housing subsidies available to qualified Dos Palos residents whenever available. (Ongoing; City Manager & County Housing Authority).	Timing: Ongoing	Successful: City and Housing Authority coordinate Section 8 projects on an ongoing basis	Program objectives met	Discontinue program in favor of new programs designed to achieve compliance with state housing law
A-2.4 The City will work with developers in producing effective design of affordable housing units in order to gain community acceptance of such projects. This will be accomplished by: encouraging developers to consider the surrounding community and aesthetical appeal of the development project, attempting to secure additional funding from State or Federal sources to ensure that short cuts to landscaping or design need not be taken, and	[No Timing]	Successful: City worked with developer on two 4-plex projects to ensure good design; also worked with developer of apartment rehab project to ensure that two units were handicapped accessible	Program objectives met	Discontinue program; inconsistent with general trend in "by-

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
assisting potential developers by providing examples of successful affordable housing projects from other jurisdictions.				right” development
<p>A-2.5 Amend the Zoning Ordinance to specifically state that second units are permitted within residential districts, provided that such units meet certain public health and safety standards and guidelines. These guidelines will be established at the time of the Zoning Ordinance amendment; however, the following approach will be used as a guide:</p> <ul style="list-style-type: none"> <li>Consider limiting the size of second units to maintain affordability</li> <li>Consider reducing per unit fees in recognition of the low impacts of second units</li> <li>Consider providing flexibility in parking standards depending on the setting</li> <li>Consider requiring owner-occupancy of either one of the units (July 2003; City Council)</li> </ul>	July 2003	Unsuccessful: City has taken no action to bring accessory dwelling unit regulations into conformance with state law	Program objectives not met	Revise program to account for current state law re: ADUs and apply new timing (see new Program 1-Q above)
<b>Objective A-3: Support the construction of housing that meets special needs.</b>				
A-3.1 Where feasible, the City will work with private and nonprofit developers to finance, design, and construct housing to meet special needs. Such projects might include, but are not limited to: senior housing; housing for persons with physical and	Timing: Ongoing	Successful: In 2010 Dos Palos was awarded money under the American Recovery and Reinvestment Act. The City used this money to buy a property	Program objectives met	Discontinue program in favor of new program

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
<p>mental disabilities; emergency and/or transitional housing for the homeless; farmworker housing; or housing for large families. Work provided by the City may include, but is not limited to, design review workshops, providing site location assistance, and assisting in the procurement of funding. (Ongoing; City Manager, Planning Dept.).</p>		<p>that was the site of a former catholic school. The school, which was long dilapidated, was demolished to make room for commercial and residential uses. The commercial portion was sold to Dollar General, and the residential portion is now reserved for senior housing. The City has reserved water capacity for up to 20 units of senior housing on the site.</p> <p>In 2019, the City sold its interest in a property where a skilled nursing facility was located. In exchange for favorable terms, the developer plans to rehabilitate the facility as an affordable skilled nursing facility that will house 50 patients. A portion of the available beds will be devoted to memory care, seniors, disabled, and veterans. The state license for this facility was approved in November 2019. The City also approved plan check for the facility</p>		<p>designed to achieve compliance with state law regarding transitional and support housing (see new program 1-K above)</p>

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
		in November 2019. The facility is expected to be operational in 2022.		
A-3.2 The City will work with housing developers to expand the supply of affordable housing specifically for seniors. Where available, the City will cooperate with housing developers to secure additional funding for senior projects from sources administered by the California Department of Housing and Community Development, including the Community Development Block Grant (CDBG) Program. (Ongoing; City Manager, Planning Dept.).	Timing: Ongoing	Successful: See response to A-3.1 above	Program objectives met	Discontinue program in favor of new program designed to achieve compliance with state law regarding transitional and support housing (see new program 1-K above)
A-3.3 The City will work with housing developers and relevant local and County-wide agencies to expand the supply of affordable housing suitable for single parent households, paying particular attention to female-headed households with one or more dependent children. Where available, the City should cooperate with housing developers to secure additional funding for such projects. (Ongoing; City Manager, Planning Commission).	Timing: Ongoing	Unsuccessful: No action was taken on this program	Program objectives not met	Discontinue program in favor of new program designed to achieve



Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
				compliance with state law
A-3.4 In accordance with Senate Bill 520, effective January 1, 2001, the City will develop an appropriate procedure that will provide reasonable accommodations for housing designed for those with disabilities. The following steps will be taken in order to establish such a procedure: develop an application for individuals to make requests for reasonable accommodations with respect to zoning, permit process, and building laws; determine how applications will be considered for approval, by whom, and in what time period; amend the City's Zoning Ordinance to allow for flexibility in the approval of such applications. This amendment will allow for flexibility concerning the previously identified potential constraints, as well as any other constraints later identified, including: parking requirements, restrictions to the siting of group homes, and restrictions on the size of group homes. Finally, the entire zoning code, land use policies, and building code enforcement procedures will be evaluated for ADA compliance (December 2003; City Manager, Planning Commission, City Council).	December 2003	Underway: The City entered into contract with a Housing Element consultant in August 2019, and the scope of work for this effort include an ordinance addressing reasonable accommodations for persons with disabilities.	Program objectives on track to be met	Continue program with new timing (see new Program 1- R above)
A-3.5 Amend the Zoning Ordinance to define "emergency shelter" and "transitional housing facilities", and to allow for both types of housing in high-density residential and commercial zones, as well	July 2003	Under: The City entered into contract with a Housing Element consultant in August 2019, and the scope of work for	Program objectives	Continue program (see

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
as in R-2 zones with a conditional use permit. (July 2003; City Council)		this effort include an ordinance addressing emergency shelters and transitional/supportive housing	on track to be met	new Program 1-K above)
A-3.6 Work to increase and maintain the affordable housing supply, particularly for extremely low-income households who might be at-risk of homelessness. This may include a housing rehabilitation program, first-time home buyer's assistance program, as well as new development of affordable housing. Specifically, the City will attempt to apply for both CDBG and HOME funds within the planning period in order to establish such assistance programs, in addition to providing the financial incentives for affordable housing outlined in the Affordable Housing Ordinance (Program A-2.1) (Ongoing; City Manager, Planning Commission. City Council).	Ongoing	Successful: In 2013, the City collaborated with the new owner of Rosewood Corner, a trailer park in the city, to rehabilitate this highly degraded facility. The City provided priority processing for this project, and the new owner has dedicated the units for senior citizens and low-income residents. The facility is now clean and well run, and as a result of this clean-up, problems previously caused by the trailer park at a nearby public park have been solved.	Program objectives met	Discontinue program in favor of new program designed to achieve compliance with state law
A-3.7 Work with developers to obtain additional financing for the development of housing targeted to special needs populations. (Ongoing; City Manager, City Council).	Ongoing	Successful: See response to A-3.1 above	Program objectives met	Discontinue program in favor of more general program to pursue grants and loans (see

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
				new Program 1-E)
A-3.8 Allow for smaller unit sizes, parking reductions, common dining facilities, and fewer required amenities for group housing designed for special needs populations. (Ongoing; City Manager, Planning Commission, City Council).	Ongoing	Unsuccessful: The City has taken no action to allow for smaller unit sizes	Program objectives not met	Continue program (see Program 1-I (Small Unit Development) and 1-N (SROs)
A-3.9 Require inclusion of accessible units in all new construction projects receiving City financing. (Ongoing; City Manager, Planning Commission, City Council).	Ongoing	Partially successful: No action was taken to amend Zoning Ordinance; but the city obtained obligations for four (4) disabled units as part of a housing rehabilitation project in 2014.	Program objectives partially met	Discontinue program
A-3.10 Apply for funding that would provide loans for accessibility improvements in existing affordable housing, such as CDBG Housing Rehabilitation funds. (Apply by FY03. and continue applying annually where feasible; Outside contractor).	FY 2003	Successful: The City used CDBG Funds for housing rehabilitation in 2014. Four (4) of these units were dedicated to persons with disabilities.	Program objectives met	Discontinue program in favor of more general program to pursue grants and loans (see new Program 1-E and 2-A)

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
A-3.11 Support the provision of residential care facilities for special needs persons, provided they are based on suitable standards and help meet needs. Allow small facilities in residential areas, while larger facilities should be permitted by use permit in multifamily and commercial districts where the use would be compatible with the surrounding area. (Ongoing; City Manager, Planning Commission, City Council).	Ongoing	Successful: See response to A-3.1 above	Program objectives met	Discontinue program in favor of new program addressing transitional / supportive housing (see Program 1-K)
A-3.12 Facilitate the construction of affordable housing suitable for large family households, such as rental units with three or four bedrooms. The City will work with developers in applying for additional funding where feasible to support such projects. (Ongoing; City Manager, Planning Commission, City Council).	Ongoing	Unsuccessful: The City has taken no action to allow for smaller unit sizes	Program objectives not met	Discontinue program
<b>Objective A-4: Promote efficient use of available land.</b>				
A-4.1 The City will continue to require developers to bear the cost for public service improvements with annexation of land, and help fund off-site improvements using assessment districts. (Ongoing; Planning Dept.)	Ongoing	Successful: The City routinely requires developers to contribute toward the cost of off-site improvements to support their projects.	Program objectives met	Discontinue program (better addressed in a revised Land Use Element)

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
A-4.2 The City will ensure that developers provide or commit to payment of their fair share of infrastructure development for their projects. (Ongoing; Planning Dept.)	Ongoing	Successful: The City routinely requires developers to cover the cost of on-site improvements to support their projects.	Program objectives met	Discontinue program (better addressed in a revised Land Use Element)
A-4.3 The City will consider negotiating development agreements with developers to provide public facilities in exchange for certain development rights such as land use changes and density increases. (Ongoing; Planning Dept.)	Ongoing	Successful: The City routinely requires developers to provide park space to support residential projects.	Program objectives met	Discontinue program (better addressed in a revised Land Use Element)
A-4.4 The City will continue to maintain the integrity of residential districts through discouraging or mitigating incompatible uses in or adjacent to residential districts. (Ongoing; Planning Dept.)	Ongoing	Successful: The City has had no recent opportunity to exercise this program, but it does routinely act to maintain the integrity of its residential districts.	Program objectives met	Discontinue program (better addressed in a revised Land Use Element)
A-4.5 The City will promote adequate and accessible park and community services for various residential areas through use of park dedication fees or dedications by developers. (Ongoing; Planning Dept.)	Ongoing	Successful: See the response to Program A-4.3, above.	Program objectives met	Discontinue program (better addressed in a revised Land Use Element)

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
A-4.6 The City will ensure that future sites designated for higher-density housing are located near transit stops, community services, and schools when feasible. (Ongoing. Planning Dept.).	Ongoing	Successful: The City routinely coordinates with Merced County Transit on the location of bus stops to serve new development in the community. The transit agency has been very responsive to the City's suggestions and has been quick to adjust stop locations when there is an opportunity to better serve Dos Palos residents.	Program objectives met	Discontinue program (better addressed in a revised Land Use Element)
A-4.7 The City will ensure that should any unnecessary constraints to housing development be identified, they will be appropriately and efficiently mitigated. Depending on the nature of the constraint, the City Manager, Building Official, Planning Commission, and City Council may be involved in implementing mitigation measures. The City will attempt to mitigate any constraints within six months of detection.	Ongoing	Unsuccessful: While the City provides flexibility in the application of building and planning regulations as standard procedure, it has failed to keep pace with numerous changes in state law designed to remove constraints to housing development.	Program objectives not met	Discontinue program in favor of specific programs designed to achieve compliance with state housing law
A-4.8 Promote well-designed mixed-use residential/non-residential development where appropriate by offering flexible development standards (such as parking, and/or height limits), based on the location, type, and size of the proposed projects. (Ongoing; City Manager, Planning Commission, City Council).	Ongoing	Unsuccessful: The City has taken no action to promote development with flexible development standards	Program objectives not met	Discontinue program in favor of specific programs designed to

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
				achieve compliance with state housing law
A-4.9 Identify vacant/under-utilized lots with the potential for infill development and make this information available to developers by posting maps at City Hall. (July 2003; City Clerk to post maps made by MCAG).	July 2003	Successful: See response to A-3.1 above. The City continues to advertised the opportunity to develop senior housing on the former Catholic school site.	Program objectives met	Discontinue program in favor of new programs designed to achieve compliance with state housing law
A-4.10 For well-designed infill housing projects, allow for flexibility in applying development standards, such as height limits, density, and parking, in recognition of the fact that smaller, more affordable housing near transit and services will generate fewer trips and area-wide impacts, as well as require less parking. (Ongoing; City Manager, Planning Commission, City Council).	Ongoing	Unsuccessful: The City has taken no action to promote development with flexible development standards	Program objectives not met	Discontinue program in favor of specific programs designed to achieve compliance with state housing law

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
<b>Objective B-1: Maintain the overall quality of Dos Palos' existing housing stock, including assisting with the rehabilitation of housing units in need of repair and occupied by very low- and low-income Dos Palos residents.</b>				
B-1.1 Utilize public information programs to educate the public on low-cost preventative maintenance measures that they can take to prolong the life and quality of their home and reduce their long-term utility and maintenance costs. (Ongoing; City Manager).	Ongoing	Unsuccessful: The City has taken no action to educate the public regarding preventative maintenance	Program objectives not met	Continue program (see new Program 2-B)
B-1.2 The City will pursue State and Federal funds to support rehabilitation of owner-occupied housing units. (Apply annually where feasible; Outside Contractor).	Annually	Successful: See response to Program A-3.10, above	Program objectives met	Continue program (see new Program 2-B)
B-1.2.a. The City will apply for CDBG funds to develop a housing rehabilitation program for both owner and renter low-income residents. (Apply for FY03 funds and continue to apply annually where feasible, Outside Contractor).	FY 2003; Ongoing	Successful: See response to Program A-3.10, above	Program objectives met	Continue program (see new Program 2-B)
B-1.2.b. Develop a housing rehabilitation program through the use of State and Federal funding and/or tax incentives to assist all other income level residents. (July 2003. depending on funding availability; Outside Contractor).	July 2003	Successful: The City participates in the HERO Program and provides information about this program at City Hall. See heroprogram.com or call 855-HERO-411.	Program objectives met	Discontinue program (this is standard practice for



Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
				building departments)
B-1.3 The City will continue to respond to complaints of unsafe housing and take enforcement action wherever necessary to protect the health, safety, and welfare of occupants. (Ongoing; Building Inspector, County Housing Authority).	Ongoing	Successful: The City routinely responds to complaints about unsafe housing conditions.	Program objectives met	Discontinue program (this is standard practice for fire and building departments)
B-1.4 The City will study the feasibility of supporting the implementation of a Fire Inspection Program, in cooperation with the Dos Palos Fire Department, designed to identify and abate unsafe conditions in rental housing. The City will propose that the Dos Palos Fire Department conduct inspections on an annual basis. (December 2003; City Manager, Fire Dept.)	Ongoing	Successful: The City's Fire Department routinely requires inspection of residential units when new water service is requested. In November 2019, the City approved Resolution 2019-24 bringing the City into compliance with SB1205 requirements.	Program objectives met	Continue program (see new Program 2-B)
<b>Objective C-1: Ensure that the quality of all residential districts in Dos Palos is maintained, and, if necessary, enhanced. Seek to preserve multi-family units affordable to low-income households during this Housing Element planning period</b>				
C-1.1 The City will discourage the conversion of the existing mobile home park and other multi-family rental housing to use for other purposes. Recognizing that such housing units are an	Ongoing	Successful: See the response to Program A-3.6 above.	Program objectives met	Continue program (see Program 2-D)

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
affordable housing option for very low- and low-income housing, the City will attempt to preserve these units where feasible. (Ongoing; Planning Dept.).				
C-1.2 The City will continue enforcement of weed and other nuisance abatement programs. (Ongoing; Fire Department).	Ongoing	Successful: The City conducts a weed and nuisance abatement program twice annually.	Program objectives met	Discontinue program (this is standard practice for fire and building departments)
C-1.3 The City will continue to upgrade residential streets to the full City standards through various funding sources, including State and Federal grants and Assessment Districts. (Ongoing; Planning Dept.).	Ongoing	Successful: The City supported Measure V, which set aside a 1/2-cent sales tax, proceeds from which can be used to maintain and improve city streets.	Program objectives met	Discontinue program (better addressed in a revised Circulation Element)
C-1.4 Revise the Zoning Ordinance to establish an overlay zone for the City's existing mobile home park so that the site cannot be rezoned to a lower density (July 2003; Planning Commission, City Council).	July 2003	Unsuccessful: The City has taken no action to establish a mobile home park overlay zone	Program objectives not met	Discontinue program in favor of specific programs designed to achieve compliance

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
				with no net loss laws
<b>Objective D-1: Ensure that all new residential development meets or exceeds current state energy efficiency standards and encourage the retrofitting of existing development to improve energy efficiency and conservation. Encourage a development pattern and form that will promote energy conservation.</b>				
D- 1.1 The City will encourage energy-efficient performance in new housing that exceeds minimum state energy efficiency standards. The prospect of providing incentives for new developments that exceed California Energy Efficiency Standards (Title 24) shall be considered. Incentives could include, but are not limited to: project permit processing expedition, plan check fast tracking, and reduced fees. (Ongoing; Planning Dept.).	Ongoing	Successful: See response to Program B-1.2b, above	Program objectives met	Discontinue program in favor of simple compliance with Title 24 requirements
D-1.2 The City will encourage infill development to maximize the use of existing infrastructure. If appropriate, the City shall consider granting flexibility to allow development on infill parcels where adopted development standards would preclude development feasibility. (Ongoing; Planning Dept.)	Ongoing	Successful: The City serves the unincorporated areas of South Dos Palos and Midway; it prioritizes water service for development in Dos Palos and these infill areas.	Program objectives met	Discontinue program in favor of new/revised annexation program

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
D-I.3 The City will promote energy efficient residential site development practices. This might include encouraging builders and property owners to use cool roofing materials, as well as promoting Federal, State, and Utility cool roof programs such as the California Energy Commission's Cool Savings Program. (Ongoing; City Manager, Planning Dept.)	Ongoing	Successful: The City has adopted Title 24, 2019 UBC, and otherwise follows state code in its Building Department	Program objectives met	Discontinue program in favor of simple compliance with Title 24 requirements
D-I.4 The City will encourage the increased use of renewable energy. This might include promoting existing Federal, State and Utility incentives for installation of renewable energy systems, such as rooftop photovoltaic systems. (Ongoing; City Manager, Planning Dept.)	Ongoing	Successful: The City processes numerous permits for solar panels each year.	Program objectives met	Discontinue program in favor of simple compliance with Title 24 requirements
D-I.5 The City will analyze all development projects for impact on infrastructure and public works. (Ongoing; Planning Dept.)	Ongoing	Successful: The City has actively sought grant funds for upgrades to its sewer and water capacity. This included the installation of a new sewer lift station in 2010, construction of a new potable water filtration system in 2013, and engineering and design for a new water treatment plant in 2015.	Program objectives met	Discontinue program in favor of simple compliance with CEQA

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
<b>Objective E-1: Ensure that no person seeking housing in Dos Palos is discriminated against on the basis of race or culture, gender, marital or family or economic status, sexual preference, age, physical or emotional disabilities, or religion.</b>				
E-1.1 The City will continue to provide referrals to the appropriate agency or agencies offering anti-discrimination services. These agencies can provide assistance in response to housing discrimination complaints as well as mediation for tenant/landlord disputes. To publicize the availability of these services, the City shall make information available at the City Hall, and periodically issue a press release or place an advertisement with the Dos Palos Sun newspaper on fair housing services. (Ongoing; City Manager).	Ongoing	Successful: USDA funds awarded the City in 2015 for sewer treatment plant and water plant upgrades requires that the City keeps in place a process for handling discrimination complaints. The USDA also conducts annual inspections.	Program objectives met	Continue program (see Program 4-A)
E- 1.2 The City will encourage local realtors to promote affirmative marketing, open housing, and other practices which will have a positive impact on minorities and women. (Ongoing; City Manager).	Ongoing	Successful: The City routinely cooperates with local realtors to promote practices that have a positive impact on the City's sizable minority community.	Program objectives met	Continue program (see Program 4-A)
E-1.3 The City will make information about Fair Housing laws and equal housing opportunities available to the public at City Hall. Whenever resources exist to do so, the City will distribute such information throughout the City in places such as the public	Ongoing	Successful: The City posts information at City Hall regarding fair housing laws. This includes a poster that is entitled:	Program objectives met	Continue program (see Program 4-A)

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
library, community and senior centers, local social service offices, and any other appropriate public location.		"And Justice for All" and a HUD flyer regarding equal housing opportunities.		
<b>Objective E-2: Promote and ensure an open and free choice of housing for all.</b>				
E-2.1 The City will provide for a variety of residential uses, including high-, medium-, and low-densities. (Ongoing; Planning Dept.).	Ongoing	Successful: Through its SB 2 Grant application, the City hopes to fund annexation of the Midway unincorporated area to meet its RHNA.	Program objectives met	Discontinue program in favor of new/revised annexation program
E-2.2 The City will provide free information on housing, housing programs, and housing assistance on both ownership and rentals to all members of the community by making literature available at the Dos Palos City Hall and coordinating dissemination of knowledge through various existing community groups. (Ongoing; City Manager).	Ongoing	Successful: The City provides information on Housing Authority resources in the area, and directs persons to homeless services on a case-by-case basis.	Program objectives met	Continue program (see new Program 1-D)
E-2.3 The City will continue to develop a balanced residential environment with access to employment opportunities, community facilities, and adequate services. (Ongoing; City Manager, Planning Dept., City Council).	Ongoing	Successful: Through its SB 2 Grant application, the City hopes to fund annexation of the Midway unincorporated area to meet its RHNA. Part of this process is strategic update of its Land Use and Circulation	Program objectives met	Discontinue program in favor of new/revised annexation program

Progress Toward Meeting 2003 Housing Element Goals and Objectives				
Implementation Program	Timing	Result	Evaluation	Continue/ Modify/ Delete
		Elements, and this process ensures that the City develop into a balanced residential community.		
E-2.4 In the event that the City receives a fair housing complaint, the City Manager will provide referrals to the Community Action Agency and any other appropriate community resource group for further support and access to available services. (Ongoing; City Manager).	Ongoing	Successful: The City Manager handles such complaints, but to date, no complaints have been filed.	Program objectives met	Continue program (see Program 4-A)

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## APPENDIX B: CONTACT LIST

### 1. City of Dos Palos

Darrell Fonseca, City Manager  
[cityofdp@cityofdp.com](mailto:cityofdp@cityofdp.com)

Richard McEachin, Police Chief

### 2. Merced Council Association of Governments

Stacie Dabbs, Executive Director  
(209) 723-3153  
[Stacie.dabbs@mcagov.org](mailto:Stacie.dabbs@mcagov.org)  
[www.mcagoc.org](http://www.mcagoc.org)

### 3. Merced County Housing Authority

Tracy Jackson, Director of Housing Programs  
405 U Street  
Merced, CA 95341  
(209) 722-3501  
[tracyj@merced-pha.com](mailto:tracyj@merced-pha.com)  
[www.merced-pha.com](http://www.merced-pha.com)

### 4. Merced County Community Action Agency

Brenda Callahan-Johnson  
1235 W. Main St.,  
Merced, CA 95340  
(209) 723-4565  
<https://www.mercedcaa.com/>

### 5. Central California Legal Services

Jennifer Tran  
1640 N Street, Suite 200  
Merced, CA 95340  
(800) 675-8001

### 6. Aspiranet

Christopher Essary, Residential Division Director  
285 Mercey Springs Road  
Suite #E  
Los Banos, CA 93635  
(209) 725-2125

### 7. Shelter of Hope, Red Cross

Robert Schumann, Regional Philanthropy Officer

1300 W. Shaw Avenue, Suite 4B,  
Fresno, CA 93711  
(559) 396-9798  
[Robert.Schumann@redcross.org](mailto:Robert.Schumann@redcross.org)

8. United Way of Merced County  
Jeremy Martinez, C.E.O.  
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Merced, CA 95340  
209 383-4242 ext 205  
[jeremy@unitedwaymerced.org](mailto:jeremy@unitedwaymerced.org)
9. Merced City and County Continuum of Care  
Norma Cardona  
[ncardona@muhsd.org](mailto:ncardona@muhsd.org)