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# MERCED COUNTY HOUSING ELEMENT UPDATE

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Adopted July 12, 2016



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**2016-2024**  
**MERCED COUNTY**  
**HOUSING ELEMENT**

*Adopted July 12, 2016*

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# PART I. POLICY DOCUMENT

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# HOUSING ELEMENT

## INTRODUCTION

Under California law, the housing element must include the community's goals, policies, quantified objectives and housing programs for the maintenance, improvement, and development of housing. This Housing Element includes seven goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, and implementation programs and quantified objectives as they are used in the Housing Element Policy Document:

**Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy:** Specific statement guiding action and implying clear commitment.

**Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on county staffing and budgetary considerations.

**Quantified Objective:** The number of housing units that the County expects to be constructed, conserved, or rehabilitated; or the number of households the County expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum

number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.

## NEW CONSTRUCTION

Every jurisdiction in California is required to plan for its “fair share” of the statewide housing need. This fair share is calculated through a process called the Regional Housing Needs Assessment (RHNA). The RHNA for the unincorporated county for the period of 2014-2023 is 4,456 new housing units, including 542 extremely low-income units, 543 very low-income units, 775 low-income units, 711 moderate-income units, and 1,885 above moderate-income units. The County will strive to provide opportunities for a variety of housing types to be built to accommodate the RHNA.

Based on existing zoning and General Plan designations, there is capacity to accommodate housing at a range of different densities in several unincorporated communities, including Delhi, Franklin/Beachwood, Hilmar, Le Grand, Planada, Santa Nella, and Winton. Additionally, the County has approved several new large-scale master planned communities (i.e., Villages of Laguna San Luis, Fox Hills, and University Community) to guide the development of a diverse mix of land uses, including a variety of housing types. These “new communities” provide opportunities to meet the County’s regional housing need, while at the same time provide more diverse growth patterns that respond to the county’s changing population. These new communities also provide opportunities for the creation of affordable housing since these areas include the majority of the unincorporated county’s available sites zoned for higher residential densities.

### Goal HE-1

To provide for a broad range of housing types and densities to meet the needs of all residents of the unincorporated area.

#### Policy 1.1

The County shall continue to adopt programs, ordinances, incentives, land use plans and other regulatory mechanisms that provide opportunities for the private sector to address the housing needs of citizens in all economic levels. *(Source: Existing Housing Element, Policy 1.1)*

#### Policy 1.2

The County shall ensure that there are adequate sites available to meet its regional housing needs allocation of 4,456 units (542 extremely low, 543 very low, 775 low, 711 moderate, and 1,885 above moderate). *(Source: Existing Housing Element, Policy 1.2, modified)*

#### Policy 1.3

The County shall continue to maintain an up-to-date site inventory of available sites for residential development. *(Source: Existing Housing Element, Policy 1.3)*



**Policy 1.4**

The County shall allow the conversion of agricultural and other rural land, including antiquated subdivisions, into housing uses only where a clear and immediate need is demonstrated based on anticipated growth, availability of public services and facilities, and taking into account available vacant land within the community. *(Source: Existing Housing Element, Policy 1.5)*

**Policy 1.5**

The County shall support infill residential development and other mid- to large-sized residential projects in unincorporated urban communities that have the infrastructure necessary to support such development. *(Source: Existing Housing Element, Policy 1.6)*

**Policy 1.6**

The County shall promote the use of cluster housing, mixed-use, and planned development concepts where existing community services are available. *(Source: Existing Housing Element, Policy 1.8)*

**Policy 1.7**

The County shall encourage the consolidation of parcels to facilitate multi-family residential development. *(Source: Existing Housing Element, Policy 1.10)*

**Policy 1.8**

The County shall encourage residential development projects to develop at the maximum allowable density. *(Source: Existing Housing Element, Policy 1.11)*

**Policy 1.9**

The County shall minimize governmental constraints to the development, improvement, and maintenance of its housing stock. *(Source: Existing Housing Element, Policy 1.12)*

**Policy 1.10**

The County shall encourage key services and facilities (e.g., public transit, child care facilities, schools, parks, and neighborhood shopping centers) to be located within walking distance of higher density residential development. *(Source: Existing Housing Element, Policy 1.13)*

**Policy 1.11**

The County shall ensure that updated and new Community/Specific Urban Development Plans maximize housing choice and encourage socio-economic integration by providing a range of housing types that accommodate all economic segments of the community. *(Source: Existing Housing Element, Policy 1.20)*

## AFFORDABLE HOUSING

Although Merced County's housing stock is considered relatively affordable by California standards, there is still a sizable demand for quality, affordable housing for a significant portion of Merced County's population. There is no best strategy for providing affordable housing in Merced County. Most affordable housing projects require multiple subsidies to bridge the affordability gap. In the past, the County has addressed the need for affordable housing through successfully obtaining state grant funding, by providing regulatory incentives for developers, and by forming partnerships with both the public and private sectors.

**Goal HE-2**

To encourage the construction and maintenance of affordable housing in Merced County, with an emphasis on meeting the needs of extremely low-, very low-, and low-income households.

**Policy 2.1**

The County shall provide opportunities for the development of a variety of affordable housing types. *(Source: Existing Housing Element, Policy 2.1)*

**Policy 2.2**

The County shall continue to provide incentives to developers to construct housing that is affordable to those making under 80 percent of the area median income. *(Source: Existing Housing Element, Policy 2.4)*

**Policy 2.3**

The County shall support applications for Federal and State funding programs, as feasible, to assist in the development of affordable housing. *(Source: Existing Housing Element, Policy 2.6, reworded)*

**Policy 2.4**

The County shall promote homeownership opportunities by continuing to allocate available grant funds to assist eligible lower income households. *(Source: Existing Housing Element, Policy 2.7)*

**Policy 2.5**

The County shall encourage and facilitate the development of second units in appropriate locations to increase the availability of affordable housing. *(Source: Existing Housing Element, Policy 2.10)*

**Policy 2.6**

The County shall encourage low- and moderate-income housing to be distributed throughout unincorporated urban communities to avoid over concentration. *(Source: Existing Housing Element, Policy 2.11)*

**Policy 2.7**

The County shall continue to work with other agencies and non-profit organizations to prevent the conversion of subsidized, affordable housing to market-rate housing.

*(Source: Existing Housing Element, Policy 2.12)*

**Policy 2.8**

The County shall preserve existing mobile home parks and encourage mobile home park development as a means of providing affordable housing opportunities. *(Source: Existing Housing Element, Policy 2.13)*

**Policy 2.9**

The County shall seek partnerships with the University of California, Merced, other public agencies, and non-profit housing developers to secure land and construct affordable housing in the University Community. *(Source: Existing Housing Element, Policy 2.16)*

**Policy 2.10**

The County shall require that community plans for new communities and specific plans within new communities include a housing strategy that commits to accommodating a proportionate share of the county's regional affordable housing need. *(Source: Existing Housing Element, Policy 2.17)*

**Policy 2.11**

The County shall encourage affordable housing to be located close to key services (e.g., child care, transit). *(Source: Existing Housing Element, Policy 2.19)*

## **SPECIAL NEEDS HOUSING**

Within the general population there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. State law requires the Housing Element to address the needs of the following special needs groups:

**Farmworkers.** Farmworkers are an essential component of Merced County's agricultural sector of the local economy. Farmworkers tend to be relatively young, predominantly male, and the majority are Hispanic. While a number of farmworkers are single men, many have family members accompanying them. Most farmworkers have high rates of poverty, live in overcrowded housing units, and have a low homeownership rate.

**Seniors.** With the overall aging of society, the senior population (persons over 65 years of age) will increase in most communities. Consequently, the need for affordable and specialized housing for older residents will grow. Typical housing types used to meet the needs of seniors include smaller attached or detached housing for independent living (both market-rate and affordable), second units, shared housing, age-restricted below-market-rate rental developments, congregate care facilities, life-care facilities, residential care homes licensed by the State, and skilled nursing homes.

**Homeless Persons.** Homeless individuals and families have perhaps the most immediate housing need of any group. They also have the most difficult housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and the lack of dedicated State and Federal funding for homeless shelters and transitional housing.

**Single-Parent Households.** Single-parent households need affordable housing with childcare on-site or nearby, in proximity to schools, and with access to services. Large households with single parents may have difficulty finding appropriately sized housing. And despite fair housing laws and programs, discrimination against households with children may make it more difficult for this group to find adequate housing.

**People with Disabilities.** People with disabilities represent a wide range of different housing needs, depending on the type and severity of their disability as well as personal preference and lifestyle. “Barrier-free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group. State law also requires the Housing Element to consider the housing needs of residents with developmental disabilities.

**Large Households.** Large households, defined by State law as households with five or more persons, may have difficulties purchasing housing because large housing units are rarely affordable and rental units with three or more bedrooms may not be common in many communities.

**Extremely Low-Income Households.** Extremely low-income households are defined as households with incomes under 30 percent of the area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, and/or rental subsidies or vouchers.

### Goal HE-3

To provide a range of housing types and services for special needs groups.

#### Policy 3.1

The County shall encourage a variety of housing types to meet the special needs of our diversified population. *(Source: Existing Housing Element, Policy 1.9)*

#### Policy 3.2

The County shall work with non-profit agencies, cities, and developers on regional approaches to providing housing for special needs populations. *(Source: Existing Housing Element, Policy 4.2)*

**Policy 3.3**

The County shall assist in local and regional efforts to secure funding for development and maintenance of housing designed for special needs populations. *(Source: Existing Housing Element, Policy 4.3)*

**Policy 3.4**

The County shall continue to support the Housing Authority in developing and maintaining farmworker housing in agricultural zones. *(Source: Existing Housing Element, Policy 4.4)*

**Policy 3.5**

The County shall encourage agricultural employers to provide on-site housing opportunities for their employees. *(Source: Existing Housing Element, Policy 4.5)*

**Policy 3.6**

The County shall strive to alleviate overcrowded housing conditions for farmworkers. *(Source: Existing Housing Element, Policy 4.6)*

**Policy 3.7**

The County shall continue to support the Merced County Community Action Agency, Merced Rescue Mission, and all other homeless service providers in their efforts to provide housing and services for homeless persons and persons in need of supportive housing. *(Source: Existing Housing Element, Policy 4.7)*

**Policy 3.8**

The County shall ensure equal access to housing by providing a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from land use, zoning, or building laws, rules, policies, practices, and/or procedures. *(Source: Existing Housing Element, Policy 4.10)*

**Policy 3.9**

The County shall continue to ensure new multi-family housing includes units that are accessible and adaptable for use by disabled persons in accordance with Chapter 11 of the California Building Code. *(Source: Existing Housing Element, Policy 4.11)*

**Policy 3.10**

The County shall encourage development of affordable housing units to accommodate large households (three and four bedroom) and help address issues of overcrowding. *(Source: New policy based on community input)*

**Policy 3.11**

The County shall encourage facilities for childcare, the disabled, developmentally-disabled, and elderly to be located near schools, community centers, recreation facilities, and transit. *(Source: Existing Housing Element, Policy 4.14, reflects community input)*



## PRESERVATION AND REHABILITATION

While it is important to encourage the development of new affordable housing, reinvestment in the existing supply of housing is equally important. The protection of neighborhood character is also important. By careful design to ensure compatibility with surrounding neighborhoods, multifamily and affordable housing projects can become assets to the neighborhoods surrounding them.

**Goal HE-4**

To preserve the existing character and integrity of residential neighborhoods and conserve and improve the existing housing stock.

**Policy 4.1**

The County shall continue to maintain adequate health, safety, fire, and applicable development standards to ensure that housing throughout the unincorporated county is decent, safe, and sanitary for its occupants. *(Source: Existing Housing Element, Policy 5.1)*

**Policy 4.2**

The County shall require quality design and appearance of all new multifamily and affordable housing projects so that they blend in with the existing community fabric, add value to the community's built environment, and strengthen acceptance by the local community. *(Source: Existing Housing Element, Policy 5.2)*

**Policy 4.3**

The County shall continue to provide code enforcement in the unincorporated areas as a means to reduce blight and promote housing preservation. *(Source: Existing Housing Element, Policy 5.5)*

**Policy 4.4**

The County shall continue to provide housing rehabilitation assistance to low-income homeowners throughout the unincorporated communities. *(Source: Existing Housing Element, Policy 5.7)*

**Policy 4.5**

The County shall support efforts of local water and sewer districts to improve infrastructure to foster private investment and rehabilitation of older neighborhoods. *(Source: Existing Housing Element, Policy 5.8)*

## EQUAL OPPORTUNITY HOUSING & DISCRIMINATION PREVENTION

State and Federal laws ensure all households have the right to rent or purchase housing without discrimination. The County has continued to ensure equal housing opportunity through the enforcement of fair housing practices and the dissemination of fair housing information. The County's support for the Merced County Housing Authority and other housing organizations in the operation of its fair housing counseling services has proven

to be an effective means for addressing housing issues and ensuring fair housing in the county.

#### **Goal HE-5**

To provide decent housing and quality living environment for all Merced County residents regardless of age, religion, race, ethnicity, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors.

#### **Policy 5.1**

The County shall further the cause of fair housing and encourage compliance with fair housing laws. *(Source: Existing Housing Element, Policy 6.1)*

#### **Policy 5.2**

The County shall promote housing opportunities for all persons regardless of age, religion, race, ethnicity, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors that prevent choice in housing. *(Source: Existing Housing Element, Policy 6.2)*

#### **Policy 5.3**

The County shall cooperate with community-based organizations that provide services or information to victims of housing discrimination. *(Source: Existing Housing Element, Policy 6.4)*

## **ENERGY CONSERVATION**

Energy efficiency has direct application to affordable housing. The more money spent on energy, the less there is available for rent or mortgage payments. High energy costs have particularly detrimental effects on 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 HE-6**

To ensure energy efficiency and appropriate weatherization for all new and existing housing units.

#### **Policy 6.1**

The County shall ensure that new construction meets Title 24 energy conservation requirements. *(Source: Existing Housing Element, Policy 7.2)*

#### **Policy 6.2**

The County shall encourage and support residential projects that include sustainable development principles. *(Source: Existing Housing Element, Policy 1.7)*

#### **Policy 6.3**

The County shall work with local energy providers to promote energy conservation programs and incentives to existing residential developments, especially low-income households. *(Source: Existing Housing Element, Policy 7.3)*

**Policy 6.4**

During the review of tentative maps, the County shall encourage new subdivision lots to be oriented to allow for both passive and active solar design to minimize energy losses.

*(Source: Existing Housing Element, Policy 7.5)*

**Policy 6.5**

The County shall encourage the use of solar, wind, other renewable energy resources, and use of water conservation and water recycling systems in residential buildings.

*(Source: Existing Housing Element, Policy 7.6)*

## IMPLEMENTATION MONITORING

The County is committed to addressing the various housing needs of its citizens. Communication between County departments, the Housing Authority, and local non-profit housing developers, along with close monitoring of progress is needed to ensure that the policies and programs contained in this Housing Element are implemented to the greatest extent feasible.

<b>Goal HE-7</b>	To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually.
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**Policy 7.1**

The County shall continually work to carry out the day-to-day implementation of Housing Element programs. *(Source: Existing Housing Element, Policy 8.1)*

## QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over the eight-year time period. Table 5-1 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the time frame of the Housing Element (2016-2024).

Table HE-1 Summary of Quantified Objectives						
Objective Category/Program	Extremely Low	Very Low	Low	Mod.	Above Mod.	Total
New Construction	300	350	425	600	1,600	3,275
Rehabilitation	-	36	32	50	200	318
Conservation	-	32	-	-	-	32
Homebuyer Assistance	-	24	20	-	-	44
<b>Total</b>	<b>300</b>	<b>442</b>	<b>477</b>	<b>650</b>	<b>1,800</b>	<b>3,669</b>

## IMPLEMENTATION PROGRAMS

Housing Element Implementation Programs						
		2016-2017	2018-2020	2021-2024	Annual	Ongoing
New Construction						
<b>Program 1-1: Vacant and Underutilized Land Inventory</b> The County shall maintain an updated inventory of vacant and underutilized, residentially designated land. The County shall make this information available to the public by providing the inventory at the Community and Economic Development Department and on the County's website. <i>(Source: Existing Housing Element, Program 1-1)</i>						✓
<b>Responsibility</b>	Community and Economic Development, County Assessor, County Tax Collector					
<b>Funding</b>	Staff Time, General Fund					
<b>Timeframe</b>	Ongoing					
<b>Program 1-2: Rezone Sites to Meet 2007-2014 RHNA</b> The County shall rezone adequate sites for higher-density development to accommodate at least the unaccommodated need of 974 lower-income units from the 2007-2014 RHNA (48.7 acres, assuming 20 units per acre). The County shall ensure that the sites are zoned to permit owner-occupied and rental multi-family uses by-right, are large enough to allow at least 16 units per site, and are zoned with a minimum density of at least 20 units per acre. The County shall explore opportunities to implement this rezone program through the community plan update process, with emphasis on opportunities to accommodate affordable housing on the candidate sites listed in Table 5-38. <i>(Source: Existing Housing Element, Program 1-7)</i>		✓				
<b>Responsibility</b>	Community and Economic Development Department					
<b>Funding</b>	Staff Time, General Fund					
<b>Timeframe</b>	Complete rezoning by March 31, 2017					
<b>Program 1-3: Monitoring of Residential Capacity (No Net Loss)</b> The County shall develop a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of sites included in the Housing Element sites inventory to ensure an adequate inventory is available to meet the County’s RHNA. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the County shall identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA. The sites identified to accommodate any shortfall shall be large enough to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years. <i>(Source: New program to implement State law)</i>		✓				✓
<b>Responsibility</b>	Community and Economic Development Department					
<b>Funding</b>	Staff Time, General Fund					
<b>Timeframe</b>	Develop formal procedure by end of 2017 and implement on a project-by-project basis					



Housing Element Implementation Programs					
		2016-2017	2018-2020	2021-2024	Annual Ongoing
<b>Program 1-4: Community Plan Updates</b> The County shall continue to review and update its Community Plans to ensure adequate land is available for various housing types at all income levels. The County shall continue to zone and designate adequate sites during the Community Plan updates to meet the various housing needs of each community. When updating Community Plans, the County shall work closely with the Municipal Advisory Councils to ensure a range of housing types, including multi-family housing developments, are provided. <i>(Source: Existing Housing Element, Program 1-2 and Policy 1-17)</i>		✓	✓		
<b>Responsibility</b>	Community and Economic Development				
<b>Funding</b>	Staff Time, General Fund, Development Fees				
<b>Timeframe</b>	Complete three Community Plan Updates by 2017 and the Franklin/Beachwood Community Plan by 2019				
<b>Program 1-5: Coordination on Infrastructure Improvements in Existing Communities</b> The County shall coordinate with water and sewer service providers to assess needs for infrastructure improvements and plans for expansion. The County shall communicate with service providers semi-annually or as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure is available to meet the County's RHNA. The County shall support funding applications, as appropriate, for infrastructure expansions that are consistent with the County General Plan and community plans. The County shall provide a copy of the adopted Housing Element to the various service providers and encourage providers to adopt procedures for granting water and sewer service allocations to proposed developments that include housing units affordable to lower-income households, consistent with State law. <i>(Source: New Program)</i>					✓
<b>Responsibility</b>	Community and Economic Development				
<b>Funding</b>	Staff Time, General Fund, Development Fees, Grant funds				
<b>Timeframe</b>	Semi-annually or as development applications are received				
<b>Program 1-6: Infrastructure Financing Assistance in New Communities</b> To reduce the "up-front" infrastructure improvement and development costs in new communities, the County shall investigate the feasibility of providing assistance in developing long-term infrastructure financing. Such financing might include formation of a Mello-Roos or special assessment district to support a long-term, low-interest revenue bond to fund infrastructure improvements. <i>(Source: Existing Housing Element, Program 1-4)</i>			✓		
<b>Responsibility</b>	Community and Economic Development, Public Works				
<b>Funding</b>	Staff Time, General Fund				
<b>Timeframe</b>	2018				

Housing Element Implementation Programs						
		2016-2017	2018-2020	2021-2024	Annual	Ongoing
<b>Program 1-7: Child Care</b> The County shall encourage the development of childcare facilities within all housing developments, with specific the specific emphasis on affordable housing, through the use of incentives determined to be appropriate. <i>(Source: Existing Housing Element, Program 1-6, modified)</i>						✓
<b>Responsibility</b>	Community and Economic Development, Public Works					
<b>Funding</b>	Staff Time, General Fund					
<b>Timeframe</b>	Ongoing					
<b>Program 1-8: Planning for Large Sites</b> The County shall provide opportunities for further subdivision or specific plan development of large sites identified in the Housing Element to encourage a variety of housing types, including affordable housing, and site plan concepts that achieve the maximum housing potential of large sites. The County shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, to encourage development of these sites. <i>(Source: Existing Housing Element, Program 1-8)</i>						✓
<b>Responsibility</b>	Community and Economic Development Department					
<b>Funding</b>	General Fund					
<b>Timeframe</b>	As necessary					
<b>Program 1-9: Sufficient Capacity for Vacant Sites</b> The County shall work with water and sewer service providers to ensure that sufficient capacity exists, with adequate water quality, for sites identified in the Housing Element vacant sites inventory to facilitate development of these sites within the planning period. <i>(Source: Existing Housing Element, Program 1-9)</i>		✓				✓
<b>Responsibility</b>	Community and Economic Development Department					
<b>Funding</b>	Staff time, General Fund					
<b>Timeframe</b>	Initiate outreach to service providers in 2017					
<b>Program 1-10: Modifying the Permitting Process for Multi-family Housing</b> The County shall amend the Zoning Code to allow multi-family developments with 21 units or more with an Administrative Permit (AP) instead of a Conditional Use Permit (CUP), consistent with the current requirements for multi-family developments with 5-20 units. <i>(Source: Existing Housing Element, Program 1-10)</i>		✓				
<b>Responsibility</b>	Community and Economic Development					
<b>Funding</b>	Staff Time, General Fund					
<b>Timeframe</b>	FY 2016-2017, as part of comprehensive Zoning Code Update					

Housing Element Implementation Programs					
	2016-2017	2018-2020	2021-2024	Annual	Ongoing
Affordable Housing					
<b>Program 2-1: Incentives for Affordable Housing</b> The County shall continue to provide incentives for housing developments that include units affordable to low-, very low-, and extremely low-income residents, including: <ul style="list-style-type: none"><li>"Fast track" processing and expediting plan checks and building inspections to meet construction deadlines associated with the award of Federal tax credits;</li><li>Waiving or reducing some or all processing and impact fees; and</li><li>Density bonus consistent with State law.</li></ul> <i>(Source: Existing Housing Element, Programs 2-4, 2-5, 2-6)</i>					✓
Responsibility	Community and Economic Development, Public Works				
Funding	Staff Time, General Fund				
Timeframe	Ongoing				
<b>Program 2-2: Pursue State and Federal Funding for Affordable Housing</b> The County shall review the HCD website annually for NOFAs and pursue appropriate State and Federal funding sources, as available, to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of lower-income households, especially extremely low-income households and persons with developmental disabilities. <i>(Source: Existing Housing Element, Program 2-13)</i>				✓	
Responsibility	Community and Economic Development				
Funding	Staff Time, General Fund				
Timeframe	Annually review HCD website for NOFAs				
<b>Program 2-3: Density Bonus Ordinance Amendment</b> The County shall amend the Density Bonus Ordinance within the Zoning Code to be consistent with State law, including density bonus provisions for senior citizen housing and child care facilities. <i>(Source: Existing Housing Element, Program 2-3)</i>		✓			
Responsibility	Community and Economic Development, Planning Commission, Board of Supervisors				
Funding	Staff Time, General Fund				
Timeframe	FY 2016-2017, as part of comprehensive Zoning Code Update				
<b>Program 2-4: First Time Homebuyer Program</b> The County shall continue to partner with other public agencies and non-profit organizations in providing loans to qualified low-income, first-time homebuyers. The County shall ensure that participants receive appropriate homebuyer counseling. <i>(Source: Existing Housing Element, Program 2-2)</i>					✓
Responsibility	Community and Economic Development				
Funding	HOME and CDBG Funds				
Timeframe	Ongoing				

Housing Element Implementation Programs						
		2016-2017	2018-2020	2021-2024	Annual	Ongoing
<b>Program 2-5: Neighborhood Stabilization Program</b> The County shall continue to use Neighborhood Stabilization Program funds to acquire, rehabilitate, and resell foreclosed/bank owned properties to low- and moderate-income homebuyers. The County may use other housing programs, such as the first time homebuyer down-payment assistance program, in conjunction with this program. <i>(Source: Existing Housing Element, Program 3-5)</i>						✓
<b>Responsibility</b>	Community and Economic Development					
<b>Funding</b>	Neighborhood Stabilization Program Funds					
<b>Timeframe</b>	Ongoing					
<b>Program 2-6: Housing Choice Voucher Program</b> The County shall provide assistance to the County Housing Authority for the continuation of Section 8 (Housing Choice Voucher Program) rental housing program. The County shall assist the Housing Authority in providing translation services (e.g., Spanish, Hmong) to residents that speak English as a second language. The County shall continue to work with the Housing Authority in providing outreach to landlords about the benefits of Housing Choice Vouchers and other available rental programs. The County shall encourage this outreach to occur throughout areas of the county with varying income levels. <i>(Source: Existing Housing Element, Programs 2-7 and 2-8, modified)</i>						✓
<b>Responsibility</b>	Community and Economic Development, Housing Authority					
<b>Funding</b>	Staff Time, General Fund					
<b>Timeframe</b>	Ongoing					
<b>Program 2-7: Preserving At-Risk Units</b> The County shall monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units, and shall work with local agencies and non-profit organizations in identifying and assisting existing subsidized, affordable housing developments that are at risk of converting to market-rate housing. If units are identified as at-risk, the County shall explore funding sources available to help these agencies purchase affordability covenants of at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. The County shall ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties. <i>(Source: Existing Housing Element, Program 2-9, modified)</i>						✓
<b>Responsibility</b>	Community and Economic Development, Housing Authority					
<b>Funding</b>	Federal and State Funds					
<b>Timeframe</b>	Annual monitoring of at-risk units					

Housing Element Implementation Programs					
		2016-2017	2018-2020	2021-2024	Annual Ongoing
<b>Program 2-8: Housing Program Information</b>					
The County shall continue to disseminate information to the public about its available housing programs. The County shall continue to use its website as an information/referral source. <i>(Source: Existing Housing Element, Program 2-11)</i>					✓
<b>Responsibility</b>	Community and Economic Development, Governmental Affairs				
<b>Funding</b>	Staff Time, General Fund				
<b>Timeframe</b>	Review and update information and website at least annually				
<b>Program 2-9: Legislative Relief</b>					
The County shall, through its State and Federal representatives, advocate for higher State and Federal financial commitments to low and moderate income housing programs to allow provide local governments with greater financial resources to meet Federal and State housing mandates. The County shall pursue housing legislation that establishes a permanent statewide fund to address the county's housing need. The County shall write letters of support or opposition as warranted. <i>(Source: Existing Housing Element, Program 2-12)</i>					✓
<b>Responsibility</b>	All County Departments				
<b>Funding</b>	Staff Time, General Fund				
<b>Timeframe</b>	Annual				
<b>Special Needs Housing</b>					
<b>Program 3-1: Zoning Code Amendments for Special Needs Housing</b>					
The County shall amend to the Zoning Code to reflect changes to State law for special needs housing:					
<ul style="list-style-type: none"> <li>Permit "by right" farm employee housing of up to 12 units or 36 employees by right and employee housing for 6 or fewer in all zones allowing single family homes.</li> <li>Permit "by right" family day care homes for eight or fewer children consistent with the Merced County Health and Safety Code.</li> <li>Adopt an ordinance to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.</li> <li>Define single room occupancy units as permitted uses in appropriate zoning districts and specify the conditions and process required to develop such housing.</li> <li>Amend the definition of "family" consistent with State and Federal laws.</li> <li>Reduce parking standards for senior housing. <i>(Source: Existing Housing Element, Program 4-1, 4-3, 4-7)</i></li> </ul>		✓			
<b>Responsibility</b>	Community and Economic Development, County Counsel, Public Works, Planning Commission, Board of Supervisors				
<b>Funding</b>	General Fund				

Housing Element Implementation Programs						
		2016-2017	2018-2020	2021-2024	Annual	Ongoing
Timeframe	FY 2016-2017, as part of comprehensive Zoning Code Update					
<b>Program 3-2: Publicizing Reasonable Accommodation</b> The County shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the County's website. <i>(Source: Existing Housing Element, Program 4-4)</i>					✓	
Responsibility	Public Works, Community and Economic Development, Governmental Affairs					
Funding	Staff Time, General Fund					
Timeframe	FY 2021-2022					
<b>Program 3-3: Priority Permit Processing for Special Needs Housing</b> The County shall provide priority permit processing for projects that are targeted toward special needs groups and key facilities (including childcare) that service groups such as seniors, the disabled (including developmental disabilities), and the homeless, including priority for building plan check, subdivision map review, improvement plans for roadways and utilities, and environmental impact analysis. <i>(Source: Existing Housing Element, Program 4-8)</i>						✓
Responsibility	Community and Economic Development, Public Works Building Division, Public Works Roads Division, Environmental Health Division					
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
<b>Program 3-4: Farmworker Housing Permitting Process</b> The County shall continue the additional dwelling occupancy monitoring permit (ADOMP) program to facilitate the provision of private farmworker housing in agricultural zones, with a goal of providing 150 farmworker housing units. <i>(Source: Existing Housing Element, Program 4-10)</i>						✓
Responsibility	Community and Economic Development, Building Department					
Funding	General Fund					
Timeframe	Ongoing					
<b>Program 3-5: Farmworker Housing Opportunities</b> The County shall seek partnerships and meet annually with other partners such as other agencies, housing developers, and agricultural employers/employees to discuss opportunities for farmworker housing. The County shall support other agencies and developers, as feasible, in applications for funding for farmworker housing. <i>(Source: New Program)</i>					✓	
Responsibility	Community and Economic Development					
Funding	General Fund					
Timeframe	Annual					

Housing Element Implementation Programs					
	2016-2017	2018-2020	2021-2024	Annual	Ongoing
Neighborhood Preservation/Rehabilitation					
Program 4-1: Owner-Occupied Housing Rehabilitation The County shall continue to work with other public agencies and non-profit organizations in implementing the Owner-Occupied Housing Rehabilitation Program, which provides assistance to eligible low-income homeowners for correction of health, safety, and/or sanitation issues and code violations. The County shall continue to apply for Community Development Block Grant and HOME Program funding for housing rehabilitation in Merced County unincorporated communities with the greatest need. (Source: Existing Housing Element, Programs 5-1 and 5-2)					✓
Responsibility	Community and Economic Development, Public Works				
Funding	Staff Time, General Fund				
Timeframe	Ongoing				
Program 4-2: Code Enforcement The County shall continue to enforce property maintenance standards and abate substandard housing units through Code Enforcement. (Source: Existing Housing Element, Program 5-5)					✓
Responsibility	Community and Economic Development, Environmental Health Division				
Funding	Staff Time, General Fund				
Timeframe	Ongoing				
Equal Opportunity Housing & Discrimination Prevention					
Program 5-1: Fair Housing Information The County shall distribute fair housing brochures and pamphlets to public locations throughout the county (e.g., County Administrative Offices, libraries, community centers, post offices). The County shall also post information on the County’s website about fair housing practices with links to appropriate investigative or enforcement agencies that can resolve housing complaints. (Source: Existing Housing Element, Program 6-1)		✓			✓
Responsibility	Community and Economic Development, Governmental Affairs				
Funding	Staff Time, General Fund				
Timeframe	March 2017 and annually thereafter				
Program 5-2: Seek Funding for Disadvantaged Communities The County shall support applications and actively seek funding for improvements in disadvantaged communities, such as Transit-Oriented Development funds, Strategic Growth Council grants, HCD Housing-Related Parks Program, Safe Routes to School, and other available funding programs.					✓
Responsibility	Community and Economic Development				
Funding	Staff Time, Grant Funding Programs				
Timeframe	Review NOFAs as they are available				

Housing Element Implementation Programs						
		2016-2017	2018-2020	2021-2024	Annual	Ongoing
Energy Conservation						
Program 6-1: Renewable Energy Resources Information The County shall continue to display brochures illustrating the use of solar, wind, and other renewable energy resources in housing maintenance and repair and information on “Leadership in Energy and Environmental Design” (LEED) certification programs. <i>(Source: Existing Housing Element, Program 7-1)</i>						✓
Responsibility	Community and Economic Development, Public Works					
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Program 6-2: Energy Efficiency Retrofit The County shall continue to promote energy efficiency retrofit and preventative maintenance programs such as the Merced County Community Action Agency Weatherization Program and PG&E Residential Energy Efficiency Rebate Programs. The County shall display brochures advertising these programs, as well as flyers and brochures illustrating the beneficial use of solar and other renewable energy resources in housing maintenance and repair. <i>(Source: Existing Housing Element, Program 7-4)</i>						✓
Responsibility	Community and Economic Development, Public Works					
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Implementation Monitoring						
Program 7-1: Housing Element Implementation Reporting The County shall annually review and report on the implementation of Housing Element programs and the County's effectiveness in meeting the programs' objectives. <i>(Source: Existing Housing Element, Program 8-2)</i>					✓	
Responsibility	Community and Economic Development					
Funding	Staff Time, General Fund					
Timeframe	Annually					
Program 7-2: Annual Real Estate Market Housing The County shall establish and implement a comprehensive annual monitoring program to document the sales prices or rental rates for all new units constructed or rehabilitated in the previous year and to determine housing affordability levels. The County shall also regularly monitor housing sales price trends of existing units along with a report on the amount of vacant designated land for residential development. <i>(Source: Existing Housing Element, Program 8-3)</i>						✓
Responsibility	Community and Economic Development, Assessor’s Office, County Tax Collector					
Funding	Staff Time, General Fund					
Timeframe	December 2019, and monitor annually thereafter					



## PART II. BACKGROUND REPORT

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## 5.0 Introduction

State Housing Element Law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Background Report provides current (through January 2016) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development in Merced County. It also evaluates progress made since Merced County adopted its last Housing Element in 2010.

The Background Report identifies the nature and extent of the county's housing needs, which in turn provides the basis for the County's response to those needs in the Policy Document. The Background Report also presents information on the community setting in order to provide a better understanding of housing needs.

### Overview of State Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, affordable housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups, such as persons with disabilities and homeless persons.

As required by State Housing Element Law (Government Code Section 65583(a)) the assessment and inventory for this Element includes the following:

- Analysis of population and employment trends and projections, and a quantification of the county's existing and projected housing needs for all income levels, including extremely low-income households. This analysis of existing and projected needs includes Merced County's share of the regional housing needs.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment; and an analysis of the relationship of zoning, public facilities, and services to these sites.
- Identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.

The Background Report sections draw on a broad range of data sources. Information on population, housing stock, and economics comes primarily from the HCD Pre-approved Data Package<sup>1</sup>, American Community Survey, California Department of Finance (DOF), and Merced County records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Merced County comes from County staff, other public agencies, and several private sources.

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<sup>1</sup> HCD compiled a significant amount of data needed to update the Background Report. Most of the data in the HCD pre-approved data package is from the 2008-2012 American Community Survey. The source information for the tables identifies when the data is from the data package.

## General Plan and Housing Element Consistency

Merced County adopted the 2030 General Plan in December 2013. The Housing Element is a component of the 2030 General Plan, which provides guiding policy for all growth and development within the County. The General Plan consists of 11 elements that address both State-mandated planning issues plus optional subjects that are of particular concern within Merced County. In addition to the housing element, the 2030 Merced County General Plan includes the following elements:

- Economic Development Element
- Land Use Element
- Agricultural Element
- Transportation and Circulation Element
- Public Facilities and Services Element
- Natural Resources Element
- Recreation and Cultural Resources Element
- Health and Safety Element
- Air Quality Element
- Water Element

This Housing Element was prepared to be consistent with the other General Plan Elements. The County will maintain consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan, including the Housing Element. When the County adopts a comprehensive update to the General Plan, the County will review and update the Housing Element as necessary to maintain consistency.

## Public Participation

As part of the Housing Element Update process, the County implemented the State's public participation requirements, set forth in Government Code Section 65583(c)(7), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

The County held a stakeholder meeting on January 13, 2016. County staff and consultants distributed e-mail announcements of the stakeholder meeting to a list of various stakeholders including local residents, housing developers, social service providers, neighborhood associations, and the business community. The consultants also contacted the stakeholders by phone to encourage their attendance and participation. Furthermore, the County published public notices, posted flyers in English and Spanish in public locations throughout the county, and made announcements at the Municipal Advisory Council (MAC) meetings and on the County website. The County made the

Public Review Draft available to the public on February 3, 2016, and accepted public comments on the draft through March 1, 2016.

In addition to the stakeholder meeting, the County also distributed a survey to collect community input on housing needs. The County distributed the survey electronically in English and Spanish through e-mail and on the County website. The County also distributed paper copies in English and Spanish at the stakeholder workshop and at each of the eight MAC meetings during the month of January.

### ***Stakeholder Meeting (January 13, 2016)***

County staff and consultants held a stakeholder meeting on January 13, 2016 from 2:00-4:00 p.m. in County Administration Building room 310. The purpose of the meeting was to gather input from individuals and organizations in the community including local residents, non-profit and for-profit housing developers, and social service providers. A total of 22 people attended the meeting (see Appendix 5-A-4 for a list of Stakeholder Meeting participants and Appendix 5-A-5 for Stakeholder Meeting notes).

At the stakeholder meeting, the consultants presented a PowerPoint in English and Spanish. There were two projectors side-by-side with the presentation in both languages. The consultant presented in English and then the translator presented in Spanish. Following the presentation, County staff and consultants held a discussion in which they asked the workshop participants to identify the County's attributes and opportunities as well as major housing issues. The input provided by the community members and housing stakeholders was taken into account when reviewing existing policies and programs and considering new policies and programs in the updated Housing Element.

### ***Municipal Advisory Council (MAC) Meetings***

County staff attended the Municipal Advisory Council (MAC) meetings throughout January to inform residents about the Housing Element Update and provide opportunities for public comments. MAC meetings were held in the evening in Le Grand, Planada, Snelling, Delhi, Winton, Hilmar, McSwain, and Franklin-Beachwood. During the MAC meetings, County staff also distributed the survey in English and Spanish.

Staff attended the Le Grand MAC on January 4, 2016. One comment noted that Le Grand has a shortage of housing stock suitable for large families. A second comment noted that there is a shortage of apartment housing for seniors. Other comments included the lack of available homes for renters and the high cost of rent in Le Grand. Staff encouraged attendees to complete the survey, either electronically or by completing the paper surveys distributed.

Staff attended the Planada MAC on January 6, 2016. The MAC did not convene a meeting, as the building was inaccessible to the group. However, staff distributed the survey web addresses and paper copies (in English and Spanish). One attendee indicated they would place extra copies of the survey at the local health services office.

The Snelling MAC occurred on January 13, 2016. Attendees agreed that affordable housing was not an issue in Snelling. They further noted that approximately half of the housing in the community is rentals. Attendees also noted that water is a constraint in Snelling because the community relies on

individual water wells. Staff encouraged attendees to complete the survey, either electronically or by completing the paper surveys distributed.

Staff attended the Delhi MAC on January 14, 2016. The MAC and several members of the community held a discussion regarding housing issues related to the community of Delhi. Attendees noted a significant lack of affordable housing, and that people have been forced to leave the community to obtain affordable housing elsewhere. It was further noted that residents need larger housing units because the residents tend to have multiple generations in one house. The attendees expressed desires to see culturally-minded development in the future, specifically noting amenities such as fruit trees being planted in common areas of multifamily housing developments.

Staff attended the Winton MAC on January 19, 2016 to discuss the housing needs of Winton. Attendees acknowledged that although it may be difficult because of the limited water and sewer services available, they would like to see more development in existing vacant lots with entitlements. Residents generally agreed that there is a need for low-income housing and multifamily complexes.

Staff attended the Hilmar MAC on January 25, 2016. The community did not see a need for low-income or senior housing in the area. Overall, those who attended the meeting felt that the Hilmar Community Plan addressed their housing needs.

The Franklin-Beachwood MAC was held on January 27, 2016. Members of the MAC and the community raised concerns about the need for greater sewer and water capacity. For the most part, attendees agreed that there are good housing opportunities in the area and that infrastructure should be in place to handle the influx of people that come with adding more homes. One comment noted that there is a lack of housing available for seniors and transitional housing for foster youth.

The McSwain MAC was held on January 28, 2016. The MAC and members of the community generally agreed that there are no major concerns about housing conditions. Residents are happy with the Agricultural-Residential zoning in place.

### ***Survey on Housing Needs***

The County distributed a survey to collect community input on housing needs. The County distributed the survey electronically in English and Spanish through e-mail and on the County website. The County also distributed paper copies in English and Spanish at the stakeholder workshop and at each of the eight MAC meetings during the month of January. Paper copies of the survey were available in public places throughout the county including the County Administration Building, and given to community members for distribution or placement to areas they felt would be most accessible to the community. The County collected survey responses from December 28, 2015 to February 1, 2016. The County received a total of 57 responses: 41 in Spanish and 16 in English. Of the total 57 responses received, five were collected electronically through Survey Monkey and 52 were received via fax, directly at MAC meetings, and hand-delivered and mailed to the County Administration Building. The survey responses have been reviewed against the policies and programs in the Policy Document to make sure the issues relevant to the Housing Element are addressed (see Appendix 5-A-5 for copies of the surveys collected by the County).

***Planning Commission Study Session, February 10, 2016***

On February 10, 2016, the County held a study session with the Planning Commission to review the Draft Housing Element, solicit feedback from the Planning Commission, and provide the public an opportunity to comment on the Draft Housing Element. Notes on the public comments that the County received are included in Appendix 5-A-5.

***Board of Supervisors Study Session, March 1, 2016***

On March 1, 2016, the County held a study session with the Board of Supervisors to review the Draft Housing Element, solicit feedback from the Board of Supervisors, and provide the public an opportunity to comment on the Draft Housing Element. The Board of Supervisors authorized County staff to submit the Draft Housing Element to HCD. The County received public comments from the Leadership Counsel for Justice and Accountability, who followed up by submitting a public comment letter. The public comment letter is in Appendix 5-A-6.

**Major Findings*****Existing Needs Assessment***

- Merced County experienced rapid growth throughout the second half of the twentieth century and into the first decade of the twenty-first century. The county grew the fastest between 1980 and 1990 when the average annual growth rate (AAGR) was 2.8 percent. With the recession and housing foreclosure crisis, there has been more limited growth since adoption of the 2010 Housing Element.
- The population in the unincorporated areas grew at an AAGR of 1.3 percent from 2000 to 2014, a higher rate than the AAGR statewide period (0.9 percent). Based on the 2015 and 2040 population projection from the San Joaquin Valley Demographic Forecasts report, Merced County is projected to grow at an average annual rate of 1.8 percent between 2015 and 2020, and 1.7 percent annually between 2020 and 2025. From 2015 to 2025, Merced County is projected to have approximately 53,000 additional people that will need housing.
- Agriculture is an economic strength in Merced County. In 2012, agriculture accounted for 12.6 percent of the county's total employment, which is a decrease from 18.2 percent in 2000. Despite this decline, the county's share of agriculture employment in 2012 exceeds that of the state by nearly six times.
- From 2000 to 2014, of the 3,137 new housing units constructed in the unincorporated county, 92.4 percent were single family homes. Multifamily units accounted for 389 units or 12.4 percent of all new units. Mobile/modular homes had a loss of 153 units.
- In the unincorporated county, overcrowded households accounted for 14.4 percent of all renter-occupied units, while overcrowded households only accounted for 4.9 percent of all owner-occupied units. The proportion of severely overcrowded rental units in the unincorporated county is also much higher than that of severely overcrowded owner-occupied units (4.1 percent and 0.9 percent, respectively).
- A three-person household was classified as low-income (below 80 percent of median) with an annual income of up to \$41,700 in 2015. A household with this income could afford to



pay a monthly gross rent (including utilities) of up to \$1,043 or to purchase a house priced at \$172,621 or less.

- Merced County recently (March 2016) adopted Zoning Code Amendments to address State law requirements for transitional and supportive housing. The Zoning Code Amendments explicitly state that supportive housing is a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- Many households with a single wage earner would have difficulty purchasing a home in unincorporated Merced County, where the median sales price for homes was \$204,000 in September 2015. In comparison to the statewide median home sales price of \$418,000, Merced County is relatively affordable.
- The County Housing Authority manages four seasonal/migrant housing centers providing 228 units. The facilities are available during the six-month harvest season (May-November) and reserved only for farmworkers and their families. Regarding permanent farmworker housing, the Joe Serna Farm Worker Grant Program funded three projects in Merced County to provide a total of 197 units for farmworkers and their family members. There are an additional 10 permanent employee housing facilities in Merced County that provide housing for 326 employees.

#### ***Future Needs Assessment***

- MCAG allocated 4,456 new housing units to unincorporated Merced County for the 2014 to 2023 projection period. The allocation is equivalent to a yearly need of approximately 445 housing units. Of the total RHNA, 2,571 units are to be affordable to moderate-income households and below, including 542 extremely low-income units, 543 very low-income units, 775 low-income units, and 711 moderate-income units.
- The previous Housing Element included a program to rezone 48.7 acres within the University Community Plan. The rezoning was needed to accommodate the remaining need of 974 lower-income units to meet the 2007-2014 RHNA. Merced County was not able to complete the rezone program, and must rezone to accommodate the 974 units within one year of the Housing Element adoption due date.

#### ***Resource Inventory***

- Merced County's residential holding capacity exceeds its RHNA by 35,911 units, and has surplus capacity in all income categories. However, the County still has an obligation to accommodate 974 lower-income units from the 2007-2014 RHNA.
- Merced County currently (January 2016) has one affordable housing project with 32 units at risk of converting to market rate within this Housing Element time frame.

**Potential Housing Constraints**

- Processing and permit procedures do not constitute a development constraint in Merced County.
- The County does not fully comply with the State Employee Housing Act. The County is currently (January 2016) in the process of updating the Zoning Code and will include provisions to comply with State law requirements for employee housing.
- State law requires jurisdictions to allow emergency shelters without a conditional use permit. Merced County recently (March 2016) adopted Zoning Code Amendments to allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit in the M-1 (Light Manufacturing) and M-2 (General Manufacturing) Zones. The zones identified have to have land available to accommodate an emergency shelter.
- Merced County recently (March 2016) adopted Zoning Code Amendments to explicitly state that transitional and supportive housing are residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- Merced County's Zoning Code is not consistent with the most recent State law regarding density bonuses. The minimum affordability requirements need to be updated to be consistent with State law. Additionally, the code needs to be updated to explicitly state that the County will provide up to three incentives as required by State law. The County is currently (January 2016) in the process of updating the Zoning Code and will include provisions to comply with State law requirements for density bonuses and related incentives.

**Evaluation**

- The County was awarded \$700,000 in HOME and \$1 million in CDBG for housing programs, including the First-Time Homebuyer Program and Homeowner Rehabilitation Program.
- The County continues to partner with other public agencies and non-profit organizations to provide loans to qualified low-income, first-time homebuyers.
- The County provides zero-interest loans of up to \$70,000 for rehabilitation and \$100,000 for reconstruction, with payment deferred for 30 years. The County continues to work with other public agencies and non-profit organizations to provide grants and loans to qualified low-income families to rehabilitate their homes.
- The County worked with non-profit partners to expend Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate foreclosed properties. The County rehabilitated and sold 14 units to low-income households using NSP-3 funds.

## 5.1 Existing Needs Assessment

The section includes population and household characteristics, housing inventory and supply, and housing affordability. The section also discusses the housing needs of “special” population groups as defined in State law. The analysis in this section focuses mainly on the unincorporated parts of the county, where Merced County government has jurisdiction. Data for incorporated areas, the entire county, and California is presented for comparison or when unincorporated data is not available. This facilitates an understanding of the county’s characteristics by illustrating how the county is similar to, or differs from, the state or cities in various aspects of demographic, employment, and housing characteristics and needs.

The data in this section is primarily from the 2009-2013 American Community Survey. Other sources of information include: California Department of Finance (DOF); California Employment Development Department (EDD); U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); and local economic data (such as home sales prices, rents, wages, etc.).

### Demographic and Employment Characteristics and Trends

The purpose of this section is to establish “baseline” population, employment, and housing characteristics for Merced County.

#### Population

Table 5-1 shows the historic population trends for Merced County. As shown in the table, the county experienced rapid growth throughout the second half of the 20<sup>th</sup> century and into the 21<sup>st</sup> century. The county grew the fastest between 1980 and 1990 when the average annual growth rate (AAGR) was 2.8 percent. From 2010 to 2014, the population grew at an average rate of 0.9 percent annually.

<b>TABLE 5-1</b> <b>Historic Population</b> <b>Merced County</b> <b>1950-2014</b>			
<b>Year</b>	<b>Population</b>	<b>Change</b>	<b>AAGR</b>
1950	70,800	--	--
1960	90,446	19,646	2.5%
1970	104,629	14,183	1.5%
1980	135,500	30,871	2.6%
1990	179,400	43,900	2.8%
2000	210,554	31,154	1.6%
2010	255,793	45,239	2.0%
2014	264,922	9,129	0.9%

*Source: HCD Pre-Approved Data Package; DOF, Table E-5 Population Estimates for Cities, Counties, and the State, 2010-2014; DOF, Table 2a Historical Census Populations of California State, Counties, Cities, Places, and Towns, 1850-2000.*

Table 5-2 shows a breakdown of the population growth in Merced County's cities and the unincorporated county between 2000 and 2014. As shown in the table, the majority of the county's population growth occurred in the cities. Los Banos was the fastest growing city in the county with an average growth rate of 2.6 percent annually. The cities of Livingston and Merced also experienced significant population increases over this 14-year period, with AAGRs of 2.0 and 1.7 percent, respectively. The unincorporated area of Merced County had an AAGR of 1.3 percent from 2000 to 2014. All of the jurisdictions within the county grew faster than the statewide average of 0.9 percent.

<b>TABLE 5-2</b> <b>Population Change</b> <b>Merced County and California</b> <b>2000 and 2014</b>					
<b>Area</b>	<b>2000</b>	<b>2014</b>	<b>Absolute Change</b>	<b>% Change</b>	<b>AAGR</b>
Atwater	23,113	29,050	5,937	25.7%	1.6%
Dos Palos	4,385	5,050	665	15.2%	1.0%
Gustine	4,698	5,648	950	20.2%	1.3%
Livingston	10,473	13,793	3,320	31.7%	2.0%
Los Banos	25,869	37,168	11,299	43.7%	2.6%
Merced	63,893	81,130	17,237	27.0%	1.7%
<b>Cities Total</b>	<b>132,431</b>	<b>171,839</b>	<b>39,408</b>	<b>29.8%</b>	<b>1.9%</b>
<b>Unincorporated County</b>	<b>78,123</b>	<b>93,083</b>	<b>14,960</b>	<b>19.1%</b>	<b>1.3%</b>
<b>County Total</b>	<b>210,554</b>	<b>264,922</b>	<b>54,368</b>	<b>25.8%</b>	<b>1.7%</b>
<b>California</b>	<b>33,873,086</b>	<b>38,357,121</b>	<b>4,484,035</b>	<b>13.2%</b>	<b>0.9%</b>

Source: HCD Pre-Approved Data Package; DOF, Table E-5 Population Estimates for Cities, Counties, and the State, 2011-2014, 2008.

Currently (January 2016) there are 19 census-designated places (CDPs) in Merced County, although at the time of the 2000 Census there were only six CDPs in the County. Table 5-3 shows the population of the CDPs in Merced County in 2000 and 2010. Delhi and Winton had the greatest populations in 2010 at 10,755 and 10,613, respectively. In comparison, Tuttle had the smallest population at 103 in 2010.

<b>TABLE 5-3</b> <b>Population</b> <b>Census-Designated Places in Merced County</b> <b>2000 and 2010</b>				
<b>Census-Designated Place</b>	<b>2000<sup>1</sup></b>	<b>2010</b>	<b>Absolute Change</b>	<b>% Change</b>
Ballico	--	406	--	--
Bear Creek	--	290	--	--
Cressey	--	394	--	--
Delhi	8,022	10,755	2,733	34.1%
Dos Palos	--	323	--	--
El Nido	--	330	--	--
Franklin	--	6,149	--	--
Hilmar-Irwin	4,807	5,197	390	8.1%
Le Grand	1,760	1,659	-101	-5.8%
McSwain	--	4,171	--	--
Planada	4,369	4,584	215	4.9%
Santa Nella	--	1,380	--	--
Snelling	--	231	--	--
South Dos Palos <sup>2</sup>	1,385	1,620	235	17.0%
Stevinson	--	313	--	--
Tuttle	--	103	--	--
UC Merced <sup>3</sup>	--	--	--	--
Volta	--	246	--	--
Winton	8,832	10,613	1,781	20.2%

Notes:

<sup>1</sup>Data from the 2000 U.S. Census was not available for all of the CDPs.

<sup>2</sup>The CDP boundary for the South Dos Palos changed between 2000 and 2010

<sup>3</sup> Data was not available for UC Merced.

Source: U.S. Census, 2010 and 2000.

## Age

Table 5-4 illustrates the age distribution in unincorporated Merced County, the incorporated cities within the county, and California in 2013. Compared to California, Merced County had a lower proportion of residents in the 35 and older age groups and a higher proportion of residents in the younger age groups, especially the 5 to 14 age groups. The age distribution within the unincorporated and incorporated areas of the county is similar with a slightly higher proportion of youth in cities. The median age in Merced County in 2013 (30.0 years) was several years younger than the statewide average (35.4 years).

**TABLE 5-4**  
**Population by Age**  
**Merced County and California**  
**2013**

Age Group	Unincorporated Merced County		Incorporated Merced County		California	
	Number	Percent	Number	Percent	Number	Percent
Under 5	6,959	7.7%	14,962	8.9%	2,527,752	6.7%
5 to 14	14,825	16.4%	29,472	17.5%	5,082,662	13.5%
15 to 19	8,754	9.7%	15,068	9.0%	2,750,118	7.3%
20 to 24	6,831	7.5%	14,232	8.5%	2,843,639	7.6%
25 to 34	11,695	12.9%	23,949	14.2%	5,420,158	14.4%
35 to 44	11,792	13.0%	20,438	12.2%	5,172,373	13.7%
45 to 54	11,934	13.2%	19,190	11.4%	5,233,774	13.9%
55 to 64	8,404	9.3%	15,016	8.9%	4,181,840	11.1%
65 and over	9,371	10.3%	15,815	9.4%	4,446,865	11.8%
<b>Total</b>	<b>90,565</b>	<b>100.0%</b>	<b>168,142</b>	<b>100.0%</b>	<b>33,871,648</b>	<b>100.0%</b>

Source: 2009-2013 American Community Survey.

### Race and Ethnicity

Table 5-5 summarizes American Community Survey data related to the race and ethnicity of residents of Merced County and California in 2013. The table shows that 37.2 percent of unincorporated and 28.0 percent of incorporated Merced County's population was non-Hispanic white in 2013, which is a decrease from 45.3 percent and 37.9 percent in 2000. Hispanics are the majority in Merced County accounting for 53.8 percent of the unincorporated county population and 56.6 percent in the cities, which is much higher than the percentage of the statewide population at 37.9 percent. While Asians made up over 13 percent of the statewide population, this group accounted for 9 percent of the cities and 4.7 percent of the unincorporated county population. Merced County's population is less racially diverse than California as a whole, particularly in the unincorporated areas of the county.

**TABLE 5-5**  
**Population Breakdown by Race/Ethnicity**  
**Merced County and California**  
**2013**

Race/Ethnicity	Unincorporated Merced County		Incorporated Merced County		California	
	Number	Percent	Number	Percent	Number	Percent
Hispanic or Latino	48,697	53.8%	95,161	56.6%	14,270,345	37.9%
Not Hispanic or Latino						
White	33,656	37.2%	47,052	28.0%	14,937,880	39.7%
Black or African-American	2,248	2.5%	6,625	3.9%	2,153,341	5.7%
American Indian & Alaska Native	249	0.3%	732	0.4%	146,496	0.4%
Asian	4,300	4.7%	15,145	9.0%	4,938,488	13.1%
Native Hawaiian & Other Pacific Islander	358	0.4%	153	0.1%	136,053	0.4%
Some other race	34	0.0%	269	0.2%	81,604	0.2%
Two or more races	1,023	1.1%	3,005	1.8%	994,974	2.6%
<b>Total Population</b>	<b>90,565</b>	<b>100.0%</b>	<b>168,142</b>	<b>100.0%</b>	<b>33,871,648</b>	<b>100.0%</b>

Source: 2009-2013 American Community Survey.

### Income and Employment

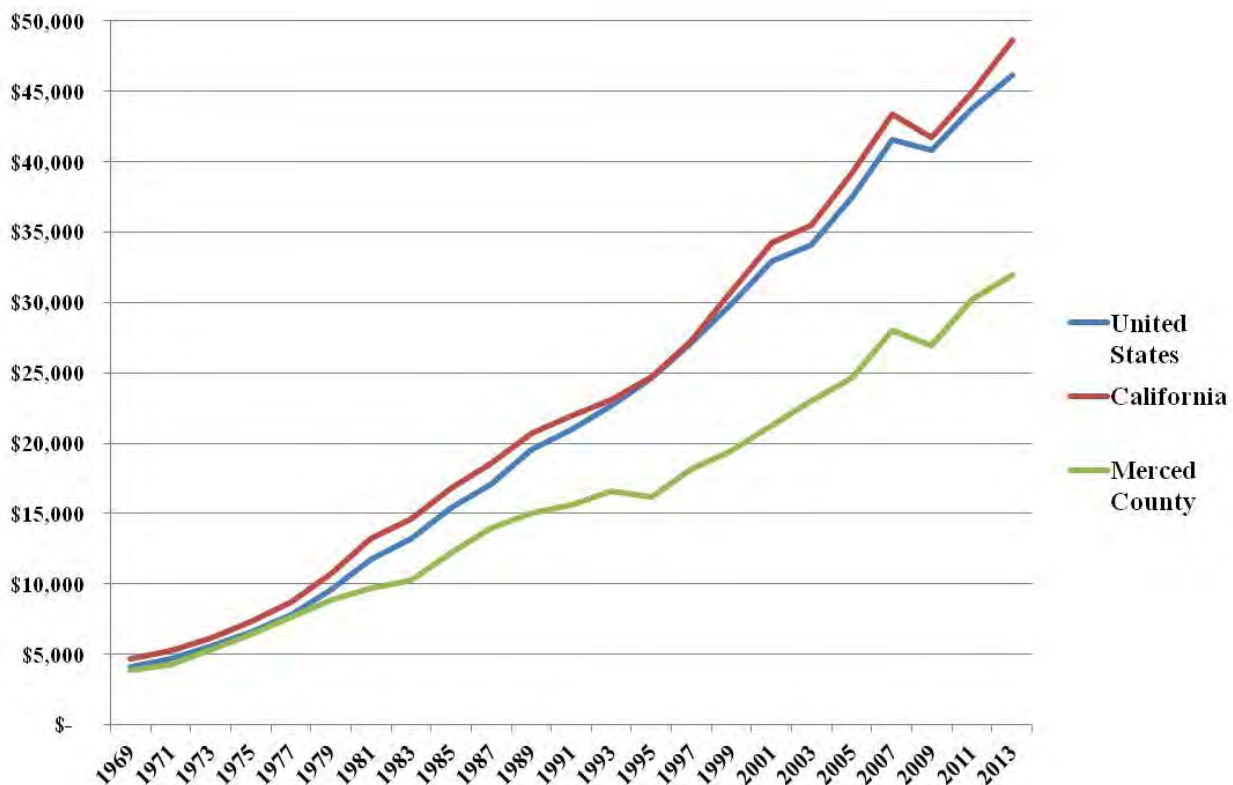
Local demand for housing is significantly impacted by income, employment characteristics, and regional job growth. To effectively address the housing and jobs relationship, an understanding of local salary and job profiles is needed. This section analyzes personal income, household income, and employment characteristics for Merced County.

#### Personal Income

Merced County per-capita personal income has not kept pace with the country and California for the past 30 years. As shown in Figure 5-1, from 1969 to 2013 per-capita personal income in Merced County rose from \$3,851 to \$31,935. During this same time period, per-capita personal income

statewide rose from \$4,692 to \$48,617 and nationwide per-capita personal income increased from \$4,142 to \$46,177. In 1969, California's per-capita personal income was 21.8 percent greater than Merced County, although by 2013 the gap increased to 52.2 percent.

**FIGURE 5-1**  
**Per-Capita Personal Income**  
**Merced County, California, and the United States**  
**1969-2013**



Source: U.S. Department of Commerce, Bureau of Economic Analysis, 2015.

### **Household Income**

Table 5-6 shows the distribution of household income for Merced County and California in 2000 and 2013. In the unincorporated county, cities, and statewide the proportion of income groups earning \$49,999 and lower decreased from 2000 to 2013. For Merced County, the income group earning \$50,000 to \$74,999 remained stable from 2000 to 2013. At the other end of the income spectrum, both the county and state increased in the proportion of households earning \$75,000 or more. For Merced County, these figures demonstrate a greater concentration of households in lower and middle income groups in 2000, and growing to an increasingly even distribution of income in 2013. Statewide an increasing proportion of households are earning \$75,000 or more. In 2013, the median income in Merced County was \$59,420, compared to \$85,408 statewide.



**TABLE 5-6**  
**Household Income Distribution**  
**Merced County and California**  
**2000 and 2013**

Income Group	Unincorporated				Incorporated				California			
	2000		2013		2000		2013		2000		2013	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	2,276	9.9%	1,375	5.4%	4,781	11.7%	3,923	7.9%	967,089	8.4%	714,855	5.7%
\$10,000 to \$14,999	1,702	7.4%	1,761	6.9%	3,353	8.2%	3,885	7.8%	648,780	5.6%	646,495	5.2%
\$15,000 to \$24,999	3,244	14.1%	3,554	13.8%	6,463	15.8%	7,095	14.3%	1,318,246	11.5%	1,201,822	9.6%
\$25,000 to \$34,999	3,590	15.7%	3,125	12.2%	6,076	14.8%	6,793	13.7%	1,315,085	11.4%	1,137,796	9.1%
\$35,000 to \$49,999	4,047	17.6%	4,028	15.7%	6,965	17.0%	7,108	14.3%	1,745,961	15.2%	1,541,102	12.3%
\$50,000 to \$74,999	4,139	18.0%	4,491	17.5%	7,692	18.8%	9,286	18.7%	2,202,873	19.1%	2,122,567	16.9%
\$75,000 to \$99,999	2,009	8.8%	2,556	10.0%	3,188	7.8%	5,272	10.6%	1,326,569	11.5%	1,551,514	12.4%
\$100,000 to \$149,999	1,171	5.1%	2,758	10.7%	1,746	4.3%	4,362	8.8%	1,192,618	10.4%	1,870,135	14.9%
Over \$150,000	756	3.3%	2,039	7.9%	735	1.8%	1,998	4.0%	794,799	6.9%	1,756,174	14.0%
<b>Total</b>	<b>22,934</b>	<b>100.0%</b>	<b>25,687</b>	<b>100.0%</b>	<b>40,999</b>	<b>100.0%</b>	<b>49,722</b>	<b>100.0%</b>	<b>11,512,020</b>	<b>100.0%</b>	<b>12,542,460</b>	<b>100.0%</b>

Source: 2009-2013 American Community Survey; U.S. Census, SF3, 2000.

### Existing Employment

Table 5-7 shows the employment and unemployment rates along with industry employment by major classification for all of Merced County and California for 2000 and 2012.

Agriculture is Merced County's economic strength and distinguishes the county from the state. In 2012, agriculture accounted for 12.6 percent of the county's total employment, which is a decrease from 18.2 percent in 2000. This difference is likely attributed to advances in technology, which has resulted in a smaller need for human labor. Despite this decline, the county's share of agriculture employment in 2012 exceeds that of the state by nearly six times (2.3 percent). Other sectors of Merced County's economy are comparable to the statewide average, including: construction; wholesale trade; and transportation, warehousing, and utilities. Other sectors of the economy such as professional and business services and financial activities are under-represented in the county. While most industries either grew or remained stable between 2000 and 2012, the public administration sector lost jobs, decreasing from 12,200 to 4,118 jobs. From 2000 to 2012, education and health services increased by 15,283 jobs, some of which is attributed to the establishment of UC Merced. The average annual job growth rate in Merced County was 3.3 percent from 2000 to 2012, whereas the rate was 0.9 percent statewide during the same period.

**TABLE 5-7**  
**Employment by Industry**  
**Merced County and California**  
**2000 and 2012**

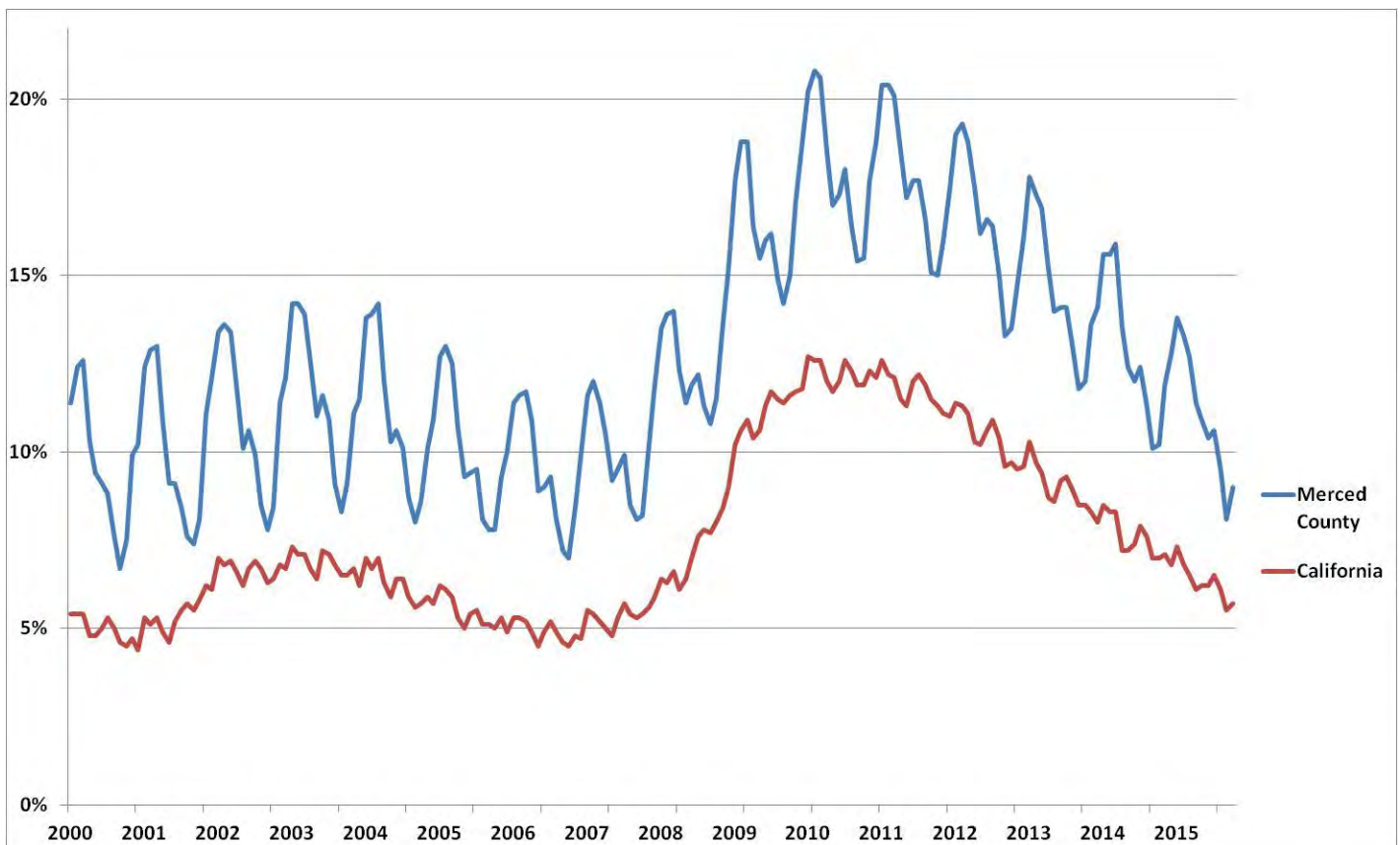
	Merced County				California			
	2000		2012		2000		2012	
Jobs by Place of Residence								
Civilian Employment	81,600	90.4%	94,612	83.9%	16,024,333	95.1%	16,614,362	89.0%
Civilian Unemployment	8,700	9.6%	18,179	16.1%	833,242	4.9%	2,059,444	11.0%
Civilian Labor Force	90,300	100.0%	112,791	100.0%	16,857,575	100.0%	18,673,806	100.0%
Jobs by Place of Employment								
Total Non-farm	52,200	81.8%	82,688	87.4%	14,487,775	97.3%	16,233,246	97.7%
Construction	2,100	3.3%	5,954	6.3%	733,450	5.1%	1,027,677	6.2%
Manufacturing	10,400	16.3%	10,989	11.6%	1,864,058	12.9%	1,679,459	10.0%
Wholesale Trade	1,400	2.2%	3,320	3.5%	646,192	4.5%	531,766	3.2%
Retail Trade	7,000	11.0%	11,381	12.0%	1,563,208	10.8%	1,845,115	11.1%
Transport., Warehousing & Utilities	1,700	2.7%	4,657	4.9%	518,292	3.6%	775,530	4.7%
Information	1,400	2.2%	1,555	1.6%	576,692	4.0%	476,470	2.9%
Financial Activities	1,600	2.5%	3,222	3.4%	806,883	5.6%	1,081,487	6.5%
Professional and Business Services	3,300	5.2%	6,055	6.4%	2,210,333	15.3%	2,072,394	12.5%
Educational and Health Services	5,100	8.0%	20,383	21.5%	1,401,025	9.7%	3,473,640	20.9%
Leisure and Hospitality	4,500	7.1%	6,800	7.2%	1,335,458	9.2%	1,598,029	9.6%
Other Services	1,500	2.4%	4,254	4.5%	487,733	3.4%	781,684	4.7%
Public Administration	12,200	19.1%	4,118	4.4%	2,317,992	16.0%	889,995	5.4%
Total Farm	11,600	18.2%	11,924	12.6%	406,608	2.7%	381,116	2.3%
Total Industry Employment	63,800	100.0%	94,612	100.0%	14,894,383	100.0%	16,614,362	100.0%

Source: HCD Pre-Approved Data Package using 2012 American Community Survey; California Employment Development Department, Employment by Industry Data, 2000.

### Unemployment

Figure 5-2 shows the unemployment rates for Merced County and California between January 2000 and October 2015. The unemployment rates shown in Figure 5-2 are not seasonally adjusted, and therefore reflect fluctuations due to seasonal events, such as the harvest season for the agriculture industry. From 2000 to 2007, unemployment rates remained fairly constant, and drastically increased between 2007 and 2010. Unemployment rates peaked in January 2010 statewide at 12.7 percent and in February 2010 for Merced County at 20.8 percent. Unemployment rates have been steadily decreasing since 2010. In October 2015, unemployment rates stood at 9.0 percent for Merced County and 5.7 percent for California.

**FIGURE 5-2**  
**Unemployment Rate<sup>1</sup>**  
**Merced County and California**  
**January 2000-October 2015**



Note:

<sup>1</sup> Unemployment rates are not seasonally adjusted.

Source: U.S. Bureau of Labor Statistic, 2000-2015.

## **Population and Employment Projections**

### **Population Projections**

Merced County Association of Governments (MCAG) prepared population projections for the 2014 Regional Transportation Plan. The population projections for Merced County include planned growth from UC Merced. Table 5-8 shows the population projections from 2015 through 2040. The table also shows AAGR for each time period. The unincorporated county's population is projected to increase by an AAGR of 1.6 percent from 2015 to 2040. From 2015 to 2040, MCAG projects an increase of 45,600 additional people in the unincorporated county.

<b>TABLE 5-8</b> <b>Population Projections</b> <b>Unincorporated Merced County</b> <b>2015-2040</b>		
<b>Year</b>	<b>Population</b>	<b>AAGR</b>
2015	91,300	--
2020	99,900	1.8%
2025	108,100	1.6%
2030	116,500	1.5%
2035	128,100	1.9%
2040	136,900	1.3%

*Source: Merced County Association of Governments, 2014.*

### **Employment Projections**

Employment projections estimate the number of jobs that will be located in the county in the future. Although the projections have a high degree of uncertainty due to ever-changing local, regional, and/or national economic conditions, they provide a valuable estimate. The Merced County Association of Governments (MCAG) projected countywide employment based on data from the 2000 Census, 2007 MCAG Regional Transportation Plan (an analysis of build-out and zoning), figures from major approved commercial and industrial projects, and input from local jurisdictions.

MCAG projects Merced County will add roughly 40,000 jobs between 2010 and 2030. As shown in Table 5-9, rates of job growth in both incorporated cities (2.4 percent AAGR in incorporated cities) and unincorporated areas (2.3 percent AAGR in unincorporated areas) are expected to increase the fastest from 2015 to 2020. Overall, jobs in incorporated cities are expected to grow at just over 2 percent per year compared to just over 1 percent in unincorporated areas.

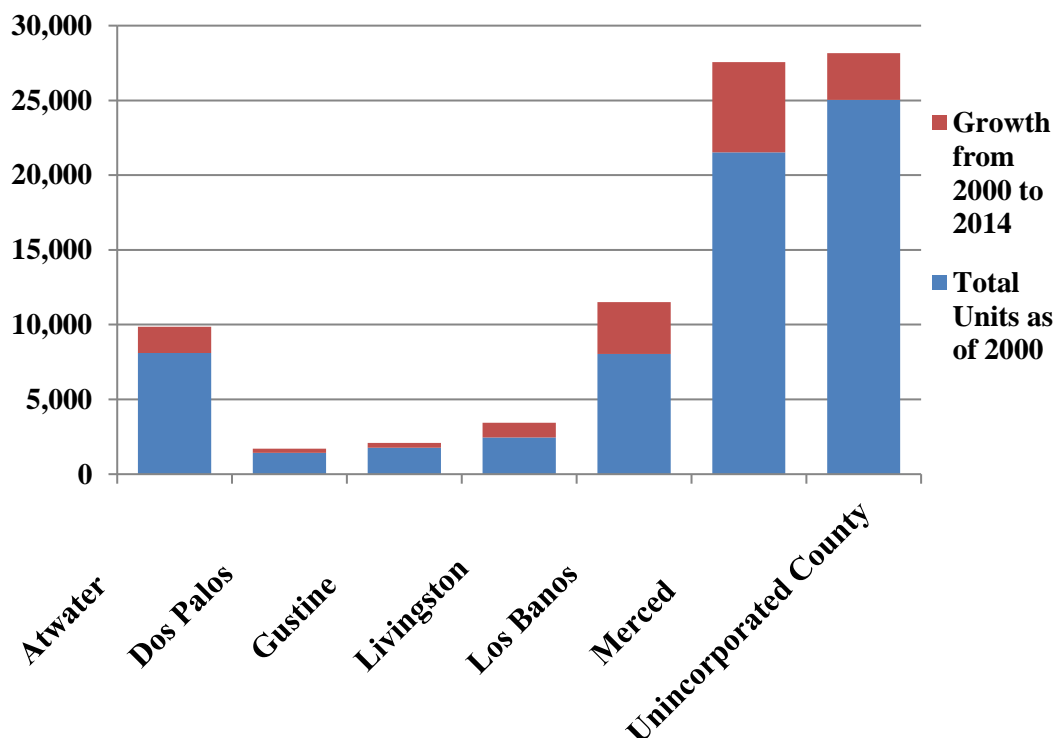
<b>TABLE 5-9</b> <b>Merced County Association of Governments</b> <b>Employment Projections</b> <b>Merced County and California</b> <b>2005-2030</b>						
	Unincorporated Merced County		Incorporated Merced County		Countywide	
	Number	AAGR	Number	AAGR	Number	AAGR
2010	31,800	--	63,400	--	95,200	--
2015	33,300	0.9%	70,600	2.2%	103,900	1.8%
2020	37,300	2.3%	79,500	2.4%	116,800	2.4%
2025	39,500	1.2%	88,600	2.2%	128,100	1.9%
2030	41,600	1.0%	95,600	1.5%	137,200	1.4%

Source: Merced County Association of Governments, 2007.

## Housing Stock and Household Characteristics

Figure 5-3 shows the total housing units and housing unit growth for jurisdictions in Merced County. Between 2000 and 2014, 15,925 new housing units were built in Merced County, 3,137 of which were built in the unincorporated areas. However, the majority of housing unit growth occurred in the cities (12,788 units total). The city of Merced alone accounted for 38 percent of all new housing unit growth. The data on population and housing growth shows that the cities in Merced County have seen more growth during the last decade than the unincorporated county.

**FIGURE 5-3**  
**Housing Unit Growth**  
**Merced County**  
**2000-2014**



Source: HCD Pre-approved Data Package using DOF Table E-5, 2013; California Department of Finance, 2008.

Table 5-10 compares 2000 and 2013 Census data for a variety of housing characteristics, including household type, vacancy status, and household composition for unincorporated Merced County, the cities in the county, and California. The proportion of persons living in group quarters increased from 2000 to 2013 in the unincorporated county, although it decreased in the cities and statewide. Group quarters include correctional institutions, nursing homes, college dormitories, and military quarters. The growth in group quarters population in the county is mostly attributed to dormitories at UC Merced, which was established in 2005.

The housing vacancy rate in the unincorporated county increased by 2.9 percent from 2000 to 2013, while there was an increase of 3.6 percent in the cities and 2.8 percent statewide. Approximately 11 percent of housing units in the unincorporated areas of the county were vacant in 2013, which is primarily the result of the large number of foreclosures during the recent recession. This vacancy rate is higher than the statewide vacancy rate of 8.6 percent in 2013. The cities in the county had a similar vacancy rate to the state, at 9.4 percent.

The Census divides households into two types depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include either persons who live alone or groups composed of non-related individuals. As shown in Table 5-

10, 81.0 percent of households in the unincorporated county were family households in 2013 compared to 68.6 percent statewide. The proportion of family households has remained stable from 2000 to 2013 in the unincorporated county, cities, and statewide.

**TABLE 5-10**  
**Summary of Housing Characteristics**  
**Merced County and California**  
**2000 and 2013**

	Unincorporated Merced County				Incorporated Merced County				California			
	2000		2013		2000		2013		2000		2013	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Household Type</b>												
Persons Living in Households	76,943	98.7%	87,014	96.1%	130,756	98.6%	166,685	99.1%	33,051,894	97.6%	36,843,355	97.8%
Persons Living in Group Quarters	984	1.3%	3,551	3.9%	1,871	1.4%	1,457	0.9%	819,754	2.4%	815,826	2.2%
<b>Total Population</b>	<b>77,927</b>	<b>100.0%</b>	<b>90,565</b>	<b>100.0%</b>	<b>132,627</b>	<b>100.0%</b>	<b>168,142</b>	<b>100.0%</b>	<b>33,873,086</b>	<b>100.0%</b>	<b>37,659,181</b>	<b>100.0%</b>
<b>Vacancy Status</b>												
Occupied Housing Units	22,915	91.8%	25,687	88.8%	40,900	94.2%	49,722	90.6%	11,502,870	94.2%	12,542,460	91.4%
Vacant Housing Units	2,060	8.3%	3,246	11.2%	2,498	5.8%	5,173	9.4%	711,679	5.8%	1,184,409	8.6%
<b>Total Housing Units</b>	<b>24,975</b>	<b>100.0%</b>	<b>28,933</b>	<b>100.0%</b>	<b>43,398</b>	<b>100.0%</b>	<b>54,895</b>	<b>100.0%</b>	<b>12,214,549</b>	<b>100.0%</b>	<b>13,726,869</b>	<b>100.0%</b>
<b>Household Composition</b>												
Family households	18,757	81.9%	20,803	81.0%	31,003	75.8%	37,516	75.5%	7,920,049	68.9%	8,603,822	68.6%
Non-family households	4,158	18.1%	4,884	19.0%	9,897	24.2%	12,206	24.5%	3,582,821	31.1%	3,938,638	31.4%
<b>Total Households</b>	<b>22,915</b>	<b>100.0%</b>	<b>25,687</b>	<b>100.0%</b>	<b>40,900</b>	<b>100.0%</b>	<b>49,722</b>	<b>100.0%</b>	<b>11,502,870</b>	<b>100.0%</b>	<b>12,542,460</b>	<b>100.0%</b>

Source: 2009-2013 American Community Survey; U.S. Census, 2000.



Table 5-11 shows the average household size for Merced County as a whole and the state of California. Average household size is a function of the number of people living in households (the population in group quarters is not counted) divided by the number of occupied housing units. In 2013 the average persons per household in Merced County was 3.36 persons, which is higher than the statewide average of 2.94 persons. Both Merced County and the state had an increase in average persons per household from 1990 to 2013.

Since rental units are usually apartments with a small number of rooms, the average household size of renter households tends to be lower than that of owner households across the state. However, Table 5-11 shows the average household size for renter occupied units is slightly higher than owner occupied units in Merced County for all three points in time.

**TABLE 5-11**  
**Average Household Size by Tenure**  
**Merced County and California**  
**1990, 2000, and 2013**

	Merced County			California		
	1990	2000	2013	1990	2000	2013
Persons Per Household	3.17	3.25	3.36	2.79	2.87	2.94
Household Size: Owner-Occupied Units	2.97	3.15	3.25	2.84	2.93	2.98
Household Size: Renter-Occupied Units	3.40	3.40	3.50	2.74	2.79	2.88

*Source: 2009-2013 American Community Survey; U.S. Census, 1990 and 2000.*

### ***Housing Inventory/Supply***

This section provides information about the supply of housing in the county. This section also includes information on changes in vacancy and the structural condition of the units.

Table 5-12 summarizes housing units by type for Merced County and California in 2000 and 2014. Single family homes continue to be the largest percentage of the housing stock in unincorporated and incorporated Merced County and statewide. From 2000 to 2014, of the 3,137 new housing units constructed in the unincorporated county, 92.4 percent were single family homes. Multifamily units accounted for 389 units or 12.4 percent of all new units built in the unincorporated county. Mobile/modular homes had a loss of 153 units from 2000 to 2014. In 2014 single family homes made up 75.5 percent of all housing units in Merced County, compared to 65.0 percent statewide. In 2014, multifamily units made up only 6.2 percent of the housing stock for the unincorporated county compared to 23.8 percent in the cities. These percentages were lower than that for all of California, in which 31.0 percent of the housing stock was multifamily.

As previously stated, the majority of residential growth between 2000 and 2014 occurred in the cities within the county. Over 66 percent of all new units were constructed in the cities, and nearly 64 percent of all new single family homes were built in the cities.

**TABLE 5-12**  
**Housing Units by Type**  
**Merced County and California**  
**2000 and 2014**

	2000		2014		Growth from 2000 to 2014
	Units	Percent	Units	Percent	
Unincorporated Merced County					
Single Family	20,115	80.4%	23,014	81.7%	2,899
2 to 4 Units	782	3.1%	1,007	3.6%	225
5+ Units	574	2.3%	738	2.6%	164
Mobile Homes	3,558	14.2%	3,405	12.1%	-153
Total	25,029	100.0%	28,166	100.0%	3,137
Incorporated Merced County					
Single Family	30,423	70.2%	40,660	72.4%	10,237
2 to 4 Units	4,386	10.1%	6,556	11.7%	2,170
5+ Units	6,844	15.8%	6,785	12.1%	-59
Mobile Homes	1,691	3.9%	2,133	3.8%	442
Total	43,344	100.0%	56,132	100.0%	12,788
Merced County Total					
Single Family	50,538	73.9%	63,674	75.5%	13,136
2 to 4 Units	5,168	7.6%	7,563	9.0%	2,395
5+ Units	7,418	10.8%	7,523	0.1%	105
Mobile Homes	5,249	7.7%	5,538	6.6%	289
Total	68,373	100.0%	84,298	100.0%	15,925
California					
Single Family	7,815,035	64.0%	9,041,758	65.0%	1,226,723
2 to 4 Units	1,024,896	8.4%	1,121,287	8.1%	96,391
5+ Units	2,804,931	23.0%	3,191,257	22.9%	386,326
Mobile Homes	569,688	4.7%	560,407	4.0%	-9,281
Total	12,214,550	100.0%	13,914,709	100.0%	1,700,159

Source: HCD Pre-approved Data Package; California Department of Finance, Table E-5, 2014 and 2000.

### **Housing Conditions**

The U.S. Census provides limited data to infer the condition of Merced County's housing stock. U.S. Census data on housing stock conditions include whether housing units have complete plumbing and kitchen facilities. Since less than 1 percent of all housing units in Merced County lack complete plumbing or kitchen facilities (see Table 5-13), these indicators do not reveal much about overall housing conditions.

Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community's housing stock. Table 5-13 shows the decade in which units were built for owner-occupied and renter-occupied housing units in

unincorporated and incorporated Merced County and California in 2013. As shown in the table, Merced County's housing stock is relatively newer than California's housing stock, with a greater proportion of houses built in 1990 or later.

In 2013, 36.7 percent of the housing stock in the unincorporated county was less than 25 years old. While this percentage is slightly lower than that of the cities in the county (37.6 percent), it is higher than that of the state (24.6 percent). Similarly, California has a much higher proportion of houses built in 1950 or earlier (30.0 percent) compared to unincorporated Merced County (20.4 percent) and the cities in the county (19.1 percent).

The median year built for owner-occupied units in all of Merced County in 2013 was 1984, compared to 1974 statewide. The median year built for renter-occupied units in Merced County was 1980, compared to 1973 statewide. This data regarding housing stock age and kitchen and plumbing facilities may suggest that, while the majority of homes in Merced County are relatively new, there is still a small part of the housing stock in Merced County that is in need of rehabilitation.

**TABLE 5-13**  
**Age of Housing Stock & Housing Stock Conditions by Tenure**  
**Merced County and California**  
**2013**

	Unincorporated Merced County		Incorporated Merced County		California	
	Number	Percent	Number	Percent	Number	Percent
<b>Owner-Occupied Housing Units</b>						
Built 2010 or Later	19	0.1%	73	0.3%	26,2476	0.4%
Built 2000 to 2009	3,292	20.7%	6,473	26.4%	904,850	13.0%
Built 1990 to 1999	2,719	17.1%	4,210	17.2%	803,152	11.6%
Built 1980 to 1989	2,217	14.0%	3,466	14.1%	1,069,268	15.4%
Built 1970 to 1979	2,831	17.8%	3,736	15.2%	1,167,334	16.8%
Built 1960 to 1969	1,902	12.0%	2,207	9.0%	902,470	13.0%
Built 1950 to 1959	1,269	8.0%	2,287	9.3%	1,064,611	15.3%
Built 1940 to 1949	823	5.2%	1,228	5.0%	440,789	6.4%
Built 1939 or earlier	803	5.1%	843	3.4%	560,384	8.1%
<b>Total</b>	<b>15,832</b>	<b>100.0%</b>	<b>24,566</b>	<b>100.0%</b>	<b>6,939,104</b>	<b>100.0%</b>
Units Lacking Complete Plumbing Facilities	100	0.6%	98	0.4%	20,916	0.3%
Units Lacking Complete Kitchen Facilities	92	0.6%	128	0.5%	26,767	0.4%
<b>Renter-Occupied Housing Units</b>						
Built 2010 or Later	0	0.0%	116	0.5%	23,857	0.4%
Built 2000 to 2009	1,853	18.9%	4,346	17.2%	557,708	10.0%
Built 1990 to 1999	1,518	15.5%	3,487	13.8%	539,043	9.6%
Built 1980 to 1989	1,339	13.6%	4,679	18.6%	844,735	15.1%
Built 1970 to 1979	1,706	17.4%	4,794	19.0%	1,122,104	20.0%
Built 1960 to 1969	1,062	10.8%	2,647	10.5%	817,683	14.6%
Built 1950 to 1959	1,096	11.2%	2,681	10.6%	716,443	12.8%
Built 1940 to 1949	695	7.1%	1,260	5.0%	367,747	6.6%
Built 1939 or earlier	543	5.5%	1,189	4.7%	614,036	11.0%
<b>Total</b>	<b>9,812</b>	<b>100.0%</b>	<b>25,199</b>	<b>100.0%</b>	<b>5,603,356</b>	<b>100.0%</b>
Units Lacking Complete Plumbing Facilities	60	0.6%	164	0.7%	43,006	0.8%
Units Lacking Complete Kitchen Facilities	51	0.5%	294	1.2%	124,714	2.2%

Source: 2009-2013 American Community Survey.

The Merced County Public Health Department's Division of Environmental Health provides residential code enforcement on a complaint basis. The statistics on substandard housing cases from the Division of Environmental Health provide a sense of the number of units that may need renovation, rehabilitation, or replacement in the unincorporated county. As shown in Table 5-14, the Division of Environmental Health processed 1,172 substandard housing cases from 2007 to 2015, at an average of 130 cases each year. Because code enforcement is done on a complaint-basis, many of the cases of substandard housing that are reported to the County are from tenants reporting issues with their rental units.

TABLE 5-14 Substandard Housing Cases Unincorporated Merced County 2007-2015	
Year	Number of Cases
2007	90
2008	109
2009	127
2010	125
2011	148
2012	113
2013	181
2014	138
2015	141

*Source: Merced County, 2016.*

### **Vacancy Rates**

According to the California Department of Housing and Community Development (HCD), the desired vacancy rates necessary to provide a stable housing environment are approximately 2 percent for the for-sale housing and 5 percent for rental housing. Based on the 2010 U.S. Census, the for-sale vacancy rate was 2.7 percent in the unincorporated county, 3.5 percent in the cities, and 2.2 percent statewide. The rental vacancy rate was 6.6 percent in the unincorporated county, 8.8 percent in the cities, and 6.3 percent statewide.

Table 5-15 below provides a detailed breakdown of the types of vacant units in unincorporated and incorporated Merced County and California in 2010. Of the vacant housing units in the unincorporated county in 2010, 45.2 percent were classified as for rent, for sale, or already rented or sold but not occupied, compared to 69.3 percent in the cities and 53.0 percent in California. In comparison with the unincorporated areas of the county and California, a much lower percentage of vacant units were available for seasonal, recreational, or occasional use in the cities in 2010 (12.5 percent and 27.5 percent compared to 4.9 percent, respectively). Unincorporated Merced County had a higher percentage of “other” vacancies (42.3 percent) than the cities (25.8 percent) and California (19.6 percent). “Other vacant” includes all units that do not fall into any other category, such as units occupied by a caretaker or janitor. The unincorporated county likely had a higher rate of “other vacant” because of the high number of second units, which includes farmworker housing.

**TABLE 5-15**  
**Vacant Units by Type<sup>1</sup>**  
**Merced County and California**  
**2010**

Vacancy Status	Unincorporated Merced County		Incorporated Merced County		California	
	Number	Percent	Number	Percent	Number	Percent
For Rent	685	23.7%	2,380	46.1%	374,610	34.0%
For Sale Only	434	15.0%	934	18.1%	154,775	14.0%
Rented or Sold; Not Occupied	188	6.5%	267	5.2%	54,635	5.0%
For Seasonal; Recreational; or Occasional Use	361	12.5%	251	4.9%	302,815	27.5%
Other Vacant	1,221	42.3%	1,335	25.8%	215,748	19.6%
<b>Total</b>	<b>2,889</b>	<b>100.0%</b>	<b>5,167</b>	<b>100.0%</b>	<b>1,102,583</b>	<b>100.0%</b>

<sup>1</sup>This table presents data from the 2010 U.S. Census compared to Table 5-10, which presents data from the 2009-2013 American Community Survey and the 2000 U.S. Census.

Source: HCD Pre-approved Data Package; U.S. Census, 2010.

### **Tenure**

Tenure (how many units are owner versus renter occupied) is a measure of the rates of homeownership in a jurisdiction. Tenure for type of unit and number of bedrooms can help estimate demand for a diversity of housing types.

Home equity is the largest single source of household wealth for most Americans. According to a 2013 survey conducted by the Federal Reserve, the net worth of the typical homeowner was 36 times that of the typical renter. The national homeownership rate has risen from around 40 percent before World War II to 63 percent in 2014, although the rate has dropped from a high of 69 percent in 2005 as a result of the housing crash.

As shown in Table 5-16, the homeownership rate in unincorporated areas was higher than in the cities. Homeownership in the unincorporated areas increased from 61.7 percent to 64.9 percent from 1990 to 2000, and subsequently decreased to 61.4 percent in 2010 following the recession. Homeownership in the cities also increased from 50.0 percent to 55.3 percent from 1990 to 2000, and has decreased to 51.0 percent in 2010. Overall, unincorporated Merced County's homeownership rate in 2010 (61.4 percent) is considerably higher than that for the state as a whole (55.9 percent in 2010).

<b>TABLE 5-16</b> <b>Tenure</b> <b>Merced County and California</b> <b>1990-2010</b>						
	Unincorporated Merced County		Incorporated Merced County		California	
	Number	Percent	Number	Percent	Number	Percent
<b>Owner-Occupied Units</b>						
1990	12,681	61.7%	17,401	50.0%	5,773,943	55.6%
2000	14,879	64.9%	22,604	55.3%	6,546,334	56.9%
2010	15,408	61.4%	25,788	51.0%	7,035,371	55.9%
<b>Renter-Occupied Units</b>						
1990	7,877	38.3%	17,372	50.0%	4,607,263	44.4%
2000	8,036	35.1%	18,296	44.7%	4,956,356	43.1%
2010	9,702	38.6%	24,744	49.0%	5,542,127	44.1%

Source: HCD Pre-approved Data Package; U.S. Census, 1990, 2000, and 2010.

### Overcrowded Housing

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size, particularly for large households and especially very large households and the availability of suitably sized housing. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. There is some debate about whether units with larger households where seven people might occupy a home with six rooms should really be considered overcrowded. Nonetheless, units with more than 1.5 persons per room are considered severely overcrowded, and should be recognized as a significant housing problem. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or lack of available housing units of adequate size.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters.

Table 5-17 compares occupants per room by tenure for unincorporated and incorporated Merced County and California in 2012. The unincorporated county and cities within the county had higher proportions of overcrowded owner-occupied units compared to all of California in 2012 (4.9 percent and 6.3 percent compared to 4.1 percent). Severely overcrowded units made up less than 1 percent of owner-occupied units in the unincorporated area and 1.7 percent in the cities, compared to 1 percent of owner-occupied housing units in California.

In Merced County, overcrowding is more of a problem in renter-occupied units than in owner-occupied units. In the unincorporated county, overcrowded households accounted for 14.4 percent of all renter-occupied units, while overcrowded households only accounted for 4.9 percent of all owner-occupied units. The proportion of severely overcrowded rental units in the unincorporated county is also much higher than that of severely overcrowded owner-occupied units (4.1 percent and 0.9 percent, respectively). Statewide the rate of overcrowding for renter-occupied households (13.3 percent) is slightly lower than in unincorporated Merced County (14.4 percent).

<b>TABLE 5-17</b> <b>Overcrowding</b> <b>Merced County and California</b> <b>2012</b>						
Persons per Room	Unincorporated Merced County		Incorporated Merced County		California	
	Number	Percent	Number	Percent	Number	Percent
<b>Owner-Occupied</b>						
0.50 or Less	9,650	60.9%	14,608	59.5%	4,731,230	67.8%
0.51 to 1.00	5,417	34.2%	8,386	34.2%	1,962,331	28.1%
1.01 to 1.50	642	4.0%	1,139	4.6%	215,499	3.1%
1.51 or More	149	0.9%	421	1.7%	69,337	1.0%
<b>Total</b>	<b>15,858</b>	<b>100.0%</b>	<b>24,554</b>	<b>100.0%</b>	<b>6,978,397</b>	<b>100.0%</b>
<b>Renter-Occupied</b>						
0.50 or Less	3,460	35.5%	10,329	42.5%	2,559,222	46.6%
0.51 to 1.00	4,891	50.1%	11,165	45.9%	2,196,113	40.0%
1.01 to 1.50	1,008	10.3%	2,178	8.7%	439,920	8.0%
1.51 or More	401	4.1%	652	2.7%	292,679	5.3%
<b>Total</b>	<b>9,760</b>	<b>100.0%</b>	<b>24,324</b>	<b>100.0%</b>	<b>5,487,934</b>	<b>100.0%</b>
<b>Total Occupied</b>						
0.50 or Less	13,110	51.2%	24,937	51.0%	7,290,452	58.8%
0.51 to 1.00	10,308	40.2%	19,551	40.0%	4,158,444	33.4%
1.01 to 1.50	1,650	6.4%	3,317	6.8%	655,419	5.3%
1.51 or More	550	2.1%	1,073	2.2%	362,016	2.9%
<b>Total</b>	<b>25,618</b>	<b>100.0%</b>	<b>48,878</b>	<b>100.0%</b>	<b>12,466,331</b>	<b>100.0%</b>

Source: HCD Pre-approved Data Package; 2008-2012 American Community Survey.

Table 5-18 shows the number of bedrooms by housing unit in Merced County and California in 2013. As shown in the table, 85.1 percent of owner-occupied housing units in the unincorporated areas of the county and 87.3 percent in the cities contained three or more bedrooms in 2013. This is higher than the statewide percentage of 78.1 percent. However, there are a greater percentage of



owner-occupied housing units with five or more bedrooms statewide at 7.0 percent, compared to the unincorporated county at 4.5 percent and the cities at 5.9 percent. The differences in tenure based on number of bedrooms are likely attributed to fewer luxury homes in Merced County compared to statewide.

Renter-occupied units tend to have a smaller number of bedrooms than owner-occupied units. This was the case in Merced County in 2013, where 85.1 percent of the owner-occupied units in unincorporated areas and 87.3 percent in the cities had three or more bedrooms, compared to only 57.2 percent of the renter-occupied units in unincorporated areas and 50.3 percent in the cities. However, this figure is much larger than the 27.5 percent of renter-occupied housing units with three or more bedrooms statewide. Based on this information regarding housing unit size and the information on household sizes discussed earlier, Merced County has a greater need for large housing units than statewide. Merced County has a larger average household size, greater percentage of housing units with three-bedrooms, and higher overcrowding rates than the statewide average.

**TABLE 5-18**  
**Number of Bedrooms by Tenure**  
**Merced County and California**  
**2013**

	Unincorporated Merced County		Incorporated Merced County		California	
	Number	Percent	Number	Percent	Number	Percent
<b>Owner-Occupied</b>						
No Bedroom	125	0.8%	158	0.6%	34,824	0.5%
1 Bedroom	304	1.9%	222	0.9%	184,371	2.7%
2 Bedrooms	1,935	12.2%	2,726	11.1%	1,298,335	18.7%
3 Bedrooms	9,140	57.6%	12,782	52.1%	3,125,482	45.0%
4 Bedrooms	3,650	23.0%	7,190	29.3%	1,809,350	26.1%
5 or More Bedrooms	721	4.5%	1,445	5.9%	486,742	7.0%
<b>Total</b>	<b>15,875</b>	<b>100.0%</b>	<b>24,523</b>	<b>100.0%</b>	<b>6,939,104</b>	<b>100.0%</b>
<b>Renter-Occupied</b>						
No Bedroom	117	1.2%	658	2.6%	367,959	6.6%
1 Bedroom	962	9.8%	3,604	14.3%	1,548,279	27.6%
2 Bedrooms	3,116	31.8%	8,254	32.8%	2,145,704	38.3%
3 Bedrooms	4,662	47.5%	8,507	33.8%	1,131,480	20.2%
4 Bedrooms	869	8.9%	3,663	14.5%	335,869	6.0%
5 or More Bedrooms	86	0.9%	513	14.0%	74,065	1.3%
<b>Total</b>	<b>9,812</b>	<b>100.0%</b>	<b>25,199</b>	<b>100.0%</b>	<b>5,603,356</b>	<b>100.0%</b>
<b>All Households</b>						
No Bedroom	242	0.9%	816	1.6%	402,783	3.2%
1 Bedroom	1,266	4.9%	3,826	7.7%	1,732,650	13.8%
2 Bedrooms	5,051	19.7%	10,980	22.1%	3,444,039	27.5%
3 Bedrooms	13,802	53.7%	21,289	42.8%	4,256,039	33.9%
4 Bedrooms	4,519	17.6%	10,853	21.8%	2,145,219	17.1%
5 or More Bedrooms	807	3.1%	1,958	3.9%	560,807	4.5%
<b>Total</b>	<b>25,687</b>	<b>100.0%</b>	<b>49,722</b>	<b>100.0%</b>	<b>12,542,460</b>	<b>100.0%</b>

Source: 2009-2013 American Community Survey.

## Housing Affordability

### ***Housing Cost Burdens***

This section provides an analysis of the proportion of households “overpaying for housing.” Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost burdened. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. Lower-income households are defined as those that earn 80 percent or less of the area median income.

Table 5-19 shows the State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (SOCDS CHAS) special tabulation data from the 2008-2012 American Community Survey regarding the percentage of households with a moderate housing cost burden (greater than 30 percent) and severe cost burden (greater than 50 percent) by income group and tenure for Merced County and California. As shown in the table, 41.8 percent of all households in the county had a moderate housing cost burden in 2012, compared to 44.8 percent of all households statewide. Housing cost burdens were more severe for households with lower incomes. Among lower-income households (incomes less than or equal to 80 percent of the area median income), 68.8 percent of households in the county had a moderate housing cost burden in 2012 compared to just 19.3 percent of non-lower-income households. The percentage of lower-income households with a moderate housing cost burden in the county is about the same as statewide (70.0 percent).

The housing cost burden was generally higher among renter households in Merced County in 2012. For example, 71.5 percent of lower-income renter households paid 30 percent or more of their monthly incomes for housing costs in Merced County in 2012 compared to 63.5 percent of lower-income owner households.

**TABLE 5-19**  
**Housing Cost Burden by Household Income Classification**  
**Merced County and California**  
**2012**

	Merced County			California		
	Owners	Renters	Total	Owners	Renters	Total
<b>Household Income &lt;= 80% Median Family Income (MFI)</b>						
Total Households	11,705	22,280	33,985	2,097,620	3,415,080	5,512,700
Number w/ Cost Burden > 30%	7,430	15,930	23,370	1,326,705	2,531,870	3,858,585
Percent w/ Cost Burden > 30%	63.5%	71.5%	68.8%	63.2%	74.1%	70.0%
Number w/ Cost Burden > 50%	4,175	8,820	13,005	880,210	1,469,245	2,349,455
Percent w/ Cost Burden > 50%	35.7%	39.6%	38.3%	42.0%	43.0%	42.6%
<b>Household Income &gt; 80% MFI</b>						
Total Households	28,705	11,805	40,510	4,880,780	2,072,855	6,953,630
Number w/ Cost Burden > 30%	6,710	1,095	7,805	1,421,390	304,430	1,725,820
Percent w/ Cost Burden > 30%	23.4%	9.3%	19.3%	29.1%	14.7%	24.8%
Number w/ Cost Burden > 50%	1,640	50	1,690	329,920	23,550	353,470
Percent w/ Cost Burden > 50%	5.7%	0.4%	4.2%	6.8%	1.1%	5.1%
<b>Total Households</b>						
Total Households	40,410	34,085	74,495	6,978,395	5,487,935	12,466,330
Number w/ Cost Burden > 30%	14,140	17,025	31,175	2,748,095	2,836,300	5,584,405
Percent w/ Cost Burden > 30%	35.0%	49.9%	41.8%	39.4%	51.7%	44.8%
Number w/ Cost Burden > 50%	5,815	8,870	14,695	1,210,130	1,492,795	2,702,925
Percent w/ Cost Burden > 50%	14.4%	26.0%	19.7%	17.3%	27.2%	21.7%

Source: HUD SOCDS, Comprehensive Housing Affordability Strategy (CHAS) database using 2008-2012 American Community Survey.

### **Ability to Pay for Housing**

Housing affordability can be inferred by comparing the cost of renting or owning a home in Merced County with the presumed maximum affordable housing costs for households at different income levels. This information can provide a picture of who can afford what size and type of housing. It can also indicate the type of households that would likely experience overcrowding or overpayment.

The following section compares the cost limits for affordable owner and rental housing by income limit as defined by the California Health and Safety Code.<sup>2</sup> The State income limits are used in affordable housing programs and projects. Because above moderate-income households do not generally have problems locating affordable units, affordable housing is usually defined as units that are reasonably priced for low- and moderate-income households. The list below shows the definition of housing income limits as they are applied to housing units in Merced County.

- **Extremely Low-Income Household** is one whose combined income is between the floor set at the minimum Supplemental Security Income (SSI) and 30 percent of the area median income (AMI).
- **Very Low-Income Household** is one whose combined income is between 31 and 50 percent of the AMI.
- **Low-Income Household** is one whose combined income is at or between 51 percent to 80 percent of the AMI.
- **Moderate-Income Household** is one whose combined income is at or between 81 percent to 120 percent of the AMI.
- **Above Moderate-Income Household** is one whose combined income is above 120 percent of the AMI

According to HCD, the median family income for a four-person household in Merced County was \$57,900 in 2015. Income limits for larger or smaller households were higher or lower, respectively, and are calculated by HCD using a formula (see Table 5-20).

<b>TABLE 5-20</b> <b>State Income Limits</b> <b>Merced County</b> <b>2015</b>					
Income Categories	Maximum Income by Persons per Household				
	1	2	3	4	5
Extremely Low-Income (30%)	\$12,150	\$15,930	\$20,090	\$24,250	\$28,410
Very Low-Income (50%)	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300
Low-Income (80%)	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050
Median-Income (100%)	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550
Moderate-Income (120%)	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050

Source: California Department of Housing and Community Development, 2015.

Table 5-21 shows the 2015 State household income limits for Merced County by the number of persons in the household for the income categories discussed above. The table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-

<sup>2</sup> Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 – establishes affordable rents.

person household was classified as low-income (below 80 percent of median) with an annual income of up to \$41,700 in 2015. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,043 or to purchase a house priced at \$172,621 or less.

**TABLE 5-21**  
**Ability to Pay for Housing Based on HCD Income Limits**  
**Merced County<sup>1</sup>**  
**2015**

<b>Extremely Low-Income Households at 30% of 2015 Median Family Income</b>					
<b>Number of Persons</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Income Level	\$12,150	\$15,930	\$20,090	\$24,250	\$28,410
Max. Monthly Gross Rent <sup>2</sup>	\$304	\$398	\$502	\$606	\$710
Max. Purchase Price <sup>3</sup>	\$50,296	\$65,944	\$83,164	\$100,385	\$117,606
<b>Very Low-Income Households at 50% of 2015 Median Family Income</b>					
<b>Number of Persons</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Income Level	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300
Max. Monthly Gross Rent <sup>2</sup>	\$508	\$580	\$653	\$724	\$783
Max. Purchase Price <sup>3</sup>	\$84,034	\$96,039	\$108,043	\$119,841	\$129,569
<b>Low-Income Households at 80% of 2015 Median Family Income</b>					
<b>Number of Persons</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Income Level	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050
Max. Monthly Gross Rent <sup>2</sup>	\$811	\$926	\$1,043	\$1,158	\$1,251
Max. Purchase Price <sup>3</sup>	\$134,330	\$153,372	\$172,621	\$191,663	\$207,187
<b>Median-Income Households at 100% of 2015 Median Family Income</b>					
<b>Number of Persons</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Income Level	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550
Max. Monthly Gross Rent <sup>2</sup>	\$1,014	\$1,158	\$1,303	\$1,448	\$1,564
Max. Purchase Price <sup>3</sup>	\$167,860	\$191,663	\$215,673	\$249,682	\$258,931
<b>Moderate-Income Households at 120% of 2015 Median Family Income</b>					
<b>Number of Persons</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Income Level	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050
Max. Monthly Gross Rent <sup>2</sup>	\$1,216	\$1,390	\$1,564	\$1,738	\$1,876
Max. Purchase Price <sup>3</sup>	\$201,391	\$230,161	\$258,931	\$287,702	\$310,676

<sup>1</sup>Based on 2015 HCD income limits.

<sup>2</sup>Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

<sup>3</sup>Assumes 90 percent loan at 5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 20 percent of total monthly payments.

Sources: HCD 2015 Merced County Income Limits; and Mintier Harnish, 2015.

Table 5-22 shows HUD-defined fair market rent levels (FMR) for Merced County in 2015. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Choice Voucher Program; Section 8

Rental Voucher program participants cannot rent units with rents that exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

As previously stated, a three-person household classified as low-income (between 51 and 80 percent of median) with an annual income of up to \$41,700 could afford to pay \$1,043 monthly gross rent (including utilities). The 2015 FMR for a two-bedroom unit in Merced County was \$759. Therefore, a low-income household could afford to rent a unit at the FMR level, assuming that such a unit is available for rent.

However, a three-person household classified as very low-income (between 31 and 50 percent of median) with an annual income of up to \$26,050 could afford to pay only \$651 for monthly gross rent. This household could not afford the FMR rent of \$759 for a two-bedroom unit. Households with incomes below 50 percent of median would have even less income to spend on rent.

<b>TABLE 5-22</b> <b>HUD Fair Market Rent</b> <b>Merced County</b> <b>2015</b>	
<b>Bedrooms in Unit</b>	<b>Fair Market Rent (FMR)</b>
Studio	\$498
1 Bedroom	\$577
2 Bedrooms	\$759
3 Bedrooms	\$1,118
4 Bedrooms	\$1,344

Source: HUD User Data Sets: FY 2015 FMR.

### ***Affordable Housing by Income/Occupation***

Table 5-23 shows an abbreviated list of occupations and annual incomes for residents in Merced County, such as registered nurses, janitors, school teachers, police officers, and minimum wage earners. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices they could afford to buy a home.

Many households with a single wage earner would have difficulty purchasing a home in Merced County, where the median sales price for homes was \$204,000 in September 2015 (see Figure 5-4). A security guard in Merced County could afford a home costing an estimated \$100,442. A kindergarten teacher could afford a home costing around \$226,811. Households with two wage earners would have an easier time finding a home in their price range in the county. For example, a household comprised of a police officer and preschool teacher in Merced County could afford to pay approximately \$450,341 for a home.

Of particular interest are those households with limited incomes, such as minimum wage workers, individuals on Supplemental Security Income (SSI), or Social Security recipients. The FMR for a one-bedroom unit is \$577, and for a studio unit is \$498. An individual earning minimum wage could afford to pay only \$468 monthly for housing expenses, and an SSI recipient \$220. None of these individuals could afford the rent for a one-bedroom unit or even a studio unit at fair market rent.

**TABLE 5-23**  
**Affordable Rents and Purchase Prices by Income and Occupation**  
**Merced County**  
**2015**

Occupations and Households	Average Annual Income	Affordable Monthly Gross Rent	Affordable House Price
<b>General Occupations</b>			
Lawyers	\$94,999	\$2,375	\$352,112
Registered Nurses (RN)	\$93,133	\$2,328	\$345,196
Police and Sheriff's Patrol Officers	\$85,120	\$2,128	\$315,496
Computer Programmer	\$69,518	\$1,738	\$257,667
Librarian	\$52,676	\$1,317	\$195,243
Janitor	\$28,591	\$715	\$105,972
Security Guard	\$27,099	\$677	\$100,442
Waiters and Waitresses	\$22,849	\$571	\$84,689
Cooks, Restaurant	\$21,929	\$548	\$81,279
Farmworkers and Laborers	\$18,950	\$474	\$70,238
<i>Average All Occupations</i>	<i>\$41,753</i>	<i>\$1,044</i>	<i>\$154,757</i>
<b>Schools</b>			
Preschool Teachers	\$36,381	\$910	\$134,845
Kindergarten Teachers	\$61,193	\$1,530	\$226,811
Elementary School Teachers	\$69,650	\$1,741	\$258,156
<b>Examples of Two Wage Earners</b>			
Preschool Teacher and Police Officer	\$121,501	\$3,038	\$450,341
Registered Nurse and Waitress	\$115,982	\$2,900	\$429,885
Cook and Security Guard	\$49,028	\$1,226	\$181,721
<b>Minimum Wage Earners (\$9.00 per hour)</b>			
Single Wage Earner	\$18,720	\$468	\$69,385
Two Wage Earners	\$37,440	\$936	\$138,771
<b>SSI (Aged or Disabled) (2015)</b>			
One person household with SSI only	\$8,804	\$220	\$32,632
Couple with SSI only	\$13,205	\$330	\$48,944
<b>HCD-Defined Income Groups for Merced County (3-Person Household)</b>			
Extremely Low-Income (below 30%)	\$20,090	\$502	\$74,463
Very Low-Income (below 50%)	\$26,100	\$653	\$96,739
Low-Income (below 80%)	\$41,700	\$1,043	\$154,560
Median-Income (below 100%)	\$52,100	\$1,303	\$193,108
Moderate-Income (below 120%)	\$62,550	\$1,564	\$231,840

*Source: California Employment Development Department, 2015 1st Quarter; HCD Income Limits FY 2015; U.S. Social Security, 2015; Mintier Harnish, 2015.*

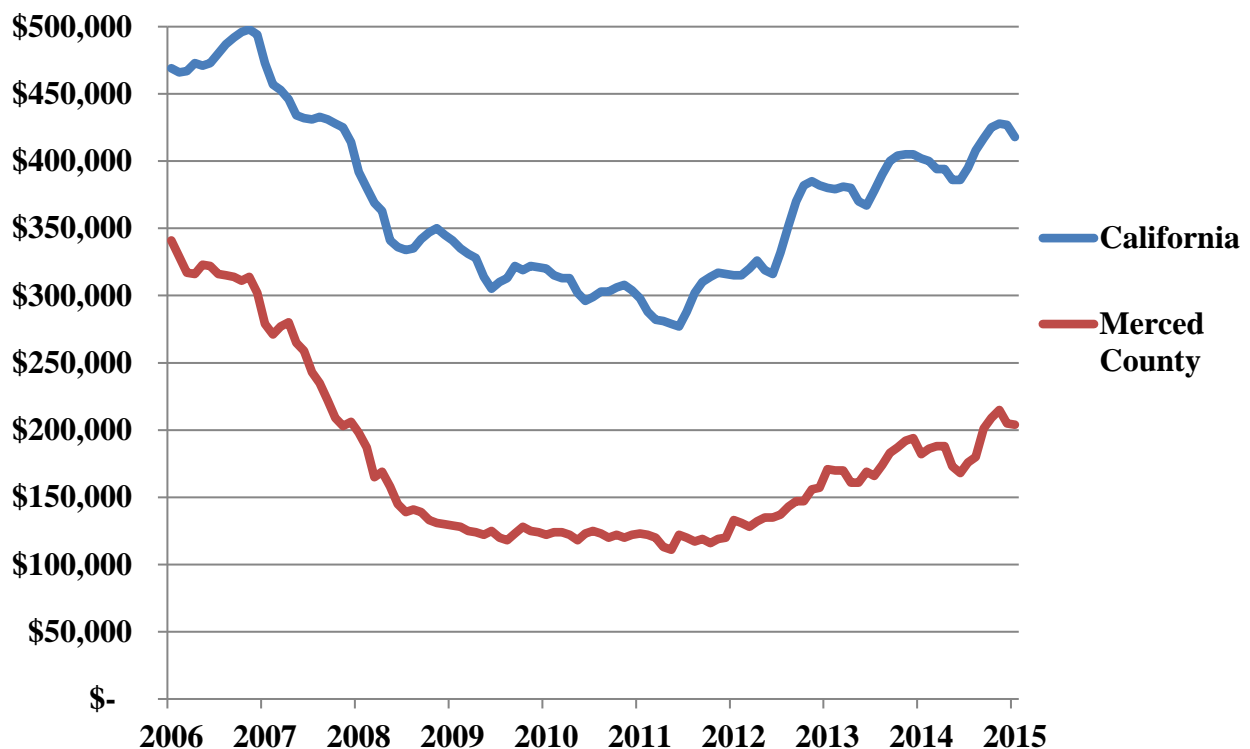
### **Housing Values**

During the 2000s, there was a significant boom and bust in local housing markets that is commonly referred to as the "housing bubble," in which local markets exploded with construction and sales



activity fueled largely by subprime loans for homeowners. Figure 5-4 shows the median home sale prices in Merced County and California from September 2006 to September 2015. As a result of the housing bubble, the median home sale price in Merced County decreased by 67.4 percent from a high of \$341,000 in September 2006 to a low of \$111,000 in January 2012. While there were significant declines in median home sale prices from 2006 to 2012, from January 2012 to September 2015 median home sale prices increased by 83.8 percent in the county and 49.8 percent in the state. As of September 2015, the median home sale price was \$204,000 in Merced County, compared to \$418,000 statewide.

**FIGURE 5-4**  
**Median Home Sales Prices**  
**Merced County and California**  
**September 2006 to September 2015**



Source: Zillow, 2015.

Table 5-24 shows median home values and rents for Merced County and California in 2014. As shown in the table, the median value of mobile homes in Merced County in 2014 (\$20,600) is much lower than California (\$49,300). The median value of owner-occupied single family homes in Merced County (\$173,000) was far lower than California (\$412,700).

The median contract rent in Merced County in 2014 (\$726) was much lower than California (\$1,161). The median gross rent in Merced County in 2014 (\$858) was also much lower than California (\$1,268). The split between gross rent (which includes all utility payments) and contract rent (the amount paid to the property manager) can differ among areas not just because of different

utility prices, but also because contract rents may or may not include utilities, while gross rents always do. For most housing analysis, comparing gross rents rather than contract rents is a better choice since gross rents are a more comprehensive measure of renter costs and using it ensures the same housing cost components are included for all renters.

<b>TABLE 5-24</b> <b>Median Home Values</b> <b>Merced County and California</b> <b>2014</b>		
	<b>Merced County</b>	<b>California</b>
<b>Owner-Occupied Units</b>		
Median Value for Mobile Homes <sup>1,2</sup>	\$20,600	\$49,300
Median Value <sup>1,3</sup>	\$173,000	\$412,700
<b>Renter-Occupied Units</b>		
Median Contract Rent <sup>4</sup>	\$726	\$1,161
Median Gross Rent <sup>5</sup>	\$858	\$1,268

Notes:

<sup>1</sup>Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale.

<sup>2</sup>For all owner-occupied mobile homes.

<sup>3</sup>For only "specified owner-occupied housing units" - single family houses on less than 10 acres without a business or medical office on the property. These data exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, housing units in multi-unit structures, and vacant-for-sale housing units.

<sup>4</sup>For "specified renter-occupied housing units paying cash rent." Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals of services that may be included.

<sup>5</sup>For "specified renter-occupied housing units paying cash rent." Gross rent is the contract rent plus estimated cost of utilities and fuels if these are also paid by or for the renter. Data exclude rental units with no cash rent and one-family houses on 10 or more acres.

Source: 2014 American Community Survey.

### **Average Monthly Rents**

Table 5-25 shows the average monthly rents for apartments and homes in unincorporated Merced County based on internet rental listings in November and December 2015. Average monthly rents for units listed in the unincorporated county are roughly equal to or slightly lower than the HUD fair market rents shown in Table 5-22. At these rent levels, an average one-bedroom rental (\$492 monthly rent) would likely be affordable (depending on utility costs) for a two-person very low-income household (can afford \$543 monthly rent and utilities). An average two-bedroom rental (\$594 monthly rent) is possibly affordable for a three-person very low-income household depending on the utility costs (can afford \$651 monthly rent and utilities). An average four-bedroom unit (\$1,270) would also be affordable to a low-income family of five (can afford \$1,390 monthly rent and utilities).

**TABLE 5-25**  
**Average Monthly Rents**  
**Unincorporated Merced County**  
**2015**

Unit Type	Average Rent	Number of Listings
1-Bedroom, 1 Bath Apartment	\$492	3
2-Bedroom, 1 Bath Apartment	\$594	5
3-Bedroom, 2 Bath Single family Home	\$923	14
4-Bedroom, 2 Bath Single family Home	\$1,270	10

Source: Craigslist.com, November and December 2015.

## Special Housing Needs

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(7): elderly; persons with disabilities, including developmental disabilities; large families; farmworkers; families with female heads of household; and families and persons in need of emergency shelter. Where possible, estimates of the population or number of households in unincorporated Merced County belonging to each group are shown.

### Homeless Persons

Since the 1980s there has been a national increase in the number of homeless persons. Many uncounted homeless may also be living house-to-house until they are forced onto the street.

Most families become homeless because they are unable to afford housing in a particular community. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder essentially live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and “throwaway” youth (children whose parents will not allow them to live at home).

Not all homeless persons are the same, but many fall within several categories: the mentally ill, alcohol and drug users, elderly, runaways and abandoned youths, single women with children who are fleeing domestic violence, individuals and families who have recently lost jobs and are unable to make ends meet, as well as the working poor who have jobs but whose income is insufficient to afford housing. Although each category has different specific needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons, and are limited to occupancy of six months or less by a homeless person. No individual or household can be denied emergency shelter because of inability to pay.

Measuring the number of homeless individuals is a difficult task, in part because in most cases, homelessness is a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not

the exact number of homeless people at any given time. However, the most recent information available for the county is a “point-in-time” count of sheltered and unsheltered homeless persons that the Institute for Urban Initiatives conducted in February 2015. The survey includes the cities of Merced, Los Banos, Dos Palos, and Atwater, and the unincorporated communities of South Dos Palos and Winton.

The February 2015 survey found 899 homeless individuals in the surveyed areas of Merced County, including 156 sheltered individuals and 743 unsheltered individuals. Of the total 899 persons counted, 872 were adults and 23 were children. Of the total 743 unsheltered persons counted, 80 percent were in the city of Merced, 11 percent were in Los Banos, 8 percent were in Atwater/Winton, and 1 percent were in Dos Palos/South Dos Palos. While there may be homeless individuals residing in the unincorporated county, the majority of homeless people reside in the cities where services are available.

Of the total 899 homeless persons counted in Merced County, 228 adults responded to a homeless survey from January 22 to 23, 2015. Based on HUD guidelines, the information gathered from the sample was used to estimate the total breakdown of homeless subpopulations. From the sample of 228 respondents, 25 percent of the Merced County homeless population is estimated to have been released from correctional institutions. Based on the same methodology, 10 percent of the homeless population is veterans. Similarly, 25 percent of the homeless population is chronically homeless.

Since the PIT count did not include all of the unincorporated areas of the county it is difficult to estimate the homeless population in these areas. However, a rough estimate of the homeless population can be inferred using the PIT count data. The count was conducted in the cities of Merced, Los Banos, Dos Palos/ South Dos Palos, and Atwater/Winton. According to the 2008-2014 ACS, the total combined population in these cities and census-designated places is 165,063. The PIT count identified 899 homeless individuals, which is 0.54 percent of the total population. Applying this estimate of 0.54 percent homeless persons to the total unincorporated county population of 90,565, it is estimated that there are about 493 homeless individuals in the unincorporated county. However, as stated above, homeless individuals tend to reside in cities where services are available, so this is likely an overestimate of the homeless in the unincorporated areas.

The Merced County Human Services Agency provides assistance to CalWorks eligible homeless families, including temporary and permanent assistance. Temporary homeless assistance includes shelter for up to 16 continuous days. During this time families must search for permanent housing. Once families have found permanent housing, the Human Services Agency provides assistance with the security deposit and other necessary upfront payments.

Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. The length of stay varies considerably by program but is generally longer than two weeks and can last up to 60 days or more. In many cases transitional housing programs will provide services for up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider. Transitional housing/shelter is generally provided in apartment style facilities with a higher degree of privacy than short-term homeless shelters, may be provided at no cost to the resident, and may be configured for specialized groups within the homeless population

such as people with substance abuse problems, homeless mentally ill people, homeless domestic violence victims, veterans, or homeless people with AIDS/HIV.

Generally, people have to have a disability of some kind to qualify for permanent supportive housing. Permanent supportive housing is designed to allow those with disabilities or other impediments to live as independently as possible, and typically offers supportive services similar to those provided in transitional housing, such as GED classes, therapy sessions, and job counseling. Permanent supportive housing is considered a more effective method for addressing homelessness than the combination of emergency and transitional housing. An inadequate supply of permanent housing for formerly homeless residents is a major challenge in Merced County. There is one permanent supportive housing facility that offers room for four individuals in the city of Merced and none in the unincorporated county.

Merced County has a total of 329 beds for individuals and families (see Table 5-26). Emergency shelter beds account for over a third (111) of all facilities available to homeless persons. The largest emergency shelter facility is the Merced County Community Action Agency's "D" Street Shelter, which receives funding from Merced County and the City of Merced, State and Federal grants, and local donations. The "D" Street Shelter targets single men and women and has capacity for 66 persons. Transitional housing comprises 44.6 percent of the total beds (147 beds). The largest transitional housing facility is Merced County Rescue Mission's New Life Transformation Program, which has capacity for 61 persons. Permanent supportive housing accounts for 71 beds in Merced County, 41 of which are funded through HUD Veterans Affairs Supportive Housing (VASH).

**TABLE 5-26**  
**Emergency and Transitional Housing for Homeless Persons**

**Merced County**  
**2014**

Provider Name	Facility Name	Target Population	Year-Round Beds			Other Beds		Total	Location
			Family Units	Family Beds	Individual Beds	Seasonal	Overflow & Voucher		
Emergency Shelter									
Valley Crisis Center – A Women’s Place	Domestic Violence Shelter	SMF+HC, DV	2	8	4	0	3	15	Merced
Merced Community Action Agency	D Street Shelter	SMF	0	0	66	0	0	66	Merced
Merced County Human Services Agency	Motel Vouchers	SMF+HC	0	0	0	0	8	8	--
Merced County Rescue Mission	Rescue Mission	SM	0	0	22	0	0	22	Merced
Emergency Shelter Subtotal			2	8	92	0	11	111	--
Transitional Housing									
Community Social Model Advocates	Tranquility Village	SF+HC	8	22	35	N/A	N/A	57	Atwater
Community Social Model Advocates	Hobie House	SM	0	0	25	N/A	N/A	25	Merced
Merced County Mental Health	Parsons House	SF	0	0	4	0	0	4	Merced
Merced County Rescue Mission	New Life Transformation Program	SMF+SA	0	0	61	N/A	N/A	61	Merced
Transitional Shelter Subtotal			8	22	125	0	0	147	--
Permanent Supportive Housing									
Housing Authority	VASH	SMF+V	9	23	18	N/A	N/A	41	--
Housing Authority	Shelter Plus Care	SMF+HC	0	0	5	N/A	N/A	5	--
Merced County Mental Health	Project Hope Westside	SMF+MA	0	0	8	N/A	N/A	8	Los Banos
Merced County Mental Health	Project Home Start	SMF	0	0	4	N/A	N/A	4	Merced
Sierra Saving Grace Homeless Project	Sierra Saving Grace Homeless Project	SMF	1	2	0	N/A	N/A	2	Merced
Turning Point Community Programs	Turning Point	SMF+HC	1	2	9	N/A	N/A	11	Merced
Permanent Supportive Housing Subtotal			11	27	44	--	--	71	--
TOTAL BEDS FOR HOMELESS PERSONS			21	57	261	0	11	329	--

Notes: SM: single males, SF: single females, SMF: single males and females, CO: couples only, no children, SMHC: single males and households with children, SFHC: single females and households with children, HC: households with children, YM: youth, DV: domestic violence, SA: substance abuse, MA: mental illness, V: veterans.

Source: HUD 2014 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report.

### **Farmworkers**

Farmworkers and day laborers are an essential component of California's agriculture industry. Farmworker households are often comprised of extended family members or single male workers and, as a result, many farmworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often in California farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have very high rates of overcrowding, and have low homeownership rates.

Migrant farmworkers as a group consists of individuals who travel not only across county lines but also from one major geographic region of California to another to find work. Travel for work prevents them from returning to their primary residence every evening. Many migrant farmworkers are single males, most of whom are married and migrate alone to support their families who live at home base. However, there are many migrant families who have more than one employed member.

When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. Non-migrant seasonal farmworkers consist of individuals who work only during a harvest season, and who are able to return to their primary residence every evening. This group, which includes cannery workers, is fairly significant, comprising more than half of all farmworkers in the state.

Permanent farmworkers comprise the smallest group of individuals employed in agriculture. Permanent farmworkers are employed year-round, usually by one employer in the agricultural industry. This group generally lives in rural areas in permanent housing provided by the grower.

Determining the number of farmworkers in a region is difficult due to the variability of the definitions used by government agencies and other characteristics of the farming industry, such as seasonal workers who migrate from place to place. The estimated number of farmworkers in Merced County in 2012 ranges from 12,500 (EDD) to 20,579 (UC Giannini Foundation of Agriculture Economics).

The USDA Census of Agriculture (2012) reported 17,265 farmworkers in Merced County (see Table 5-27). Of this figure, 8,448 farmworkers worked 150 days or more and 8,817 worked fewer than 150 days in 2012. The USDA Census of Agriculture also reported 4,464 hired migrant farmworkers in 2012.



<b>TABLE 5-27</b> <b>Farmworkers</b> <b>Merced County</b> <b>2012</b>	
<b>Type of Farm Labor</b>	<b>Number of Workers</b>
Hired Farm Labor	17,265
Workers by Days Worked - 150 Days or More	8,448
Workers by Days Worked - Less than 150 Days	8,817
Hired Migrant Farm Labor on Farms with Hired Labor <sup>1</sup>	4,464

Note:

<sup>1</sup> Includes hired labor and reporting only contract labor.

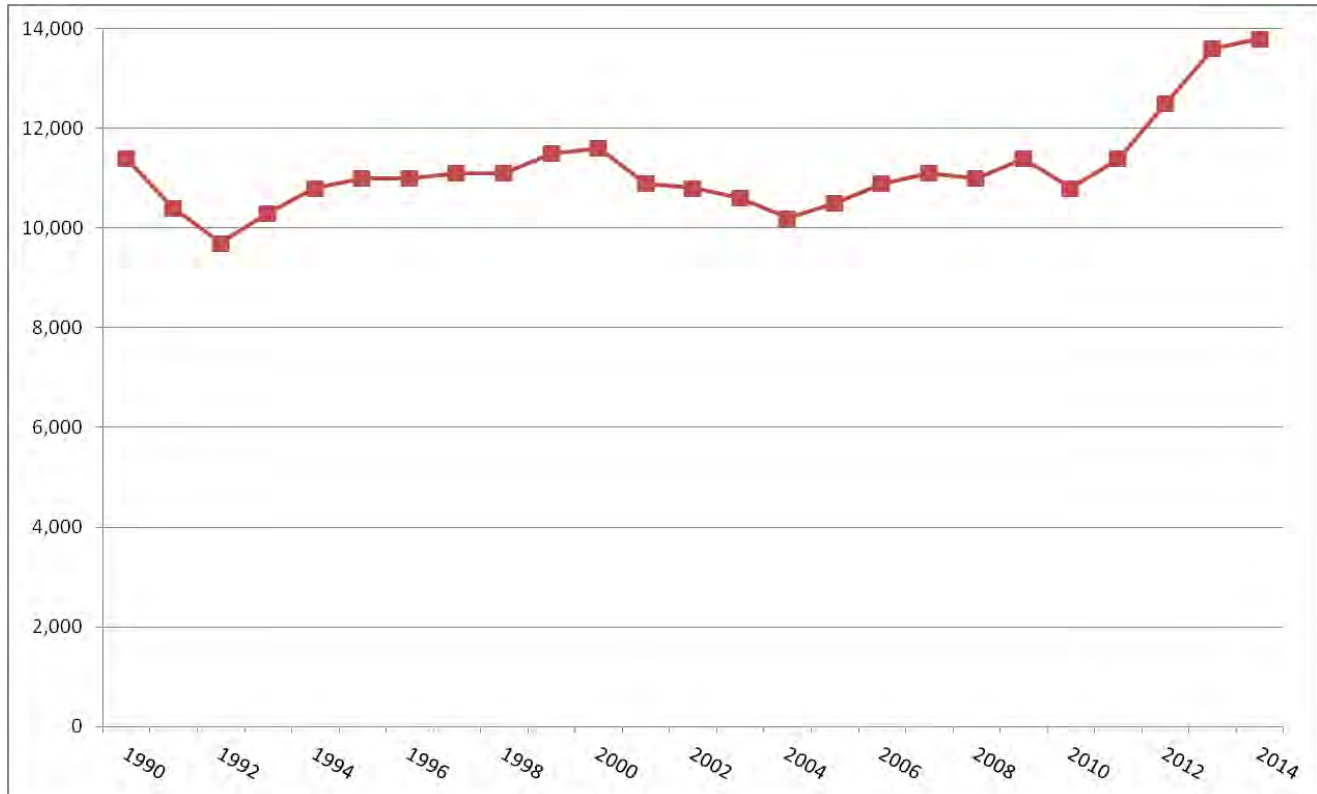
Source: U.S. Census of Agriculture, 2012.

Another source is the American Community Survey (ACS). The ACS is a national survey that uses a series of monthly samples to produce annual estimates for the same area surveyed. The 2008-2012 ACS reported a total farm employment of 11,924 farm workers (see Table 5-7). Given the seasonal and transient nature of the farmworker community, the American Community Survey data is likely an underestimate of the actual farmworker population.

The California Employment Development Department (EDD) estimates the total farm labor employment in 2012 was 12,500 (annual average). Figure 5-5 demonstrates the fluctuation in EDD estimates of hired farmworkers from 1990 to 2014. In 1990 the estimated annual average farm labor was 11,400 and decreased to a low of 9,700 in 1992. EDD Industry Employment Data is based on the Current Employment Statistics (CES) survey. The CES survey is administered to a sample of California employers to gather information including monthly employment, hours, and earnings.



**FIGURE 5-5**  
**Farm Employment**  
**Merced County**  
**1990-2014**



Source: CA Employment Development Department (EDD) Labor Market Information, 2015.

An additional source on farmworker data is a report released by the UC Giannini Foundation of Agriculture Economics conducted by UC Davis and EDD. The report estimates that 20,579 farmworkers were employed in Merced County in 2012.

Farmworkers have special housing problems due to seasonal income fluctuations, very low incomes, and substandard housing conditions found in most units available to this segment of the population. Housing for migrant and seasonal farmworkers requires affordability and flexibility to accommodate these special needs. For seasonal and migrant farmworkers, housing needs to be affordable at extremely low-incomes and provide large units to accommodate larger families.

While housing for farmworkers is most convenient when located on or adjacent to farms, housing that is affordable at very low-income levels tends to be more feasible in cities. Housing in cities, with services located nearby, may also be more suitable for seasonal farmworkers whose families live with them. Since many of these types of workers receive housing on private farms, separately from governmental programs, it is difficult to assess supply and demand.

The County Housing Authority manages four seasonal/migrant housing centers providing 228 units. The facilities are available during the six-month harvest season (May–November) and are reserved only for farmworkers and their families. The centers are located outside the city limits, and include:

- Atwater/Livingston Area – 59 units;
- Merced Area – 49 units;
- Los Banos Area – 48 units; and
- Planada – 72 units.

According to the Felix Torres Farmworker Housing Center (Planada), this center turns away an average of 50 individuals per year due to the limited number of units available. This indicates a high demand for farmworker housing in Merced County.

Regarding permanent farmworker housing, there are three permanent farmworker housing projects funded through the Joe Serna Farm Worker Grant Program in Merced County to provide a total of 197 units for farmworkers and their family members. There are an additional 10 permanent employee housing facilities in Merced County that provide housing for 326 employees.

Merced County also has the Additional Dwelling Occupancy Monitoring Permits (ADOMP) program for second units in agricultural zones that allow farmers to provide additional dwelling units. The majority of ADOMPs are for farmworker housing. To qualify for an ADOMP, a property owner must provide a letter of justification to explain the property owner's need for the additional unit and how it augments the agricultural operation of the property. Between 2010 and 2015, 44.4 percent of the ADOMPs the County had issued were for agricultural employee housing (16 total permits for agricultural employee housing).

### ***Persons with Disabilities***

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. While there is limited data available on the housing needs of persons with disabilities in Merced County, data on the number of persons with disabilities and the types of these disabilities is useful in inferring housing needs. The 2013 American Community Survey (5-year estimates) defines six disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living.

Living arrangements for disabled persons depend on the severity of the disability. Many persons live independently with other family members. To maintain independent living, disabled persons may need special housing design features, income support, and in-home supportive services for persons with medical conditions. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single family units have no accessibility requirements.

Many mentally-disabled persons can live and work independently within a conventional living environment. However, more severely-disabled individuals require a group living environment in which partial or constant supervision is provided by trained personnel. The most severely affected individuals may require an institutional environment in which medical attention and therapy are provided within the living environment.

Table 5-28 shows information from the 2009-2013 American Community Survey on the disability status and types of disabilities by age group for persons five years and older in Merced County and California. As shown in the table, 15.8 percent of the total population in unincorporated Merced County five years and older had one or more disabilities in 2013, compared to 10.8 percent in California.

Table 5-28 also provides information on the exact nature of these disabilities. The total disabilities number shown for all age groups in unincorporated Merced County (26,235) exceeds the number of persons with disabilities (12,865) because a person can have more than one disability. Among school age children, the most frequent disabilities were cognitive (37.6 percent) and vision (34.3 percent). For persons aged 18 to 64 years, the most frequent disability was vision (25.3 percent). For seniors, self-care was the most frequent disability accounting at 35.5 percent.

In terms of the three age groups shown in Table 5-28, 7.5 percent of unincorporated Merced County's population 5 to 17 years of age, 13.8 percent of the population 18 to 64 years of age, and 44.3 percent of seniors (65 years and older) had one or more disabilities in 2013. These percentages are larger than those statewide. While unincorporated Merced County had a smaller senior population (65 years and older) than California in 2013 (10.3 percent of the total population compared to 11.8 percent; see Table 5-4), the senior population in Merced County was more likely to have one or more disabilities than the senior population statewide.

**TABLE 5-28**  
**Disability Status and Types of Disabilities by Age Group,**  
**Persons Five Years and Older**

**Merced County and California**  
**2013**

	Unincorporated		Incorporated		California	
	Number	Percent	Number	Percent	Number	Percent
<b>5 to 17 Years</b>						
Total Persons	19,651	100.0%	38,520	100.0%	6,698,422	100.0%
Total Persons With a Disability	1,472	7.5%	3,216	8.3%	266,457	4.0%
Total Disabilities Tallied <sup>1</sup>	2,117	100.0%	4,160	100.0%	371,463	100.0%
Hearing Difficulty	163	7.7%	268	6.4%	37,446	10.1%
Vision Difficulty	726	34.3%	1,430	34.4%	48,229	13.0%
Cognitive Difficulty	796	37.6%	1,743	41.9%	186,082	50.1%
Ambulatory Difficulty	205	9.7%	322	7.7%	40,272	10.8%
Self-Care Difficulty	227	10.7%	397	9.5%	59,434	16.0%
<b>18 to 64 Years</b>						
Total Persons	52,661	100.0%	98,317	100.0%	23,554,540	100.0%
Total Persons With a Disability	7,250	13.8%	15,948	16.2%	1,878,329	8.0%
Total Disabilities Tallied <sup>1</sup>	13,423	100.0%	29,569	100.0%	3,472,490	100.0%
Hearing Difficulty	1,842	13.7%	3,350	11.3%	362,944	10.5%
Vision Difficulty	3,398	25.3%	7,215	24.4%	344,566	9.9%
Cognitive Difficulty	2,825	21.0%	6,386	21.6%	792,615	22.8%
Ambulatory Difficulty	2,693	20.1%	5,866	19.8%	912,601	26.3%
Self-Care Difficulty	866	6.5%	2,232	7.5%	368,589	10.6%
Independent Living Difficulty	1,799	13.4%	4,520	15.3%	691,175	19.9%
<b>65 years and over</b>						
Total Persons	9,360	100.0%	15,283	100.0%	4,350,370	100.0%
Total Persons With a Disability	4,143	44.3%	7,300	47.8%	1,599,515	36.8%
Total Disabilities Tallied <sup>1</sup>	10,695	100.0%	18,448	100.0%	3,686,957	100.0%
Hearing Difficulty	2,140	20.0%	3,072	16.7%	639,678	17.3%
Vision Difficulty	1,636	15.3%	2,486	13.5%	301,369	8.2%
Cognitive Difficulty	1,538	14.4%	2,400	13.0%	458,133	12.4%
Ambulatory Difficulty	2,609	24.4%	4,651	25.2%	1,043,115	28.3%
Self-Care Difficulty	926	35.5%	2,170	11.8%	453,601	43.5%
Independent Living Difficulty	1,846	17.3%	3,669	19.9%	791,061	21.5%
<b>Total 5+ years</b>						
Total Persons	81,672	100.0%	152,120	100.0%	34,603,332	100.0%
Total Persons With a Disability	12,865	15.8%	26,464	17.4%	3,744,301	10.8%
Total Disabilities Tallied <sup>1</sup>	26,235	100.0%	52,177	100.0%	7,530,910	100.0%
Hearing Difficulty	4,145	15.8%	6,690	12.8%	1,040,068	13.8%
Vision Difficulty	5,760	22.0%	11,131	21.3%	694,164	9.2%

**TABLE 5-28**  
**Disability Status and Types of Disabilities by Age Group,**  
**Persons Five Years and Older**  
**Merced County and California**  
**2013**

	Unincorporated		Incorporated		California	
	Number	Percent	Number	Percent	Number	Percent
Cognitive Difficulty	5,159	19.7%	10,529	20.2%	1,436,830	19.1%
Ambulatory Difficulty	5,507	21.0%	10,839	20.8%	1,995,988	26.5%
Self-Care Difficulty	2,019	7.7%	4,799	9.2%	881,624	11.7%
Independent Living Difficulty	3,645	13.9%	8,189	15.7%	1,482,236	19.7%

Note: <sup>1</sup> Total disabilities tallied exceeds the number of total persons because each person may have more than one disability.

Source: 2009-2013 American Community Survey.

Supplemental Security Income (SSI) is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security (OASDI) often receive SSI benefits. SSI is the only source of income for a number of low-income seniors.

Table 5-29 shows SSI recipients by category in Merced County and California in 2013. In 2013 a total of 11,291 persons in Merced County received Supplemental Security Income (SSI) from the Federal government because they were aged, blind, or disabled, representing 4.3 percent of the total Merced County population. California as a whole had a lower percentage of the total population that received SSI benefits at 3.4 percent. Of all SSI recipients, a lower percentage of seniors received SSI in Merced County than in California as a whole (33.5 percent compared to 42.8 percent). However, children and persons 18 to 64 receiving SSI benefits in the county were a much higher percentage compared to statewide (11.9 percent and 54.6 percent compared to 9.2 percent compared to 48.0 percent respectively). In addition, these numbers do not represent the thousands of others who also have special needs due to their height, weight, or mental or temporary disability from injury or illness, and whose conditions impede their ability to afford housing and to perform daily tasks within typical houses and apartments. With the maximum monthly benefit of \$733 as of 2015, SSI recipients are likely to have difficulty finding housing that fits within their budgets since they can afford to pay only \$220 for rent, as shown earlier in Table 5-23.

**TABLE 5-29**  
**SSI Recipients by Category and Age**  
**Merced County and California**  
**December 2013**

	Merced County		California	
	Number	Percent	Number	Percent
2014 Total Population	264,567	100.0%	38,357,121	100.0%
Total SSI Recipients (Dec. 2013)	11,291	4.3%	1,304,222	3.4%
<i>Category</i>				
Aged	2,123	18.8%	358,906	27.5%
Blind and Disabled	9,168	81.2%	945,316	72.5%
<i>Age</i>				
Under 18	1,345	11.9%	119,647	9.2%
18-64	6,161	54.6%	626,357	48.0%
65 or Older	3,785	33.5%	558,218	42.8%
SSI Recipients also Receiving Social Security <sup>1</sup>	4,721	41.8%	494,539	37.9%

Note: <sup>1</sup>OASDI (Old Age, Survivors, or Disability Insurance).

Sources: SSA, *SSI Recipients by State and County, December 2013*; DOF, *Table E-5 Population Estimates for Cities, Counties, and the State, 1/1/2014*.

Persons with disabilities in Merced County have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Social Security Income, which is insufficient for market rate housing.

#### **Persons with Developmental Disabilities**

SB 812, which took effect January 2011, amended State housing element law to require an 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. Many developmentally disabled persons are able to live independently and work. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Merced County residents with developmental disabilities can receive services through the Central Valley Regional Center, a State Development Services organization. To be eligible for services, a

person must have a disability that began before the age of 18, and the disability must have been determined to continue indefinitely. According to the California Department of Developmental Services, there were 1,787 residents in Merced County receiving services at the end of September 2015. Of the total in the county, 31.7 percent are under the age of 14, 17.9 percent are ages 14-21, 40.5 percent are ages 22-51, 5.7 percent are ages 52-61, and 4.3 percent are 62 or older (see Table 5-30).

<b>TABLE 5-30</b> <b>Developmental Disability by Age Group</b> <b>Merced County</b> <b>2015</b>		
<b>Age Group<sup>1</sup></b>	<b>Number</b>	<b>Percent</b>
3-13 years	566	31.7%
14-21 years	319	17.9%
22-51 years	723	40.5%
52-61 years	102	5.7%
62+ years	77	4.3%
<b>Total</b>	<b>1,787</b>	<b>100.0%</b>

<sup>1</sup>The California Department of Developmental Services does not collect information on persons ages 0-2 years on the Client Development Evaluation Report (CDER).

Source: California Department of Developmental Services, October 6, 2015.

According to the California Department of Developmental Services, the majority of Merced County residents receiving services at the end of September 2015 resided in their own home with a parent or guardian (78 percent); 10.7 percent resided in an independent/supportive living facility, 5.9 percent in a community care facility, 3.5 percent in an intermediate care facility, and 0.6 percent in a skilled nursing facility (see Table 5-31).

<b>TABLE 5-31</b> <b>Developmental Disability by Residence Type</b> <b>Merced County</b> <b>2015</b>		
<b>Residence Type</b>	<b>Number</b>	<b>Percent</b>
Own Home – Parent/Guardian	1,394	78.0%
Community Care Facility	105	5.9%
Independent/Supportive Living	191	10.7%
Intermediate Care Facility (ICF)	62	3.5%
Skilled Nursing Facility (SNF)	10	0.6%
Other	25	1.4%
<b>Total</b>	<b>1,787</b>	<b>100.0%</b>

Source: California Department of Developmental Services, October 6, 2015.



**Senior Households**

Seniors, defined as ages 65 years and older, often face unique housing problems. Seniors are often “over-housed,” living alone or as couples, in three- or four-bedroom houses that are too large for them to maintain adequately. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance. Also, many senior homeowners do not have sufficient savings to finance the necessary repair costs. This is a situation commonly described as “house-rich and cash-poor.”

Table 5-32 shows information on the number of seniors, the number of senior households, and senior households by tenure in unincorporated and incorporated Merced County and California in 2013. As discussed earlier, Merced County’s population is slightly younger than California as a whole. Senior persons (the 65 and over age group) represented 10.3 percent of the population in unincorporated Merced County in 2013 compared to 11.8 percent statewide. Because of smaller household sizes, senior households as a percentage of all households is larger than the percentage of seniors in the population. Senior households represented 20.9 percent of all households in the unincorporated county, compared to 20.5 percent statewide. Senior households also have a high homeownership rate. In the unincorporated county 82.4 percent of senior households owned their homes in 2013, compared to 61.8 percent of all households.



**TABLE 5-32**  
**Senior Population and Households**  
**Merced County and California**  
**2013**

	Unincorporated Merced County		Incorporated Merced County		California	
	Number	Percent	Number	Percent	Number	Percent
<b>Population</b>						
Total Population	90,565	100.0%	168,142	100.0%	33,871,648	100.0%
Number of Persons 65 years and over	9,371	10.4%	15,815	9.4%	4,446,865	13.1%
<b>Households</b>						
<b>Total Households</b>	<b>25,687</b>	<b>100.0%</b>	<b>49,722</b>	<b>100.0%</b>	<b>12,542,460</b>	<b>100.0%</b>
Owner	15,875	61.8%	24,523	49.3%	6,939,104	55.3%
Renter	9,812	38.2%	25,199	50.7%	5,603,356	44.7%
<b>Senior-Headed Households</b>	<b>5,361</b>	<b>100.0%</b>	<b>8,820</b>	<b>100.0%</b>	<b>2,569,439</b>	<b>100.0%</b>
Owner	4,419	82.4%	6,186	70.1%	1,865,510	73.8%
Renter	942	17.6%	2,634	29.9%	673,929	26.2%
Seniors as a Percentage of All Households	--	20.9%	--	17.7%	--	20.5%
Percentage of Owner Households Headed by a Senior	--	17.8%	--	25.2%	--	27.3%
Percentage of Renter Households Headed by a Senior	--	9.6%	--	10.5%	--	12.0%

Source: 2009-2013 American Community Survey.

Table 5-33 shows the housing cost burdens by age and tenure for unincorporated and incorporated Merced County and California in 2013. As shown in the table, 27.7 percent of all senior owner households and 48.0 percent of all senior renter households in the unincorporated county had a housing cost burden greater than 30 percent (moderate housing cost burden) in 2013. The percentage of senior owner households with at least a moderate housing cost burden in the unincorporated county was lower than in the cities (32.6 percent) and statewide (32.9 percent).

The proportion of senior owner households with a moderate cost burden was nearly 10 percent lower than non-senior households in the unincorporated county; however, the proportion of senior renter households was slightly higher than non-senior renter households (7 percent). Overall, the proportion of senior households with a cost burden greater than 30 percent in the unincorporated county was slightly smaller than the proportion of non-seniors.

**TABLE 5-33**  
**Housing Cost Burden by Age and Tenure**  
**Merced County and California**  
**2013**

	Unincorporated Merced County			Incorporated Merced County			California		
	Total	Cost Burden Greater than 30%		Total	Cost Burden Greater than 30%		Total	Cost Burden Greater than 30%	
<b>Owner</b>									
Householder 15-64	11,456	4,167	36.4%	18,337	6,267	34.2%	5,043,594	2,102,385	41.7%
Householder 65+	4,419	1,225	27.7%	6,186	2,018	32.6%	1,895,510	624,521	32.9%
<b>Total</b>	<b>15,875</b>	<b>5,392</b>	<b>34.0%</b>	<b>24,523</b>	<b>8,285</b>	<b>33.8%</b>	<b>6,939,104</b>	<b>2,726,906</b>	<b>39.9%</b>
<b>Renter</b>									
Householder 15-64	8,870	3,641	41.0%	22,565	6,981	30.9%	4,929,427	2,612,002	53.0%
Householder 65+	942	452	48.0%	2,634	1,478	56.1%	673,929	416,646	61.8%
<b>Total</b>	<b>9,812</b>	<b>4,093</b>	<b>41.7%</b>	<b>25,199</b>	<b>8,459</b>	<b>33.6%</b>	<b>5,603,356</b>	<b>3,028,648</b>	<b>54.1%</b>
<b>All Households</b>									
Householder 15-64	20,326	7,808	38.4%	40,902	13,248	32.4%	9,973,021	4,714,387	47.3%
Householder 65+	5,361	1,677	31.3%	8,820	3,496	39.6%	2,569,439	1,041,167	40.5%
<b>Total</b>	<b>25,687</b>	<b>9,485</b>	<b>69.9%</b>	<b>49,722</b>	<b>16,744</b>	<b>33.7%</b>	<b>12,542,460</b>	<b>5,755,554</b>	<b>45.9%</b>

Source: 2009-2013 American Community Survey.

The Merced County Housing Authority manages three senior housing complexes with 67 senior housing units. The facilities are located in the cities of Atwater (14 units), Dos Palos (25 units), and Merced (28 units) and are subsidized Section 8 housing. The only other affordable senior complex is a 100-unit development located in the City of Merced that was built in 1995 with the cooperation of a non-profit agency and is managed by a private developer. It is also a Section 8 subsidized housing project. There are no housing complexes strictly for the elderly population in the unincorporated area of the county that offer affordable rates. There are a number of “assisted living” facilities in the county which offer a variety of services for seniors, but can be very costly.

The Merced County Human Services Agency (HAS) provides services to assist seniors and adults with disabilities. Through the Area Agency on Aging (AAA) programs, HAS provides seniors with transportation, health insurance counseling, home-delivered meals, legal assistance, family caregiver support, and job placement assistance. HAS also provides services to seniors who are victims of abuse, neglect, and exploitation.

### **Large Households**

The U.S. Department of Housing and Urban Development (HUD) defines a large household as one with five or more members. Large households may have specific needs that differ from other families due to income and housing stock constraints. The most critical housing need of large households is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. To save for other basic necessities, such as food, clothing, and medical care, it is common

for lower-income large households to live in smaller units, which frequently results in overcrowding. Because of high housing costs, extended families are sometimes forced to live together under one roof.

Table 5-34 shows the number and share of large households in unincorporated and incorporated Merced County and California in 2011. As shown in Table 5-34, 5,457 households, or 23.1 percent of the total households in unincorporated Merced County, had five or more members. This proportion is much higher for renters (31.8 percent) than for owners (18.9 percent).

The share of large households out of total households in unincorporated Merced County (23.1 percent) was slightly higher than the proportion of large households in the cities (22.8 percent), and much higher than the proportion statewide (14.3 percent of total households). As discussed previously and shown in Table 5-18, 57.3 percent of the renter-occupied units in unincorporated Merced County in 2013 had three or more bedrooms. This figure is much larger than the 27.5 percent figure statewide. The 2009-2013 American Community Survey data also suggests that there is a high need for four- and five-bedroom units, especially in rental units.

<b>TABLE 5-34</b> <b>Large Households</b> <b>Merced County and California</b> <b>2011</b>						
	Unincorporated Merced County		Incorporated Merced County		California	
	Number	Percent	Number	Percent	Number	Percent
<b>Owner-Occupied</b>						
Less than 5 Persons	12,861	81.1%	19,575	79.7%	6,048,412	85.7%
5+ Persons	2,997	18.9%	4,979	20.3%	1,007,230	14.3%
<b>Total</b>	<b>15,858</b>	<b>100.0%</b>	<b>24,554</b>	<b>100.0%</b>	<b>7,055,642</b>	<b>100.0%</b>
<b>Renter-Occupied</b>						
Less than 5 Persons	5,271	68.2%	15,258	74.2%	4,611,564	85.8%
5+ Persons	2,460	31.8%	5,314	25.8%	765,966	14.2%
<b>Total</b>	<b>7,731</b>	<b>100.0%</b>	<b>20,572</b>	<b>100.0%</b>	<b>5,377,530</b>	<b>100.0%</b>
<b>All Households</b>						
Less than 5 Persons	18,132	76.9%	34,833	77.2%	10,659,976	85.7%
5+ Persons	5,457	23.1%	10,293	22.8%	1,773,196	14.3%
<b>Total</b>	<b>23,589</b>	<b>100.0%</b>	<b>45,126</b>	<b>100.0%</b>	<b>12,433,172</b>	<b>100.0%</b>

Source: HCD Pre-approved Data Package; 2007-2011 American Community Survey.

### Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. Female-headed households have special housing needs because they are most likely either single-parents or single-elderly adults living on low- or poverty-level incomes. Single-parent households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Single-parent households also tend to receive unequal treatment in the rental housing market. Because of their

relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing.

Battered women with children comprise a sub-group of female-headed households that are especially in need. According to the California Department of Housing and Community Development and the National Low Income Housing Coalition's Women and Housing Task Force, the female-headed household group is probably the group with the most extensive housing needs and is disproportionately affected by the current housing situation. This housing need is exacerbated by a lack of adequate and affordable child care, which would enable the mother to pursue ways of increasing her earning capacity. With rising child care costs, few women in this group are able to work and care for their children at the same time.

Table 5-35 shows the number of female-headed households in unincorporated area of the county, the cities, and statewide in 2013. As shown in the table, there were 3,735 female-headed households in the unincorporated area of the county, which represents 14.5 percent of all households. This percentage is less than in the cities in the county (19.1 percent) and statewide (19.3 percent). Of the total number of households in the unincorporated county, 8.8 percent are female-headed households with their own children. The percentage of female-headed households with their own children is lower in the cities at 12.0 percent. Among total households in the unincorporated county, 15.1 percent are under the poverty level compared to 16.9 percent in the cities and 10.8 percent statewide. Female-headed households account for 37.4 percent of all households under the poverty level in the unincorporated county, which is less than 49.0 percent in the cities and 45.6 percent statewide.

**TABLE 5-35**  
**Female-Headed Households**  
**Merced County and California**  
**2013**

Type of Household	Unincorporated Merced County		Incorporated Merced County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Female Headed Households	3,735	14.5%	9,500	19.1%	1,642,097	19.3%
Female Headed Households with Own Children	2,254	8.8%	5,967	12.0%	1,065,371	12.5%
Female Headed Households without Own Children	1,481	5.8%	3,533	7.1%	576,726	6.8%
Total Households Under the Poverty Level	3,876	15.1%	8,409	16.9%	917,843	10.8%
Female Headed Households Under the Poverty Level	1,450	37.4%	4,120	49.0%	418,934	45.6%
<b>Total Households</b>	<b>25,687</b>	<b>100.0%</b>	<b>49,722</b>	<b>100.0%</b>	<b>8,525,355</b>	<b>100.0%</b>

Source: 2009-2013 American Community Survey.

### **Extremely Low-Income Households**

Extremely low-income households are defined as those households with incomes under 30 percent of the county median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific

housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) or shared housing, or rental subsidies or vouchers. In recent years, rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

In Merced County a household of three persons with an income of \$20,090 in 2015 would qualify as an extremely low-income household. Table 5-36 shows the number of extremely low-income households and their housing cost burden in Merced County and California in 2012. As shown in the table, Merced County had a slightly lower percentage of extremely low-income households (13.2 percent) than statewide (14.7 percent). The county also had a smaller proportion of extremely low-income owner and renter households (5.7 and 22.1 percent, respectively) compared to statewide (7.0 and 24.5 percent). In the county 79.1 percent of extremely low-income households had a moderate housing cost burden and about 69.7 percent had a severe housing cost burden.

**TABLE 5-36**  
**Housing Cost Burden of Extremely Low-Income Households**  
**Merced County and California**  
**2012**

	Merced County			California		
	Owners	Renters	Total	Owners	Renters	Total
Total Number of Households	40,412	34,084	74,496	6,978,397	5,487,934	12,466,331
Number of Extremely Low-Income Households	2,305	7,535	9,840	491,105	1,345,805	1,836,910
Percent of Total Households	5.7%	22.1%	13.2%	7.0%	24.5%	14.7%
Number w/ Cost Burden > 30%	1,730	6,045	7,780	359,680	1,090,875	1,450,560
Percent w/ Cost Burden > 30%	75.1%	80.2%	79.1%	73.2%	81.1%	79.0%
Number w/ Cost Burden > 50%	1,380	5,475	6,860	299,075	940,265	1,239,340
Percent w/ Cost Burden > 50%	59.9%	72.3%	69.7%	61.0%	69.9%	67.5%

Source: HUD SOCDs, Comprehensive Housing Affordability Strategy (CHAS) database using 2008-2012 American Community Survey.

## 5.2 Future Needs Assessment

Every city and county in California is required to plan for its “fair share” of the statewide housing need. The Department of Housing and Community Development (HCD) is required to allocate each region’s share of the statewide housing need to Councils of Governments (COG) based on Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans. The COG develops a Regional Housing Need Plan (RHNP) allocating the region’s share of the statewide need to cities and counties within the region. The RHNP promotes the following objectives: increase the housing supply and mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner; promote infill development and socioeconomic equity; protect environmental and agricultural resources; encourage efficient development patterns; and promote an improved intraregional balance between jobs and housing.

### 2014-2023 Regional Housing Needs Allocation

This section describes the projected future housing needs in the unincorporated areas of Merced County based upon the Regional Housing Needs Allocation (RHNA) Plan prepared by the Merced County Association of Governments (MCAG). State law requires Councils of Governments to prepare allocation plans for all cities and counties within their jurisdiction. The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. The State Department of Housing and Community Development provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate. MCAG adopted the final Regional Housing Needs Allocation Plan on June 18, 2015.

The core of the RHNA is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of the five income groups. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites with appropriate zoning are available to accommodate at least the number of units allocated. Table 5-37 below shows the projected housing needs for the RHNA projection period from January 1, 2014 to December 31, 2023 for the unincorporated areas of Merced County.

<b>TABLE 5-37</b> <b>Regional Housing Needs Allocation by Income</b> <b>Unincorporated Merced County</b> <b>January 1, 2014 to December 31, 2023</b>						
	<b>Extremely Low<sup>1</sup></b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>TOTAL</b>
RHNA	542	543	775	711	1,885	4,456
Percent of Total	12.2%	12.2%	17.4%	16.0%	42.3%	100.0%

Note:

<sup>1</sup> There is a projected need for 542 extremely low-income units based on the assumption that 50 percent of the very low-income need is extremely low-income.

Source: Merced County Association of Governments (MCAG), 2015.



As shown in Table 5-37, MCAG allocated 4,456 new housing units to unincorporated Merced County for the 2014 to 2023 projection period, and allocated 11,405 units to the six incorporated cities. The allocation is equivalent to a yearly need of approximately 445 housing units. Of the total 10-year RHNA projection, 2,571 units (57.6%) are to be affordable to moderate-income households and below, including 542 extremely low-income units, 543 very low-income units, 775 low-income units, and 711 moderate-income units.

### **Unaccommodated Need from the 2007-2014 Housing Element**

In 2005 the State passed AB 1233 to promote the timely implementation of local housing elements. Jurisdictions with housing elements that planned on accommodating their RHNA through a rezone program but failed to rezone parcels for higher-density residential uses during the five-year time frame, are now required to accommodate the unaccommodated RHNA in the first year of the new planning period.

The previous Housing Element included a program to rezone 48.7 acres within the University Community Plan. The rezoning was needed to accommodate the remaining need of 974 lower-income units to meet the 2007-2014 RHNA. 2010 Housing Element Program 1-7 states:

*The County shall rezone adequate sites for higher-density development within the University Community Plan to accommodate at least the remaining need of 974 lower-income units (48.7 acres, assuming 20 units per acre). The County shall ensure that at least 50 percent of the unmet lower-income RHNA need be accommodated on housing sites designated exclusively for residential use, permit owner-occupied and rental multifamily uses by-right, allow at least 16 units per site, and allow at least 20 units per acre.*

Since development within the University Community Plan area did not proceed as expected, the County was not able to complete the rezone program. Therefore, the County has to carry-over 974 lower-income units. AB 1233 requires the County to complete a rezone to accommodate 974 lower-income units by March 31, 2017. Per Government Code Section 65583.2, the sites “made available” by the rezone program must have a minimum density of 20 units per acre, be large enough to accommodate at least 16 units per site, and permit owner-occupied and rental multifamily uses by-right (i.e., non-discretionary). If the County does not complete the rezone during this timeframe, HCD will consider the County’s Housing Element out of compliance.

As described in Program 1-2, the County plans to accommodate the unaccommodated lower-income need by rezoning sites within existing communities. The County is in the process of updating the zoning in several communities consistent with community plans, and will explore opportunities to rezone sites to higher-density residential. Table 5-38 and Figures 5-6 and 5-7 show potential sites that might be rezoned to accommodate the unaccommodated lower-income need.

**TABLE 5-38**  
**Candidate Rezone Sites**  
**Unincorporated Merced County**  
**2016**

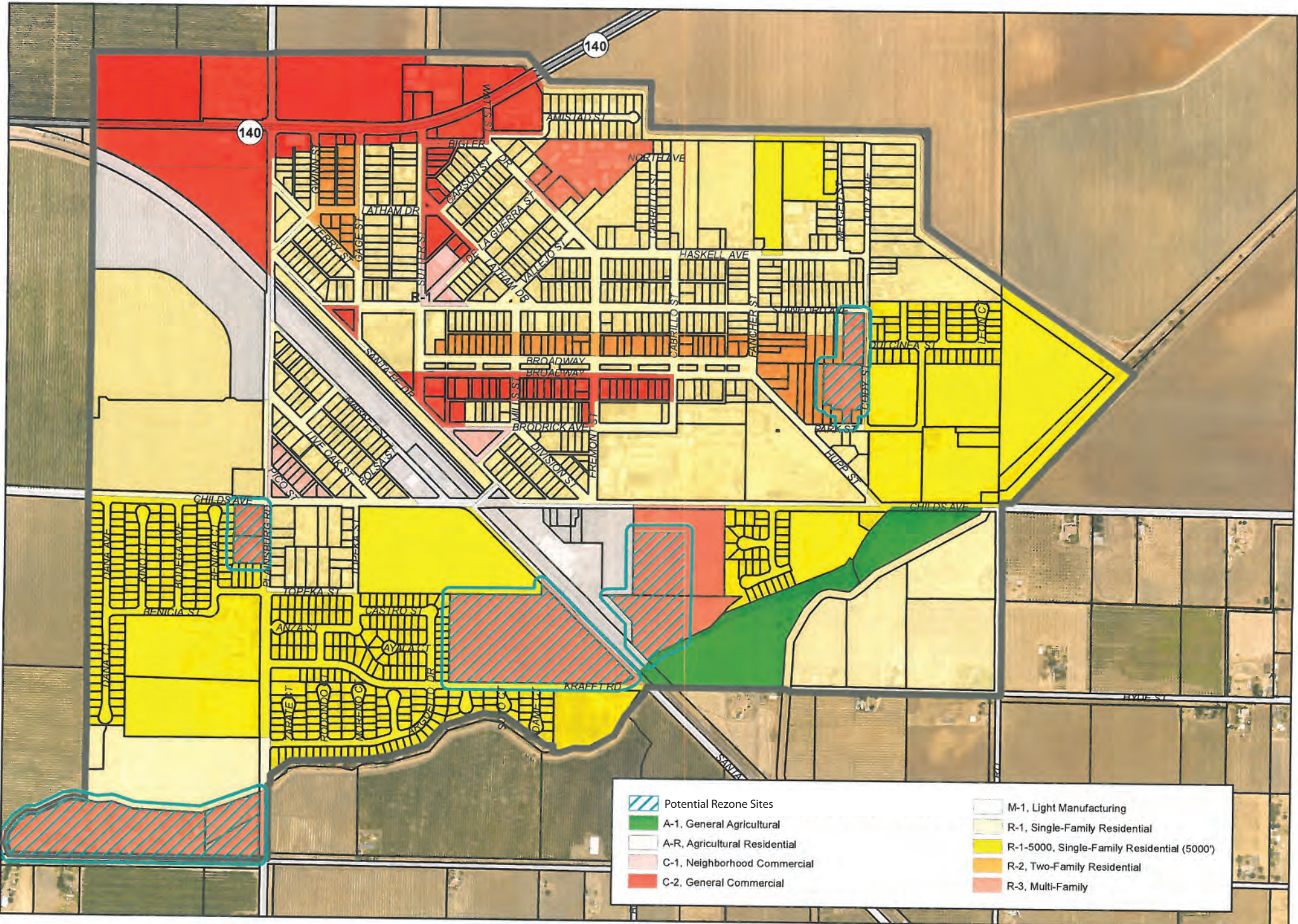
APN	ACRES	COMMUNITY
037-170-007	1.2	Planada
037-170-038	2.2	Planada
037-230-002	1.1	Planada
037-230-003	1	Planada
037-242-002	16.2	Planada
053-144-008	1.8	Planada
053-144-009	1.8	Planada
053-144-010	22	Planada
037-250-015/037-250-001 <sup>1</sup>	7.73	Planada
318-090-007	9	Le Grand
<b>Total</b>	<b>53.03</b>	

Note: <sup>1</sup> Property was split zoned M-1 and R-3. 7.73 acres represents the previously zoned M-1 portion that is anticipated to be rezoned R-3 to match the rest of the property.

Source: Merced County, 2016.



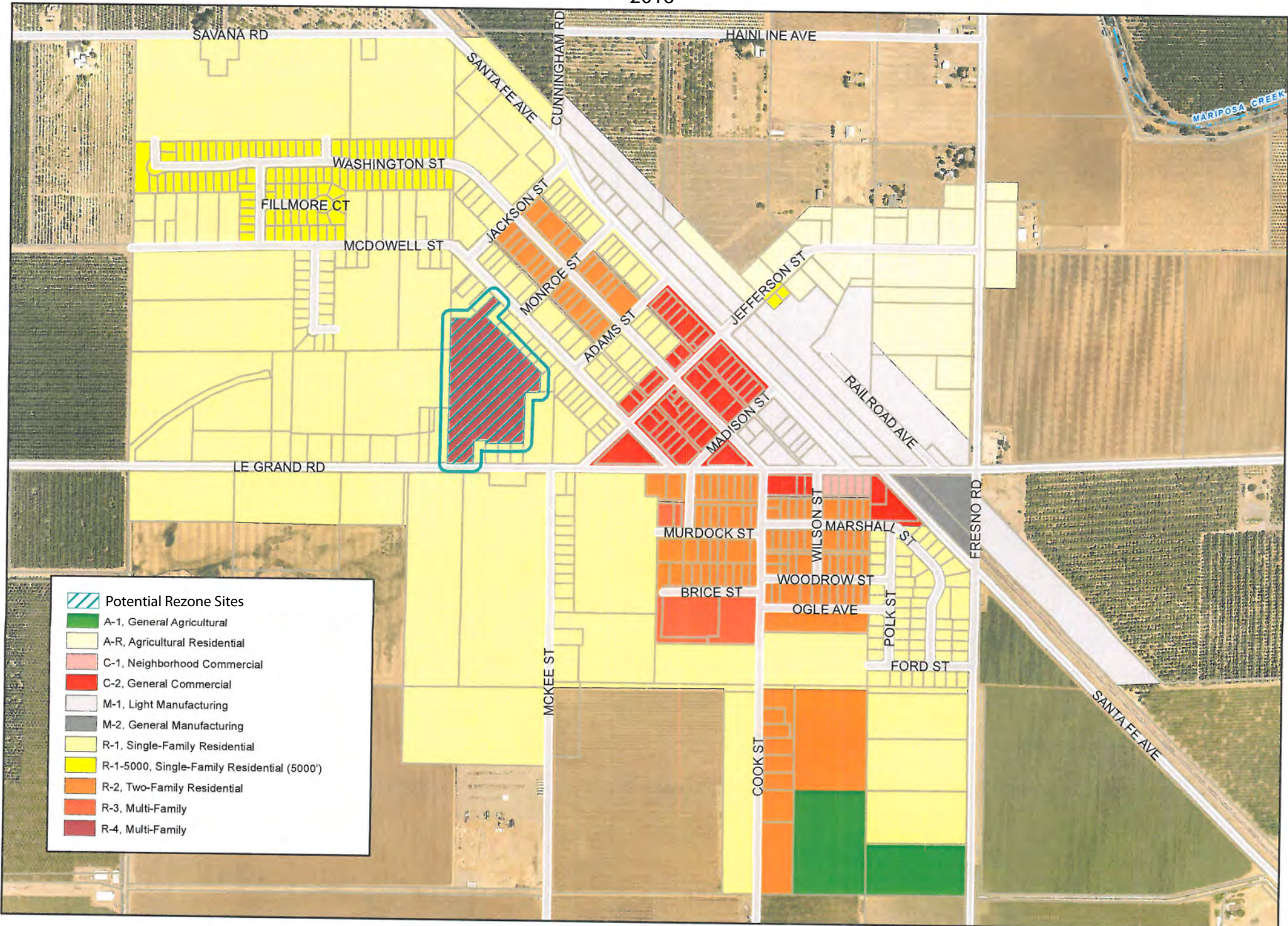
Figure 5-6: Candidate Rezone Sites  
Planada  
2016



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Figure 5-7: Candidate Rezone Sites  
Le Grand  
2016



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## Comparison of Housing Unit Production with Projected Housing Needs

Since the RHNA projection period begins on January 1, 2014, the County's RHNA can be reduced by the number of new units built or approved since January 1, 2014. County staff compiled an inventory of all residential units that have been constructed, are under construction, or have been issued a building permit between January 2014 and December 2015.

Table 5-38 provides a breakdown of the dwelling units built, under construction, or approved from January 1, 2014 through December 18, 2015. As shown below, the County has issued building permits for 66 single family units, all of which are assumed to accommodate above moderate-income households. In addition, there have been 13 second units/secondary dwelling units, 20 mobiles homes, and 36 farmworker housing units constructed in the unincorporated county. For the purposes of this analysis, second units/secondary dwelling units are assumed to be affordable to moderate-income households, while mobile/modular homes and farmworker housing are assumed to be affordable to lower-income households.

<b>TABLE 5-38</b> <b>Housing Units Constructed or Approved</b> <b>Unincorporated Merced County</b> <b>January 1, 2014, to December 18, 2015</b>	
<b>Housing Unit by Estimated Income Level</b>	<b>Constructed or Approved by Building Permit</b>
<b>Above Moderate-Income (More than 120 Percent MFI)</b>	
Single Family Residence	66
<b>Moderate-Income (80-120 Percent MFI)</b>	
Second Units/Secondary Dwelling Units	13
<b>Lower-Income (Below 80 Percent MFI)</b>	
Mobile Homes <sup>1</sup>	20
Farmworker Housing <sup>2</sup>	16
<i>Subtotal</i>	<i>36</i>
<b>TOTAL</b>	<b>115</b>

Notes:

<sup>1</sup>The mobile home category includes all mobile homes constructed either for use as primary or secondary dwelling units. Mobile homes include those constructed on temporary and permanent foundations.

<sup>2</sup>Farmworker housing consists of a variety of housing types including mobile homes and sometimes conventional homes.

Source: Merced County Community and Economic Development Department, December 2015.

## Remaining Need

Since the County did not fully implement the Rezone Program in the previous Merced County Housing Element, there is a carryover of unaccommodated need. The unaccommodated need from the previous Housing Element is 974 lower-income units, which is added to the 2015 RHNA. The units approved/built since January 1, 2014 are subtracted from the 2015 RHNA. The total remaining need is 2,798 lower-income, 698 moderate-income, and 1,819 above moderate-income units.

<b>TABLE 5-39</b> <b>Regional Housing Needs Allocation by Income</b> <b>Unincorporated Merced County</b> <b>January 1, 2014 to December 31, 2023</b>			
	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>
2015 RHNA	1,860	711	1,885
Unaccommodated Need from 2010 Housing Element	974	0	0
Approved/Built Units (2014-2015)	(36)	(13)	(66)
<b>Total Remaining Need</b>	<b>2,798</b>	<b>698</b>	<b>1,819</b>

*Source: Merced County Community and Economic Development Department, December 2015.*

### 5.3 Resource Inventory

Section 5.3 assesses the availability of land and services to meet the needs documented in Section 5.2. This section discusses Merced County's available residential land, calculates the buildout potential of this land, and reviews the adequacy of services to support future housing development. The residential holding capacity includes a summary of existing urban communities; new, large-scale communities; and projections for second units, mobile/modular homes, and farmworker housing units based on past trends.

#### Available Sites Inventory

An adequate supply of residentially-zoned land available for development is one of the most critical resources necessary to meet future housing demand. Without adequate vacant land, Merced County cannot demonstrate how it will accommodate its Regional Housing Need Allocation. The amount of land required to accommodate future housing needs depends on its physical characteristics, zoning, availability of public facilities and services, and environmental conditions.

The State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites" (Government Code Section 65583(a)(3)).

#### *Inventory of Sites in Existing Communities*

##### **Methodology and Assumptions**

In accordance with the requirements of Government Code Section 65583.2 described above, the County conducted an inventory of vacant land suitable for affordable housing within unincorporated Merced County. The following criteria were used to map vacant residential sites that allow higher-density residential development:

- **Location.** The assessment included all parcels within existing unincorporated Merced County. New communities are assessed separately.
- **Vacancy.** Vacant parcels were initially selected based on the County Assessor's use codes in the parcel database. Vacancy status was verified through aerial photographs. The effective date of the vacancy status for each site is December 18, 2015.
- **General Plan Land Use Designations.** This available sites inventory summarizes all available sites with potential for residential development, but only includes a parcel-specific inventory for sites that have potential to provide housing at higher densities. Only parcels with the following land use designations were retained in the inventory:
  - Medium-Density Residential (MD): 8-15 units per acre; and
  - High-Density Residential (HD): 15-33 units per acre.

- **Zoning Districts.** The inventory includes only parcels that have the land use designations listed above and the following zoning designations:
  - Two-Family Residential (R-2): two residential units per lot;
  - Multiple-Family Residential (R-3): up to 15 units per gross acre; and
  - Multiple-Family Residential (R-4): up to 33 units per gross acre.

(Note: There are several parcels in Merced County that have either the appropriate General Plan land use designation or zoning for medium- and higher-density residential, but the designation and zoning are inconsistent. These parcels with inconsistent zoning and land use designations are not included in the inventory.)
- **Relation of density to income categories.** Table 5-40 shows the assumptions used to determine the inventoried income level based on density allowed by the zoning and General Plan land use designations for each site in the unincorporated county.

<b>TABLE 5-40</b> <b>Relation of Density to Inventoried Income Levels</b> <b>Merced County</b> <b>2016</b>			
<b>General Plan</b>	<b>Zoning</b>	<b>Density Range</b>	<b>Inventoried Income Level</b>
HD	R-4	15-33 units/acre	Lower income
HD/MD	R-3	8-15 units/acre	Lower income
MD	R-2	2 units/lot	Moderate income

Source: Mintier Harnish, 2016.

In order to calculate the number of units that will accommodate its share of the regional housing need for lower-income households, a jurisdiction is required to do either of the following (Government Code Section 65583.2(c)(3)):

- Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the “default density standards” that are “deemed appropriate” in State law to accommodate housing for lower-income households given the type of the jurisdiction. Merced County is classified as a “suburban jurisdiction” and the density standard is defined as “sites allowing at least 20 units per acre.” HCD is required to accept sites that meet this density standard as appropriate for accommodating Merced County’s share of the regional housing need for lower-income households.

While the “default density standard” for Merced County is 20 units per acre based on the classification of the county as a “suburban jurisdiction,” the county’s existing unincorporated communities are more rural in character. Developments at densities above 15 units per acre, while allowed, are rare in Merced County. To demonstrate that a density of 15 units per acre can encourage the development of housing affordable to lower income households, a three



part analysis was prepared based on market demand, financial feasibility, and project experience within the Merced County.

*Market Demand:* Market rents for apartments are near the upper range of affordable costs for lower income households. Fair market rent for a studio is \$498, which is within the affordability for a one-person low-income household (Table 5-41). Fair market rent for a two-bedroom is \$759, which is within the affordability of a three-person low-income household. Finally, the fair market rent for a four-bedroom is \$1,344, which is exactly the affordability maximum of a six-person low-income household (see Table 5-41). Data on median rents in Merced County show similar trends. According to Zillow, the median advertised rent for two-bedroom rentals in the county was \$675 and for three-bedroom rentals was \$1,100 in March 2016. These median rents are affordable to low-income households. While the built densities and age or amenities of apartments for these figures are unknown, market rents, without financial subsidies, are not disproportionate with lower income affordability ranges; indicating that densities around 15 units per acre can facilitate affordability for lower income households. Additionally, land prices in Merced County generally are much less expensive than other parts of California such as the coastal region. Based on property sale listings in December 2015, the average listing price per acre in unincorporated Merced County was roughly \$20,000.

<b>TABLE 5-41</b> <b>Affordable Rent to Market Rent Comparison</b> <b>Merced County</b> <b>2015</b>			
<b>Bedroom Type</b>	<b>Assumed Household Size</b>	<b>Affordability for Low Income Household<sup>1</sup></b>	<b>Fair Market Rent<sup>2</sup></b>
Studio	1	\$811	\$498
2-Bedroom	3	\$1,043	\$759
4-Bedroom	6	\$1,344	\$1,344

<sup>1</sup>Table 5-21

<sup>2</sup>Table 5-22

Source: HCD 2015 Income Limits, HUD User Data Sets: FY 2015 FMR, Mintier Harnish 2016

*Financial Feasibility:* Given the availability and affordability of land in Merced County, densities of 15 units per acre encourage the development of housing affordable to lower income households. One way to measure financial feasibility is by calculating the cost effectiveness of building at different densities. Cost effectiveness, in simple terms, can be expressed in terms of land costs per unit at various densities. For example, the Table 5-42 uses a land price of \$20,000 per acre. Based on the land cost per unit, the table shows a less than significant difference between lower densities (e.g., 15 units per acre) and higher densities such as 20 units per acre. Specifically, land costs per unit at 20 units per acre are \$1,000 per unit and represent 5.0 percent of total development. Similarly at 15 units per acre, land costs are estimated at \$1,333 per unit, which represents about 6.7 percent of total development

costs. Given that land costs at 15 units per acre are similar to 20 units per acre and 20 units per acre is deemed appropriate to accommodate housing for lower income households (Government Code Section 65583.2(c)), a density of 15 units per acre is also appropriate for housing affordable to lower income households.

<b>TABLE 5-42</b> <b>Costs per Unit</b> <b>Merced County</b> <b>2015</b>		
<b>Units per Acre</b>	<b>Land Costs per Unit</b>	<b>Percent of Total Development Costs</b>
15 units per acre	\$1,333	6.7%
18 units per acre	\$1,111	5.6%
20 units per acre	\$1,000	5.0%

Assumptions: Average land price of \$20,000 per acre (2015).

Source: Mintier Harnish 2015

*Information Based on Project Experience:* The existing subsidized housing developments in the county are all located in R-3 zones and range in density from about 6-13 units per gross acre. Given development trends and the rural nature of the unincorporated areas of Merced County, R-3 zones are also appropriate for lower-income housing.

A representative from Self-Help Enterprises (SHE), an affordable housing developer that works in Merced County, stated that SHE has historically built multifamily housing at 9 to 11 units per acre, and that based on historical and new development, 15 units per acre is a reasonable density for affordable housing in Merced County. However, a current State funding program available for affordable housing (i.e., Affordable Housing and Sustainable Communities (AHSC) program) requires development at 20 units per acre in “suburban jurisdictions” in order to qualify for grant funding. While much of this funding will be targeted to areas that have access to “high quality transit” service, and none of the unincorporated communities in Merced County meet this definition, a portion of the funding is set aside for rural areas. While this funding program is available it will likely encourage developers to seek out sites that allow 20 units per acre. The County’s rezone program will make such sites available. However, not all new affordable housing developments will be funded through the AHSC program, and there will continue to be demand for sites that allow 10-15 units per acre, which is what the market demand has historically been for affordable housing developments in the rural areas of the county.

- **Size.** All parcels that meet the above-mentioned criteria, regardless of size, are included in the inventory; however, parcel size determined the income level at which the parcel was inventoried. All parcels in the inventory, regardless of zoning, that are smaller than one acre are inventoried as available for moderate-income housing development based on the unit type that would be expected on these parcels. For example, a 0.3-acre parcel zoned R-3 would

have a maximum capacity for a fourplex (i.e., four units). This type of housing development is considered more appropriate for moderate-income households. However, a one-acre parcel zoned R-3 would have capacity for a 15-unit apartment complex, which would have more potential to accommodate lower-income households.

- **Environmental Constraints.** All parcels (or portions of parcels) that met the criteria above were reviewed by County staff to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints such as flood zones and steep slopes, and other possible constraints to development feasibility. The sites inventory accounts for all known environmental constraints on these sites, as noted and accounted for in the inventory tables. The only potential environmental constraints are on sites in the communities of Planada and Franklin/Beachwood. These sites are within the 100-year floodplain and require a one- to two-foot elevation of structures. This is noted in the sites inventory table. While this is a potential constraint for small infill parcels, it does not constrain development on large lots. The County allows for the moving of dirt around the site and/or the trucking in of dirt to raise the foundation of development. A one- to two-foot increase in the elevation of the foundation is not problematic on larger sites.
- **Realistic Capacity.** The sites inventory assumes that 80 percent of maximum allowed density is a realistic development capacity on vacant sites in existing communities. The maximum allowed density on sites zoned R-4 is 33 units per acre and the expected density based on an assumed 80 percent of maximum buildout is 26 units per acre. The maximum allowed density on sites zoned R-3 is 15 units per acre and the expected density is 12 units per acre. The R-2 zone allows up to two units per lot. The sites inventory assumes that the sites zoned R-2 will buildout with two units.

While there have not historically been very many multifamily developments in the unincorporated county, many of those that have recently been approved have been at the maximum allowed densities. The realistic capacity assumption of 80 percent of maximum density is supported by multifamily developments approved within the past five years, including a five-unit apartment complex approved in an R3 zone in Hilmar at 15 units per acre (i.e., 100 percent of maximum allowed density) and a seven-unit multifamily development in an R3 zone in Winton approved at the maximum allowed density.

Table 5-A-1 (in Appendix 5-A-2) shows the inventory of vacant residentially-zoned sites within Merced County's existing unincorporated communities. The effective inventory date is December 18, 2015, and the status of the parcel as of that date is used for inventory purposes. The table is organized by community and for each site the table shows the Assessor's Parcel Number(s) (APN), General Plan land use designation, zoning district, parcel size (in acres), minimum and maximum allowable density based on the land use designation and zoning, and expected density (i.e., 80 percent of maximum density unless otherwise noted). The table also shows the minimum and maximum number of units allowed based on the density range, as well as the number of units inventoried based on the expected density, the inventoried income level of the units (i.e., lower- or moderate-income), infrastructure access, environmental constraints, and additional notes.

#### **Summary of Capacity in Existing Unincorporated Communities**

Merced County contains several unincorporated urban communities (excluding new communities) that have parcels zoned for medium- and high-density residential development (see Table 5-43). The

communities of Delhi, Franklin/Beachwood, Hilmar, Le Grand, Planada, Santa Nella, and Winton all contain vacant land that is zoned for medium- and high-density residential development. The Housing Element assumes that the majority of these parcels will build out at 80 percent of the maximum allowed density. While there hasn't been significant multifamily development in Merced County upon which to base this assumption, the County is moving in the direction of encouraging higher densities. As part of the San Joaquin Valley Regional Blueprint process, in 2009 County selected a preferred alternative that focuses on compact development at higher densities. The County also selected an alternative as part of the 2030 General Plan update that includes higher average densities. Assuming a buildout potential of 80 percent of the maximum density, there is an inventoried capacity of 168 moderate-income units and 1,827 lower-income units. Table 5-A-2 (in Appendix 5-A-2) shows a more detailed inventory of the vacant sites within the Merced County unincorporated communities.

<b>TABLE 5-43</b> <b>Inventoried Capacity for Lower- and Moderate-Income Units on</b> <b>Vacant Sites in Existing Unincorporated Communities</b> <b>Merced County</b> <b>2015</b>						
Community	Moderate-Income Potential		Lower-Income Potential		Total Units	
	Acres	Inventoried Units	Acres	Inventoried Units	Acres	Inventoried Units
Delhi	1.2	11	5.1	62	6.3	74
Franklin/Beachwood	4.2	48	1.5	18	5.7	66
Hilmar	0.7	3	0	0	0.7	3
Le Grand	1.2	10	1.7	21	2.9	30
Planada	7.8	90	7.0	84	14.8	174
Santa Nella	0	0	101.3	1,510	101.3	1,510
Winton	0.5	6	11.0	132	11.5	138
<b>TOTAL</b>	<b>15.6</b>	<b>168</b>	<b>127.6</b>	<b>1,827</b>	<b>143.2</b>	<b>1,995</b>

Source: Mintier Harnish, 2015.

### ***Inventory of Sites in New Communities***

The County has approved plans for several new communities. These communities provide unique opportunities for the creation of affordable housing since these areas represent the majority of Merced County's new residential development capacity, as well as providing nearly all of the unincorporated county's medium-density and high-density residential and mixed-use sites. Due to the significant infrastructure limitations (e.g., sewer and water service availability) throughout the county, new large-scale communities offer the best opportunity to meet the county's regional housing need. Merced County has community plans for new communities, including the Villages of Laguna San Luis, Fox Hills, and University Community. Assumptions of capacity to meet the RHNA vary by community since each new community plan proposes different housing types.

### **Villages of Laguna San Luis**

In September 2008 the Merced County Board of Supervisors approved the Villages of Laguna San Luis (the Villages) Community Plan in western Merced County. The Community Plan provides for a variety of residential designations including: Very-Low-Density Residential, Low-Density Residential, Medium-Density Residential, and High-Density Residential. The Community Plan also includes three new non-residential and mixed-use designations (i.e., Retirement Center, Village Center Retail, and Village Center Office) that allow medium- and high-density residential units. Table 5-44 shows the total acreage and estimated residential unit and population buildout for each residential designation. The Community Plan assumes a conservative buildout capacity (by using the midpoint of the density range for each designation and assuming no residential development within the mixed-use designations) and estimates the full buildout at 15,895 dwelling units.

There are five land use designations—(Medium-Density Residential (MDR), High-Density Residential (HDR), Retirement Center (RC), Village Center Commercial (VCC), and Village Center Office (VCO)—that allow medium- and high-density housing and, therefore, provide opportunities for the development of housing for moderate-, low-, very low-, and extremely low-income households. According to the Community Plan, MDR designated areas could consist of a variety of multiple-family units including attached units (2, 3, 4-plexes), rowhouses, condominiums, and apartments up to 15 dwelling units per acre. HDR designated areas could consist of multiple story apartment and condominium complexes up to 33 dwelling units per acre. In the Village Centers, projects that provide multiple-family apartments or condominiums in conjunction with retail and office developments would be permitted through the use of Planned Development (PD) zoning. These could be stand-alone complexes or units provided above retail or office space; however, the Community Plan does not include residential units in the mixed-use designations for the buildout assumptions.

Since the Villages of Laguna San Luis is a new community, it is assumed that housing prices will be slightly higher than in existing communities. Therefore, the inventory of sites assumes that Very Low-Density Residential and Low-Density Residential sites are available for above moderate-income units, Medium-Density Residential sites are available for moderate-income units, and High-Density Residential sites are available for lower-income units.

The total estimated buildout capacity is 15,865 units. However, the inventory excludes the area designated Urban Reserve since those areas will not be available until the other areas of the Community Plan are nearly built out. Table 5-44 shows the total estimated dwelling units as well as the units inventoried in this Housing Element to meet the county's RHNA. Figure 5-A-8 and Table 5-A-2 (in Appendix 5-A-2) show a more detailed inventory of the vacant sites in the Villages.

The Villages of Laguna San Luis Community Plan contains a housing plan that defines the approach for providing housing opportunities for a wide variety of income groups. The Housing Plan was developed to be consistent with and help implement the goals, objectives, and policies of the 2003 Merced County Housing Element, which was the current Housing Element at the time. Two of the plan's major goals are to accommodate the county's regional housing need and provide a healthy mix of incomes and housing types to avoid concentrations of lower-income housing and create a more balanced and sustainable community that reduces commuter trips.

**TABLE 5-44**  
**Villages of Laguna San Luis Community Plan Holding Capacity**  
**Villages of Laguna San Luis**  
**2015**

Designation	Acres	Density Range (Units per Acre)	Typical Density (Units per Acre)	Dwelling Unit Potential (Based on Typical Density)	Inventoried Income Level
<b>Residential</b>					
Very Low-Density Residential	297	0.0-3.5	1.8	547	Above Moderate Income
Low-Density Residential	1,606	3.5-8.0	4.7	7,546	Above Moderate Income
Medium-Density Residential	645	8.0-15.0	8.0	5,158	Moderate Income
High-Density Residential	63	15.0-33.0	18.0	1,135	Lower Income
<i>Subtotal</i>	<i>2,611</i>	--	--	<i>14,386</i>	
<b>Mixed Use<sup>1</sup></b>					
Village Center Commercial	30	--	--	--	--
Village Center Office	24	--	--	--	--
<i>Subtotal</i>	<i>54</i>	--	--	--	--
<b>Urban Reserve (not included in sites inventory)</b>					
Very Low-Density Residential	130	0.0-3.5	1.8	240	--
Low-Density Residential	270	3.5-8.0	4.7	1,269	--
<i>Subtotal</i>	<i>400</i>	--	--	<i>1,509</i>	--
<b>Total</b>	<b>3,065</b>	--	--	<b>15,895</b>	

<sup>1</sup>Assumes that these areas do not include a residential component even though residential uses are allowed.

Source: *Villages of Laguna San Luis Community Plan, 2008; Mintier Harnish, 2015.*

### **Fox Hills**

Fox Hills Golf Course Community is an approved community plan in western Merced County. At full buildout the 1,250-acre community may have up to 3,460 dwelling units. Part of Fox Hills was designed as an “active adult” community, so a minimum of 2,500 dwelling units would be deed-restricted active adult residences. The Community Plan also provides for “conventional” family housing under the following land use designations: Low-Density Residential, Medium-Density Residential, and Commercial Mixed-Use. Fox Hills has the capacity for 458 dwelling units under the Medium-Density Residential and Commercial Mixed-Use Designations. While these densities are generally appropriate for lower-income housing units in other areas of the county, given that Fox Hills is a new community, the type of development that is planned for these medium-density areas would more likely provide opportunities for moderate-income households. Table 5-45 summarizes development potential by General Plan Land Use Designation and Figure 5-A-9 and Table 5-A-2 (in Appendix 5-A-2) show a more detailed inventory of the vacant sites in Fox Hills.



**TABLE 5-45**  
**Fox Hills Community Plan Area**  
**Fox Hills**  
**2015**

General Plan Land Use Designation	Compatible Zoning	Acres	Maximum Residential Density	Inventoried Dwelling Unit Potential	Inventoried Income Level
Low-Density Residential	R-1, R-1-5000	685	4 du/gross acre	2,365 Active Adult	Above moderate income
				637 Conventional	Above moderate income
Medium-Density Residential	R-3	27	15 du/gross acre	135 Active Adult	Moderate income
				263 Conventional	Moderate income
Commercial Mixed-Use	CMU	9	15 du/gross acre	60 Conventional <sup>1</sup>	Moderate income
<b>TOTAL</b>		<b>721</b>	<b>--</b>	<b>3,460</b>	

<sup>1</sup> Assumes 45 percent of CMU area will build out as residential and 55 percent as commercial.

Source: Draft Fox Hills Community Specific Plan Update, February 2006; Mintier Harnish 2015.

### University Community Plan

In 2004, Merced County adopted the University Community Plan, which established a new Urban Community designation integrated with and located just south of the UC Merced campus, and east of the city of Merced. Over the next 40 years, the Community Plan will accommodate population and employment growth from the UC Merced campus. The University Community will occupy 2,133 acres and consist of a town center and four residential villages with a variety of housing types. The villages will have a combined buildout capacity for 11,616 residential units (6,968 single family and 4,648 multifamily dwelling units). Each residential village will develop at different densities depending on market demands. Each of the four villages is expected to have between 430 to 1,146 multifamily residential units. Under the multifamily and mixed-use designations, there is a capacity for 4,648 dwelling units (assuming a typical density of 24 du/ac) that could be affordable to moderate-, low-, and very low-income households (Table 5-46). The Town Center and Villages 1 and 2 make up the Northern University Community area and are closest to the UC Merced Campus.

Unlike the other community plan areas, the University Community Plan does not yet have zoning in place. The University Community plan area will develop through a series of specific plans that will more specifically guide development in the area. The area is currently (2016) designated “Multiple Use Urban Development”, signifying that it will accommodate a diversity of uses. However, this designation does not convey entitlements for development of urban uses for any property within the community. Urban land uses and their precise layout will be entitled through the subsequent preparation and adoption of Specific Plans for Community sub-areas. Since the County has not yet adopted specific plans for this area and the zoning is not yet in place, the County cannot count the residential units planned in the University Community plan against the RHNA.

**TABLE 5-46**  
**University Community Plan Holding Capacity**  
**(Not Included in the Inventory)**

**University Community**  
**2015**

<b>Residential Designation</b>	<b>Estimated Income Level (Based on Density)</b>		<b>Town Center</b>	<b>Residential Village 1</b>	<b>Residential Village 2</b>	<b>Residential Village 3</b>	<b>Residential Village 4</b>	<b>Total</b>
Single family Residential	Above moderate income	Acres	0	170	238	296	264	968
		Units	0	1,225	1,714	2,134	1,895	6,968
Multifamily Residential <sup>1</sup>	Lower income	Acres	27	18	44	48	27	164
		Units	648	430	1,050	1,146	648	3,922
Mixed Use-Office/ Retail and Housing <sup>1</sup>	Lower income	Acres	20	0	0	0	0	20
		Units	726	0	0	0	0	726
<b>Total</b>	--	Acres	<b>47</b>	<b>188</b>	<b>282</b>	<b>344</b>	<b>291</b>	<b>1,152</b>
		Units	<b>1,374</b>	<b>1,655</b>	<b>2,764</b>	<b>3,280</b>	<b>2,543</b>	<b>11,616</b>

Note: <sup>1</sup> Assumes a typical density of 24 du/ac.

Source: *University Community Plan, 2004; Mintier Harnish, 2015.*

The University Community Plan contains a set of housing goals, policies, and implementation measures that are consistent with and build upon the 2010 Merced County Housing Element. The policies promote a mix of housing units to adjust to market and affordability needs and encourage a mix of affordable single family detached and attached residences, multifamily rental and ownership units, co-housing, cooperatives, and live/work units. Housing goals, objectives, and policies are organized according to a number of fundamental values about the University Community's housing sufficiency, diversity, ability to meet the special needs of the population, short- and long-term affordability, quality, and environmental sustainability.

#### **Summary of Capacity in New Communities**

There are two approved communities in Merced County that can provide housing opportunities to meet the needs of residents during the Housing Element planning period. Table 5-47 summarizes the inventoried capacity in each community by income category. Not including the potential capacity in the University Community Plan area due to the lack of residential zoning), new communities have the capacity to accommodate 17,852 units. This includes capacity for 5,618 moderate-income and 1,135 lower-income units.



**TABLE 5-47**  
**Inventoried Residential Capacity in New Communities**  
**Merced County**  
**2015**

Community	Above Moderate-Income Units	Moderate-Income Units	Lower-Income Units	Total Units
Villages of Laguna San Luis	8,093	5,158	1,135	14,386
Fox Hills	3,003	457	--	3,460
<b>Total</b>	<b>11,096</b>	<b>5,615</b>	<b>1,401</b>	<b>18,112</b>

Source: Mintier Harnish 2015.

### **Second Units, Mobile/Modular Homes, Secondary Dwelling Units, and Farmworker Housing**

Table 5-48 summarizes the number of second units, mobile homes, and farmworker housing units constructed between 2006 and 2015 based on additional dwelling occupancy monitoring permits (ADOMPS). It also shows the estimated number of units expected to be built during the remaining Housing Element planning period based on past development trends. Historically, second units, in the form of granny units, mobile/modular homes, secondary dwelling units, and farmworker housing, have been a source of affordable housing in the county. Merced County has a special permit monitoring program for second units in agricultural zones that allows farmers to provide housing for either family members (likely to work on the farm) or for farmworkers. Since occupancy of these second units in agricultural zones is limited to family members or agricultural workers, the monitoring program tracks occupancy of the units. To qualify for an additional dwelling monitoring permit, a property owner must provide a letter of justification to explain the property owner's need for the additional unit and how it augments the agricultural operation of the property. The majority of these second units, whether mobile/modular homes or conventional homes, serve as farmworker housing. Units that specifically serve the farmworker population are shown separately in Table 5-48.

A 2007 report for the California Institute for Rural Studies claimed that an estimated 43 percent of farmworkers and 30 percent of farmworker families in California earn less than \$10,000 per year, while nearly one-fifth of farmworkers and one-fourth of farmworker families live below the poverty line. This information indicates that most farmworkers fall within the extremely low-income category of wage earners. The second units in agricultural zones are serving, and will continue to serve, the needs of this lower-income population. They are an important source of affordable housing in Merced County. From 2006 to 2015 Merced County permitted 121 farmworker housing units, an average of 13 units each year.

As shown in Table 5-48, the County permitted an average of 15 mobile homes each year from 2006 to 2015. Mobile homes serve the need of lower-income households. According to a survey by the U.S. Census Bureau on the sales prices of manufactured homes by region, the average sales price of a new manufactured home in the Western United States was \$48,308 for a single-wide home in 2014. According to the information on affordability by income level on Table 5-20, a three-person low-income household can afford a maximum purchase price of \$172,621 and a three-person very low-income household can afford \$107,836, which includes financing costs, taxes, mortgage insurance, and homeowners insurance. Assuming a new manufactured home costs \$48,308, land costs an average of \$20,000 per acre in 2015 (see Development Costs section), and impact fees cost

an estimated \$16,778 per unit (Table 5-65), the total cost of a manufactured home is an estimated \$94,446 excluding transportation costs and additional site improvement costs. While transportation and site improvements will add to this cost, the analysis shows that manufactured homes are affordable to low-income households, and may be affordable to very low-income households, depending on varying costs. (Note: In the ADOMP data a double-wide is considered a conventional single family home unless it is specifically available for farmworker housing.)

Table 5-48 shows that the County permitted an average of 10 second units each year from 2006 to 2015. For purposes of the analysis, second units are defined as all other second units in the ADOMP data (i.e., not farmworker housing or mobile homes). These units are mostly located in agricultural zones and are usually occupied by family members. Based on the size restrictions for these units and the occupancy, these units are assumed to meet the needs of moderate-income households.

Projections were calculated by multiplying the average number of building permits issued over a nine-year period (2006-2015) by the Housing Element planning period (March 2016 to March 2024). Table 5-48 shows the number of building permits issued for second units, mobile/modular homes, and farmworker housing from 2006 to 2015. Based on these trends 80 second units, 120 mobile/modular homes, and 112 farmworker units are projected between 2016 and 2024. Of the 312 total units projected, 80 units would be expected to be affordable for moderate-income households and 232 units for very low- and low-income households.

**TABLE 5-48**  
**Number of Second Units, Mobile Homes, and Farmworker Housing Units**  
**Constructed and Projected**  
**Unincorporated Merced County**  
**2006-2015**

Unit Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2006-2015 Average	Projected Units 2016-2024 <sup>1</sup>	Assumed Income Group
Second Units	31	21	17	12	6	9	2	9	7	6	10	80	Moderate
Mobile Homes	38	17	34	10	7	11	7	11	9	11	15	120	Lower
Farmworker Housing	29	30	27	14	7	8	17	15	7	9	14	112	Lower
<b>Total</b>	<b>98</b>	<b>68</b>	<b>78</b>	<b>36</b>	<b>20</b>	<b>28</b>	<b>26</b>	<b>35</b>	<b>23</b>	<b>26</b>	<b>39</b>	<b>312</b>	<b>--</b>

Note: <sup>1</sup> Projected units were calculated by multiplying the whole number average unit count by the remaining Housing Element period (8 years).  
 Source: Merced County Development Department, December 2015; Mintier Harnish 2016

### **Student Housing Through the 2020 Project at UC Merced**

UC Merced adopted the Long Range Development Plan (LRDP) in 2002, amended it in 2008, and amended it in 2013 for the “2020 Project,” which is the second phase of the LRDP. One of the LRDP’s goals is to ensure high-quality, on-campus housing for undergraduates, graduate students, faculty, and students with families. UC Merced’s long-term goal is to house 50 percent of the student population on campus. Approximately 195 acres of the campus will be developed with student

housing, located mainly in the northwestern and northeastern parts of the campus. Three neighborhoods will provide undergraduate housing immediately adjacent to the academic area. Student housing will be composed of residence halls, apartments, or other housing structures, along with associated facilities such as dining commons, recreational space, study and meeting rooms, and high-speed data lines. Each neighborhood will consist of approximately 2,500 students and a variety of commercial services. The assigned acreage will be adequate to provide about 12,500 student beds in a mix of housing types, which include high-, medium-, and low-density apartments and residence halls. Additional housing will be provided along two main streets in the academic core offering a distinctive on-campus urban living environment to upper division undergraduates, international and/or graduate students, or other specific student populations. Undergraduate and some graduate student housing will be located in neighborhoods immediately adjacent to the Academic Core.

The LRDP plans for a range of housing densities, which will be refined over the development life of the campus to best fit the student population needs. A range of undergraduate housing types are anticipated, including dormitories, suites, apartments and, potentially, group housing such as fraternities and sororities. A range of housing formats for faculty and graduate students is expected including apartments, stacked flats, townhouses, duplexes, and attached or detached homes. All of these housing types have high residential densities varying from 27 du/acre for townhomes and stacked flats to 80 du/acre for dormitories.

To adequately inventory residential capacity on the UC Merced campus for purposes of this analysis, bed counts were converted into dwelling unit equivalent counts by assuming that 2.5 beds equals one dwelling unit. The LRDP, as amended in 2013 for the “2020 Project,” identifies there were 1,651 student beds as of Fall 2013 (660 dwelling unit equivalents). As part of the UC Merced 2020 Project, the University plans to provide 1,700 more beds (680 dwelling unit equivalents) to partially accommodate the target campus student population of 10,000 by 2020, which is within the timeframe of this Housing Element.

#### ***Inventory of Sites for Above Moderate-Income Households***

Agricultural Residential, Very Low-, and Low-Density Residential designations have historically accommodated above moderate-income households. There are 5,778 acres of available land designated under these three residential land use designations. Assuming that the land develops at the expected densities (80 percent of the maximum allowed density), there is a potential for 19,885 units that could accommodate above moderate-income households.

#### ***Residential Holding Capacity Compared to RHNA***

The capacity for affordable housing for extremely low-, very low-, low- and moderate-income persons in Merced County is provided by a variety of sources. As shown in Table 5-49, Merced County’s residential holding capacity exceeds its RHNA by 36,341 units. There is surplus capacity in all income categories.

However, the County still has an obligation to accommodate the 974 lower-income units from the 2007-2014 RHNA. Per State law, sites that are zoned to meet the County's unaccommodated need for lower-income households must meet the following criteria:

1. Allow owner-occupied and rental multifamily residential uses "by-right" (i.e., without any discretionary review);
2. Be large enough to accommodate at least 16 units;
3. permit a minimum of 20 dwelling units per acre; and
4. at least 50 percent of the low- and very low-income regional housing need must be accommodated on sites designated for residential uses for which non-residential uses are not permitted, unless the sites designated for mixed-use allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

Currently (2016), there are no sites within the county that meet these criteria. The County will need to rezone, which is included in Program 1-2 of the Policy Document. The County must rezone within one year of adoption deadline (March 31, 2017) or else the Housing Element will be in noncompliance.

**TABLE 5-49**  
**Residential Holding Capacity Compared to RHNA**  
**Unincorporated Merced County**  
**January 1, 2014 to December 31, 2023**

	Lower (Extremely Low, Very Low, and Low)	Moderate	Above Moderate	Total Units
<b>RHNA</b>				
2015 RHNA <sup>1</sup>	1,860	711	1,885	4,456
Approved/Built Units (2014-2015) <sup>2</sup>	36	13	66	73
<b>Total Remaining Need</b>	<b>1,824</b>	<b>698</b>	<b>1,861</b>	<b>4,383</b>
<b>Residential Holding Capacity</b>				
Residential Holding Capacity in Existing Communities (see Table 5-A-1 and 5-49)	1,827	168	--	1,995
Residential Holding Capacity in New Communities (see Table 5-A-2 and 5-47)	1,135	5,618	11,099	17,852
Projected Mobile Home, Second Units, Farmworker Housing Units (see Table 5-48)	232	80	--	312
Student Housing at UC Merced	680	--	--	680
Inventory of Sites for Above Moderate-Income Households	--	--	19,885	19,885
<b>Total Capacity</b>	<b>3,874</b>	<b>5,866</b>	<b>30,984</b>	<b>40,724</b>
<b>Total Deficit (-)/Surplus (+)</b>				
<b>Total Surplus</b>	<b>+2,050</b>	<b>+5,168</b>	<b>+29,123</b>	<b>+36,341</b>

<sup>1</sup>See Table 5-37.

<sup>2</sup>See Table 5-38.

Source: Merced County 2015 and Mintier Harnish, 2015.

## Adequacy of Public Facilities, Services, and Infrastructure

A major constraint to the development of new housing units is the lack of sewer and water service. The provision of sewer and water service in a rural area such as Merced County is a very different proposition than in an urban area. It usually involves a completely new system, or major expansion of an existing system, instead of an extension of the water mains or sewer lines as in a city. The expense of providing a new system is prohibitive unless there is sufficient population density to support it.

This section addresses the adequacy of water and wastewater facilities to accommodate planned residential growth through the end of the Housing Element planning period (March 1, 2024). The section is organized by community and discusses water and sewer availability in each of the existing and new communities included in the residential sites inventory. Merced County has 15 independent water and/or sewer districts, each of which is governed by its own Board of Directors. Of the 15 districts, eight provide both water and wastewater services, two provide wastewater services only, four provide water services only, and one exists only to pay back a general obligation bond and the community's sewer and water services are provided by the City of Merced. Table 5-50 provides a

summary table of water service providers. Table 5-51 provides a summary table of wastewater service providers.

Future development in Merced County is directed to Cities and existing and new unincorporated Urban Communities. Some urban service districts serve Rural Centers, which have existing development serving a rural population, but are not growth areas where the RHNA housing development is targeted. The ability of the Urban Communities to accommodate new housing development is contingent upon the ability of the local special district to construct additional sewer and water facilities. Most districts plan to pay for new facilities through development fees, connection fees, and/or service agreements under which developers are required to construct and dedicate wells, lift stations, and other needed facilities. While all of the existing water and sewer districts have limited additional capacity, they all have facility master plans to provide adequate capacity to serve the units inventoried in the Housing Element.

Water quality was raised during public comment as a potential issue. The County's Housing Element is targeting new housing construction to meet the RHNA numbers, and to maintain the existing housing stock, in the unincorporated communities where there is a public water system run by an elected Board and which have consulting engineers who perform regular water quality monitoring and reporting in compliance with the California Safe Drinking Water Act (Chapter 4 of Part 12 of Division 104 of the Health and Safety Code). The one exception involves the privately owned water system serving the Franklin/Beachwood community (the Meadowbrook Water Company). In the County's 2030 General Plan Update, growth has been directed away from small rural communities which lack public water systems (such as Cressey and Snelling). New wells must meet safe drinking water standards, and all districts and private water companies must obtain a permit from the County Division of Environmental Health. As problems develop on existing systems, the County works in cooperation with the local districts, the State Water Resources Control Board and potential funding providers such as EPA and the Farmers Home Administration to obtain funding or low interest loans.

The majority of sites inventoried in this Housing Element will be in new Urban Communities. These communities all have plans to provide adequate infrastructure. The following discussion includes descriptions of the infrastructure capacity in both existing and new communities.

### ***Existing Communities***

#### **Delhi**

The Delhi County Water District (DCWD) serves the community of Delhi with water and sewer services. In 2003, the DCWD provided water service connections to 2,197 residential equivalent housing units. The District has a total capacity of 5,150 GPM, of which 3,500 is committed to existing development. The District has a total remaining capacity of 1,650 GPM. Additional capacity will be provided by requiring developers to pay for needed improvements through Assessment District Fees or by agreement and payment of up-front connection fees. In 2003, the DCWD provided wastewater service to 2,048 connections. The current wastewater treatment plant has a capacity of 0.8 mgd. In 2012, the District annexed an additional 454 acres of land, which included 159 acres designated for Low and Medium Density Residential development. (However, until neighborhood master plans are adopted by the County, this land remains zoned for Agricultural use, and is not included in the Housing Element site inventory.) The District indicated they had sufficient existing water capacity for this amount of development, and also identified they had excess sewer



treatment capacity of 0.51 Million Gallons per Day, for this annexation. However, the developers would be required to extend trunk lines and all subdivision service lines and lift stations as part of their development costs.

Significant growth has occurred in Delhi, and as the region recovers from the recession, Delhi is expected to continue growing into the future. According to the Updated Delhi Community Plan, adopted in July 2006, growth projections for the Delhi area range from 3 percent to 7.5 percent annually through 2020, depending on the source used. New and upgraded facilities will be needed to serve this future growth; however, the Housing Element residential sites inventory only assumes development capacity for 74 units (11 moderate-income units in the R-2 and R-3 zones and 62 lower-income units in the R-3 zone). Delhi has sufficient water and sewer capacity to serve these 74 units.

#### **Franklin-Beachwood**

Franklin-Beachwood receives water through a private source, the Meadowbrook Water Company, which owns and operates four groundwater wells. Based on conversations with the Meadowbrook Water Company, there is sufficient water capacity to serve the sites included in the Housing Element sites inventory.

The Franklin County Water District (FCWD) provides wastewater services to the community of Franklin-Beachwood. FCWD provides sewer service to 651 connections, including residential units and three mobile home parks. Its total system capacity is 600,000 gallons per day (gpd), and it has an average wastewater flow of .371 mgd. The District's facilities include a wastewater treatment plant and two lift stations. It is preparing to install an additional regional lift station to serve the western portion of the District. District staff stated that these facilities are adequate to serve current demand.

The sites inventory includes capacity for 66 units in Franklin-Beachwood (48 moderate-income units in the R-2 zones and 18 lower-income units in the R-3 zone). FCWD has adequate capacity to provide wastewater service to these 66 units.

#### **Hilmar**

The Hilmar County Water District (HCWD) serves the community of Hilmar with water, sewer, and stormwater disposal services. HCWD provides water to approximately 1,600 connections and all of its water comes from ground wells. HCWD currently operates three active wells and has a total capacity of 2.2 million gallons per day (mgd). Water usage has summertime peaks of up to 1.7 mgd. The District reports that existing facilities are adequate to meet current demand and fire flows; however, the system would need to be expanded if significant new development were to occur in Hilmar.

The District provides wastewater service to approximately 1,500 connections. HCWD sewer facilities include five lift stations and a wastewater treatment plant that began operation in 2003. The wastewater treatment system has a permit for the discharge of up to 0.55 mgd; the District experiences average daily wastewater flow of 0.46 mgd. The District reports that existing facilities are adequate to meet current demand; however, there is limited capacity for new development.

The Housing Element residential sites inventory assumes development capacity for three moderate-income units in the R-2 zone in Hilmar. Hilmar has sufficient water and sewer capacity to serve these three units.

**Le Grand**

The Le Grand Community Services District (LGCSO) serves the community of Le Grand with water and wastewater services. LGCSO provides water service to 485 connections. All water comes from groundwater wells. The District has a maximum production capacity of 1.8 mgd and an average usage of 0.96 mgd, indicating that the current facilities are adequate to meet current demand and sufficient to provide water to the sites included in the inventory.

LGCWD provides wastewater service to approximately 485 connections. It maintains one lift station and a treatment plant with a permitted capacity of 350,000 gpd. The 12-month average wastewater flow for 2004-2005 was 154,000 gpd. The District states that existing facilities are adequate to meet current demand. Under some pending service agreements for new residential subdivisions, developers will be required to build wells and related wellhead treatment facilities in lieu of paying development fees. The District has sufficient wastewater capacity to serve the proposed subdivisions, though it anticipates that additional planning may become necessary in the near future.

The Housing Element residential sites inventory assumes development capacity for 30 units in Le Grand (10 moderate-income units in the R-2 zone and 21 lower-income units in the R-3 zone). Le Grand has sufficient water and sewer capacity to serve these 30 units.

**Planada**

The Planada Community Services District (PCSD) serves the community of Planada with water and sewer services. The District currently provides potable water supplies to approximately 1,300 connections, with commitments to serve an additional 146 residential units. Current well capacity is estimated to be 4.32 mgd (3,000 gpm) with average usage of 1.1 mgd (which is lower than the average in 2007). The District indicates that any significant additional growth will require at least one additional well.

The District provides wastewater service to approximately 1,811 connections, although some connections serve multiple units on a parcel, and the district estimates 1,383 dwelling units were served as of 2015. Under order of the Central Valley Regional Water Quality Control Board, the District has to abandon their old treatment plant and construct a new modern plant. The new plant started construction in 2015 and is expected to be operational in early 2017. The maximum capacity in Phase I of the new wastewater treatment plant is 0.58 mgd. Phase I includes capacity for all existing development in the community and 150 new units. The total average monthly daily inflow at the existing wastewater plant was estimated to range between 0.45 to 0.50 gpd as of 2011 by the District engineers.

The Housing Element residential sites inventory assumes development capacity for 174 units in Planada (90 moderate-income units in the R-2 and R-3 zones and 84 lower-income units in the R-3 zone). Improvements to the water system are underway in Planada. Planada will have sufficient water and sewer capacity to serve some of these 173 units once the facility expansion is completed in 2017. Recent communications from the District engineers indicate that additional well capacity will be required to serve any increase in potable water demand beyond existing commitments.

The District has a history of reserving infrastructure capacity for lower-income housing. A pending low-income housing project in Planada submitted by Self-Help Enterprises involves 68 single family homes on 15.6 acres. Self-Help Enterprises has paid sewer connection fees upfront and have



reserved capacity in the updated sewer plant and the District also has reserved water capacity available in the District's current system.

### **Santa Nella**

The Santa Nella County Water District (SNCWD) currently provides commercial and residential water and wastewater service in the Santa Nella area, with a District boundary of 1,960 acres in 2015. A majority of the Community Plan area is also within the boundaries of the San Luis Water District (SLWD) and some of the area is within the New Del Puerto Water District. SLWD and SNCWD recognize that the overlap in the boundaries and service areas of the two districts is unnecessary and creates administrative difficulties and additional expenses that will be exacerbated as the Plan area urbanizes. Therefore, SLWD and SNCWD have agreed to carry out a reorganization of the two public districts so that all land within the Plan area will be within the boundaries of SNCWD and no land within the Plan area will be within SLWD. A reorganization proposal is also expected to be submitted to Merced County LAFCO to detach from Del Puerto the approximately 43 acres within the Specific Plan area and to annex that land to SNCWD.

SNCWD will require specific new infrastructure to serve the development anticipated in the Santa Nella Community Plan. The District's water production and distribution facilities include the San Luis Canal Water Treatment Plant (WTP). This plant is designed to accommodate 1.2 mgd maximum flow rate, with a peak capacity of 1.8 mgd. But with water supplied by the SLWD and a SNCWD well, the 2004 treatment level was only 0.54 mgd, and the actual treated water delivered was 0.27 mgd. The District is currently planning the water infrastructure that will be necessary to serve the Santa Nella Community Plan. Based on the Pre-Design Study completed in June 2005, this infrastructure will include water distribution improvements with preliminary cost estimates of \$9 million. A new surface water treatment plant is also planned, for which preliminary estimates of construction costs range from \$15.5 million for a membrane plant to \$21.1 million for a conventional plant. The funding for the facilities to serve the expected development and growth in Santa Nella is planned to come from the sale of bonds under the Mello-Roos Community Facilities Act. Completion of a reorganization to place all Specific Plan lands within its district boundary is required before such infrastructure can be implemented and development permitted to connect with District facilities.

SNCWD's wastewater collection and treatment facilities have a total capacity of 400,000 gallons per day and treat approximately 300,000 gallons per day on average. The District is designing the additional infrastructure that will be required for development planned in the Santa Nella Specific Plan. Preliminary cost estimates for improvements are \$11.6 million. A new wastewater treatment plant will also be necessary. Initial designs have been planned based on anticipated flows of 2.5 mgd average day flow and 6.25 mgd peak flow. Preliminary cost estimates place construction costs at \$26.86 million. The funding for the capital facilities to serve the expected development and growth in Santa Nella are planned to come from the sale of bonds under the Mello-Roos Community Facilities Act.

The Santa Nella Specific Plan accommodates significant growth, with 6,483 housing units, 18,940 residents, and 5.6 million square feet of nonresidential uses at plan buildout. This represents a major increase from the 1999 Santa Nella population, estimated at 800 residents living in 350 dwelling units. The Housing Element sites inventory only assumes development capacity for 1,510 lower-income units in the R-4 and R-3 zones. Expansion of SNCWD's capacity for water and sewer, as planned by the District, is necessary to accommodate these 1,510 units, and is anticipated over the

Housing Element planning period. Developers work closely with the district and the County to ensure these improvements are in place as development proceeds. This Housing Element includes a program for the County to facilitate needed infrastructure improvements, as appropriate.

The Santa Nella County Water District (SNCWD) is finishing up implementation of a reorganization with the San Luis Water District to obtain a partial transfer of the San Luis Water District's Federal Bureau of Reclamation (Bureau) contract allocation. The reorganization involves approximately 2,333 acres and the surface water supply allocated by the Bureau has ranged between 25 percent last year to 55 percent this year and higher in non-drought conditions. The SNCWD has submitted an application with the Bureau to obtain this partial transfer, and has paid the Bureau's processing fee, so it should be completed in the next 12 months. The SNCWD supplements this surface water supply with one existing groundwater well which is adequate to serve existing development, and they have drilled a test well in the nearby community of Volta with assistance from the Division of Drinking Water of the State Water Resources Control Board. The initial test provided a rate of 0.86 million gallons per day (mgd) which would increase their capacity by approximately 150 percent over the current capacity of 0.54 mgd (as shown in Table 5-50 on Page II-84 of the Draft Housing Element). Negotiations are underway with the Division of Drinking Water to obtain a grant for up to 80 percent of the costs to construct this well, and the transmission line to Santa Nella, in return for the SNCWD to consolidate with the Volta Community Services District and serve their existing 40 connections. In addition, Santa Nella has received water rights in the past from developers who have transferred water from other lands in the region to serve their development projects in Santa Nella.

### **Winton**

The Winton Water and Sanitary District (WWSD) provides water and sewer services to the community of Winton. WWSD serves 2,982 water connections and has a production capacity of 6.05 mgd. Daily average flow is 1.56 mgd. Facilities are considered adequate to meet current needs and demand within the Housing Element planning period; however, future growth will require additional infrastructure.

The District provides wastewater collection services to 2,969 connections. WWSD has a wastewater capacity of 1 mgd reserved in the Atwater Treatment Plant and the District's actual sewer flow was 0.71 mgd in September 2006. As in the case of water, sewer facilities are adequate to meet current needs and the development anticipated in the Housing Element, but may not be adequate to serve future growth

Facilities expansion will be paid for through District reserve funds. Development fees may also be considered to help accommodate future growth.

The Housing Element residential sites inventory assumes development capacity for 138 units in Winton (six moderate-income units in the R-3 zone and 132 lower-income units in the R-3 zone). Winton has sufficient water and sewer capacity to serve 138 units.

### **New Communities**

#### **UC Merced**

The City of Merced, under a pre-annexation agreement, provides water and wastewater service to the UC Merced Campus. The existing infrastructure connections for water and sanitary sewer, constructed to serve the first phase of the campus, may be adequate for development planned in the

recently adopted “2020 Plan” which will accommodate 10,000 students by 2020. In order for the City to provide sewer and water service to the future parts of the campus, the new areas of the campus must be annexed to the City or an expansion of the area covered by the current special agreement must be executed for this purpose and approved by Local Agency Formation Commission. However, the City has indicated that existing trunk lines and treatment capacity exist to serve the planned expansion. This expansion will include 1,700 additional beds for student housing.

#### **University Community Plan Area**

The University Community Plan area is not currently (2016) served by any municipal water or sewer systems. Water supply and wastewater facilities would need to be developed to serve the new community. Water and sewer services would be provided to the community either by the City of Merced annexing the University Community Plan Area or by creating a new County service district. If annexed into the city, the University Community would connect to the City of Merced water supply system. Groundwater would be the source of potable water in the University Community. According to the City of Merced, three groundwater wells would need to be constructed within the University Community, with one well for every one square mile. The Community has established as a priority the development of a self-contained system with a sewer treatment plant on site.

#### **Villages of Laguna San Luis**

At buildout the Villages of Laguna San Luis would require 11,146 acre feet per year (afy) in water. To meet the water demands of the Villages of Laguna San Luis project, the DEIR outlines three water sources: 6,517 afy from existing Central Valley Project entitlements with groundwater banking to firm up supply, 3,000 afy from a water transfer from the San Joaquin River Exchange Contractors Water Authority, and 2,500 afy from a reclaimed water exchange.

The Villages of Laguna San Luis is entitled to a proportionate share of water from the San Luis Water District (SLWD) Central Valley Project (CVP) water service contract. The contract provides for the delivery of a maximum of 125,080 afy to SLWD, although the actual amount supplied is subject to annual allocations by the US Bureau of Reclamation. The Villages of Laguna San Luis may receive up to 13,034 afy of the total supply. San Luis Water District policy, however, states that a project must demonstrate it has sufficient water supply to satisfy all of the project’s water demand during periods in which the district only receives 25 percent of its contract quantity. Based on this policy, the SLWD would only provide 3,258 afy to the Villages of Laguna San Luis, 7,888 afy short of projected demand.

The Villages of Laguna San Luis has been negotiating with the San Joaquin River Exchange Contractors Water Authority to purchase 3,000 afy in water rights. The 3,000 afy would be a firm supply of water, not subject to a decrease in allocation. The Villages of Laguna San Luis also proposes to exchange 5,000 afy in wastewater through the Central Valley Project in exchange for 2,500 afy of water entitlements from agricultural water users.

The Villages Community Plan outlines the plan to provide wastewater infrastructure with each phase of development. The Villages is located within the service boundaries of SLWD. SLWD intends to provide wastewater treatment service to development within the District and will be responsible for the wastewater treatment and collection infrastructure system. SLWD will be responsible for constructing the regional sewer system leading to the proposed wastewater plant and individual project applicants would be responsible for construction collection sewers to serve their projects.

While some phases of development will include interim wastewater infrastructure, all development will eventually connect to community-wide wastewater infrastructure services and facilities.

**Fox Hills**

At buildout, the Fox Hills Community would require the San Luis Water District to provide 1,594 acre feet per year (afy) in water to serve the 3,460 residential dwelling units, and associated commercial and recreational development. To meet the water demands of the community, the Community Plan identifies the treated water will be supplied by the San Luis Water District through a combination of Central Valley Project entitlements and water exchanges by developers with land within the Community Plan boundary. The SLWD prepared a Water Supply Assessment for development of the Fox Hills Development in 2005. Since there is no existing development within the community, the water treatment plant has only been partially constructed, and no water is currently being supplied for urban uses. In addition to the treatment plant, a three million gallon water storage pond will also be constructed. It will be the responsibility of future developers to acquire the full amount of water allotment required by the SLWD and to pay for, or finish installation of, the water treatment plant and water distribution system infrastructure required for development of the Community.

In terms of wastewater, the Fox Hills Community will generate 0.86 million gallons of wastewater per day. The Community Plan identifies the SLWD as the entity who will operate the plant and all related collection and outfall systems by assuming ownership of the system after developers construct it. To reduce the total project water demand, a grey-water reclamation system will also be constructed to capture a maximum of 0.9 million gallons per day of reclaimed water for irrigation of a golf course, parks and trails.

Merced County entered into a Development Agreement with the developers of Phase I (402 dwelling units) which committed to infrastructure and other community improvements in return for tentative map approval.

**TABLE 5-50**  
**Summary of Water Service Providers**  
**Urban Communities in Unincorporated Merced County**  
**2015**

Service District	Area Served	Population Served	Number of Connections	Production Capacity	Usage (annual or daily)	Remaining Capacity
Delhi County Water District <sup>4</sup>	1,140 acres	8,022	2,197 (2)	5,150 mgd	3,500 gpm	32%
Hilmar County Water District	625 acres	5,000	1,600	2.2 mgd	1.7 mgd; peaks at 2.0 mgd during the summer	10%
Le Grand Community Services District <sup>2</sup>	384 acres	1,760	485	1.8 mgd	0.96 mgd (yearly avg.)	47%
Midway Community Services District <sup>3</sup>	684 acres <sup>1</sup>	N/D	186 customers <sup>1</sup>	N/D	N/D	N/D
North Dos Palos Water District <sup>3</sup>	143 acres	100	41*	N/D	N/D	N/D
Planada Community Services District	924 acres – Planada and a small number of locations outside the district	5,500	1,300	4.32 mgd	1.1 mgd; 400 million gallons per year	75%
Santa Nella County Water District	1,960 acres	1,200	497	0.54 mgd	0.27 mgd	50%
South Dos Palos County Water District <sup>3</sup>	285 acres	N/D	220	N/D	N/D	N/D
Winton Water and Sanitary District	--	10,613	2,982	6.05 mgd	1.56 mgd	74%

Note: <sup>1</sup> District's information obtained from Sphere of Influence Reports and Executive Officer Reports issued between 1982 and 1995.

<sup>2</sup> Residential equivalent units served.

<sup>3</sup> Districts in the Dos Palos area are part of a JPA with the City, which provides treated surface water.

Source: Merced County LAFCO Water and Sewer Service Providers Municipal Service Review, 2007, with updates.

**TABLE 5-51**  
**Summary of Wastewater Service Providers**  
**Unincorporated Merced County**  
**2015**

Service District	Area Served	Population Served	Operating Budget	Current Connections	Wastewater Flow	Capacity (mgd)	Capacity (Number of Units)
Delhi County Water District <sup>1</sup>	1,140 acres	8,022	N/D	2,048	.56 mgd	.80 mgd	930
Franklin County Water District	1,000 acres (approximately)	4,000	\$910,000	651	.371 mgd	.60 mgd	401
Hilmar County Water District	1,000 acres	5,000	\$910,162	1,600	.46 mgd	.55 mgd	364
Le Grand Community Services District	384 acres	1,760	\$162,753	485	1.54 mgd	.35 mgd	618
Midway Community Services District <sup>2</sup>	684 acres	N/D	N/D	N/D	N/D	N/D	N/D
Planada Community Services District	924 acres	5,500	\$659,800	1,181 (1,383 dwelling units equivalent)	.50 mgd	.53 mgd	700 <sup>4</sup>
Santa Nella County Water District	1,960 acres	1,200	\$638,000	497	.30 mgd	.40 mgd	167
Snelling Community Services District <sup>3</sup>	480 acres	200	\$69,300	115	.03 mgd	.06 mgd <sup>3</sup>	115
South Dos Palos County Water District <sup>2</sup>	285 acres	N/D	N/D	218	N/D	N/D	N/D
Winton Water and Sanitary District	Winton area	8,832	\$598,073	2,969	.71 mgd	1.0 mgd	1,213

Note: <sup>1</sup> District information obtained from Sphere of Influence and Executive Officers Report issued between 1982 and 1995.

<sup>2</sup> Midway and South Dos Palos wastewater service is provided through a JPA with the City of Dos Palos with a wastewater plant located in the city.

<sup>3</sup> The Snelling Community Services District has established a policy that will not exceed 75% of its maximum capacity (45,000 gpd).

<sup>4</sup> Remaining capacity of 700 units is based on sewer plant expansion currently (2016) under construction.

“mgd” = million gallons per day.

“gpd” = gallons per day.

Source: Merced County LAFCO Water and Sewer Service Providers Municipal Service Review, 2007, with updates.



## **Inventory of Local, State, and Federal Housing and Financing Programs**

Merced County generally relies on two sources of funding for its housing programs: the Community Development Block Grant (CDBG) program and Home Investment Partnership Program (HOME) grants. This section describes the local programs funded through CDBG and HOME grants, as well as other State, Federal, and private funding sources. Due to the high cost of development and the competition for funding sources, it is generally necessary to leverage several funding sources to construct an affordable housing project.

### ***Housing Funding Sources***

#### **Community Development Block Grant (CDBG) Funds**

The purpose of the CDBG Program is to provide adequate housing, a suitable living environment, and expanded economic opportunities, particularly for persons of low- and moderate-income. CDBG funds may be used for a wide range of community development activities serving low-income households, including acquisition/rehabilitation, homebuyer assistance, community facilities, infrastructure in support of new affordable housing, economic development, and neighborhood revitalization. Because the unincorporated county has a population under 200,000, Merced County does not qualify as an entitlement community to receive CDBG funding directly from HUD. Consequently, the County applies for State-administered CDBG program funds on a competitive basis. At least 70 percent of the State's CDBG grant funds must be used for activities benefitting low- and moderate-income persons over a one-, two-, or three-year time period selected by the State. Since 2013 Merced County received \$1 million in CDBG funds.

#### **Home Investment Partnership Act (HOME Program)**

The HOME Program is a Federal housing program enacted pursuant to Title 11 of the National Affordable Housing Act (1990). The purposes of the HOME Program are to: 1) expand the supply of decent, affordable housing for low- and very low-income families, with emphasis on rental housing; 2) increase State and local capacity to carry out affordable housing programs; and 3) provide for coordinated assistance to participants in the development of affordable low-income housing. Although Merced County is not eligible to receive HOME funds directly from HUD, the County applies to the State for funds. Since 2013, Merced County received \$700,000 in HOME funds.

### ***Merced County Housing Programs***

#### **Home Rehabilitation Program**

Merced County partners with Self-Help Enterprises to provide grants and loans to qualified low-income families (earning up to 80 percent of the area median income) to rehabilitate their homes. The County provides zero-interest loans of up to \$70,000 for rehabilitation and \$100,000 for reconstruction, with payment deferred for 30 years. The program is funded with HOME and CDBG grants. The loans are available to homeowners within designated target areas in the unincorporated county. To qualify, the home must have code deficiencies that need correction and the home must be the principal residence of the owner.

Since 2013 the County has allocated more than \$800,000 through CDBG and HOME grants for the Home Rehabilitation Program.

**First-Time Homebuyer Program**

Merced County also partners with Self-Help Enterprise to provide loans to qualified low-income, first-time homebuyers. The County provides 30-year deferred, zero-interest loans up to \$100,000 (not to exceed 49 percent of the total financing) to residents earning up to 80 percent of the area median income to purchase their first home. The loan is intended to assist with down payment, closing costs, and other escrow fees to reduce the amount of the primary mortgage payment. The home must be in the unincorporated area of Merced County and cannot exceed \$358,383.

Since 2013, the County has allocated about \$340,000 through HOME for the First-Time Homebuyer Program.

**Merced County Housing Authority**

The Merced County Housing Authority administers several housing programs throughout the cities and unincorporated areas of the county. The Housing Services Department is a team within the Housing Authority that is involved in the direct management and operation of HUD-owned housing including low-income housing, farmworker housing, and senior housing. The Housing Authority also manages the Home Ownership program and Resident Opportunities for Self-Sufficiency program (ROSS).

**HUD Owned Low-Income Housing**

The Housing Authority provides 549 units of HUD owned low-income housing. The units, which include 98 single family homes, are located throughout Merced County in the cities of Merced, Atwater, Livingston, South Dos Palos, and Los Banos. The Housing Authority uses a "Broad Base Rent" selection criteria to draw from the waiting list of prospective applicants. The waiting list for this program opens and closes depending on waiting list volumes.

**Migrant-Farm Labor Housing**

The Housing Authority manages four migrant housing centers in the county. The newest center is the Felix Torres Farm Worker Housing center, which provides 72 units in Planada. The other centers are located in the cities of Los Banos (48 units), Atwater (59 units), and Merced (49 units). The centers are normally open for occupancy for a six-month period, generally between May and November, to cover the heart of the growing seasons. Eligibility for the centers is set by the State Office of Migrant Services (OMS) and U.S. Rural Development, and some restrictions involving migratory status and income sources apply.

**Valley View Homes**

The Housing Authority owns and manages 73 units of housing. There are two elderly housing complexes, one in the city of Dos Palos (25 units) and the other in the city of Atwater (14 units). A third complex, located in the city of Dos Palos, is for family occupancy (34 units). Applications for this program are received continuously, through the Housing Choice Voucher program.

**California Housing Rural Program-Rental (CHRP-R)**

The Merced County Housing Authority manages and maintains one CHRP-R housing complex in the Planada area. There are 50 units of housing available to low- and very low-income clients. The complex is home to a daycare center serving the greater Planada area. The waiting list is open and continuous.



**Home Ownership program**

The Housing Authority's Home Ownership program provides opportunity for down payment set aside and home buying assistance to low-income residents that would qualify under certain criteria. The homes are located in the Merced-Atwater area.

**Resident Opportunities for Self-Sufficiency Program (ROSS)**

The Housing Authority currently (December 2015) has approximately 130 public housing families who are participating in the ROSS Program. Under the program the resident earns an escrow account that they receive after they fulfill their Family Self-Sufficiency (FSS) contract of becoming economically independent. The Housing Authority provides case management and goal setting assistance.

**Other Local Organizations****Merced County Community Action Agency**

The Merced County Community Action Agency's (MCCAA) goal is to provide a broad range of community service programs to assist economically disadvantaged individuals and communities in Merced County. MCCAA has several housing programs and services including: utility payment assistance program, weatherization program, and a homeless shelter. MCCAA revenue sources include State and Federal grants, private foundations, community groups, as well as individual donations.

**Habitat for Humanity**

Habitat for Humanity is an international devoted to building "simple, decent, and affordable" housing. The Merced County chapter of Habitat for Humanity is fairly active and holds monthly Board meetings, fundraisers, and similar events. The Merced chapter has completed 14 housing projects as of August 2015. The Merced chapter selects families for each home based on their need, ability to repay the loan, and their willingness to put "sweat equity" into their new home.

**Other State and Federal Funding Programs**

There are several other State and Federal funding programs available that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. For many programs, entities other than the County, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to USDA for Section 515 loans, to HUD for Section 202 and Section 811 loans, or to the California Tax Credit Allocation Committee (TCAC) for low-income tax credits.

**Neighborhood Stabilization Program**

As part of the Housing and Economic Recovery Act of 2008, the Federal Government established the Neighborhood Stabilization Program (NSP) to deal with the national foreclosure crisis. The U.S. Department of Housing and Urban Development (HUD) allocated a total \$3.92 billion to all states and particularly to hard-hit areas. California received a total of nearly \$530 million in NSP funds. HUD has already directly distributed most of the funds (about \$385 million) to some of the hardest hit cities and counties in the state.

Since 2013, the County has received nearly \$4 million through NSP to purchase and rehabilitate foreclosed homes and make them available to lower-income buyers.

**Section 515 Program**

This program of the U.S. Department of Agriculture's (USDA) Rural Development arm provides direct loans to developers building affordable multifamily rental homes in rural areas. Funding for the program has been decreasing since the mid-1990s. Financial and physical preservation of existing units is a major need as increasing numbers of owners are pre-paying mortgages and many properties have significantly deteriorated.

**Section 811 Program**

The Section 811 program, sponsored by HUD, provides interest-free capital advances and project rental assistance to private, non-profit sponsors to help finance the development of housing for persons with disabilities. Public sponsors are not eligible to apply for Section 811 funds. The capital advance can cover the construction, rehabilitation, or acquisition of supportive housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Additionally, rental assistance funds are provided for three years to cover the difference between the HUD-approved operating cost for the development and the rent paid by tenants, usually 30 percent of adjusted income. These three-year contracts are renewable based on the availability of funds. The last appropriation of traditional 811 capital advances was made in FY 2011/2012; however, funds may become available again in the future.

**Section 202 Program**

The Section 202 program, also sponsored by HUD, is similar to the Section 811 Program; however, the target population for the Section 202 program is the very low-income elderly. The same capital advance and rental assistance is available to private, non-profit sponsors of affordable elderly housing. As with the Section 811 program, public sponsors are not eligible for the Section 202 program.

**Low-Income Housing Tax Credits**

The Low-Income Housing Tax Credit (LIHTC) program was created in 1986 by the Federal government as a method for funding affordable housing. Depending on the project, the program gives either a 9 percent or 4 percent income tax credit over a 10-year period to the housing developer to help leverage the private costs of construction and rehabilitation of affordable housing units. Since the amount of credit available to the owner often exceeds the amount that the owner can use, private investors frequently participate in the LIHTC project through a syndication process and receive federal tax credits in return for an upfront investment.

Applying for the LIHTC program is a competitive process. Projects are ranked relative to each other based on criteria in the State's Qualified Allocation Plan (QAP). The QAP considers factors such as cost, amenities, and project location when comparing proposed projects. To qualify for the LIHTC program, projects must also meet specific minimum requirements. These requirements are as follows:

- At least 20 percent of the residential units must be affordable to individuals whose income is 50 percent or less of the area median household income; or
- At least 40 percent of the residential units must be affordable to individuals whose income is 60 percent or less of the area median household income; and
- The housing units must remain affordable for a 30-year period.

**Affordable Housing and Sustainable Communities (AHSC) Program**

The Affordable Housing and Sustainable Communities (AHSC) Program is administered by the California Strategic Growth Council and implemented by the Department of Housing and Community Development. Funds can be used to fund land use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas emissions. The AHSC Program focuses on affordable housing development and benefitting disadvantaged communities.

**Assisted Housing Projects**

This section of the Housing Element identifies publicly-assisted rental housing in the unincorporated part of Merced County and evaluates the potential of such housing to convert to uses other than low-income residential within 10 years of the beginning of the housing element planning period (March 1, 2016 through March 1, 2026). Six complexes provide a total of 232 assisted rental housing units in the unincorporated part of Merced County.

Currently (January 2016) Palo Verde Apartments is at risk of converting to market rate within this Housing Element timeframe. Based on conversations with the property management company for Palo Verde Apartments, there is no documentation indicating loan expiration. However, Palo Verde Apartments continues to operate and provide assisted rental housing, and the management company has not expressed any interest in converting the units to market-rate. The minimum term to provide rental assistance through Low-Income Housing Tax Credits (LIHTC) is 15 years and since the property was placed in service on December 17, 1996, the 15-year date was December 17, 2011. Based on this information, Palo Verde Apartments is at risk to convert to another use other than low-income residential.

**TABLE 5-52**  
**Assisted Rental Housing Projects**  
**Unincorporated Merced County**  
**2016**

Property	Location	Units with Subsidy	Bedrooms	Target Population	Subsidy	Loan Expiration
Almond Garden Apartments	Delhi	26	1,2	Very Low-, Low-Income, Large Families, Seniors	USDA Section 515, LIHTC	2043 for family housing, 2044 for senior housing
Magnolia Garden Apartments	Delhi	24	2	Very Low-, Low-Income	USDA Section 515	2033
Le Grand Apartments	Le Grand	34	1,2,3,4	Very Low-, Low-Income, Large Families	USDA Section 515, LIHTC	N/D
Bear Creek Apartments	Planada	63	2,3,4	Very Low-, Low-Income	USDA Section 515, HOME, Joe Serna Jr. Farmworker Housing Grant Program	2039
Casa del Sol Apartments	Planada	53	2, 3, 4	Very Low-, Low-Income, Large Families	LIHTC	2030
Palo Verde Apartments	South Dos Palos	32	1, 2, 3, 4	Very Low-, Low-Income, Large Families	LIHTC	Unknown
<b>Total Units</b>						<b>232</b>
<b>Total Units At Risk</b>						<b>32</b>

Source: HCD Pre-Approved Data Package; USDA Multifamily Housing Rentals, 2016; Self-Help Enterprises, 2016; Infinity Management, Inc., 2016.

## **Preservation Options**

State law also requires that housing elements include a comparison of the costs to replace the at-risk units through new construction or to preserve the at-risk units. Preserving at-risk units can be accomplished by facilitating a transfer of ownership to a qualified affordable housing organization, purchasing the affordability covenants, and/or providing rental assistance to tenants.

## **Acquisition and Rehabilitation**

One method of ensuring long-term affordability of low-income units is to transfer ownership to a qualified non-profit or for-profit affordable housing organization. This transfer would make the project eligible for refinancing using affordable housing financing programs, such as low-income housing tax credits and tax-exempt mortgage revenue bonds. Generally, rehabilitation often accompanies a transfer of ownership.

Table 5-53 shows the estimated costs to acquire and rehabilitate the at-risk units. Acquisition costs are based on the average current sales price of multifamily housing projects listed on Loopnet, and

an assumed per unit rehabilitation cost of \$50,000. The total estimated cost to acquire and rehabilitate the at-risk affordable housing project in Merced County (i.e. Palo Verde Apartments) is an estimated \$3.2 million.

<b>TABLE 5-53</b> <b>Estimated Acquisition/Rehabilitation Costs</b> <b>Unincorporated Merced County</b> <b>2016</b>		
<b>Cost Type</b>	<b>Per Unit Estimated Cost</b>	<b>Total Estimated Cost</b>
Cost to Acquire Existing Units	\$49,361	\$1,579,556
Rehabilitation	\$50,000	\$1,600,000
<b>Total</b>	<b>\$99,361</b>	<b>\$3,179,566</b>

Source: Loopnet, 2016.

### Rent Subsidy

Rent subsidies can also be used to preserve affordability of housing. Through a variety of funding sources, the County could potentially provide rental vouchers similar to those provided through the Housing Choice Vouchers Program (formerly Section 8). The amount of a rent subsidy would be equal to the difference between the fair market rent for a unit and the cost that would be affordable to a lower-income household. Table 5-54 shows the estimated rent subsidies required to preserve the affordability of the at-risk units. Based on the assumptions shown in the table, it would cost the County an estimated \$81,600 annually to subsidize rent for these units, or nearly \$2.4 million over 30 years.

<b>TABLE 5-54</b> <b>Assisted Rental Housing Projects</b> <b>Unincorporated Merced County</b> <b>2016</b>						
<b>Unit Size</b>	<b>Affordable Rent for Very Low-Income (50% AMI)</b>	<b>2015 Fair Market Rents</b>	<b>Monthly Subsidy per Unit</b>	<b>Annual Subsidy per Unit</b>	<b>Total At-Risk Units</b>	<b>Total Annual Subsidy (30 years)</b>
1-BR	\$543	\$577	\$34	\$408	4	\$1,632
2-BR	\$651	\$759	\$108	\$1,296	16	\$20,736
3-BR	\$753	\$1,118	\$365	\$4,380	8	\$35,040
4-BR	\$840	\$1,344	\$504	\$6,048	4	\$24,192
<b>Total</b>					<b>32</b>	<b>\$81,600</b>

Source: HUD User Data Sets: FY 2015 FMR; Mintier Harnish, 2016.

### **Replacement (New Construction)**

Typical development costs per unit in the unincorporated county were used to estimate the cost of replacing the at-risk units if they were to convert to market-rate housing. As shown in Table 5-55, the estimated cost to replace the 32 at-risk units is about \$3.41 million.

<b>TABLE 5-55</b> <b>Estimated Replacement Costs</b> <b>Unincorporated Merced County</b> <b>2016</b>		
<b>Cost Type</b>	<b>Per Unit Estimated Cost<sup>1</sup></b>	<b>Total Estimated Cost</b>
Land and Site Improvement Costs <sup>2</sup>	\$3,401	\$44,822
Construction Cost <sup>3</sup>	\$80,000	\$2,560,000
Development and Planning Fees	\$16,778	\$536,563
<b>Total</b>	<b>\$100,179</b>	<b>\$3,131,385</b>

Note: <sup>1</sup> Assumes 1,000 sq. ft. units in R-3 zone at the maximum density of 15 units/acre.

<sup>2</sup> Land price based on average price per acre of currently available residentially-zoned and entitled land for sale in the unincorporated county.

<sup>3</sup> Construction costs estimated from [www.building-cost.net](http://www.building-cost.net).

Source: Merced County, 2015; [www.building-cost.net](http://www.building-cost.net), 2015; [realtor.com](http://realtor.com); 2015.

### **Summary of At-Risk Analysis**

In summary, the above analyses show the costs of the different scenarios to be as follows:

- Acquisition and rehabilitation: \$3,179,566
- Rent Subsidy: \$81,600 annually (\$2,448,000 over 30 years)
- Replacement: \$3,141,358

Regardless of the method, preserving affordability of the at-risk units is costly. While providing rent subsidies appears to be the least costly method, Section 8 funding availability is limited and currently (2016) there are more Federal and State funding sources to rehabilitate existing or build new affordable housing units. Ultimately, it may cost the County less to assist in either the rehabilitation or replacement of the units rather than directly subsidizing rent using County funds.

Qualified entities to acquire at-risk properties and maintain long-term affordability are non-profit or for-profit organizations with affordable housing development and managerial capacity. The following are organizations that can serve as qualified entities in Merced County:

- ACLC, Inc., 315 N. San Joaquin Street, Stockton, CA 95202, (209) 466-6811
- Eskaton Properties, Inc., 5105 Manzanita Avenue, Carmichael, CA 95608, (916) 334-0810
- ROEM Development Corporation, 1650 Lafayette Circle, Santa Clara, CA 65050, (408) 984-5600
- Self-Help Enterprises, P.O. Box 351, Visalia, CA 93279, (559) 651-1000

### **Energy Conservation Opportunities**

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in Merced County, and examples of effective programs used by other jurisdictions.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. Local governments through the building permit process enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made.

Merced County enforces the provisions of Title 24 of the California Administrative Code, which provides for energy conservation in new residences. The standards found in Title 24 create energy savings of approximately 50 percent over residential construction practices used prior to the standards. Merced County does not have any additional energy conservation standards in place.

The primary energy conservation program for older homes in Merced County is the free weatherization program sponsored by Merced County Community Action Agency, an independent private non-profit organization. The program provides a free weatherization service and energy-efficient home improvements to low-income households. Services include installing door weather-stripping, low-flow showerheads, aerators, caulking, attic insulation, replacing broken glass, minor home repairs, installing new refrigerators, microwaves, electric and gas water heaters, and compact fluorescent light bulbs (CFLs).



## 5.4 Potential Housing Constraints

State housing law requires the County to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict residential development and increase the cost 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 Section 65583(c)(3)).

### Potential Governmental Constraints

Federal, State, and local government policies and regulations can positively or negatively impact the availability and affordability of housing. Local governments have little or no influence upon the national economy or the Federal monetary policies that influence it. Yet these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the housing element’s purpose is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public’s health and safety without unduly adding to the cost of housing production. The analysis in this section does not include Federal or State policies or regulations that local government actions cannot impact.

This section reviews Merced County’s primary policies and regulations that affect residential development and housing affordability through land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, and building and housing codes and enforcement. This section discusses these standards and assesses whether any serve as a constraint to affordable housing development.

#### ***General Plan and Zoning***

Land use controls guide local growth and development. The Merced County General Plan, Community Plans, and Zoning Ordinance establish the amount and distribution of land allocated for different uses. The following discussion focuses on their general intent and their impact on housing production.

#### **General Plan Land Use Designations**

Merced County adopted the 2030 General Plan in December 2013. The Land Use Element sets forth the County’s policies for guiding local development. As summarized in Table 5-56, the Land Use Element establishes eight land use designations that allow residential development.



**TABLE 5-56**  
**General Plan Land Use Designations Permitting Residential Use**  
**Merced County**  
**2015**

General Plan Designation	Residential Uses Allowed <sup>1</sup>	Minimum Lot or Parcel Size	Dwelling Units Per Acre
A (agricultural)	Detached single family dwelling units, or group quarters for farm laborers.	20 acres	0-0.05/Acre
FP (Foothill Pasture) <sup>2</sup>	Detached single family dwelling units, or group quarters for farm laborers.	160 acres	0-0.0125/Acre
AR (agricultural residential) <sup>3</sup>	Detached single family dwelling	1/3 acre	0-3.0/Acre
VLDR (very low-density residential)	Detached single family dwelling	0.25 acre	1-4/Acre
LDR (low-density residential)	Detached single family dwelling	5,000 s.f.	4-8/Acre
MDR (medium-density residential)	Multiple-family dwelling units in the form of duplexes, triplexes, fourplexes, townhouses	3,000 s.f.	8-15/Acre
HDR (high-density residential)	Multiple-family dwelling units in the form of duplexes, triplexes, fourplexes, townhouses	None	15-33/Acre
Mixed-Use	Higher-density residential with a mix of uses that can be either horizontal or vertical; located in the same parcel or block as either commercial or office uses	None	4-33/Acre

Note:

<sup>1</sup> Allowed residential uses are defined by the zoning code.

<sup>2</sup> Foothill Pasture (FP) areas are allowed to have 20 to 40 acre minimum lot size if the existing (pre-2010) Zoning is either A-1 or A-1-40.

<sup>3</sup> Minimum lot size of one acre and minimum density of one dwelling per net acre unless public sewer and water is available.

Source: Merced County 2030 General Plan; Merced County Municipal Code, Table 18-3, Consistent County General Plan/Zoning Designations, 2015.

### **Other Local Plans**

Merced County has adopted seven community plans, some of which include affordable housing policies intended to supplement those found in the General Plan. All of the policies related to housing production support the need for affordable housing and do not result in additional constraints to housing production beyond those associated with the General Plan.

### **Zoning Districts**

The following discussion reviews the types and densities of housing permitted and relevant development standards in the Merced County Zoning Code.

### **Residential Districts and Permitting**

Merced County is in the process of completing a comprehensive Zoning Code update. This Housing Element reflects the current (December 2015) Zoning Code. The Merced County Zoning Code has seven residential districts: Agricultural Residential (A-R), Single Family Residential (R-1 and R-1-5000), Two-Family Residential (R-2), Multiple-Family Residential (R-3), Multiple-Family Residential (R-4), and Single Family Mobile Home Residential (M-H). There are also eight non-residential zoning districts that allow residential uses. Table 5-57 shows minimum lot area and residential densities allowed in each zoning district that allows residential uses. Merced County's zoning districts provide a range of housing densities that allow a variety of housing types, including detached single family homes, duplexes, and multifamily developments up to 33 units per acre.

**TABLE 5-57**  
**Density Standards for Residential Uses**  
**Merced County**  
**2015**

<b>Zoning District</b>	<b>Minimum Residential Lot Area<sup>1</sup></b>	<b>Maximum Residential Density (units/acre)</b>
General Agricultural (A-1) <sup>2</sup>	20 acres	1 unit/lot
General Agricultural (A-1-40) <sup>2</sup>	40 acres	1 unit/lot
Exclusive Agricultural (A-2) <sup>2</sup>	160 acres	1 unit/lot
Agricultural Residential (AR)	1 net acre	1 unit per net acre and/or 3 units per gross acre
Single-Family Residential (R-1)	6,000 square feet 6,400 square feet-corner lots	1 unit/lot
Single-Family Residential (R-1-5000)	5,000 square feet 6,000 square feet-corner lots	1 unit/lot
Two Family Residential (R-2)	6,000 square feet 6,400 square feet-corner lots	two residential dwellings per lot
Multiple-Family Residential (R-3)	6,000 square feet 6,400 square feet-corner lots	15 units/gross acre
Multiple-Family Residential (R-4)	6,000 square feet 6,400 square feet-corner lots	33 units/gross acre
Single-Family Mobile Home Residential (M-H)	4,000 square feet 4,500 square feet-corner lots	1 unit/lot
Commercial Zones (C-P, C-1, C-2, C-3, H-I-C)	One Single family dwelling per parcel	
Planned Development	Consistent with Community Plans	

Note:

<sup>1</sup> Minimum residential lot area applied to areas where community sewer and water systems are provided meeting county requirements. Where septic tanks are used, the minimum parcel size shall be one net acre.

<sup>2</sup> One unit is allowed per agriculturally zoned parcel by right, additional units including mobile homes can be added for agricultural workers or family members either by Administrative Permit for 2-4 dwellings, or by Conditional Use Permit (CUP) for 5 or more dwelling units. Farm labor housing is also allowed by right for up to 12 employees, and by CUP for more than 12 employees.

Source: Merced County Zoning Ordinance, 2015.

Table 5-58 summarizes the allowed residential uses and applicable permit requirements for the zoning districts. If the housing type is allowable in a zone, the use is subject to one of the following land use permit requirements:

**Administrative Permit (A).** Administrative permit approval is a discretionary action required for certain land uses that are generally consistent with the purpose of the zone, but could create minor problems for adjoining properties if they are not designed with sensitivity to surrounding land uses. The purpose of an Administrative Permit is to allow the Planning Department staff and the Zoning Administrator to evaluate a proposed use to assess the potential for problems to occur, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.

**Conditional Use Permit (C).** Conditional use permit approval is required for certain land uses that may be appropriate in a zone, depending on the design of the project and site characteristics. Such a project can either raise major land use policy issues or could create serious problems for adjoining properties and the surrounding area if such uses are not appropriately located and designed. The purpose of a conditional use permit is to allow the Merced County Planning Commission an opportunity to evaluate a proposed use to determine if problems may occur, to provide the public an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.

**Permitted Use (P).** Uses of land that are allowed by right in a zone are called “permitted uses.” In many zones a plot plan for these permitted uses must be reviewed and approved by the County Planning Department in consultation with County fire, roads, building, and environmental health departments. These plot plans are necessary to demonstrate compliance with all applicable County laws and regulations prior to the issuance of a building permit, or the initiation of an activity where no building permit is needed.

**TABLE 5-58**  
**Housing Types Permitted by Zone**  
**Merced County**  
**2015**

Housing Types Permitted	A-1 A-1-40 A-2 <sup>1</sup>	AR	R-1 R-1- 5000	R-2	R-3	R-4	M-H	C-P	C-1, C- 2, C-3	H-I-C	M-1	M-2
Employee Housing (6 employees or fewer)	P	P	P	P	P	P	--	--	--	--	--	--
Employee Housing (7 to 12 employees)	P	--	--	--	--	--	--	--	--	--	--	--
Employee Housing (13+ employees)	C	--	--	--	--	--	--	--	--	--	--	--
Mobile Home Parks	--	--	C	C	C	C	--	A	A	A	--	--
Mobile Homes	P	--	--	--	--	--	P	A	A	A	--	--
Multifamily Dwellings (2-4 du/parcel)	--	--	--	--	P	P	--	--	--	--	--	--
Multifamily Dwellings (5 to 20 du/parcel)	--	--	--	--	A	A	--	--	--	--	--	--
Multifamily Dwellings (21+ units)	--	--	--	--	C	C	--	--	--	--	--	--
Community Care Facility (6 or less units)	P	P	P	P	P	P	--	A	A	--	--	--
Community Care Facility (7+ units)	--	A	A	A	A	A	--	--	--	--	--	--
Granny Unit/Secondary Dwellings	A	A	A	P	P	P	--	--	--	--	--	--
Single Family Dwellings <sup>1</sup>	P	P	P	P	P	P	P	A	A	A	--	--

Note:

<sup>1</sup> One single family dwelling, may be a conventional or manufactured dwelling on a permanent foundation.

P = Permitted Use, A = Administrative Permit, C= Conditional Use Permit

Source: Merced County Zoning Code, Table 18-1, Zones/Permitted Uses, 2015.

The setback requirements and height restrictions for residential uses, as specified in the Merced County Zoning Code, are shown below in Table 5-59. The setbacks, maximum coverage, and height requirements are similar to other rural counties throughout the state, if not less restrictive, and are not considered a constraint to the development of affordable housing. These standards allow for a variety of housing types and do not limit developments from achieving maximum allowed densities.

<b>TABLE 5-59</b> <b>Development Standards in Zones Allowing Residential Uses</b> <b>Merced County</b> <b>2015</b>					
<b>Zone Designation</b>	<b>Front Setback</b>	<b>Side Setback (Interior Side)</b>	<b>Side Setback (Facing Street)</b>	<b>Rear Setback</b>	<b>Lot Coverage</b>
A-1, A-1-40, A-2	20 ft.	15 ft.	15 ft.	25 ft.	N/A
A-R (1 unit per net acre)	50 ft.	15 ft.	50 ft.	25 ft.	40%
A-R (3 units/gross acre)	30 ft.	10 ft.	30 ft.	20 ft.	60%
R-1	15 ft.	5 ft.	20 ft.	15 ft.	60%
R-1-5000	15 ft.	5 ft.	15 ft.	15 ft. <sup>1</sup>	60%
R-2	20 ft.	5 ft./12 ft. <sup>2</sup>	20 ft.	15 ft.	70%
R-3	20 ft.	5 ft./12 ft. <sup>2</sup>	20 ft.	15 ft.	70%
R-4	20 ft.	5 ft./12 ft. <sup>2</sup>	20 ft.	15 ft.	70%
M-H	10 ft.	3 ft.	10 ft.	5 ft.	80%
C-P, C-1, C-2, C-3, H-I-C <sup>3</sup>	15 ft.	5 ft.	20 ft.	15 ft.	60%

Note:

<sup>1</sup> The rear yard may be 10 feet when a side yard width is 15 feet with outdoor access (back door, patio, etc.) oriented to that side yard.

<sup>2</sup> If the home is two-stories and adjacent to a single family residential zone, 12 foot side yard setbacks are required.

<sup>3</sup> Single family homes are allowed in all commercial zones by right and residential dwellings in commercial zones have the same setback requirements as the R-1 zone.

Source: Merced County Zoning Ordinance, Title 18, Zoning; Table 18-7, Residential Zones Development Standards; Table 18-9, Commercial Zones Development Standards, 2015.

### **Zoning for a Variety of Housing Types**

State housing element law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will “facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile/modular homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.” This section discusses the relevant regulations that govern the development of these types of housing.

### **Manufactured Housing**

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed. Merced County’s Zoning Code states that the M-H zone provides for residential living designed

exclusively for mobile/manufactured home dwelling units on individual lots within a Specific Urban Development Plan (SUDP), which is referred to as an “Urban Community” in the 2030 General Plan, where public water and sewer are available and with a full range of urban services.

### ***Manufactured Homes on Lots***

California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction must allow the installation of manufactured homes on a foundation on all “lots zoned for conventional single family residential dwellings.” Except for architectural requirements, local governments are only allowed to “subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single family residential dwelling on the same lot would be subject.” The architectural requirements are limited to roof overhang, roofing material, and siding material.

Local jurisdictions are allowed to make exceptions to manufactured home siting provisions if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

According to Merced County’s Municipal Code, Table 18-1 Zones/Permitted Uses Guide, manufactured homes on permanent foundations are treated the same as conventional single family dwellings, and as such, they are allowed on all lots zoned for conventional single family residential units. Mobile homes on temporary foundations are only allowed in the M-H zone and Agriculture zones by right, and in the C-P, C-1, C-2, C-3, and H-I-C zones with an Administrative Permit.

### ***Mobile Home Parks***

Section 65852.7 of the California Government Code specifies that mobile home parks shall be allowed on “all land planned and zoned for residential land use.” However, local jurisdictions are allowed to require use permits for mobile home parks.

The Merced County Zoning Code allows mobile home parks in single family residential and multifamily residential zones with a conditional use permit (CUP). The Zoning Code allows a maximum of ten spaces per acre. Mobile home parks must be consistent with local community specific plans or the General Plan if no community specific plan exists.

### **Housing for Employees**

The Employee Housing Act requires jurisdictions to permit employee housing for six or fewer employees as a single family use. HCD also indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone. Additionally any zone where agriculture is an allowed use, employee housing containing up to 36 beds and 12 units must 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.

The County does not fully comply with the State Employee Housing Act. The Merced County Zoning Code currently (January 2016) defines “employee housing” as: “any dwelling, boarding house, bunkhouse, trailer coach or other housing accommodation of seven or more employees in a residential land use designation or 13 or more employees in an agricultural designation.” The Zoning Code states that employee housing shall be allowed where a commercial, industrial, or agricultural related business is located where adequate housing for employees is not available or in any other situation where the Planning Director or Planning Commission determines that on-site employee housing substantially reduces the number of vehicle trips. Employee housing for up to 12 employees is permitted in the Agricultural Residential (A-R), Single family Residential (R-1, R-1-5000), and Two-Family Residential (R-2) zones, and requires a conditional use permit (C) for 13 or more employees. Employee housing is also allowed in Light Manufacturing (M-1) and General Manufacturing (M-2) zones with an administrative permit.

The Employee Housing Act also requires employee housing for six or fewer employees to be allowed wherever single-family homes are allowed. While the Merced County Zoning Code permits single family housing in the M-H zone and allows single family housing in the C-P, C-1, C-2, C-3, and H-I-C zones, the Zoning Code does not permit or allow employee housing for six or fewer employees in these zones (see Table 5-58). Therefore, the County currently (2016) does not fully comply with the Employee Housing Act requirements for employee housing of six or fewer employees. There is a program in the Housing Element for the County to update the Zoning Code to include provisions to comply with State law requirements for employee housing.

#### ***Housing for Agricultural Employees (Permanent and Seasonal)***

Farmworker labor housing for one to 12 employees is permitted by plot plan review in all agricultural zones, while housing for more than 13 employees requires a conditional use permit. There are over 1.2 million acres, or approximately 96 percent of the total area, in the county in the General Agriculture (A-1) and Exclusive Agriculture (A-2) zones. These zones are sufficient to accommodate the housing needs for farmworkers.

Merced County also has the Additional Dwelling Occupancy Monitoring Permits (ADOMP) program for two or more units in agricultural zones that allows farmers to provide housing for either family members (likely to work on the farm) or for farmworkers. To qualify for an additional dwelling monitoring permit, a property owner must provide a letter of justification to explain the property owner’s need for the additional unit(s) and how it/they augment(s) the agricultural operation of the property. Most of the existing ADOMPs are for farmworker housing. Between January 2010 and December 2015, the County had issued 149 new ADOMPs. Of the total, 67 ADOMPs (45 percent) were for agricultural employee housing.

#### **Emergency Shelters, Transitional Housing, Supportive Housing, and Other Group Living**

SB 2, in effect as of January 2008, amended State housing law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The law also requires jurisdictions to allow transitional and supportive housing all zones allowing residential uses subject to the same requirements of other residential uses in the zones.



**Emergency Shelters**

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

State law requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The County recently (March 2016) adopted Zoning Code Amendments to comply with these requirements. The Zoning Code Amendments allow emergency shelters “by right” in the M-1 and M-2 zones (i.e., as a permitted use). The following is a discussion of the suitability and capacity for these zones to potentially accommodate emergency shelters.

**Light Manufacturing Zone (M-1)**

While the M-1 (Light Manufacturing) zone is intended to accommodate industrial uses, the zone allows a variety of uses that would be compatible with an emergency shelter including, caretaker and employee housing, child care facilities, offices, and restaurants. According to Section 18.26.010 of the Code, unlike the General Manufacturing (M-2) zone, uses within the M-1 zone are intended to, “have low nuisance characteristics, such as noise, heat, glare, odor, and vibration and are compatible with each other and surrounding uses.”

The following development standards apply to all development within the M-1 zone:

- Minimum parcel size (square feet): 10,000
- Minimum lot width (feet): 100
- Minimum front yard setback (feet): 15
- Minimum interior side yard setback (feet): 0
- Minimum street side yard setback (feet): 10
- Minimum rear yard setback (feet): 0
- Maximum building height (feet): 75
- Maximum building coverage (percent): 80

There are 88 vacant parcels larger than 0.1 acres in the M-1 zone totaling 505 acres. Of these vacant parcels, 45 are one acre or larger. Vacant parcels larger than one acre total nearly 494 acres in the M-1 zone. Of these one-acre or larger vacant parcels, 15 are between one and two acres, 16 are between two and five acres, eight are between five and 15 acres, and six are larger than 20 acres. These vacant parcels are located throughout the county in Urban Communities and in fringe areas of several cities.

### **General Manufacturing Zone (M-2)**

The general manufacturing zone provides for all types of manufacturing, distribution, and storage uses. Uses tend to have more nuisance characteristics, but permit the same uses as M-1, such as caretaker and employee housing, child care facilities, offices, and restaurants, in addition to more traditional industrial uses, rendering this zone similarly applicable for emergency shelter use.

The following development standards apply to all development within the M-2 zone:

- Minimum parcel size (square feet): 10,000
- Minimum lot width (feet): 100
- Minimum front yard setback (feet): 15
- Minimum interior side yard setback (feet): 0
- Minimum street side yard setback (feet): 10
- Minimum rear yard setback (feet): 0
- Maximum building height (feet): 75
- Maximum building coverage (percent): 80

There are 15 vacant parcels larger than 0.1 acres in the M-2 zone totaling 121 acres. Of these vacant parcels, 11 are one acre or larger. Of the one-acre or larger vacant parcels, four are between one and two acres, four are between two and five acres, two are between five and 15 acres, and one is 75 acres. These vacant parcels are located throughout the county in Urban Communities and in fringe areas of several cities.

### **Transitional and Supportive Housing**

State law (Government Code Section 65583) requires cities and counties to consider transitional and supportive housing as residential uses allowed in all zones that allow residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter to permanent housing. State law defines “transitional housing” as:

*“Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”*

The State defines “supportive housing” as:

*“Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community.”*

Additionally, the State defines the “target population” as:

*“Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Development Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals in institutional settings, veterans, and homeless people.”*

On March 1, 2016 the Merced County Board of Supervisors adopted Zoning Code Amendments to comply with State law requirements for transitional and supportive housing. The Merced County Zoning Code defines “transitional housing” as:

*“rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from the beginning of assistance. Transitional housing units are residential uses allowed in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.”*

Additionally, Merced County defines “supportive housing” as:

*“housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses allowed in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.”*

## **Second Units**

A second unit is an additional self-contained living unit, either attached to, or detached from, the primary residential unit on a single lot. Second units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage second units, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially-zoned areas, or where no ordinance has been adopted, to allow second units on all lots zoned for single family or multifamily use subject to ministerial approval (“by right”) if they meet standards set out by law. Local governments are precluded from totally prohibiting second dwelling units in residentially-zoned areas unless they make specific findings (Government Code Section 65852.2).

The Merced County Zoning Code is consistent with State law as it relates to second units. The Merced County Zoning Code allows for second residential units with approval of an administrative permit, subject to the following standards:

- Total land coverage of all structures does not exceed 60 percent of the lot;
- Maximum height of one story;
- Attached or detached construction to principal dwelling unit;
- Compliance with zoning regulations of building height, setbacks, distance between buildings, and parking requirements;
- Public water and public sewer service for both primary and secondary units in R-1 and R-1-5000 zones;
- Absence of granny unit on-site; and
- The abutting property owners have been notified in writing of the proposed second unit.

The Code also refers to “granny units,” which are second units for occupancy by persons 62 years and older. Granny units are permitted in R-2, R-3, and R-4, and are allowed in A-1, A-1-40, A-2, A-R, R-1, and R-1-5000 with an administrative permit. This allows households in agricultural zones to build an additional unit for an elderly family member. The Code contains standards for granny units that are slightly different from the standards for all other second units. The Merced County Zoning Code allows for granny units in all residential and agricultural zones by right or with approval of an administrative permit, subject to the following standards:

- May be attached or detached to the principal dwelling on the parcel;
- Shall be occupied by one or two adult persons who are 62 years of age or older;
- The floor area should not exceed 1,200 square feet for a detached unit or 30 percent of the floor area of the existing dwelling unit for an attached unit;
- Shall have the same type of construction typical of dwelling units permitted in the zone;
- All zoning requirements shall be met relating to building height, building coverages, setbacks, and distance between buildings;
- At least one additional off-street parking space for the granny unit shall be provided on site;
- There shall not be more than two dwellings on the parcel, including the granny unit;
- Public water and sewer services are required in the R-1 and R-1-5000 zones;
- The property owner shall waive the right to apply for any zone variance, excluding minor deviations, relating to the establishment of a granny unit;

- The abutting property owners have been notified in writing of the proposed granny unit;
- The granny unit shall be subject to a yearly occupancy monitoring permit with the regulations administered by the Planning Department; and
- The property owner shall sign an affidavit provided by the Planning Department attesting to the qualifications of the occupant, which shall be recorded prior to the issuance of the building permit.

### **Single-Room Occupancy Units**

Single-room occupancy (SRO) units provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units can serve as an entry point into the housing market for formerly homeless people. The Merced County Zoning Code does not explicitly address SROs. Interpretation of individual development proposals are made by the planning director or at staff level, which make a determination of the appropriate classification of each development. A development application for an SRO would be considered a multifamily development, permitted with site approval in medium- and high-density residential zones, as well as five of the commercial zones in the county. The Merced County Zoning Code defines “multifamily dwelling” as:

*“a building or portion thereof used for occupancy by three or more families living independently of each other and containing three or more dwelling units. The term is not to include row or townhouses.”*

It is unlikely that unincorporated communities in Merced County would be appropriate locations for this type of housing because residents typically require convenient access to public transportation and services. However, the Housing Element contains a program to define SROs in the Zoning Code and allow them in appropriate zones.

### **Building Codes and Enforcement**

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Such codes can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, buildings codes and their enforcement act can as a constraint on the supply of housing and its affordability.

Merced County has adopted the 2013 California Building Code (CBC). The County has not made any local amendments to the code. The CBC determines the minimum residential construction requirements throughout California. The County has also adopted the State’s Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings. The Uniform Housing Code regulates the condition of habitable structures with regard to health and safety standards and provides for the conservation and rehabilitation of housing in accordance with the CBC. The Uniform Code for the Abatement of Dangerous Buildings covers the repair, vacation, or demolition of dangerous buildings.

As with most jurisdictions, the County responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been

submitted. If the complaint is found to be valid, the immediacy and severity of the problem is assessed. The County's philosophy is to effectively mitigate serious health or safety problems, while allowing the property owner a reasonable amount of time and flexibility to comply. The more pressing the problem, the more urgent the County action. The County usually achieves compliance with the Uniform Codes through a combination of letters, phone calls, and/or site visits. In cases where the problems are severe and appeals to voluntary solutions to them are unsuccessful, the County will take more aggressive action. In rare cases, the units may be declared hazards and posted as such and/or legal compliance may be forced through action taken by the District Attorney or County Counsel's office.

The County building codes are consistent with the codes used in other jurisdictions throughout California, and do not negatively impact the construction of affordable housing. The County attempts to find a balance between ensuring that housing is safe and avoiding the potential loss of affordable housing units through unnecessarily strict enforcement practices.

### ***Design Review***

Design review requirements can sometimes increase the cost of housing, particularly those that require additional costly features be provided in a multifamily housing development. Merced County does not have design review in most areas of the county. Design review is a new concept that has been added to the two most recent community plan updates of Delhi (2006) and Hilmar (2008). Delhi and Hilmar development guidelines and standards are not intended to be rigid in their application, rather they encourage diverse architectural opportunities while maintaining an overall design character and quality. Exceptions to these guidelines are based on demonstrable benefits to the community or where not otherwise possible to adhere to these guidelines and standards. Design review is not an impediment to the development of affordable housing in the County.

### ***Processing and Permit Procedures***

Delays in processing the various permits and applications that are necessary for residential development can add to housing costs. In Merced County the processing time of a residential subdivision takes an average of six months from the time the application is considered complete until Planning Commission action on the tentative map. If an environmental impact report (EIR) is necessary, the processing time is considerably longer. However, if the tentative map is proposed in an Urban Community with a certified EIR, the approval time would be reduced to three to four months if no other studies or Zoning Code/General Plan Amendments are needed. If a Zoning Code/General Plan Amendment is required, then the processing time is about six months. Exceptions to these timelines can occur due to incomplete application submittals, failure to respond to requests for additional information, and failure to design projects to County standards. The County processes subdivision applications in the shortest time possible given the current workload, staffing, zoning and General Plan requirements, public notice, and schedules for the Planning Commission and Board of Supervisors, when necessary.

Multifamily residential projects in the R-3 and R-4 zones that do not exceed four dwelling units are permitted by right and do not require a public hearing. A plot plan review is necessary to determine compliance with County Code, General Plan, and zoning regulations. Projects that propose 5-20 dwelling units in the R-3 and R-4 zones require an Administrative Permit (AP) to ensure they are compatible with the neighborhood and surrounding residences. The AP



processing is completed at one of three levels: 1) Planning Department staff approval; 2) planning director decision without a public hearing; 3) planning director (hearing officer) decision at a public hearing. The level of review is determined by the project proposal, location, potential for controversy, and potential environmental impacts. Those projects that propose 21 or more dwelling units require a conditional use permit (CUP) and are reviewed by the Planning Commission. Projects requiring a CUP are considered more likely to have greater impacts on the surrounding residences and the neighborhood than those uses permitted by right or by AP. Processing time for a CUP takes an average of three to four months. If the project requires environmental review (Negative Declaration or a Mitigated Negative Declaration), then the processing time takes about one year.

Zoning Code Section 18.50.020 describes the following findings of approval, which the planning director or planning commission must make before discretionary permits for projects (those involving an AP or CUP) can be approved:

- a. There is no substantial evidence that the project will have a significant effect on the environment with the implementation of the proposed mitigation measures and/or conditions of approval;
- b. The proposed project is consistent with the Merced County General Plan and this code;
- c. The proposed project is compatible with adjacent uses, properties, and neighborhoods; and
- d. The proposed project will not be a nuisance or detrimental to the public health, safety, and general welfare.

While the CUP requirement can be seen as an impediment to development, it is necessary in Merced County given the current planning framework. The County requires CUPs for larger multifamily projects in order to comply with the California Environmental Quality Act (CEQA). In a few of the unincorporated communities, the County has not yet completed an EIR for the Community Plans and multifamily projects are not exempt from CEQA. The CUP process ensures that adequate environmental review is conducted for these larger development projects. The County is currently in the process of preparing EIRs for all new community plan updates, which will help streamline the process.

The County continually seeks methods to improve the permitting process to increase efficiency and better serve the development community. The pre-application review meeting between County departments and the applicant has become a standard requirement in which to discuss all issues pertinent to a project before full processing begins. Staff work with applicants of low-income housing projects to meet timelines. Processing times vary with staff workload. Processing and permit procedures do not constitute a development constraint in Merced County.

### ***Development Fees and Exactions***

The County collects capital improvement fees (impact fees) in accordance with California Government Code Sections 66000-66025 for the provision of services such as roads, public safety, and storm drains. These fees are generally assessed based on the number of units in a residential development. The County also collects fees to help cover the costs of permit



processing, environmental review, building inspections, and capital improvements. The land use application fees are assessed to recover the administrative cost of processing applications, including public hearings. When raising fees, the County complies with applicable provisions of the government code. There is a policy in the Housing Element for the County to waive or reduce fees for affordable housing. Service and mitigation fees, such as water, sewer, and school impacts, will be considered for waivers if an alternative source of funding is identified to pay these fees.

Table 5-60 shows the major application-related fees for development in Merced County.

**TABLE 5-60**  
**Major Fees Associated with New Housing Development**  
**Merced County**  
**2015**

Type of Fee		Total Amount	
MINISTERIAL			
Other Licenses and Permits			
Building Permit (Plot Plan Review)		\$125	
Plot Plan Review			
Level 1: Counter		\$87	
Level 2: Staff Review		\$400	
Level 3: Director		\$615	
DISCRETIONARY			
Zoning Permits			
Conditional Use Permit		\$2,564	
General Plan Amendment		\$1,377	
Zone Code Text Amendment		\$2,468	
Zone Change		\$1,631	
Zone Variance		\$1,227	
Planning Commission Appeals to the Board		\$675	
Appeal from Staff/Director to Planning Commission		\$672	
Administrative Permits			
Administrative Permit (HO/PC)		\$2,564	
Administrative Permit (Director)		\$1,082	
Administrative Permit (Over the Counter)		\$203	
Administrative Permit (Residential)		\$203	
Planning/Engineering Services			
Major Subdivision		\$2,242 + \$84/lot	
Minor Subdivision		\$1,509	
Property Line Adjustment (in SUDP, RRC, or with mapped lots, or when pre 04/01/65 deed provided)		\$455	
Property Line Adjustment (all others)		\$1,141	
Voluntary Notice of Merger		\$282	
Other Services			
Environmental Review (Initial Study Determination)		\$2,000	
Environmental Impact Report		\$10,000	
Development Impact Fees		Single Family Unit	Multifamily Unit
Fire Facilities Impact Fee		\$673	\$607
Law Enforcement Facilities Impact Fee		\$641	\$641
Sphere of Influence Public Facilities Impact Fee		\$4,615	\$3,190
Sewer		Varies among each Water/Sewer District	
Flood Zone Fee (if project is in a flood zone)		\$207	\$207

Source: Merced County Department of Planning and Community Development Department, 2010; Merced County 2013/14 Annual Report – Merced County Impact Fee Funds, 2015; Guide to building Permits & Inspections in Merced County, 2015.

**Typical Residential Development Fees**

Table 5-61 summarizes the fees that would apply to a typical single family and multifamily residential unit in Merced County. Fees for new development vary widely throughout the county, and several of the fees are collected by other agencies. There are 16 school districts in Merced County that collect school impact fees. The school impact fees range from \$1.28 per square foot in the Le Grand High School District to \$7.35 per square foot in the Los Banos Unified School District. The water and sewer districts collect sewer hook-up and water connection fees that vary across the county. For example, the Delhi County Water District collects a sewer hook-up fee of \$3,000 and water connection fee of \$2,500. The Planada Community Services District assesses a sewer hook-up fee of \$5,000 and a water connection fee of \$5,600.

Generalizing across communities, planning and development fees for a typical, 1,500 square foot single family home total \$19,861. Fees for a typical 1,000 square foot multifamily unit total \$16,778. Agencies outside the County's control set fees that are among the largest of the development impact fees (sewer, water, and school facilities). These three fees add up to an estimated \$13,480 for a single family unit (67.9 percent of the total fees collected) and \$12,520 for a multifamily unit (74.6 percent of the total fees collected). Based on an estimate of total development costs, development and planning fees account for approximately 10 percent of total costs for a single family unit and 9 percent for a multifamily unit.

**TABLE 5-61**  
**Typical Residential Development and Planning Fees**  
**Merced County**  
**2015**

Type of Fee	Single Family Fees (Per Unit) <sup>1</sup>	Multifamily Fees (Per Unit) <sup>2</sup>
<b>Development Impact Fees</b>		
Sewer Hook-up Fee <sup>3</sup>	\$5,000	\$5,000
School Fee <sup>4</sup>	\$2,880	\$1,920
Fire Fee	\$673	\$607
Law Enforcement	\$641	\$641
Bridge & Major Thoroughfare <sup>5</sup>	\$1,204	\$758
Parkland Dedication Fee <sup>6</sup>	\$384	\$240
Water Connection Fee <sup>3</sup>	\$5,600	\$5,600
Regional Transportation Impact Fee	\$3,224	\$1,958
<b>Planning Fees</b>		
Major Subdivision	\$129	-
Building Permit Review	\$125	\$2.50
Conditional Use Permit <sup>7</sup>	-	\$51
<b>Total Average Cost</b>	<b>\$19,861</b>	<b>\$16,778</b>

<sup>1</sup> Assumes a 50-lot, single family subdivision with 1,500 square feet homes. Fees vary by community, and the Parkland Dedication Fee assumes 3.2 people per unit.

<sup>2</sup> Assumes a 50-unit multifamily development with an average unit size of 1,000 square feet. Fees vary by community, and the Parkland Dedication Fee assumes 2.0 people per unit.

<sup>3</sup> Assumes development in the Planada Community Services District.

<sup>4</sup> Assumes the Le Grand Union Elementary School District.

<sup>5</sup> Assumes Planada Bridge and Major Thoroughfare Area of Benefit.

<sup>6</sup> Assumes land is valued at \$20,000/acre, and improvement costs equal land costs.

<sup>7</sup> CUP cost is \$2,564 for project, or \$51 per unit.

Source: Merced County, 2015.

Although development and planning fees can represent an estimated 10 percent of the cost of producing a single family unit and about 9 percent of the production cost of a multifamily unit, they are not considered a significant constraint to housing production in Merced County. Fees in Merced County are lower than many other jurisdictions in the state.

### **Parking**

Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can most negatively impact the development of affordable housing. Off-street parking requirements increase the cost of development, limiting the funds available for providing housing.

Merced County's off-street automobile parking standards for residential uses as required by Chapter 18.40 of the County Code are as follows:

- 1.5 space per one-bedroom unit;
- two spaces per two-, three-, and four-bedroom units;

- three spaces per unit with five or more bedrooms; and
- one guest space for every five (multifamily) units.

AB 744 Planning and Zoning: Density Bonus went into effect on January 1, 2016 to reduce parking standards for affordable housing, senior housing, and special needs housing projects. Affordable housing projects that claim a density bonus can request the reduced parking requirement of 0.5 spaces per unit if the project is located near public transit, or if the project serves seniors and has access to public transit. Special needs housing projects that are entirely affordable to lower-income households can request the reduced parking requirement of 0.3 spaces per unit. When local parking requirements are higher, the statewide parking standards supersede the local requirements. The parking standards are summarized in Table 5-62 below. Since most of the unincorporated county is rural and lacks public transit, AB 744 parking standards will only apply to limited circumstances.

**TABLE 5-62**  
**Statewide Parking Standards for Affordable Housing<sup>1</sup>**  
**California**  
**2015**

	<b>Affordable Housing</b>	<b>Affordable Senior Housing</b>	<b>Special Needs Housing</b>
Within ½ mi. of a major transit stop or has unobstructed access to the transit stop	0.5 spaces per unit	--	--
Paratransit Service	--	0.5 spaces per unit	--
Within ½ mi. of a major transit stop or has unobstructed access to a fixed bus route that operates at least 8 times per day	--	0.5 spaces per unit	--
Entirely affordable to lower-income households	--	--	0.3 spaces per unit

Note: <sup>1</sup> Effective January 1, 2016.

Source: Goldfarb & Lipman, LLC., *Law Alert: State Slashes Parking Requirements for Housing Near Transit, 2015.*

Additionally, the Merced County Zoning Code requires one bicycle space and one-half of a motorcycle space for every six required parking spaces for housing projects with more than two dwelling units. Merced County grants parking reductions on a case-by-case basis. The Zoning Code states that the planning director may reduce the number of spaces based on all of the following circumstances:

- Uses proposed within a building or addition having a physical hardship in supplying the parking spaces normally required;
- No additional off-street parking can reasonably be provided on-site;
- Sufficient parking is provided within 300 feet of the project site; and
- The facility is at least partially pedestrian-oriented.

Since most unincorporated county residents depend on automobiles, these parking standards are necessary to ensure adequate parking. The County's parking standards are similar to those in

other jurisdictions, and therefore do not represent a development constraint above-and-beyond that of other counties. Additionally, land costs are not as high in Merced County as they are in other parts of the state, so the cost of land dedicated to parking is not as much of a concern in the county as it is elsewhere in California. The County offers reduced parking standards as an incentive for affordable housing.

### ***On- and Off-Site Improvements***

Title 16 of the Merced County Code provides the requirements for site improvements and infrastructure for new residential developments. The County on- and off-site improvement requirements are common among unincorporated areas of the Central Valley and are not a significant constraint to the production of housing. These standards allow for a variety of methods for water and sewer services, allowing site-specific considerations to dictate the appropriate infrastructure needs of the development.

The County categorizes projects by three different improvement levels, each level requiring different improvement requirements. Major subdivisions and minor subdivisions that involve new roads into the County-maintained road system shall satisfy Improvement Level 1 requirements. All building permits within a Specific Urban Development Plan (SUDP), which is now called an “Urban Community” in the 2030 General Plan, or Rural Residential Center (RRC) shall satisfy Improvement Level 2. All other building permits shall satisfy Improvement Level 3. There are exceptions to all of the categories. Information on exceptions is provided in Section 16.08.040 of the Merced County Municipal Code.

**Improvement Level 1 Requirements**

Projects categorized as Improvement Level 1 are required to provide the following site improvements:

- Dedicate right-of-way or easements necessary to contain the improvements to be constructed;
- Construct roadways with an asphalt concrete structural section, shoulders, and roadside drainage ditches. Roadways within an SUDP shall be constructed with curbs, gutters, and sidewalks (some exceptions apply);
- Install street lighting by forming, annexing to, or including into a lighting maintenance zone of benefit;
- Provide storm water drainage facilities by forming, annexing to, or including into a drainage maintenance zone of benefit; and
- Install underground utilities.

**Improvement Level 2 Requirements**

Projects categorized as Improvement Level 2 are required to provide the following site improvements:

- Dedicate right-of-way or easements necessary to contain the improvements to be constructed;
- Widen the abutting half of all existing roadways; and
- Relocate or replace existing overhead utilities located along existing peripheral roadways that may either interfere with proposed improvements, obstruct traffic visibility requirements, or are within the clear zone with underground facilities at the developer's option.

**Improvement Level 3 Requirements**

Projects categorized as Improvement Level 3 are required to provide the following site improvements:

- Create new driveway approaches or improve existing driveway approaches.

**Roadway Improvements**

Specific standards for on- and off-site improvements such as street widths, sidewalks, and curbs are contained in the Merced County Public Works Improvement Standards and Specifications.

**Right-of-Way.** Given the variability of communities within the county, the County modified the Improvement Standards and Specifications in 2008 to eliminate specific width requirements. Instead, the required minimum right-of-way width for roadways is that which is sufficient to contain all of the required roadway improvements. The community plans contain more specific requirements for each community. For example, the circulation section of the Delhi Community Plan contains specific guidelines for arterial, collector, and local streets that include right-of-



way, travel lane, parking lane, curb, and sidewalk requirements. Requirements vary by community, but are comparable to requirements in other jurisdictions.

### ***Open Space and Park Requirements***

Open space and park requirements can decrease the affordability of housing by decreasing the amount of land available on a proposed site for constructing units. The County requires new residential subdivision development to provide a minimum of 3 acres of improved parkland for every 1,000 new residents of the generated by the development. Applicants may meet the requirement through the dedication of land and improvements and/or payment of fees, in accordance with State law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. To fund the acquisition of County parks and open space, the County charges a park fee on all residential subdivision development projects (assuming 3.2 residents generated per single family home, and only 2.0 residents generated in multiple family units). While the parkland dedication ratio is consistent throughout the unincorporated county, the park fee varies per unincorporated community because the cost of land is lower in some communities than in others.

The requirements for open space and park facilities are similar to those of many other communities across California, and as such do not represent an undue constraint on the development of affordable housing.

### ***Density Bonus***

State law (Government Code Section 65915) requires local governments to grant a density bonus to developers that agree to provide a specific percentage of affordable housing or childcare facilities for lower-income households as part of an approved development. The law was revised in 2005 to allow for a density bonus of up to 35 percent (on a sliding scale), which was an increase from the previous maximum density bonus of 25 percent. The magnitude of the incentive depends on the total share of development that is designated affordable.

Additionally, State law provides density bonuses to projects that donate land for residential use. The donated land must satisfy all of the following requirements:

- The land must have general plan and zoning designations which allow the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of 1 acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

Merced County Code Section 18.36 describes the density bonus procedures in the county. The code is not consistent with the most recent changes to State law. The County currently (December 2015) provides a density bonus to housing projects that provide one of the following:

- 20 percent of the total dwelling units are reserved for low-income households (50 percent to 80 percent of the county annual median income); or
- 10 percent of the total dwelling units are reserved for very low-income households (less than 50 percent of the county annual median income); or
- 50 percent of the total dwelling units are reserved for senior citizens (one person per unit must be at least 62 years of age).

In Merced County, projects seeking a density bonus must be five or more units and density bonuses are permitted in geographic areas of the housing development other than the areas where the units for the lower-income households are located. The project developer must agree to continued affordability of all lower-income density bonus units for at least 30 years.

Merced County's Zoning Code is not consistent with the most recent State law regarding density bonuses. The minimum affordability requirements need to be updated to be consistent with State law. Additionally, while the County provides other incentives such as mixed-use zoning and exceptions to height limits, number of parking spaces, population density, and building intensity standards, the code needs to be updated to explicitly state that the County will provide up to three incentives as required by State law.

#### ***Development, Maintenance, and Improvement of Housing for Persons with Disabilities***

State housing element law requires jurisdictions to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. In accordance with SB 520 (Chapter 671), the County has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities. Further, Merced County has adopted the 2013 California Building Code.

The Merced County Building Division uses the stricter standard of the State Building Code or Federal ADA standards to provide accessible units for persons with disabilities. Any reasonable accommodation requested are handled on a case by case basis. The County does not have a formal reasonable accommodation procedure. There is a program in the Housing Element for the County to adopt a reasonable accommodation ordinance to make reasonable accommodation requests a ministerial action rather than discretionary.

There are a number of State and Federal rules that govern the definition of family, including the Federal Fair Housing Amendments Act of 1988, the California Fair Housing and Employment Act, the California Supreme Court Case *City of Santa Barbara v. Adamson* (1980), and the California Constitution privacy clauses. The laws surrounding the definition of family have a few primary purposes: to protect people with disabilities, to protect non-traditional families, and to protect privacy. The County Zoning Code defines "family" as: "an individual or two or more persons related by blood or marriage, or a group of not to exceed six persons (excluding

servants) living together as a single house-keeping unit in a dwelling unit.” This definition does not fully comply with State and Federal laws because it limits the number of unrelated persons that can live together. The Housing Element includes a program to amend the definition of “family.”

## **Potential Non-Governmental Constraints**

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing are the availability of financing, land costs, and construction costs.

### ***Availability of Financing***

Financing has historically been available for credit-worthy projects, with interest rates determined largely by the monetary policy of the Federal Reserve Board. Beginning in the 1990s rising housing values and a growing housing industry boosted investor and homebuyer portfolios and contributed to a sense of security that encouraged continued investment in the housing market. Alternative mortgage products increased the number of homebuyers, especially investors who purchased single family homes as non-primary residences. Virtually every business or profession related to homes sales, construction, mortgages, and titles had increased business opportunities during this period.

Availability of financing shifted with the mortgage banking crisis that began in 2008. The crisis was the result of alternative or “creative” mortgage products such as graduated payment mortgages, variable and adjustable rate mortgages, interest-only loans, “stated income” loans with no income verification, and zero down payment loans allowed consumers to purchase high-priced housing without the qualifications required by traditional loans, such as sufficient income level. These mortgage products increased homeownership rates.

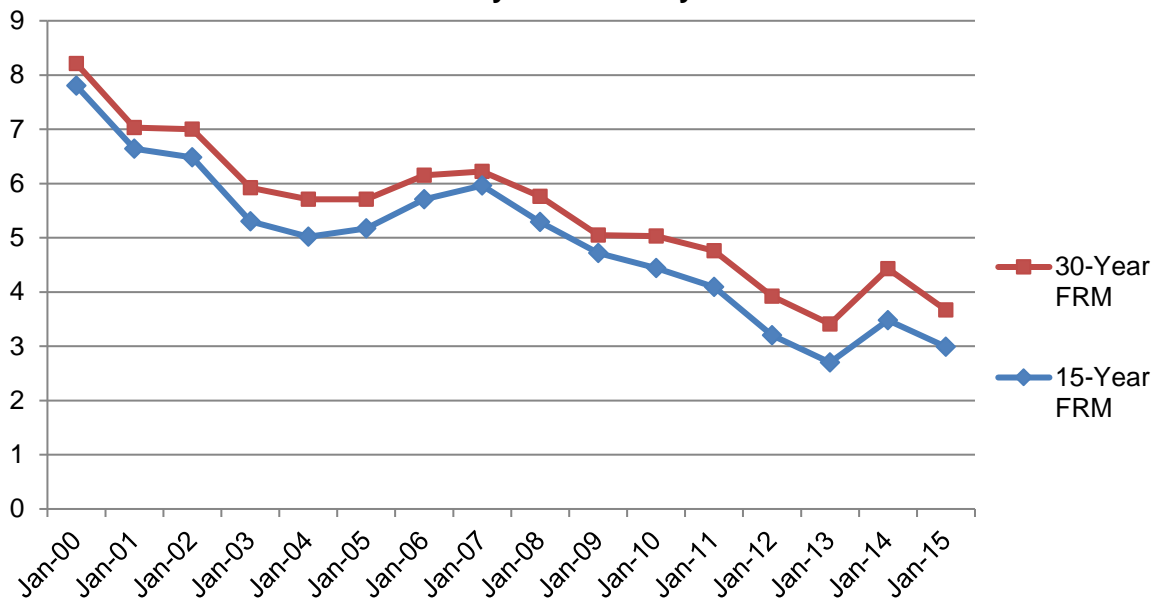
The subprime mortgage crisis precipitated when borrowers who purchased homes found that they owed more on their homes than their homes are worth. The mortgage market collapse also impacted borrowers with “jumbo” loans, relatively large loans that are not Federally backed. Resets of interest rates and mortgage payments in the subprime mortgage market resulted in huge waves of foreclosures.

In response to the financial crisis, the U.S. government passed the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) to tighten lending standards on subprime loans. The Dodd-Frank Act set the requirements for a “qualified mortgage” to insure safe lending practices through regulation of loan interest rates, equity ratio, fees and points, structure, and borrower debt-to-equity ratio. As the economy improves, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

Mortgage rates have continued to decrease nationwide since 2007, hitting a historic low in 2013 (see Figure 5-8 below). When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is

often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

**FIGURE 5-8**  
**Historical Mortgage Rates**  
**United States**  
**January 2000-January 2015**



Note: FRM- Fixed Rate Mortgage

Source: Freddie Mac Primary Mortgage Market Survey, 2015.

## **Development Costs**

### **Land Costs**

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in very small developments and in areas where land is scarce.

Raw land costs vary substantially across the county based on a number of factors. The main determinants of land value are location, proximity to public services, zoning, and parcel size. Land in a desirable area that is zoned for residential uses will likely be more valuable than a remote piece of land that is zoned for agricultural uses. Based on property sale listings in December 2015, the average listing price per acre for raw land in unincorporated Merced County was roughly \$20,000. The average listing price for an entitled lot was roughly \$21,000.

### **Construction Costs**

Construction costs vary widely depending on the type, size, and amenities of the development. “Entry-level” homes have far fewer amenities than other higher-priced custom homes. According to Building-Cost.net, a website that calculates building costs, on average an entry-level, 2,000

square foot home (1,500 SF of living space, 500 SF garage) costs \$150,800 to build, or \$75.40 per square foot.

The competition for labor and materials during the housing boom caused an increase in labor and material costs; however, this competition vanished over the past five years where there was virtually no new residential construction, causing labor costs to drop and material prices to stabilize.

High construction costs coupled with high land costs make it difficult for private sector developers to provide housing for lower-income residents. However, even with lower land and labor costs in Merced County, low income levels and higher unemployment rates make market-rate housing unaffordable. A limited amount of subsidies, incentives, and other types of financial assistance are available to private sector developers to bridge the gap between actual costs of development and the sale price of affordable housing.

### ***Labor Costs and Prevailing Wage***

Labor costs also factor heavily into the total cost of housing production. The cost of labor for a particular construction trade does not usually vary significantly throughout a metropolitan area and is typically beyond the control of local government. The competition for labor and materials during the housing boom of the mid-2000s caused an increase in labor and material costs, but because of the Recession of the late 2000, this is no longer the case. Although the housing market is picking up, it is unlikely that the competition for labor and materials will return to the mid-2000s levels. Labor costs are generally lower in the Central Valley, including Merced County, for similar trades than in other urban markets in California.

When private development projects receive government subsidies they are classified as “public works” projects. Any public works project must pay workers the “prevailing wage”—the minimum wage rates payable to construction workers who are employed on public works projects in California. The hourly work rates are published quarterly by the California Department of Industrial Relations (DIR). For projects that receive assistance from local or state governments, the State requires the payment of prevailing wages which can have a significant effect on overall development costs. In general, prevailing wage requirements have caused labor costs to increase anywhere from 5 to 30 percent in urban areas and up to 40 percent in rural areas.

## 5.5 Evaluation

The following section reviews and evaluates the County's progress in implementing the 2010 Housing Element. It reviews the results and effectiveness of programs for the previous Housing Element planning period and contains recommendations for program changes to address current and projected needs and State requirements between 2016 and 2024.

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
<b>Goal HE-1: To provide for a broad range of housing types and densities to meet the needs of all residents of the unincorporated area.</b>				
1-1	<b>VACANT AND UNDERUTILIZED LAND INVENTORY.</b> The County shall maintain an updated inventory of vacant and underutilized, residentially designated land. The County shall make this information available to the public by providing the inventory at the Planning and Community Development Department and on the County's website.	Ongoing	The County makes information on vacant and underutilized land inventory available to the public through the County GIS Mapping tool on the County's website.	Continue
1-2	<b>COMMUNITY PLAN UPDATES.</b> The County shall continue to review and update its Community Plans to ensure adequate land is available for various housing types at all income levels. The County shall continue to zone and designate adequate sites during the Community Plan updates to meet the various housing needs of each community.	Ongoing	The County continues to review and update Community Plans. The County is in the process of updating Community Plans for Planada, Le Grand, and Winton.	Continue
1-3	<b>INNOVATIVE HOUSING TYPES.</b> To encourage development of innovative housing designs and building materials that may emerge during the buildout of all new communities, the County shall consider modifications of building and subdivision codes, where appropriate, that would facilitate the development of new types of affordable units, while maintaining the public's health, safety, and quality of life. The County shall also work closely with local builders and potential developers to create new experimental housing prototypes.	Not completed	This program has not been completed due to a lack of development in the County. However, the County has adopted the California Building Code and does not anticipate making any modifications to the Code. Given limited resources and limited development in the county, this program is not recommended for continuation.	Delete



**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
1-4	<b>INFRASTRUCTURE FINANCING ASSISTANCE IN NEW COMMUNITIES.</b> To reduce the “up-front” infrastructure improvement and development costs in new communities, the County shall investigate the feasibility of providing assistance in developing long-term infrastructure financing. Such financing might include formation of a Mello-Roos or special assessment district to support a long-term, low-interest revenue bond to fund infrastructure improvements.	Not completed	The County supports future formation of a Mello-Roos or similar assessment districts. The County adopted countywide goals and policies for Community Facilities Districts (CFDs) on January 12, 2016, which will support infrastructure improvement funding opportunities.	Continue

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

	<b>Program</b>	<b>Progress</b>	<b>Evaluation</b>	<b>Continue/ Modify/ Delete</b>
1-5	<p><b>WATER STUDY.</b> The County shall conduct a county-wide water study that examines future demand compared with existing and planned supply and identifies ways to meet unmet projected demand. The study will consist of the following components:</p> <ul style="list-style-type: none"> <li>• A summary of existing water resources in the county;</li> <li>• Water demand and capacity projections for a 20-year time horizon for the eastern, western, and northern regions of the county;</li> <li>• An estimation of groundwater and surface water available to support future urban development, including new towns;</li> <li>• A description of water supply systems to satisfy the urban demands for each region;</li> <li>• An analysis of groundwater and surface water source availability during drought years;</li> <li>• A list of strategies for augmenting groundwater and surface water supplies through non-potable water sources, recycled water practices, water conservation programs, and new storage facility construction opportunities.</li> </ul>	Completed	<p>The County has engaged in four large water studies. The first was to construct a surface and groundwater interactive model that can serve as a trend analysis tool for the Merced sub-basin. The model extends 5 miles beyond the Merced Integrated Regional Water Management Planning boundary (except for the eastern Merced-Mariposa County boundary).</p> <p>The second large water study was for the Sustainable Groundwater Management Act (SGMA) coordination efforts. In accordance with SGMA each of the six groundwater sub-basin will be sustainably managed by 2040.</p> <p>The County also adopted the 2030 General Plan in December 2013, which includes the Water Element. The 2030 General Plan Background Report includes analysis of water supply, quality, existing use, delivery, projected demand, and availability of agricultural, surface, and groundwater. The 2030 General Plan Policy Document includes policies and programs focused on water supply, quality, reuse and conservation, watershed management, and irrigation district and water agency coordination.</p> <p>Lastly, the County also adopted the Merced Integrated Regional Water Management Plan (IRWMP) in August 2013 to improve water management coordination and efficiency. Because the County recently (2013) analyzed water issues exhaustively through the Water Element of the General Plan Update, there is no need to repeat efforts in the Housing Element.</p>	Delete

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

	Program	Progress	Evaluation	Continue/ Modify/ Delete
1-6	<b>CHILD CARE.</b> The County shall encourage the development of childcare facilities within all housing developments, with specific the specific emphasis on affordable housing, through the use of incentives determined to be appropriate. The County shall review incentive options to develop a plan or policy relating to this issue in cooperation with childcare providers and intermediaries.	Completed	The County adopted the 2030 General Plan in December 2013, which includes goals and policies focused on childcare facilities (Goal PFS-9). The 2030 General Plan includes incentives to encourage development of childcare facilities, including permit streamlining, financial and technical support for programs, and encouraging and supporting childcare facilities near employment centers.	Delete. Replace with program to update density bonus ordinance consistent with State law.
1-7	<b>REZONE SITES TO MEET RHNA.</b> The County shall rezone adequate sites for higher-density development within the University Community Plan to accommodate at least the remaining need of 974 lower-income units (48.7 acres, assuming 20 units per acre). The County shall ensure that at least 50 percent of the unmet lower-income RHNA need be accommodated on housing sites designated exclusively for residential use, permit owner-occupied and rental multifamily uses by-right, allow at least 16 units per site, and allow at least 20 units per acre.	Not completed	Due to lack of new development because of the recession, no actions were taken to rezone sites. Consistent with AB 1233, the County must carry over this 2007-2014 RHNA obligation and rezone sites within one year of the Housing Element adoption deadline (i.e., before March 31, 2017).	Continue
1-8	<b>PLANNING FOR LARGE SITES.</b> The County shall provide opportunities for further subdivision or specific plan development of large sites identified in the Housing Element to encourage a variety of housing types, including affordable housing, and site plan concepts that achieve the maximum housing potential of large sites. The County shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, to encourage development of these sites.	Ongoing	County staff held numerous meeting with developers, property owners, and stakeholders to encourage development of master plan sites.	Continue
1-9	<b>SUFFICIENT CAPACITY FOR VACANT SITES.</b> The County shall work with water and sewer service providers to ensure that sufficient capacity exists for sites identified in the Housing Element vacant sites inventory to facilitate development of these sites within the planning period.	Ongoing	The County maintains ongoing communication with water and sewer service providers to ensure sufficient capacity for development of new sites, and supports annexation of vacant land in Urban Communities into service provider district boundaries.	Continue

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
1-10	<b>MODIFYING THE PERMITTING PROCESS FOR MULTIFAMILY HOUSING.</b> The County shall amend the Zoning Code to allow multifamily developments with 21 units or more with an Administrative Permit (AP) instead of a Conditional Use Permit (CUP), consistent with the current requirements for multifamily developments with 5-20 units.	In process	The County is in the process of amending the Zoning Code, which will include improvements to the permitting process for multifamily housing.	Continue
<b>Goal HE-2: To encourage the construction and maintenance of affordable housing in Merced County, with an emphasis on meeting the needs of extremely low-, very low-, and low-income households.</b>				
2-1	<b>SAN JOAQUIN VALLEY HOUSING TRUST.</b> The County shall continue to work with the California Partnership for the San Joaquin Valley and San Joaquin Valley Housing Trust in developing a housing trust fund to provide a dedicated source of revenue to build new affordable housing units. The County shall investigate the formation of a county-level housing trust to provide a variety of assistance for low-income housing projects, including, but not limited to, land acquisition, deferred loans for homebuyers, rental loan funds, low-interest financing for the construction, incentives to private developers (e.g., density bonuses), leveraging government programs and private loans, front-end master planning, and other assistance.	Not completed	Because the San Joaquin Valley Housing Trust is no longer active, no actions have been taken.	Delete
2-2	<b>FIRST-TIME HOMEBUYER PROGRAM.</b> The County shall continue to partner with other public agencies and non-profit organizations in providing loans to qualified low-income, first-time homebuyers.	Ongoing	The County continues to partner with other public agencies and non-profit organizations to provide a first-time homebuyer program. The County was awarded \$341,250 HOME and \$465,116 CDBG funds in January 2014 to support the first-time homebuyer program, and continues to submit applications for these competitive funds on an annual basis.	Continue

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
2-3	<b>DENSITY BONUS ORDINANCE AMENDMENT.</b> The County shall amend the Zoning Ordinance so that the density bonus requirements are consistent with changes to State law (i.e., SB 1818 and SB 435).	In progress	The County is in the process of amending the Zoning Code, which will include density bonus provisions in compliance with State law.	Continue. Combine Zoning Code related programs.
2-4	<b>"FAST TRACK" PROCESSING.</b> The County shall continue to provide "fast track" processing for extremely-low, very low-, low-, and moderate-income housing project applications.	Ongoing	The County continues to provide "fast track" processing for lower-income housing project applications, which includes subsidized housing permits. However, there were no affordable developments during the planning period. Program 2-1 will include "fast track" processing for lower-income housing project applications.	Continue
2-5	<b>EXPEDITED PLAN CHECKS AND BUILDING INSPECTIONS.</b> The County shall continue to expedite plan checks and building inspections to meet construction deadlines associated with the award of Federal tax credits.	Ongoing	The County continues to expedite plan checks and building inspections as projects awarded Federal tax credits submit permit applications. Program 2-1 will include expedited plan checks and building inspections for projects with Federal tax credits.	Continue
2-6	<b>IMPACT FEES REDUCTION.</b> The County shall waive or reduce some or all processing and impact fees for affordable multifamily developments.	Ongoing	The County continues to waive or reduce processing and impact fees for affordable housing developments. Program 2-1 will include fee reduction for impact fees for affordable multifamily projects.	Continue
2-7	<b>HOUSING CHOICE VOUCHER PROGRAM.</b> The County shall provide assistance to the County Housing Authority for the continuation of Section 8 (Housing Choice Voucher Program) rental housing program. The County shall assist the Housing Authority in providing translation services (e.g., Spanish, Hmong) to residents that speak English as a second language.	Ongoing	The County continues to participate in the Housing Choice Voucher Program.	Continue

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
2-8	<b>HOUSING CHOICE VOUCHER PROGRAM OUTREACH.</b> The County shall continue to work with the Housing Authority in providing outreach to landlords about the benefits of Housing Choice Vouchers and other available rental programs.	Ongoing	The County continues to work with the Housing Authority to provide outreach on the Housing Choice Voucher Program.	Combine with Program 2-7.
2-9	<b>ASSISTANCE TO AT-RISK UNITS.</b> The County shall continue to work with other local agencies and non-profit organizations (e.g., California Housing Partnership) in identifying and assisting existing subsidized, affordable housing developments that are at risk of converting to market-rate housing. The County shall maintain and update, as needed, the inventory of housing units or projects at risk of converting to market rate (See Table 5-52 in the Background Report).	Ongoing	The County continues to monitor Housing Authority and Self-Help Housing projects to ensure affordability for lower-income households. No units converted to market rate during the planning period.	Continue
2-10	<b>INCLUSIONARY HOUSING PROGRAM STUDY.</b> The County shall consider applying for a CDBG technical assistance grant to develop workshops with the Cities, Planning Commission, and Board of Supervisors in order to discuss the need for a countywide inclusionary ordinance. The workshops shall consider various topics including integration of inclusionary requirements with employment/housing balance requirements to discourage impactation of areas, and methods to ensure firm commitment from the Cities for its implementation (e.g., City/County revenue sharing agreements).	Not completed	Due to limited staff and the state of the housing market during the recession, the County has not pursued a CDBG technical assistance grant or conducted workshops on an inclusionary housing program. There has been little interest from the cities in implementing this program, and many cities have reduced their development impact fees due to the recession.	Delete
2-11	<b>HOUSING PROGRAM INFORMATION.</b> The County shall continue to disseminate information to the public about its available housing programs. The County shall continue to use its website as an information/referral source.	Ongoing	The County and various housing organizations continue to disseminate information about availability of housing programs. The County also continues to serve as a source of information on housing programs.	Continue

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

	Program	Progress	Evaluation	Continue/ Modify/ Delete
2-12	<b>LEGISLATIVE RELIEF.</b> The County shall, through its State and Federal representatives, advocate for higher State and Federal financial commitments to low and moderate income housing programs to allow provide local governments with greater financial resources to meet Federal and State housing mandates. The County shall pursue housing legislation that establishes a permanent statewide fund to address the county's housing need. The County shall write letters of support or opposition as warranted.	Ongoing	Each year the County advocates for higher State and Federal financial commitments to housing programs for low and moderate income households as part of the County's legislative platform.	Continue
<b>Goal HE-3: To prevent foreclosures, protect affected families, and stabilize neighborhoods impacted by foreclosures.</b>				
3-1	<b>FORECLOSURE PREVENTION RESOURCES.</b> The County shall continue to promote foreclosure prevention resources by posting information on the County website about foreclosure prevention hotlines and services offered by non-profit organizations.	Complete	The County has posted foreclosure prevention resources on the County website. Foreclosures are not as critical an issue as they were when the 2010 Housing Element was adopted.	Delete
3-2	<b>HOMEBUYER EDUCATION PROMOTION.</b> The County shall continue to coordinate meetings in appropriate communities between relevant participants (Building Industry Association, mortgage lenders, Association of Realtors, Housing Authority, etc.) to educate the public on options that exist for potential homebuyers. The program shall include workshops and/or the distribution of information regarding readiness to purchase a home, money management, understanding credit, obtaining a loan, shopping for a home, home maintenance, financial management, and foreclosure prevention. The County shall promote the program on the County website, through brochures available at the County offices, and/or in local newspaper advertisements, as well as through partnerships with local realtors. To assist residents where English is their second language, the County shall provide translations of written materials and translation services at public meetings.	Ongoing	The County continues to coordinate workshops with stakeholders to promote homebuyer education. The County has been awarded Federal funds for the First-time Homebuyer Program. The County also posts resources for homebuyer education on the County website, including promotion of an online homeownership education training.	Continue as part of first time homebuyer program.



**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
3-3	<b>NUISANCE ABATEMENT IN IMPACTED NEIGHBORHOODS.</b> To help secure and maintain vacant, foreclosed properties, the County shall expand code enforcement in the areas most impacted by foreclosures. The County shall strive to effectively follow up on zoning code violations to ensure that problems are addressed. The County shall investigate creation of a nuisance abatement fund through measures, such as the annual licensing of properties of two or more units to fund the maintenance of abandoned properties and consider recouping costs by charging property owners and/or placing liens on the properties.	Not completed	The County continues to employ code enforcement throughout the county with a focus on area most impacted by foreclosures. Due to a lack of funding, the County has not established a nuisance abatement fund. Foreclosures are not as critical an issue as they were when the 2010 Housing Element was adopted.	Delete
3-4	<b>FORECLOSURE REGISTRATION ORDINANCE.</b> To ensure that foreclosed homes are not a source of blight, the County shall investigate adoption of an ordinance that require property owners of foreclosed homes, including banks, mortgage lenders, or any other holder of a deed of trust, to register their properties with the Public Works Building Division and pay a fine if the properties fall into disrepair. The County shall expand the electronic complaint system through the County's website that would allow neighboring homeowners to report problem homes in the community.	Not completed	The County has not adopted a foreclosure registration ordinance because the issue is covered by State law. Foreclosures are not as critical an issue as they were when the 2010 Housing Element was adopted.	Delete
3-5	<b>FORECLOSURE ACQUISITION.</b> The County shall continue its work with qualified non-profit partners using Federal and State Neighborhood Stabilization Program funds to acquire foreclosed properties for private ownership, rehabilitate properties if necessary, and redevelop properties as affordable housing for renters or first time homebuyers. The County may use other housing programs, such as the first time homebuyer downpayment assistance program, in conjunction with this program.	Completed	The County worked with non-profit partners to expend NSP funds to acquire, rehabilitate as needed, and redevelop foreclosed properties. The County rehabilitated and sold 14 units to low-income households using NSP-3 funds.	Continue

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
3-6	<b>FORECLOSURE EVICTION ORDINANCE.</b> The County shall investigate the need for a Foreclosure Eviction Ordinance, which would ensure that banks or lenders who foreclose on a single family or multifamily residence cannot evict tenants merely because property owners have been foreclosed on the property.	Completed	The County determined State and Federal laws were adequate protection for tenants and therefore did not adopt a Foreclosure Eviction Ordinance.	Delete
<b>Goal HE-4: To provide a range of housing types and services for special needs groups.</b>				
4-1	<b>ZONING CODE AMENDMENTS.</b> The County shall amend to the Zoning Code to reflect changes to State law since the previous Housing Element was adopted in 2003: Permit "by right" farm labor camp housing for up to 36 employees through the "plot plan" review process Permit "by right" family day care homes for eight or fewer children consistent with the Merced County Health and Safety Code. Allow transitional and supportive housing as a permitted use in residential zoning districts subject only to those restrictions that apply to other residential uses of the same type in the same zone; and Ensure that various special needs housing types, such as single room occupancy housing, are defined and listed as permitted uses in appropriate zoning districts and specify the conditions and process required to develop such housing.	In progress	The County is in the process of a comprehensive Zoning Code Update effort, which will reflect recent changes to State law. The County adopted Zoning Code Amendments in March 2016 to address transitional and supportive housing requirements in advance of the comprehensive Zoning Code Update to ensure the requirements are addressed in the Zoning Code prior to adoption of this Housing Element.	Modify based on constraints analysis.

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
4-2	<b>FARMWORKER HOUSING PLAN.</b> The County shall establish a committee or task force to oversee development of a Farmworker Housing Plan that identifies and addresses farmworker housing needs. Initial committee members should include a representative from the County Planning and Community Development Department, Public Works Department, Environmental Health Division, Agricultural Commissioner, Housing Authority, Farm Bureau, University of California Cooperative Extension, and a member of a group representing farmworkers.	Not completed	The County has not established a committee or task force for a Farmworker Housing Plan because the Housing Authority administers farmworker housing programs in the county.	Delete
4-3	<b>REASONABLE ACCOMMODATION.</b> The County shall amend the County Code to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.	Not completed	The County is in the process of updating the Zoning Code, where a complete review and update will occur across all facets. Review of reasonable accommodation in rules will occur through this process.	Continue
4-4	<b>PUBLICIZING REASONABLE ACCOMMODATION.</b> The County shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the County's website.	Not completed	See response to Program 4-3, above.	Continue
4-5	<b>UNIVERSAL DESIGN.</b> The County shall investigate the feasibility of adopting specific universal design standards for all new construction to encourage accessibility to the greatest extent possible.	Not completed	The County has adopted the 2013 California Building Code, which includes greater accessibility requirements. The Building Division uses the stricter standard between State and Federal ADA standards in design consideration for accessibility requirements.	Delete
4-6	<b>FUNDING FOR SENIOR CITIZEN PROJECTS.</b> The County shall continue to work with the County Housing Authority and private entities in acquiring grants for senior citizen projects in the unincorporated communities where they are needed.	Not completed	Due to limited funding availability, the County has not been awarded funding for senior citizen projects.	Delete

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

	Program	Progress	Evaluation	Continue/ Modify/ Delete
4-7	<b>SENIOR HOUSING INCENTIVES.</b> The County shall allow a 50 percent density bonus for senior housing and explore revisions to the parking standards for senior housing to allow a reduced standard from that of typical single and multifamily housing.	In progress	The County is in the process of amending the Zoning Code, which will reflect senior housing development incentives consistent with State density bonus requirements.	Combine with density bonus program.
4-8	<b>PRIORITY PERMIT PROCESSING.</b> The County shall provide priority permit processing for projects that are targeted toward special needs groups and key facilities (including childcare) that service groups such as seniors, the disabled, and the homeless, including priority for building plan check, subdivision map review, improvement plans for roadways and utilities, and environmental impact analysis.	Ongoing	Priority processing is available as projects are submitted for review, however, there were no such developments during the planning period. Program 4-3 will include priority permit processing.	Continue
4-9	<b>ZONING FOR EMERGENCY SHELTERS.</b> The County shall amend to the Zoning Code to allow emergency shelters in at least one of the following zones by right (i.e., without a conditional use permit or other discretionary approval): Light Industrial (M-1) and General Commercial (C-2). The County shall establish development and management standards for emergency shelters that are consistent with State law and encourage and facilitate the development of emergency shelters.	In progress	The County recently (March 2016) adopted Zoning Code Amendments to allow emergency shelters by right in the M-1 and M-2 zones.	Delete
4-10	<b>FARMWORKER HOUSING PERMITTING PROCESS.</b> The County shall continue the additional dwelling occupancy monitoring permit (ADOMP) program to facilitate the provision of private farmworker housing in agricultural zones.	Ongoing	The County continues to administer the ADOMP program.	Continue
4-11	<b>ASSIST IN OBTAINING FUNDING FOR FARMWORKER HOUSING.</b> The County shall apply for or support applications for funding for farmworker housing, including the Joe Serna Jr. Farmworker Housing Grant Program. The County shall periodically review available funding programs to identify additional funding sources for farmworker housing.	Ongoing	The County continues to work with the Housing Authority to apply for and support applications for farmworker housing grants. However, there is limited State funding for farmworker housing.	Delete

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
<b>Goal HE-5: To preserve the existing character and integrity of residential neighborhoods and conserve and improve the existing housing stock.</b>				
5-1	<b>OWNER-OCCUPIED HOUSING REHABILITATION PROGRAM.</b> The County shall continue to work with other public agencies and non-profit organizations in implementing the Owner-Occupied Housing Rehabilitation Program, which provides assistance to eligible low-income homeowners for correction of health, safety, and/or sanitation issues and code violations.	Ongoing	The County continues to work with other public agencies and non-profit organizations to provide owner-occupied housing rehabilitation programs. The County was awarded \$341,250 in HOME funds and \$465,116 in CDBG funds for a Homeowner Rehabilitation Program in January 2014.	Continue
5-2	<b>FUNDING FOR HOUSING REHABILITATION.</b> The County shall continue to apply for Community Development Block Grant and HOME Program funding for housing rehabilitation in Merced County unincorporated communities with the greatest need.	Ongoing	The County continues to apply for CDBG and HOME funds for housing rehabilitation programs. The County was awarded \$700,000 in HOME funds for a Homeowner Rehabilitation Program and First-time Homebuyer Program in January 2014.	Combine with Program 5-1.
5-3	<b>CDBG FUNDING FOR CODE ENFORCEMENT.</b> The County shall continue to utilize "set-aside" funds from CDBG grants for code enforcement to aid in property clean-up and substandard housing enforcement, and community/neighborhood preservation.	Not completed	Due to limited funding availability, the County was awarded CDBG funding although the awards did not include and allocation for code enforcement.	Delete
5-4	<b>HOUSING CONDITIONS SURVEY.</b> To get an accurate assessment of Merced County's existing housing stock, the County shall pursue State and Federal grants to assist in funding a housing conditions survey.	Not completed	Due to limited funding availability, the County was not awarded State or Federal grants for a Housing Conditions Survey.	Delete
5-5	<b>STATE HOUSING CODE ENFORCEMENT.</b> The County shall continue to enforce the State Housing Code by either the repair or demolition of substandard housing units that are health and safety hazards.	Ongoing	The County Building and Environmental Health Divisions continually enforce the State Housing Code to ensure public health and safety.	Continue
5-6	<b>OUTREACH TO LANDLORDS.</b> The County shall continue work with the Housing Authority and other housing agencies and organizations in providing outreach to landlords about the benefits of improving rental units.	Ongoing	The Housing Authority provides outreach to landlords through the Housing Choice Vouchers program.	Delete

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
<b>Goal HE-6: To provide decent housing and quality living environment for all Merced County residents regardless of age, religion, race, ethnicity, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors.</b>				
6-1	<b>FAIR HOUSING INFORMATION.</b> The County shall distribute to public locations throughout the county and continue to display in County offices brochures and pamphlets from the Fair Employment & Housing Practices Commission that explain the requirement of employers to provide adequate housing for employees. The County shall also post information on the County's website about fair housing practices with links to appropriate investigative or enforcement agencies that can resolve housing complaints.	Ongoing	The County continues to distribute pamphlets and brochures, and post information online about fair housing.	Continue
<b>Goal HE-7: To ensure energy efficiency and appropriate weatherization for all new and existing housing units.</b>				
7-1	<b>RENEWABLE ENERGY RESOURCES INFORMATION.</b> The County shall continue to display brochures illustrating the use of solar, wind, and other renewable energy resources in housing maintenance and repair and information on "Leadership in Energy and Environmental Design" (LEED) certification programs.	Ongoing	The County Building Division continues to post and distribute brochures illustrating the uses of renewable energy resources.	Continue
7-2	<b>ENERGY CONSERVATION FOR AFFORDABLE HOUSING.</b> The County shall target local funds and community development block grant resources to assist affordable housing developers in providing the use of solar, wind, other renewable energy resources, and use of water recycling water systems for residential and other building applications.	Completed	The County began participating in the California HERO program in 2014 to make solar power assistance available to lower-income groups in the unincorporated county and the cities of Atwater, Livingston, and Merced. The County has also joined the CaliforniaFIRST Program in 2015 to provide financing for energy efficiency improvements. In February 2016, the Board of Supervisors will consider inclusion in the Ygrene Property Assessed Clean Energy (PACE) BAI Program.	Continue

**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
7-3	<b>GREEN BUILDING CODE REGULATIONS.</b> The County shall enforce State regulations related to green building as the State enacts laws in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 of California's new Green Building Standards Code to establish mandatory green building standards for all new construction by 2010.	Ongoing	The Building Division implements Green Building Standards Code annually.	Continue as a policy
7-4	<b>ENERGY EFFICIENCY RETROFIT PROGRAMS.</b> The County shall continue to promote energy efficiency retrofit and preventative maintenance programs such as the Merced County Community Action Agency Weatherization Program and PG&E Residential Energy Efficiency Rebate Programs. The County shall display brochures advertising these programs, as well as flyers and brochures illustrating the beneficial use of solar and other renewable energy resources in housing maintenance and repair.	Ongoing	The County continues to support the Merced County Community Action Agency Weatherization Program and PG&E Residential Energy Efficiency Rebate Programs.	Continue
<b>Goal HE-8: To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually.</b>				
8-1	<b>IMPLEMENTATION TRACKING MATRIX.</b> The County shall use the Implementation Tracking Matrix to continually track the progress of Housing Element programs.	Ongoing	Due to lack of funding, the County conducted the first annual report of Housing Element programs in 2014, and will continue annually in the future.	Combine with Program 8-2
8-2	<b>HOUSING ELEMENT IMPLEMENTATION REPORTING.</b> The County shall annually review and report on the implementation of Housing Element programs and the County's effectiveness in meeting the programs' objectives.	Ongoing	Due to lack of funding, the County conducted the first annual report of Housing Element programs in 2014, and will continue annually in the future.	Combine with Program 8-1



**TABLE 5-63**  
**Evaluation of 2010 Merced County Housing Element**

Program		Progress	Evaluation	Continue/ Modify/ Delete
8-3	<b>ANNUAL REAL ESTATE MARKET MONITORING.</b> The County shall establish and implement a comprehensive annual monitoring program to document the sales prices or rental rates for all new units constructed or rehabilitated in the previous year and to determine housing affordability levels. The County shall also regularly monitor housing sales price trends of existing units along with a report on the amount of vacant designated land for residential development.	Ongoing	County staff has established and continues to implement a comprehensive annual monitoring program based on identification of available sites.	Continue

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# APPENDIX

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## Appendix 5-A-1: References

### Reports and Documents

California Department of Housing and Community Development, Division of Housing Policy Development. Memorandum: Application of Government Code Section 65584.09 (Chapter 614, Statutes of 2005 [AB 1233]). June 3, 2010.

California Department of Housing and Community Development (HCD) Pre-approved Data Package: Merced County 5th Cycle Housing Element.

Merced County Housing Element, 2010.

Merced County General Plan 2030. Adopted December 10, 2013.

San Joaquin Valley Demographic Forecasts 2010 to 2050. March 27, 2012.

California Department of Housing and Community Development, Division of Housing Policy Development. Memorandum: Official State Income Limits for 2015. April 15, 2015.  
<http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k15.pdf>.

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### Websites

California Association of Realtors. <http://www.car.org>.

California Department of Developmental Services. <http://www.dds.ca.gov/>.

California Department of Finance. <http://www.dof.ca.gov>.

California Department of Housing and Community Development. <http://www.hcd.ca.gov>.

California Employment Development Department. <http://edd.ca.gov>.

Central Valley Association of Realtors. <http://www.cvar.org>.

Housing Authority of the County of Merced. <http://www.merced-pha.com/>.

Merced County. <http://www.co.merced.ca.us/>.

Merced County Association of Governments. <http://www.mcagov.org/>.

Merced County Office of Education. <http://www.mcoe.org/Pages/home.aspx>.

Pacific Gas and Electric Company. <http://www.pge.com/>.

RS Means Online. <http://www.rsmeansonline.com/>.

U.S. Census Bureau. <http://www.census.gov>.

U.S. Census Bureau American Community Survey. <http://factfinder.census.gov/>.

U.S. Department of Agriculture, Rural Development Multifamily Housing Rentals.  
<http://rdmfhrentals.sc.egov.usda.gov/>

U.S. Department of Commerce, Bureau of Economic Analysis. <http://www.bea.gov>.

U.S. Department of Housing and Urban Development (HUD), <http://www.hud.gov>.

U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) database. <http://www.huduser.org>.

U.S. Social Security Administration. <http://www.ssa.gov>.

Zillow. <http://www.zillow.com/>.

## **Persons Consulted**

Bill Nicholson, Executive Officer, Merced County LAFCo.

Oksana Newmen, Deputy Director – Planning, Merced County Community and Economic Development.

Raul Diaz, Director, Migrant Education, Region III, Merced County Office of Education.

Sandy Saechao, Planner I, Merced County Community and Economic Development.

Troy Stoddard, Infinity Management & Investments, LLC.

## Appendix 5-A-2: Inventory of Vacant Sites

**TABLE 5-A-1**  
**Inventory of Vacant Sites in Existing Communities**  
**Unincorporated Merced County**  
**2015**

APN	General Plan	Zoning	Acres	Minimum Allowed Density	Maximum Allowed Residential Density	Expected Density (80% of Max Allowed Residential Density)	Minimum Units	Maximum Units	Expected Units (80% of Max Units)	Inventoried Income Level	Environmental Constraints			Notes
											Williamson Act	Flooding	Slope	
Delhi														
009-110-022	Medium-Density Residential	R-3	1.5	8	15	12	12	23	18	Lower	N	N	N	
009-152-020	Medium-Density Residential	R-3	1.9	8	15	12	15	29	23	Lower	N	N	N	
009-192-011	Medium-Density Residential	R-3	1.7	8	15	12	14	26	21	Lower	N	N	N	
010-162-006	Medium-Density Residential	R-3	0.5	8	15	12	4	8	6	Moderate	N	N	N	small lot
010-102-005	Medium-Density Residential	R-2	0.3	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	small lot - capacity for a duplex
010-102-034	Medium-Density Residential	R-2	0.2	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	
011-053-019	Medium-Density Residential	R-2	0.2	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	small lot - capacity for a duplex
Subtotal			6.3				48	92	74					
Franklin/Beachwood														
057-390-021	Medium-Density Residential	R-2	4.2	1 u/lot	2 u/lot	2 u/lot	30	60	48	Moderate	N	Y	N	could be subdivided into 30 lots (minimum parcel size 6,000 sq. ft.) - inventory assumes 80% capacity
057-390-061	Medium-Density Residential	R-3	1.2	8	15	12	12	22	18	Lower	N	Y	N	2 adjacent parcels
057-390-062			0.3											
Site Subtotal			1.5											
Subtotal			5.7				42	82	66					
Hilmar														
017-140-022	Medium-Density Residential	R-2	0.5	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	small lot - capacity for a duplex
017-140-085	Medium-Density Residential	R-2	0.2	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	small lot - capacity for a duplex
Subtotal			0.7				2	4	3					



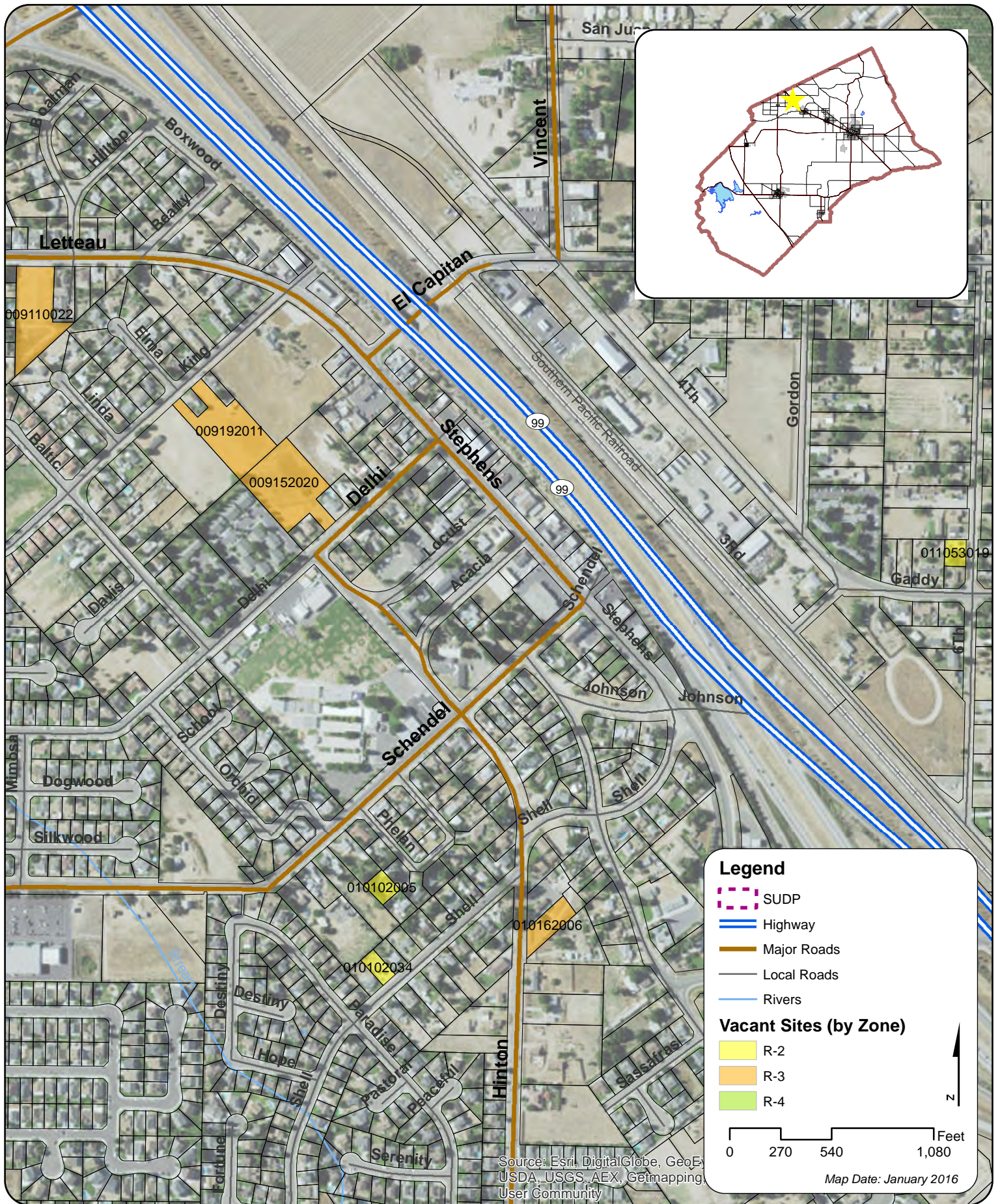
TABLE 5-A-1 Inventory of Vacant Sites in Existing Communities Unincorporated Merced County 2015														
APN	General Plan	Zoning	Acres	Minimum Allowed Density	Maximum Allowed Residential Density	Expected Density (80% of Max Allowed Residential Density)	Minimum Units	Maximum Units	Expected Units (80% of Max Units)	Inventoried Income Level	Environmental Constraints			Notes
											Williamson Act	Flooding	Slope	
Le Grand														
318-133-008	Medium-Density Residential	R-2	0.2	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	small lot - capacity for a duplex
318-135-005	Medium-Density Residential	R-2	0.2	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	small lot - capacity for a duplex
318-137-001	Medium-Density Residential	R-2	0.3	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	small lot - capacity for a duplex
318-137-008	Medium-Density Residential	R-2	0.2	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	small lot - capacity for a duplex
318-138-001	Medium-Density Residential	R-2	0.1	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	small lot - capacity for a duplex
318-138-002	Medium-Density Residential	R-2	0.2	1 u/lot	2 u/lot	2 u/lot	1	2	2	Moderate	N	N	N	small lot - capacity for a duplex
318-120-020	Medium-Density Residential	R-3	1.7	8	15	12	14	26	21	Lower	N	N	N	
Subtotal			2.9				20	38	30					
Planada														
037-020-004	Medium-Density Residential	R-2	7	1 u/lot	2 u/lot	2 u/lot	50	100	80	Moderate	N	Y	N	could be subdivided into 50 lots (minimum parcel size 6,000 sq. ft.) - inventory assumes 80% capacity
037-250-001	Medium-Density Residential	R-3	5.4	8	15	12	43	81	65	Lower	N	Y	N	
037-250-015	Medium-Density Residential	R-3	1.6	8	15	12	13	24	19	Lower	N	Y	N	
037-052-001	Medium-Density Residential	R-3	0.3	8	15	12	6	12	10	Moderate	N	Y	N	small lot
037-052-002			0.5											
Site Subtotal			0.8											
Subtotal			14.8				112	217	174					
Santa Nella														
070-100-011	High-Density Residential	R-4	20.4	15	33	20	306	673	538	Lower	N	N	N	
070-100-011	High-Density Residential	R-3	4.4	8	15	12	35	66	53	Lower	N	N	N	

**TABLE 5-A-1**  
**Inventory of Vacant Sites in Existing Communities**  
**Unincorporated Merced County**  
**2015**

APN	General Plan	Zoning	Acres	Minimum Allowed Density	Maximum Allowed Residential Density	Expected Density (80% of Max Allowed Residential Density)	Minimum Units	Maximum Units	Expected Units (80% of Max Units)	Inventoried Income Level	Environmental Constraints			Notes
											Williamson Act	Flooding	Slope	
070-100-011	Medium-Density Residential	R-3	24.9	8	15	12	199	374	299	Lower	N	N	N	
078-130-090	Medium-Density Residential	R-3	15.5	8	15	12	124	233	186	Lower	N	N	N	
373-020-005	Medium-Density Residential	R-3	36.1	8	15	12	289	542	434	Lower	N	N	N	
<i>Subtotal</i>			<i>101.3</i>				<i>953</i>	<i>1,888</i>	<i>1510</i>					
<b>Winton</b>														
146-193-027	Medium-Density Residential	R-3	0.5	8	15	12	4	8	6	Moderate				
147-070-017	Medium-Density Residential	R-3	11	8	15	12	88	165	132	Lower	N	N	N	Parcel has a single-family home in southeast corner of lot; majority of the lot is vacant.
<i>Subtotal</i>			<i>11.5</i>				<i>92</i>	<i>173</i>	<i>138</i>					
<b>Totals</b>														
Total			143.2				1,269	2,494	1,995					
Total Lower-Income			127.6				1,164	2,284	1,827					
Total Moderate-Income			15.6				105	210	168					

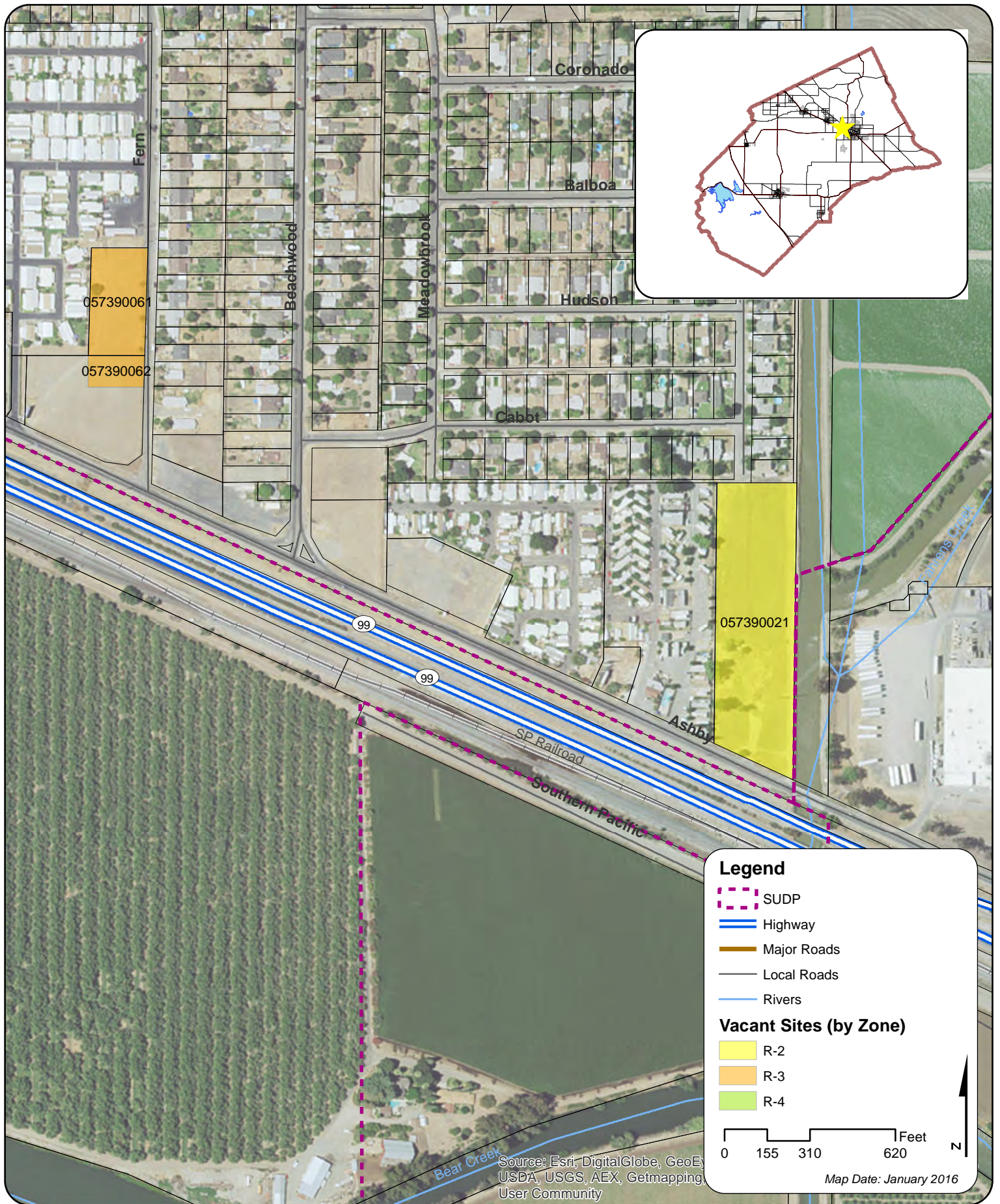
Table 5-A-2 Inventory of Vacant Sites in New Communities* Unincorporated Merced County 2015							
Site ID	General Plan	Zoning	Estimated Acres	Allowable Density Range (Units/Acre)	Expected Density	Total Units	Expected Income Level
Fox Hills							
CMU 1	Commercial Mixed Use	CMU	9	0-15 u/a	15 du/ga	60	Moderate Income
MDR 1	Medium Density Residential	R-3	10	0-15 u/a	15 du/ga	153	Moderate Income
MDR 2	Medium Density Residential	R-3	7	0-15 u/a	15 du/ga	92	Moderate Income
MDR 3	Medium Density Residential	R-3	10	0-15 u/a	15 du/ga	153	Moderate Income
LDR 1	Low Density Residential	R-1-5000	206	0-4 u/a	4 du/ga	901	Above Moderate Income
LDR 2	Low Density Residential	R-1-5000	76	0-4 u/a	4 du/ga	333	Above Moderate Income
LDR 3	Low Density Residential	R-1-5000	99	0-4 u/a	4 du/ga	434	Above Moderate Income
LDR 4	Low Density Residential	R-1-5000	44	0-4 u/a	4 du/ga	195	Above Moderate Income
LDR 5	Low Density Residential	R-1-5000	260	0-4 u/a	4 du/ga	1,140	Above Moderate Income
Subtotal			721			3,461	
The Villages at Laguna San Luis							
HDR 1	High Density Residential	R-4	17	15-33 u/a	18 u/a	306	Lower Income
HDR 2	High Density Residential	R-4	14	15-33 u/a	18 u/a	245	Lower Income
HDR 3	High Density Residential	R-4	22	15-33 u/a	18 u/a	402	Lower Income
HDR 4	High Density Residential	R-4	10	15-33 u/a	18 u/a	182	Lower Income
MDR 1	Medium Density Residential	R-3	69	8-15 u/a	8 u/a	552	Moderate Income
MDR 2	Medium Density Residential	R-3	71	8-15 u/a	8 u/a	564	Moderate Income
MDR 3	Medium Density Residential	R-3	174	8-15 u/a	8 u/a	1,389	Moderate Income
MDR 4	Medium Density Residential	R-3	189	8-15 u/a	8 u/a	1,516	Moderate Income
MDR 5	Medium Density Residential	R-3	7	8-15 u/a	8 u/a	58	Moderate Income
MDR 6	Medium Density Residential	R-3	125	8-15 u/a	8 u/a	1,000	Moderate Income
MDR 7	Medium Density Residential	R-3	10	8-15 u/a	8 u/a	81	Moderate Income
LDR 1	Low Density Residential	R-1-5000	259	3.5-8 u/a	4.7 u/a	1,217	Above Moderate Income
LDR 2	Low Density Residential	R-1-5000	74	3.5-8 u/a	4.7 u/a	350	Above Moderate Income
LDR 3	Low Density Residential	R-1-5000	281	3.5-8 u/a	4.7 u/a	1,322	Above Moderate Income
LDR 4	Low Density Residential	R-1-5000	796	3.5-8 u/a	4.7 u/a	3,741	Above Moderate Income
LDR 5	Low Density Residential	R-1-5000	196	3.5-8 u/a	4.7 u/a	919	Above Moderate Income
VLD 1	Very Low Density Residential	A-R	297	0 -3.5 u/a	1.8 u/a	547	Above Moderate Income
Subtotal			2,611			14,391	
Totals							
Total			3,332			17,852	
Total Lower-Income			63			1,135	
Total Moderate-Income			681			5,618	





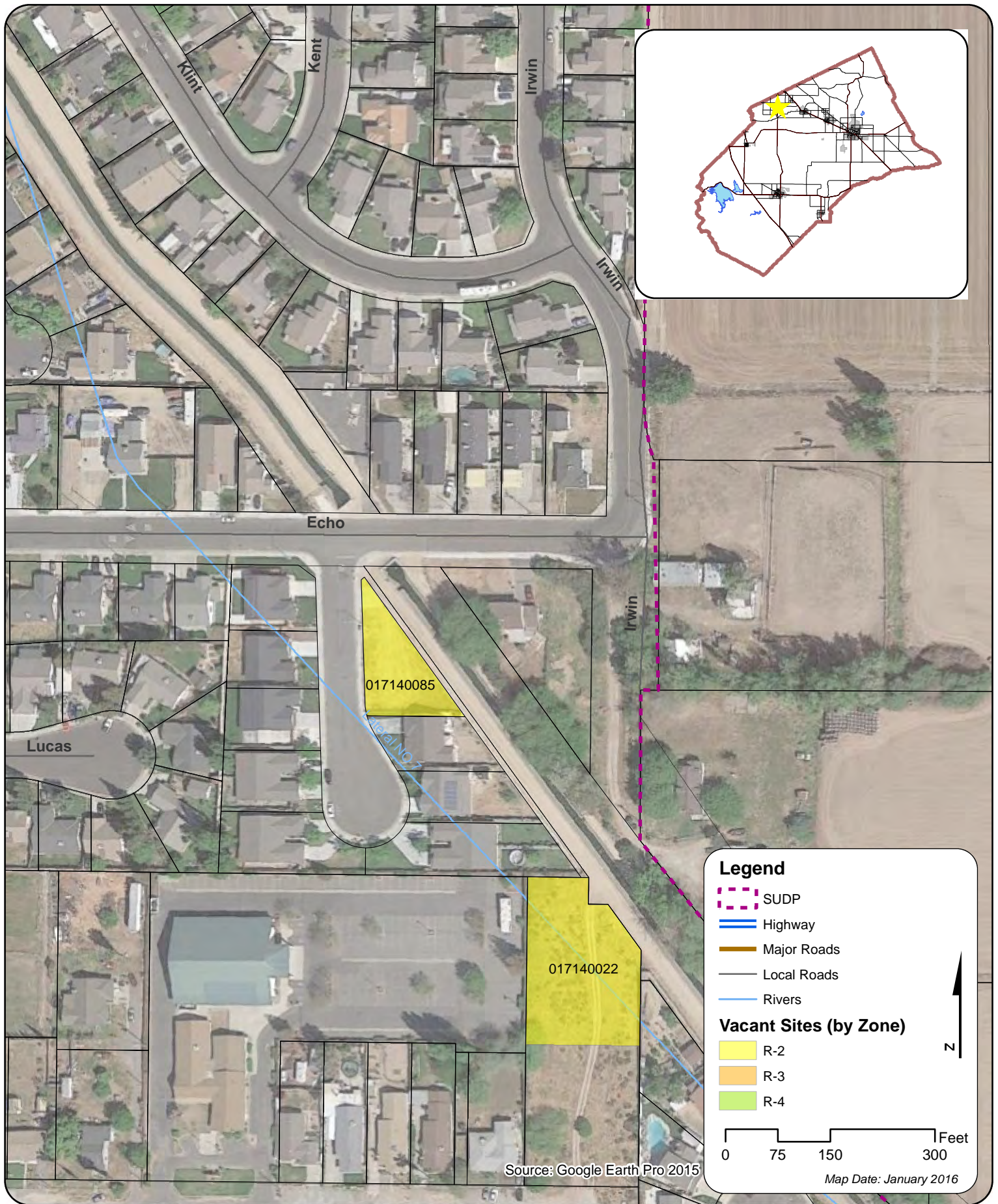


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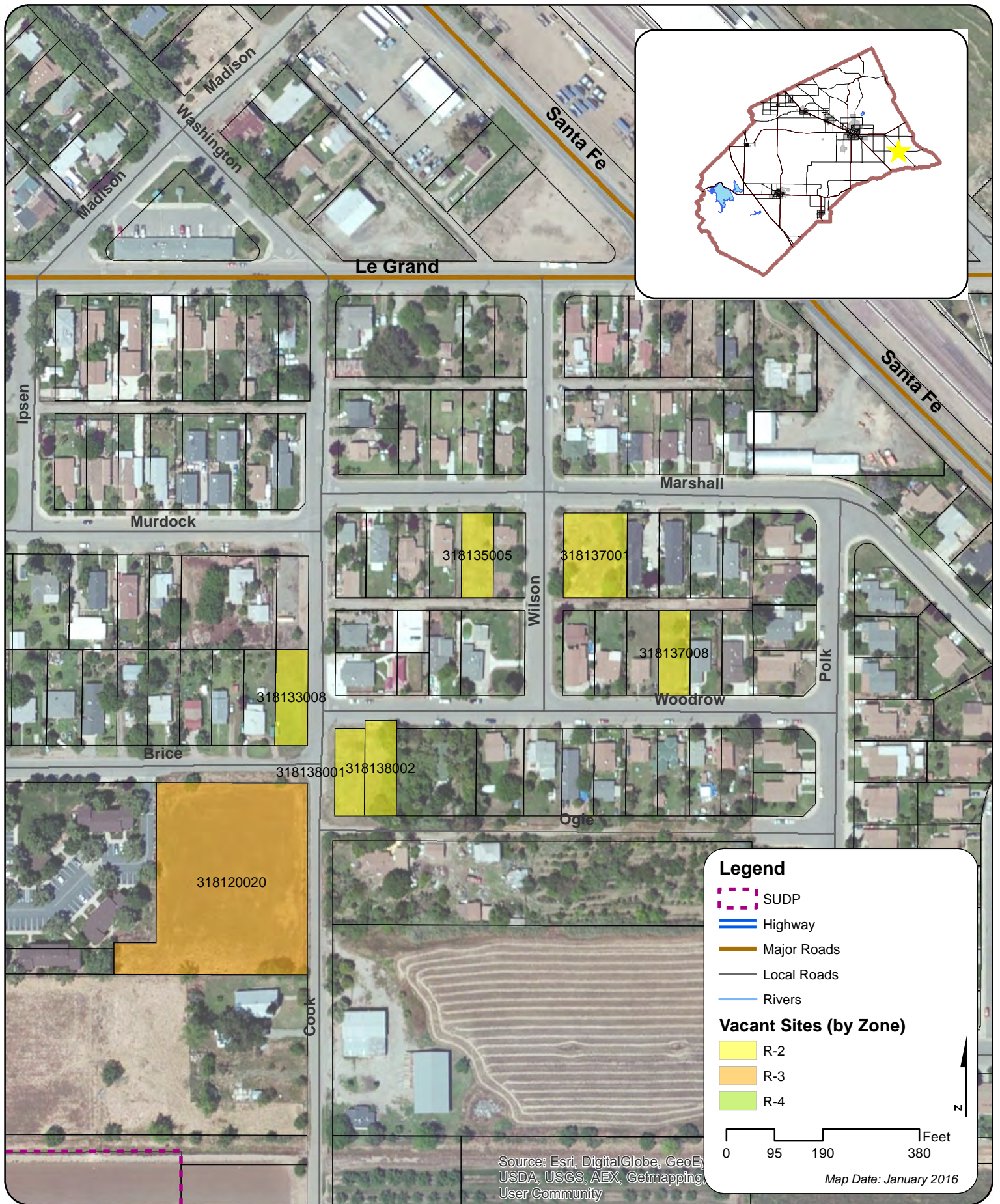
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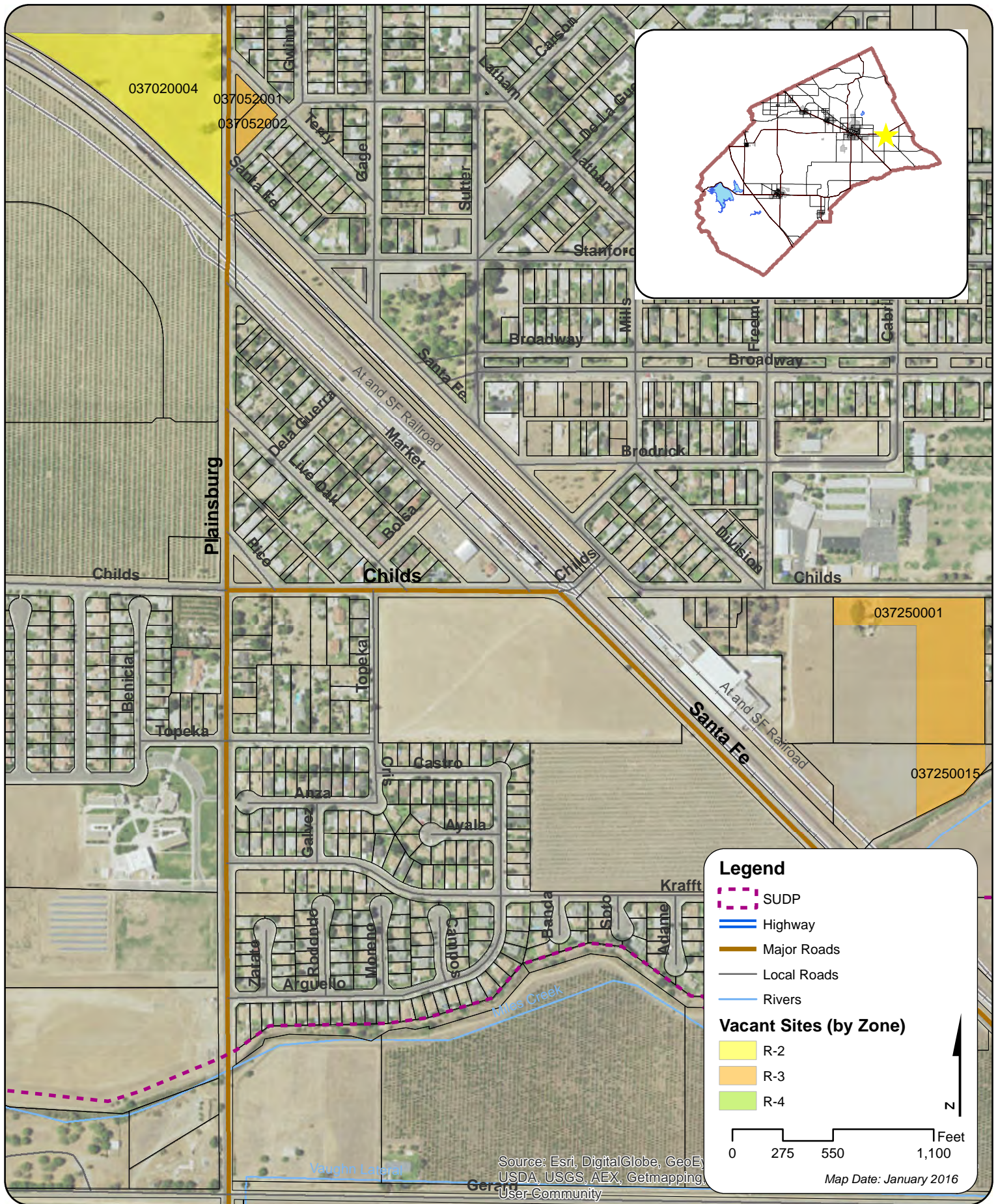
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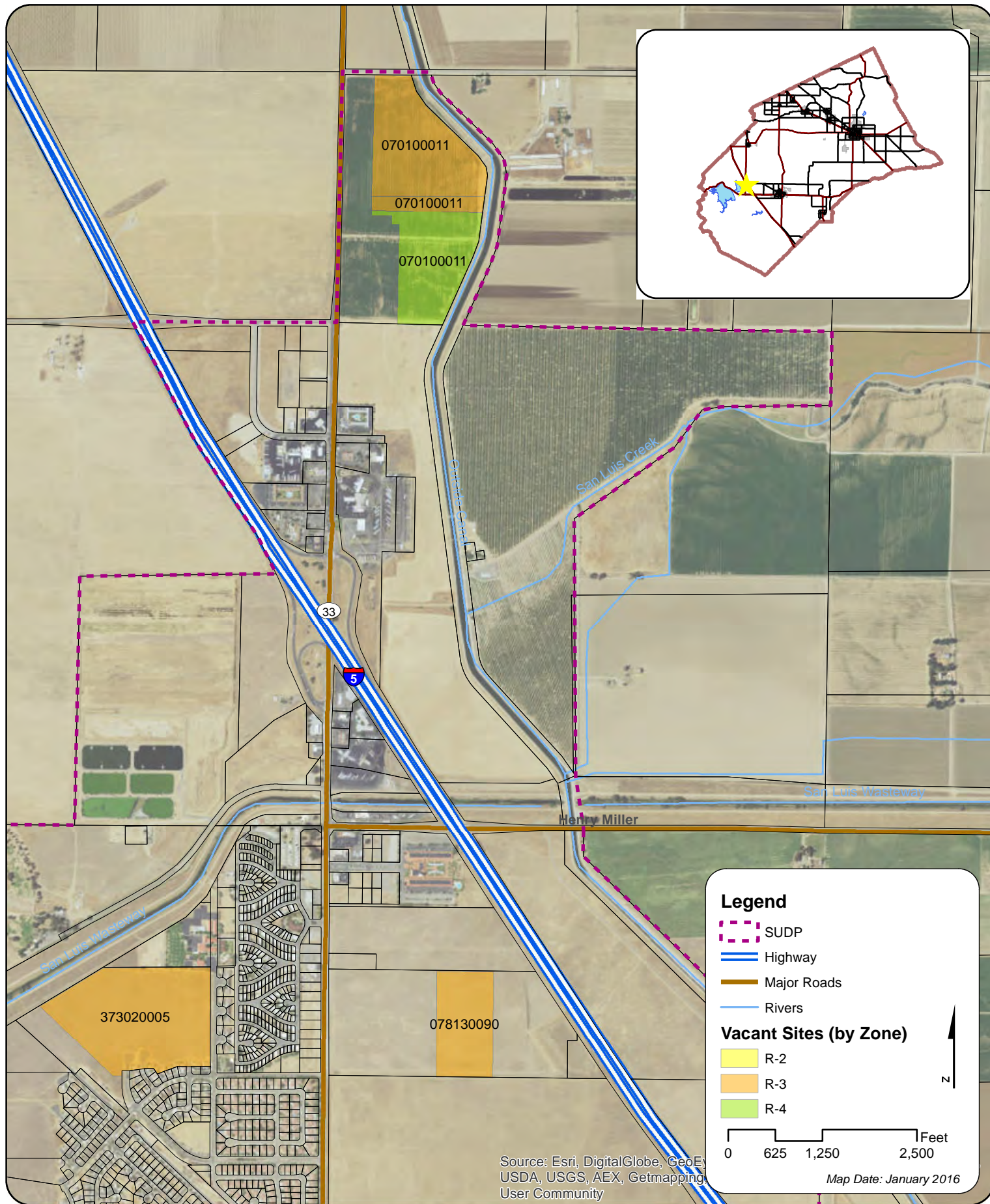
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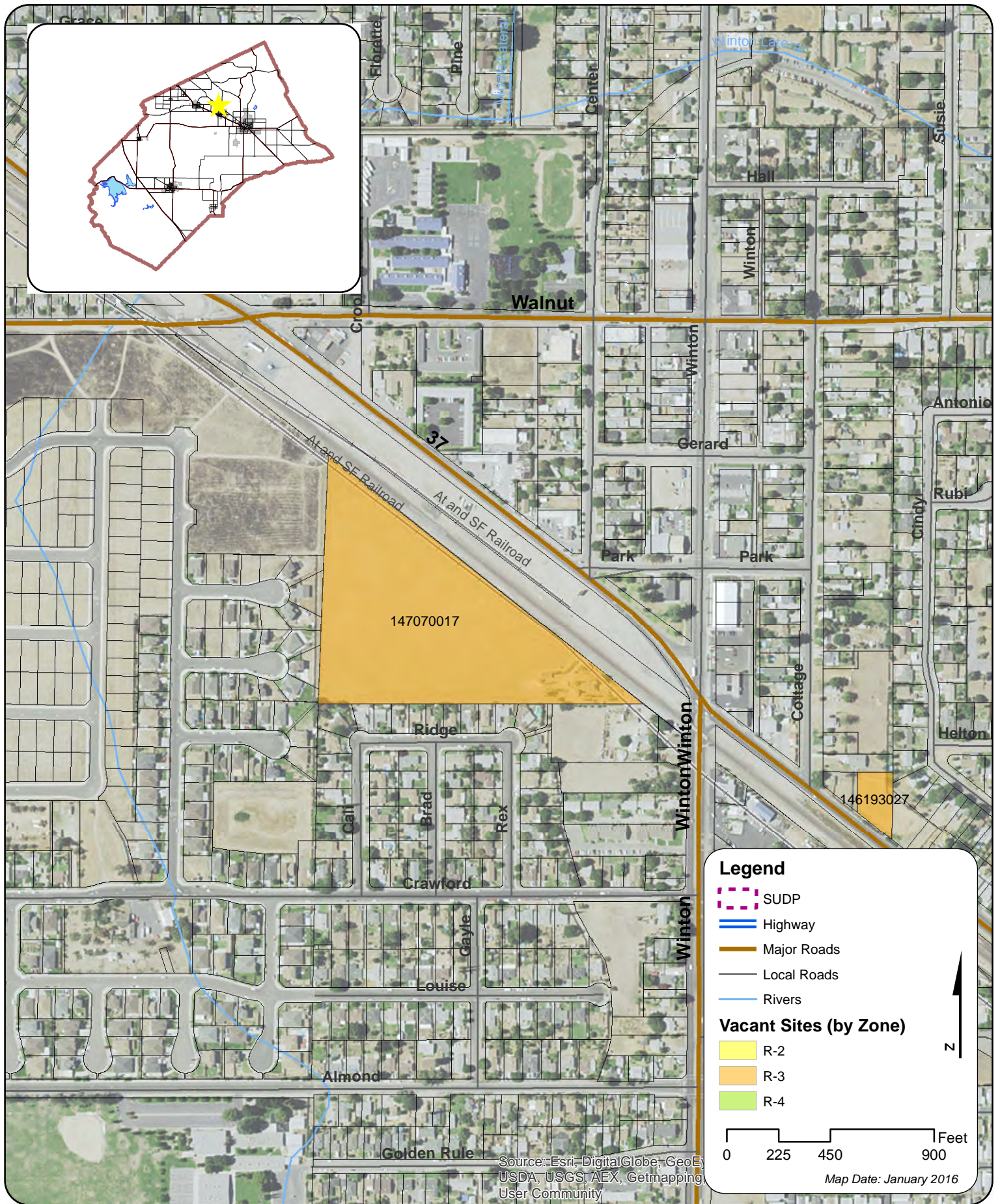
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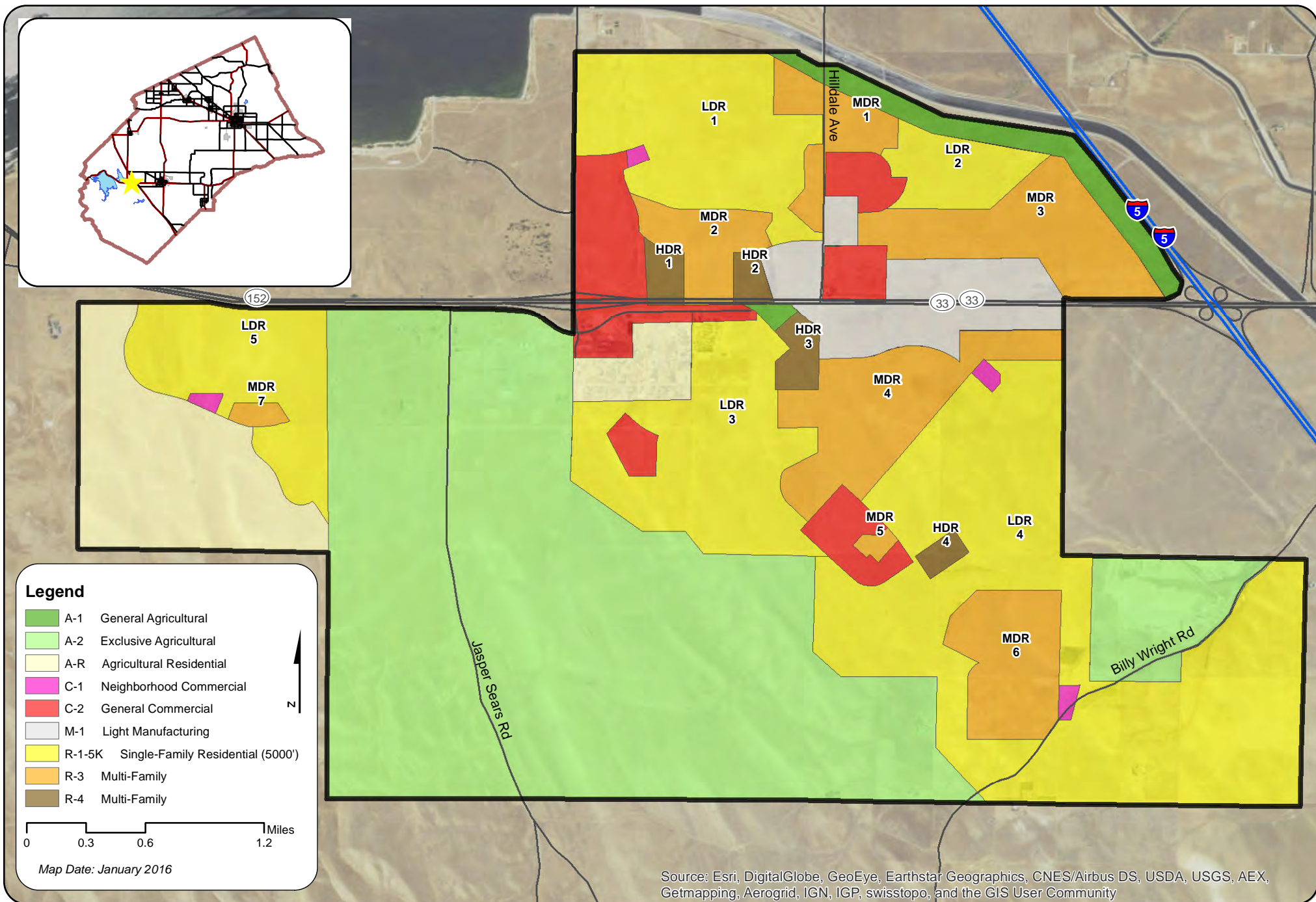


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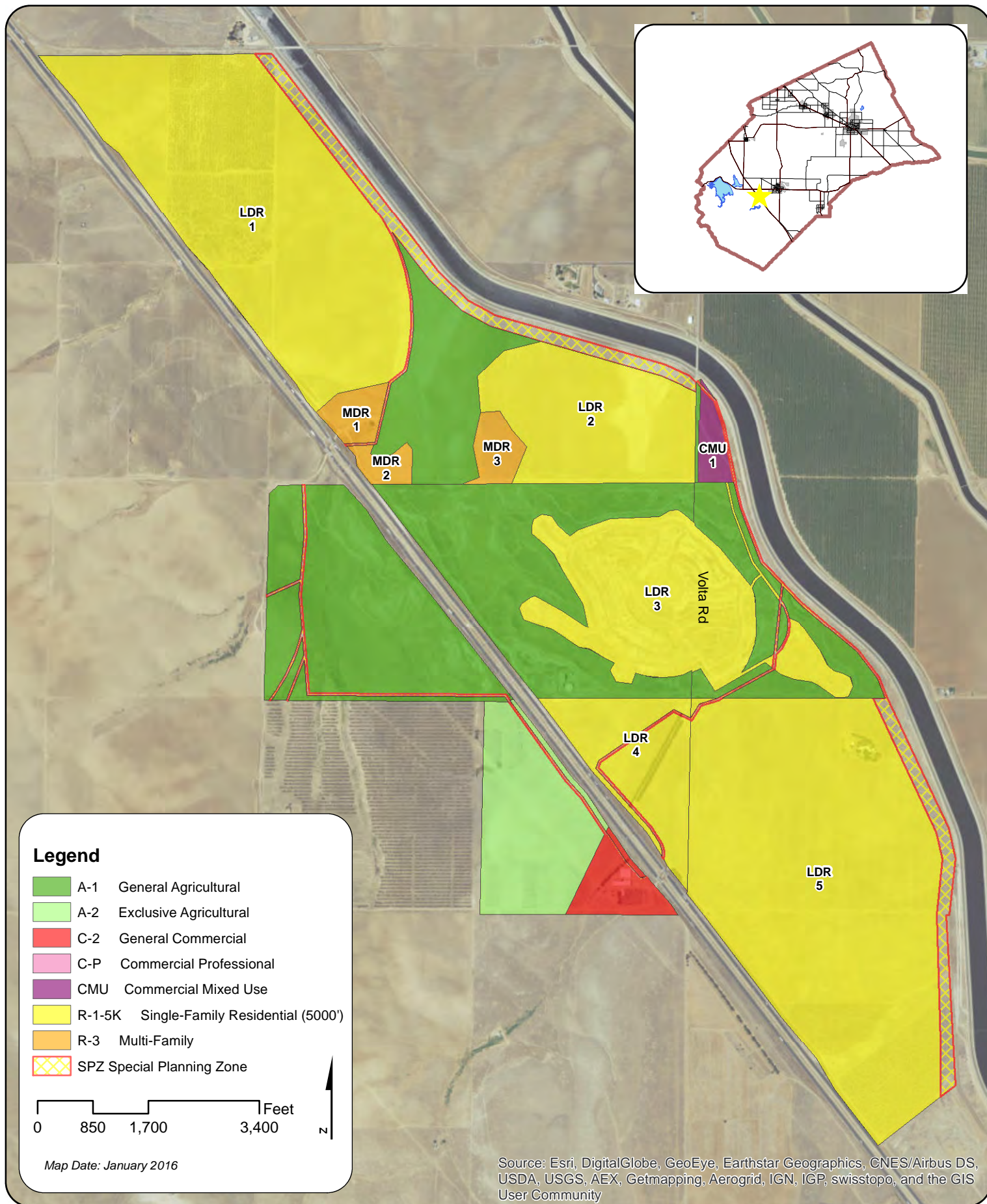


# MERCED COUNTY GENERAL PLAN HOUSING ELEMENT

**Figure 5-A-8**  
**The Villages of Laguna San Luis**  
**Zoning Map**

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## Appendix 5-A-3: Responses to SB 520 Analysis Questions

In accordance with SB 520 (Chapter 671, Statutes of 2001), Merced County has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities and demonstrated the County's effort to remove such constraints. The following shows the County's responses to the "SB 520 Analysis Tool" prepared by HCD.

### SB 520 Analysis Tool

#### ***Over-arching and General***

- Does the locality have any processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws?

*Merced County does not have a formal reasonable accommodation process. Accommodations are made on a case by case basis.*

- Describe the process for requesting a reasonable accommodation.

*The County does not have any formal process and is handled on a case by case basis.*

- Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility?

*The County may require a house to be made accessible as part of CDBG loan.*

- Does the locality make information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws?

*The County has followed State laws, including State building codes that accommodate persons with disabilities. In some cases, the County has used CDBG funds to rehabilitate homes to make them ADA compliant.*

#### ***Zoning and Land Use***

- Has the locality reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?

*The County has reviewed its zoning laws, policies and practices either during Housing Element updates, zoning code revisions, or the General Plan Update process.*

- Are residential parking standards for persons with disabilities different from other parking standards? Does the locality have a policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking?

*The Community and Economic Department, through the Director, has the authority to reduce the number of parking spaces required.*

- Does the locality restrict the siting of group homes? How does this affect the development and cost of housing?

*The County does not restrict the siting of group homes.*

- What zones allow group homes other than those residential zones covered by State law. Are group homes over six persons also allowed?

*All residential zones allow group homes; an administrative permit is required for group homes of over 6 residents.*

- Does the locality have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families? Do the occupancy standards comply with Fair Housing Laws?

*Merced County does not have occupancy standards that apply to unrelated adults.*

- Does the land-use element regulate the siting of special need housing in relationship to one another? Specifically, is there a minimum distance required between two (or more) special needs housing?

*Merced County does not have any regulations concerning the siting of special needs housing.*

### **Permits and Processing**

- How does the locality process a request to retrofit homes for accessibility (i.e., ramp request)?

*The County does not have any restrictions on retrofitting of homes for accessibility. The County does require a standard building permit for any construction that would normally require a permit.*

- Does the locality allow group homes with fewer than six persons by right in single family zones? What permits, if any, are required?

*Merced County does allow group homes by right with fewer than six persons.*

- Does the locality have a set of particular conditions or use restrictions for group homes with greater than 6 persons? What are they? How do they effect the development of housing for persons with disabilities?

*An Administrative Permit is required for group homes of seven or more persons. Merced County has not adopted a set of conditions or restrictions.*

- What kind of community input does the locality allow for the approval of group homes? Is it different than from other types of residential development?

*The County does not have a special process; the process is the same as for any other residential facility including an apartment project.*

- Does the locality have particular conditions for group homes that will be providing services on-site? How may these conditions affect the development or conversion of residences to meet the needs of persons with disabilities?

*The County has no regulations or restrictions on services provided at group homes.*

### **Building Codes**

- Has the locality adopted the Uniform Building Code? What year? Has the locality made amendments that might diminish the ability to accommodate persons with disabilities?

*The County adopted the California Building Code in 2013, with no amendments that diminish any rights.*

- Has the locality adopted any universal design elements in the building code?

*The County does not have any universal design elements in the building code.*

- Does the locality provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?

*The County does not have a formal process, accommodations are handled on a case by case basis.*

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## **Appendix 5-A-4: Stakeholder Meeting Participants**

Abigail Ramirez, Leadership Counsel for Justice and Accountability  
Ana Muniz Laguna, Merced County  
Blanca L. Lozano Davila, Delhi Resident  
Brian Guerrero, Merced County  
C. Mendoz, Resident  
Christie Hendricks, Merced County Office of Education  
Daniel Chavez, Planada Community Services District  
Daron McDaniel, Merced County Board of Supervisors  
Hayde Lozano, Delhi Resident  
Irene De la Cruz, Between Friends/Entre Amigos  
Jack Mobley, Merced County Planning Commission  
Kaylon Hammond, Leadership Counsel for Justice and Accountability  
Laverne Davis, Health House Within a MATCH  
Maria Ortiz, Delhi Resident  
Maria Salazar, Planada Resident  
Mary-Michal Rawling, Merced County Office of Supervisor Walsh  
Mike Linden, Merced County Deputy County Counsel  
Oksana Newmen, Merced County  
Sandy Saechao, Merced County  
Steve Maxey, Merced County  
Travis Kirk, Merced Union High School District



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## Appendix 5-A-5: Public Participation

### Stakeholder Meeting Notes

County staff and consultants held a stakeholder meeting on January 13, 2016 to gather input from individuals and organizations in the community including local residents, non-profit and for-profit housing developers, and social service providers. The following is a summary of the discussion held during the stakeholder meeting.

#### Assets

- UC Merced is a major asset to Merced County and the community could benefit from a more college-town feel. There are a lot of opportunities to better connect the campus to downtown Merced.
- There is a good public transportation system and good bicycle routes that connect homes with jobs.
- Merced County has a relatively low cost of living, which allows residents to achieve the “American dream.” Rent is affordable and there are stable job opportunities. Residents are able to purchase a home on a farmworker salary. Affordable cost of living provides stability for children to get an education and start a career.
- Merced County has a welcoming and supportive environment. There are great volunteering opportunities for new residents, which promotes community engagement.
- Public meetings are accessible and there is good outreach to encourage residents’ attendance.
- Merced County is characterized as a small community, which makes it easy to meet supportive people and build a good life.
- There is collaborative nature between organizations and agencies to provide programs and services.
- The education system is the best kept secret of Merced County.
- Direct connections to community members (e.g., school teachers, principals) make Merced County a great place to raise kids.
- Community members have a strong willingness to help one another and give people opportunities.
- The county has wide, open spaces, which promotes independent opportunities for personal growth.
- Local government and schools provide a “personal touch.”

### **Housing Issues and Barriers**

- The county need bigger units for large households (four bedrooms and larger), especially in Delhi and Planada, because there is a lot of overcrowding. A common situation in the county is for multigenerational families to live under one roof.
- The final map for a Self-Help Enterprises project to provide 72 single family homes in Planada had been held up in the review process for several months. The Planada Community Services District is finishing improvements to the wastewater plant. The Board of Supervisors recently (January 12, 2016) approved a contract to move forward with project.
- Some residents do not earn enough to qualify for affordable housing. There is a need for extremely low-income housing.
- There are opportunities for infill, smart growth, and multifamily housing. The county needs more accessible and affordable housing. There is a need for planning water service and transit to facilitate residential growth.
- While there is a large need for affordable housing, there also needs to be higher-end market rate multifamily units to attract professionals seeking a lower-maintenance lifestyle.
- The County can begin integrating more mixed-use development to facilitate economic development and housing needs.
- Childcare is a high-need service in or near multifamily development, especially for affordable housing.
- People that work and earn a living but do not have a social security number cannot buy a home because banks require a social security number. There need to be programs that make home loans accessible to people with Individual Taxpayer Identification (ITN) numbers.

### **Summary of Survey Results**

The County distributed a survey to collect community input on housing needs. The County collected survey responses from December 28, 2015 to February 1, 2016. The County received a total of 57 responses: 41 in Spanish and 16 in English. Of the total 57 responses received, five were collected electronically through Survey Monkey and 52 were received via fax, directly at MAC meetings, and hand-delivered and mailed to the County Administration Building. Copies of the surveys collected by the County are available on the Merced County - Community and Economic Development Department website on the “Housing Element Update 2016” webpage.

### **Summary of Comments from the Planning Commission Study Session**

On February 10, 2016, the County held a study session with the Planning Commission to review the Draft Housing Element, solicit feedback from the Planning Commission, and provide the public an opportunity to comment on the Draft Housing Element. The following is a summary of the discussion held during the Planning Commission Study Session.

- Lack of open space in high density housing
- Review infrastructure analysis
- Need a screening process for low-income housing
- Homeownership creates more opportunities for people to accrue wealth
- Solar can offset the rent on low-income units
- Impact of Sustainable Groundwater Management Act on ability to meet the RHNA
- Promote/prioritize infill development
- Inadequate supply of extremely low-income housing
- No multifamily built in unincorporated county since 2010
- More reliable source for rental data
- Homeless count is insufficient and shelter facilities are inadequate
- Insufficient farmworker housing

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## Appendix 5-A-6: Public Comment Letters





A Tides Center Project

February 17, 2016

Dear Ms. Newmen,

Thank you for giving Leadership Counsel for Justice and Accountability the opportunity to provide comments on the Housing Element Public Review Draft. Please find our comments on the Draft for the Planning Commission below.

- The Housing Element Draft addresses the development of new communities on pages HE-2, Pages II-68-73, and Pages II-82-83. These new communities are presented as an opportunity to address housing needs in the county. Instead, infill development in existing communities over new communities should be promoted to successfully address the housing needs throughout the county.
- Policy 1.4 allows for the conversion of agricultural and other rural land. Infill should be prioritized and agricultural land preserved.
- The Housing Element Draft addresses the housing cost burden for low-income and extremely low-income households. Data shows that 41.8% of low-income households pay more than 30% of income, and 19.7% pay more than 50%. 79.1% of extremely low-income households pay more than 30% of their income on housing, and 69.7% pay more than 50%. This data demonstrates the inadequate supply of affordable housing to extremely low-income households in Merced County.
- The table provided on Page II-26 of the Housing Element Draft illustrates the age of housing stock from 1939 to 2010. No renter occupied housing units have been built in unincorporated county since 2010, despite the need for multifamily affordable housing in unincorporated communities in Merced County.
- Table 5-25 on page II-41 shows the average monthly rents for apartments and homes in unincorporated Merced County based on internet rental listings from Craigslist. A few Craigslist postings over a two-month period are not a reliable source for this data.
- Page II-42 states that 899 homeless persons were counted as homeless in Merced County. Because this data only includes some of the communities and areas of Merced County rather than the entirety of the County, this data is insufficient and does not accurately represent the number of homeless persons in the County. Also, 329 beds are an insufficient amount to shelter even the homeless individuals and families counted.
- There is insufficient farmworker housing in Merced County, especially in the unincorporated community of Planada. The Housing Element Draft states that farmworker housing centers turn away on average 50 individuals per year in Planada, which demonstrates the need for more seasonal/migrant farmworker housing centers. Also, the existing farmworker housing needs improved infrastructure.

Thank you for your consideration of these comments. Should you have any questions, please contact me at [aramirez@leadershipcounsel.org](mailto:aramirez@leadershipcounsel.org) or (559) 369-2790.

Sincerely,

Abigail Ramirez  
Policy Advocate

# Merced County Farm Bureau

February 29, 2016

Merced County  
Planning Commission  
2222 M Street  
Merced, CA 95340

Dear Chairmen Mark Erreca,

Merced County Farm Bureau (MCFB) would like to submit comments to the official record on the Public Review Draft of the Merced County General Plan Housing Element Update. MCFB is a 99-year-old membership based organization that advocates for 1,200 farmers, ranchers, and dairy families that reside in Merced County.

Due to the RHNA demands for 4,456 new housing units, it is imperative that the County consistently assess the amount of vacant properties. MCFB has questions about the identified vacant rates in the document. In Table 5-10 the rate is shown to be 11 percent in 2013 equating to 3,246 units. However, Table 5-15 shows there are 2,889 vacancies. This may be due to the differing sources, but we ask that this discrepancy be rectified or clarified in the document for the reader. Also, the Housing Element assumes that a majority of the parcels will build out at 80 percent of the maximum allowed density (Page 11-67). Is there a way that the county can make mandatory low-income housing with the mandated almost 1,800 homes that are extremely low, very low or low income housing? With population expected to continue to grow, we advocate the county push to follow the higher density options to accommodate the state mandates and conserve resources.

We understand the importance for Merced County to plan for future development due to increases in the population, yet we find that the draft at hand seems to neglect the current water legislation ordered by the California Department of Water Resources (DWR). The Sustainable Groundwater Management Act (SGMA) mandates California water basins become compliant with sustainability and have legal agencies in place to develop a plan in the coming years. Merced County has four basins (Delta-Mendota, Chowchilla, Turlock and Merced) within the county lines and of the four, the Delta-Mendota, Chowchilla and Merced have all been ruled by DWR to be in critical overdraft, ruling that each must meet compliance by 2020.

Of the existing unincorporated communities that have been outlined for increased housing, all are entirely dependent on groundwater for residential and urban use. The

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[www.mercedfarmbureau.org](http://www.mercedfarmbureau.org)

areas of Franklin-Beachwood and Le Grand are indicated as being capable of having sufficient water supply or are able to handle the units that they are slated to supplement. The remaining five communities of Delhi, Hilmar, Planada, Santa Nella and Winton would need various amounts of expansion to their infrastructure to accommodate new residents. We believe it is a large oversight to not consider the water legislation that has been presented and will continue to develop in the upcoming years as this is unprecedented implementation by California legislature.

New developments scheduled for upcoming growth included in the report, UC Community, Villages of Laguna San Luis, and Fox Hills also fail to reference water legislation although they are listed as sections of the county that have ample water for such cases. Projected need for the UC Community would be a minimum of three wells while the need for Fox Hills is not listed. One glaring concern we found is how the proposed development, the Villages of Laguna San Luis has secured three methods of water delivery which are outlined in the report. This may seem acceptable to the average individual, yet this is a concern to our organization given the multi-year drought that we have not escaped nor have succeed in finding a solution for relief.

The Villages of Laguna San Luis is structured to be supplied by a treatment facility, San Luis Water District (SLWD) and the San Joaquin River Exchange Contractors. The percentage from SLWD would be subject to supply availability and could be restricted during a light water year. Deliveries from the San Joaquin River Exchange Contractors is reported to be a fixed supply; however we ask the county to address what is fixed during a drought year with reduced allocations? This proposed contract will be taking an already short supply and spreading it amongst a number of additional users.

Given the above concerns regarding vacant properties, maximum allowed density, and water availability within our county, we urge you to look into the reported need for projected housing at a greater depth and over a longer period of time. We appreciate the ability and welcoming nature to our organization to provide comments. We look forward to working with you on these concerns as development continues.

Sincerely,

Breanne Ramos  
Executive Director



March 1, 2016

Sandy Saechao  
Community and Economic Development Department  
Merced County  
2222 M Street  
Merced, CA 95340

*Sent Via Email*

**Re: Comments on 2016-2024 Merced County Housing Element Update Public Review Draft February 2016**

Dear Ms. Saechao, the Merced County Community and Economic Development Department, and other Merced County staff:

We are writing to provide comments on the Public Review Draft of the Merced County 2016-2024 Housing Element Update dated February 2016 ("Draft"). Through our comments, we aim to assist you in developing a Final Housing Element that satisfies the requirements of the State housing element law as well as State and federal fair housing and civil rights laws. We appreciate this opportunity to provide comments of the Draft prior to submission to California's Department of Housing and Community Development ("HCD"), and we will continue to review the Draft during HCD's review period.

Leadership Counsel for Justice and Accountability's ("Leadership Counsel's") mission is to work alongside residents of the most disadvantaged communities in California's San Joaquin Valley and Coachella Valley to advocate for sound policy and eradicate injustice to secure access to opportunity regardless of wealth, race, income, or place. We work with low-income residents and communities throughout Merced County to ensure that land use planning and public and private investment respond to the needs of low-income communities, to seek solutions to basic infrastructure and service deficiencies, to expand opportunities for affordable housing, and to promote robust public processes that support the involvement of all Merced County residents.

In enacting State housing element law, the California legislature declared: "[l]ocal and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."<sup>1</sup>

For the reasons set forth below, the Draft fails to satisfy State housing element law and other applicable State and federal housing and civil rights legal requirements to facilitate the provision of housing to meet all economic segments of the community. In its analysis, policies, and programs, the Final Housing Element must do more to advance the attainment of decent housing and a suitable living environment for all Merced County residents.<sup>2</sup>

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<sup>1</sup> Gov. Code § 65580(d).

<sup>2</sup> Gov. Code § 65580(b).

1. New communities and the associated development are inconsistent with State policy and exacerbate the disinvestment in disadvantaged unincorporated communities in Merced County.

New communities are discussed throughout the Draft as opportunities for housing development.<sup>3</sup> “[T]he County has approved several new large-scale master planned communities... to guide the development of a diverse mix of land uses... These ‘new communities’ provide opportunities to meet the County’s regional housing need.”<sup>4</sup> In order to “promote equity, strengthen the economy, protect the environment, and promote public health and safety,” AB 857 (Wiggins, 2002) directs planning to “promote infill development and equity by rehabilitating, maintaining, and improving existing infrastructure.”<sup>5</sup> New communities, though “approved” by Merced County, are not an appropriate solution for the housing needs of the county because there are infill opportunities that are in line with State policy that will strengthen the economy of Merced County, while also improving public health and safety.

Given that State and regional planning priorities discourage development of new communities, and that our experience indicates that affordable housing is often developed later in the development of new communities, the Housing Element should not count units in new development toward its lower income housing capacity.

Development and related investment in new communities inevitably direct resources away from existing communities that often have infrastructure and other needs. The County does not have unlimited funds for transportation infrastructure or water and wastewater services, and must direct these resources to existing communities, pursuant to State policy and AB 857.

2. The conversion of agricultural and natural lands is inconsistent with State policy.

Policy 1.4 states, “[t]he County shall allow the conversion of agricultural and other rural land, including antiques subdivisions, into housing uses only where a clear and immediate need is demonstrated.”<sup>6</sup> AB 857 goes on to state that planning priorities should “protect environmental and agricultural resources by protecting, preserving, and enhancing the state’s most valuable natural resources.”<sup>7</sup> While the policy states conversion is to occur only when there is a “clear and immediate need,” stronger language must be used to prioritize infill over conversion of natural and agricultural lands in order to meet State policy on protecting the environment, promoting public health, and limiting the exacerbation of air quality.

3. The Draft Housing Element fails to further fair housing opportunities for all Merced County residents both adequately and affirmatively.

Government Code § 65583(c)(5) provides that, in order to make adequate provisions for all economic segments of the community, the actions that a local government commits to take pursuant to that section “[p]romote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.” Local governments are further bound to affirmatively further fair housing opportunities through various other state and federal rules and regulations.<sup>8</sup>

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<sup>3</sup> 2016-2024 Merced County Housing Element Public Review Draft February 2016. Pages HE-2, II-68-73, and II-82-83.

<sup>4</sup> *Id.* at HE-2.

<sup>5</sup> AB 857, Wiggins, 2002, Section 4. Gov. Code § 65041.1(a). Available at [http://www.leginfo.ca.gov/pub/01-02/bill/asm/ab\\_0851-0900/ab\\_857\\_bill\\_20020829\\_enrolled.html](http://www.leginfo.ca.gov/pub/01-02/bill/asm/ab_0851-0900/ab_857_bill_20020829_enrolled.html)

<sup>6</sup> Housing Element Public Review Draft. Page HE-3.

<sup>7</sup> AB 857 Section 4. Gov. Code § 65041.1(b).

<sup>8</sup> 42 U.S.C. § 2000d (Title VI of the Civil Rights Act of 1964); 42 U.S.C. §§ 3601-3619 (the Fair Housing Act); 24 C.F.R. §§ 91.225(a)(1), 91.325, 570.303, 570.304(a); Cal. Gov. Code §§ 11135.

The final “Affirmatively Furthering Fair Housing” rule (AFFH Rule) recently issued by HUD states that “affirmatively furthering fair housing” (AFFH) means:

“taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant’s activities and programs relating to housing and urban development.”<sup>9</sup>

The programs described by several jurisdictions do not identify any specific actions or steps they will take to further fair housing opportunity throughout the jurisdiction and instead only include references to how the jurisdiction will advertise fair housing resource information on their public sites and offices. Examples of such inadequate programs include the following:

- “The County shall distribute to public locations throughout the county and continue to display in County Offices brochures and pamphlets from the Fair Employment & Housing Practices Commission that explain the requirement of employers to provide adequate housing for employees.”<sup>10</sup>
- “The county shall also post information on the County’s website about fair housing practices with links to appropriate investigative or enforcement agencies that can resolve housing complaints.”<sup>11</sup>

Advertising currently existing resources does not meet the threshold of adequately furthering fair housing. The Draft Housing Element must do more to identify barriers to and affirmatively further fair housing opportunities in each jurisdiction and throughout the planning area.

4. The Draft Housing Element’s identification of specific program actions that will have beneficial impacts within the planning period is inadequate.

State law requires that each housing element shall contain:

“A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation... such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.”<sup>12</sup>

Building Blocks,<sup>13</sup> a guide by the California Department of Housing and Community Development on housing element law, further states that:

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<sup>9</sup> United States Department of Housing and Urban Development, Affirmatively Furthering Fair Housing, June 30, 2015. Available online at [http://www.huduser.org/portal/sites/default/files/pdf/AFFH\\_Final\\_Rule.pdf](http://www.huduser.org/portal/sites/default/files/pdf/AFFH_Final_Rule.pdf)

<sup>10</sup> Housing Element Public Review Draft. Page II-134.

<sup>11</sup> *Id.*

<sup>12</sup> Government Code § 65583(c).

<sup>13</sup> Building Blocks for Effective Housing Elements, California Department of Housing and Community Development. Available online at <http://www.hcd.ca.gov/housing-policy-development/housing-element/>



“Programs are the specific action steps the locality will take to implement its policies and achieve goals and objectives. Programs must include a specific time frame for implementation, identify the agencies or officials responsible for implementation and describe the jurisdiction’s specific role in implementation.”<sup>14</sup>

Most of the programs identified in the Draft Housing Element use broad and vague language which fails to commit the respective jurisdiction to make specific action such that the programs will have a beneficial impact during the planning period. The Draft further fails to identify a deadline for the completion of many of the program actions identified.

An example of a program action that fails to satisfy Government Code § 65583(c) is:

- “Farmworkers Housing Permitting Process – The County shall continue the additional dwelling occupancy monitoring permits (AOMP) program to facilitate the provisions of private farmworkers housing in agricultural zones, with a goal of providing 150 farmworker housing units.”<sup>15</sup>

The Draft does not establish a deadline by which this program must be implemented. The Final Housing Element must include a revised program actions for each jurisdiction that identify “specific action steps” and “specific timeframes” for actions, and the jurisdiction’s “specific role” in implementation.<sup>16</sup>

5. Special housing needs groups must be thoroughly analyzed in order to develop and prioritize their housing needs.

According to the California Department of Housing and Community Development, the special housing needs of the following persons and groups must be analyzed: persons with disabilities, the elderly, large families, female headed households, farmworkers, and families and persons in need of emergency shelters.<sup>17</sup>

Homeless persons in Merced County totaled 899 individuals surveyed in February 2015.<sup>18</sup> However, this survey includes only four of the six incorporated areas of the County and only two of the unincorporated communities in the County,<sup>19</sup> and as such does not accurately represent the total number of homeless individuals in the County. While it is difficult to determine an approximate number of homeless individuals in the County, the other communities in the County could have also been surveyed to provide a better estimate. By using the percentage of 0.54 of the Draft,<sup>20</sup> then the total number of homeless persons in the County could be 1,392. However, Merced County only has 329 beds<sup>21</sup> – only enough for about a quarter of the homeless population of the County.

Additionally, the Draft identifies Light Manufacturing Zone (M-1) and General Manufacturing Zone (M-2) as potential zones for the allowance of emergency shelters.<sup>22</sup> M-1 zones are supposed to have low

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<sup>14</sup> *Id.* at Program Requirements, available at [http://www.hcd.ca.gov/housing-policy-development/housing-element/pro\\_home.php](http://www.hcd.ca.gov/housing-policy-development/housing-element/pro_home.php)

<sup>15</sup> Housing Element Public Review Draft. Page HE-18.

<sup>16</sup> Building Blocks, Program Overview and Quantified Objectives. Available online at [http://www.hcd.ca.gov/housing-policy-development/housing-element/pro\\_overview.php](http://www.hcd.ca.gov/housing-policy-development/housing-element/pro_overview.php)

<sup>17</sup> California Department of Housing and Community Development: Special Housing Needs. Updated June 17, 2017. Available at [http://www.hcd.ca.gov/housing-policy-development/housing-element/hn\\_shn\\_home.php](http://www.hcd.ca.gov/housing-policy-development/housing-element/hn_shn_home.php)

<sup>18</sup> Housing Element Public Review Draft. Page II-42.

<sup>19</sup> *Id.*

<sup>20</sup> *Id.*

<sup>21</sup> *Id.* at II-43.

<sup>22</sup> *Id.* at II-102-103.

nuisance characteristics.<sup>23</sup> 43 of the 88 parcels identified for emergency shelter use in the M-1 zone are smaller than one acre, and as such are inadequate sites for emergency shelters. M-2 zones, though permitting the same uses as M-1, also permit uses with more nuisance characteristics.<sup>24</sup> As such, M-2 zones are unsuitable for overnight stay for homeless individuals.

There is insufficient farmworker housing in Merced County, especially in the unincorporated community of Planada. The Draft states that farmworker housing centers turn away on average 50 individuals per year in Planada,<sup>25</sup> which demonstrates the need for more seasonal/migrant farmworker housing centers. Also, the existing farmworker housing needs improved infrastructure, as often such housing is a distance from community centers that offer food and services, with a lack of adequate infrastructure between.

Furthermore, both of the Programs from the 2010 Housing Element dedicated to farmworker housing have been deleted, as in they will not be continued.<sup>26</sup> The Draft should explain how it plans to address the lack of farmworker housing with the Housing Authority.

The Program offering funding for housing for seniors has also been deleted due to limited funding.<sup>27</sup> Though funding may have been limited since 2010, this should not delete a program to continue to seek funding to support the elderly, a special housing needs group.

6. The Draft Housing Element does not adequately address the housing capacity requirements of the Regional Housing Needs Assessment (“RHNA”).

Program 1-2 directs the County to “rezone adequate sites for higher-density development to accommodate at least the unaccommodated need of 974 lower-income units from the 2007-2014 RHNA (48.7 acres, assuming 20 units per acre).”<sup>28</sup> While this rezoning must be complete by March 31, 2017, the County must provide an explanation with programs and policies that will ensure higher density and affordable housing development.

The Draft assumes that parcels identified for medium- and high-density residential development in existing communities “will build out at 80 percent of the maximum allowed density.”<sup>29</sup> This assumption allows for the potential of 1,827 lower-income units;<sup>30</sup> however, the 2015 RHNA identifies the need for 1,860 lower-income units.<sup>31</sup> Not only does the Housing Element not identify an adequate amount of parcel space for lower-income higher-density housing, but also the space for the 1,827 units does not address the 974 lower-income units that have not been accommodated from the 2010 Housing Element.<sup>32</sup>

State law mandates that a jurisdiction must facilitate the development of housing affordable to lower income households by one of two ways.<sup>33</sup> One of them is to analyze and describe: “market demand and trends; financial feasibility; and information based on residential project experience within a zone(s) where the

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<sup>23</sup> *Id.* at II-103.

<sup>24</sup> *Id.*

<sup>25</sup> *Id.* at II-48.

<sup>26</sup> *Id.* at II-131-132, Programs 4-2 and 4-11.

<sup>27</sup> *Id.* at II-131, Program 4-6.

<sup>28</sup> *Id.* at HE-12.

<sup>29</sup> *Id.* at II-67.

<sup>30</sup> *Id.*

<sup>31</sup> *Id.* at II-7, II-62.

<sup>32</sup> *Id.* at II-62.

<sup>33</sup> Building Blocks at Analysis of Sites and Zoning, available at [http://www.hcd.ca.gov/housing-policy-development/housing-element/sia\\_zoning.php](http://www.hcd.ca.gov/housing-policy-development/housing-element/sia_zoning.php)

densities facilitated the development of housing for lower-income households.”<sup>34</sup> The second option is to prepare an analysis using the “default” density standard deemed adequate to meet the “appropriate zoning” test,<sup>35</sup> which for Merced County is twenty units per acre.<sup>36</sup> Neither of the provided analyses to facilitate the development of housing affordable to lower income households is present in the Draft.

While the Housing Element assumes 80 percent density build out, Merced County must ensure through policies and programs that such densities are actually implemented. Traditionally, the County has not built out at such high densities, and so stronger policies and programs will better incentivize such development.

Additionally, the verification process for identified vacant parcels is inadequate. Aerial photographs<sup>37</sup> are insufficient and the parcels’ vacant status should be authenticated by more secure means.

7. The housing cost burden is too high for many people in Merced County, especially those of extremely low-income households.

Of those households with moderate or above moderate household median family incomes, less than twenty percent pay more than thirty percent of their income on housing.<sup>38</sup> However, nearly seventy percent of extremely low, very low, and low income households have a housing cost burden greater than thirty percent.<sup>39</sup> Additionally, only 4.2 percent of moderate and above moderate income households have a housing cost burden greater than fifty percent, while 38.3 percent of extremely low, very low, and low income households have a housing cost burden greater than fifty percent.<sup>40</sup> This gap between lower income households and moderate income households represents the severe lack of affordable housing in Merced County.

The data and table showing average monthly rents for the unincorporated County is of a miniscule sample size and does not accurately reflect rent prices because it is based on only two months of listings on Craigslist.com.<sup>41</sup>

Additionally, 79.1% of extremely low-income households pay more than 30% of their income on housing (“moderate housing cost burden”), and 69.7% pay more than 50% (“severe housing cost burden”). This data demonstrates the inadequate supply of affordable housing to extremely low-income households in Merced County.

A possible way to address the lack of affordable housing is through development of multifamily rental housing. Yet, no renter occupied housing units have been built in unincorporated county since 2010,<sup>42</sup> despite the need for multifamily affordable housing in unincorporated communities in Merced County. Also contributing to the lack of affordable housing, 92.4 percent of new housing units constructed in the unincorporated county between 2000 and 2014 were single family homes.<sup>43</sup>

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<sup>34</sup> *Id.*

<sup>35</sup> *Id.*

<sup>36</sup> California Department of Housing and Community Development’s AB 2348 Technical Assistance Paper, dated June 9, 2005. Available online at <http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/plan/he/ab2348stat04ch724.pdf>

<sup>37</sup> See Housing Element Public Review Draft at II-63.

<sup>38</sup> *Id.* at II-34.

<sup>39</sup> *Id.*

<sup>40</sup> *Id.*

<sup>41</sup> See *id.* at II-40-41.

<sup>42</sup> *Id.* at II-26.

<sup>43</sup> *Id.* at II-6.

If the housing cost burden becomes too much to bear, the household is at risk for foreclosure if they own the home. Yet, the Program promoting foreclosure prevention is to be deleted because risk is “not as critical” as it was in 2010.<sup>44</sup> Unfortunately, foreclosure is still a risk for a large number of households, especially those with a high housing cost burden. Foreclosure prevention education and strategies must be implemented.

8. Environmental and infrastructure constraints must be analyzed and addressed as they relate to housing.

In several communities in Merced County, drinking water quality currently does not meet legal drinking water standards or during the planning period will not meet legal drinking water standards, due to the implementation of a maximum contaminant levels for Chrom 6 and 1,2,3 TCP. The Final Housing Element should include programs to address these drinking water deficiencies, as they are essential to decent housing.

The Draft fails to consider the impact of the ongoing drought, climate change, and changing paradigms for water availability and management practices on housing opportunity in Merced. The Final Housing Element must include analysis, policies, and programs that address current and future water scarcity, diminished capacity, increased demand and water costs, and changing mandates, including the Sustainable Groundwater Management Act, as they pertain to the County’s ability to satisfy the need for affordable housing for all economic segments of the communities in Merced County.

Policy 1.6 directs “cluster housing, mixed-use, and planned development” to “where existing community services are available.”<sup>45</sup> Some existing communities in Merced County lack adequate “community services” such as pedestrian safety measures like lighting and sidewalks; however, these communities hold potential for infill development that will also bring investment to fund similar projects in the community. Meanwhile, Program 1-5 directs the County to investigate financing resources to develop infrastructure in new communities.<sup>46</sup> Merced County must ensure adequate infrastructure in existing communities and prioritize infill before expending resources on new communities.

9. An inclusionary ordinance program should be implemented despite political unpopularity among decision makers.

The Draft proposes to delete the program for inclusionary housing, partly because “[t]here has been little interest from the cities in implementing this program.”<sup>47</sup> Decision makers for the cities do not necessarily act in the best interest of the residents of the unincorporated County.

10. Merced County must identify and address certain needs of disadvantaged unincorporated communities within the County.

SB 244 requires all jurisdictions in California upon the next revision of their housing element to adopt revisions to the land use element of their General Plan that identify disadvantaged unincorporated communities, inventory the basic infrastructure and service needs of those communities, and identify possible funding sources that could support the resolution of those deficiencies.<sup>48</sup> Accordingly, the County

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<sup>44</sup> *Id.* at II-128, Program 3-1.

<sup>45</sup> *Id.* at HE-3.

<sup>46</sup> *Id.* at HE-13.

<sup>47</sup> *Id.* at II-127, Program 2-10.

<sup>48</sup> SB 244, Wolk, 2011, Section 7. Gov. Code § 65302.10. Available online at [http://leginfo.ca.gov/pub/11-12/bill/sen/sb\\_0201-0250/sb\\_244\\_bill\\_20110913\\_enrolled.html](http://leginfo.ca.gov/pub/11-12/bill/sen/sb_0201-0250/sb_244_bill_20110913_enrolled.html)

must complete this analysis concurrent with or prior to the date on which its housing element is due. To our knowledge, the County has yet to initiate this analysis. The Final Housing Element must contain policies and programs consistent with an analysis completed pursuant to Gov. Code § 65302.10.

\* \* \* \* \*

Thank you for your consideration of these comments. Should you have any questions, please contact me directly at (559) 387-4440 or [khammond@leadershipcounsel.org](mailto:khammond@leadershipcounsel.org).

Sincerely,

Kaylon Hammond  
Policy Coordinator

## Appendix 5-A-7: Glossary

**Acre:** a unit of land measure equal to 43,650 square feet.

**Acreage:** Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

**Affordability Covenant:** A property title agreement which places resale or rental restrictions on a housing unit.

**Affordable Housing:** Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

**Annexation:** The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

**Assisted Housing:** Housing that has been subsidized by Federal, State, or local housing programs.

**Assisted Housing Developments:** Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multifamily rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

**At-Risk Housing:** Multifamily rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of Federal, State or local agreements.

**Below-Market-Rate (BMR):** Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

**California Department of Housing and Community Development (HCD):** The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

**California Housing Finance Agency (CHFA):** A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

**Census:** The official United States decennial enumeration of the population conducted by the federal government.

**Community Development Block Grant (CDBG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Compatible:** Capable of existing together without conflict or ill effects.

**Condominium:** A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.



**Consistent:** Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

**Contract Rent:** The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

**Dedication, In lieu of:** Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

**Density:** The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

**Density, Residential:** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Density Bonus:** The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned.

**Developable Land:** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Development Impact Fees:** A fee or charge imposed on developers to pay for a jurisdiction’s costs of providing services to new development.

**Development Right:** The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

**Dwelling, Multifamily:** A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

**Dwelling, Single Family Attached:** A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

**Dwelling, Single Family Detached:** A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

**Dwelling Unit:** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

**Elderly Household:** As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

**Element:** A division or chapter of the General Plan.

**Emergency Shelter:** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay; as defined and used in Section 508019 of the California Health and Safety Code.

**Emergency Shelter Grants (ESG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

**Encourage:** To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

**Enhance:** To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

**Environmental Impact Report (EIR):** A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

**Fair Market Rent:** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

**Family:** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

**Feasible:** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**First-Time Home Buyer:** Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

**General Plan:** The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

**Goal:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Green Building:** Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.

**Gross Rent:** Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

**Group Quarters:** A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

**HOME Program:** The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

**Homeless:** Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

**Household:** All those persons—related or unrelated—who occupy a single housing unit.

**Household Income:** The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

**Households, Number of:** The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

**Housing Authority, Local (LHA):** Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

**Housing Problems:** Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30 percent of income on housing cost.

**Housing Subsidy:** Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

**Housing Unit:** The place of permanent or customary abode of a person or family. A housing unit may be a single family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

**Impact Fee:** A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

**Implementation Program:** An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

**Income Category:** Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Extremely-Low (0-30 percent of county median), Very Low (31-50 percent of county median); Low (50-80 percent of county median); Moderate (80-120 percent of county median); and Above Moderate (over 120 percent of county median).

**Infill Development:** Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

**Jobs/Housing Balance; Jobs/Housing Ratio:** The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out- commute.

**Large Household:** A household with 5 or more members.

**Lease:** A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

**Low-Income Housing Tax Credits:** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing:** Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

**Market-Rate Housing:** Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

**Mean:** The average of a range of numbers.

**Median:** The mid-point in a range of numbers.

**Median Income:** The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

**Mitigate, v.:** To ameliorate, alleviate, or avoid to the extent reasonably feasible.

**Mixed-Use:** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Mobile Home:** A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

**Mortgage Revenue Bond (MRB):** A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

**Multifamily Dwelling Unit:** A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

**Overcrowding:** Households or occupied housing units with 1.01 or more persons per room.

**Parcel:** A lot in single ownership or under single control, usually considered a unit for purposes of development.

**Physical Defects:** A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

**Poverty Level:** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Project-Based Rental Assistance:** Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

**Public Housing:** A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

**Quantified Objective:** The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within an eight-year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower-income use), given the constraints.

**Redevelop:** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional Housing Needs Plan (RHNP):** The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the MCAG (Merced County Association of Governments). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

**Rehabilitation:** The repair, preservation, and/or improvement of substandard housing.

**Residential, Multifamily:** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single family:** A single dwelling unit on a building site.

**Rezoning:** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Second Unit:** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot.

**Section 8 Rental Assistance Program:** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Seniors:** Persons age 65 and older.

**Service Needs:** The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

**Shall:** That which is obligatory or necessary.

**Should:** Signifies a directive to be honored if at all feasible.

**Site:** A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.



**Small Household:** Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

**Special Needs Groups:** Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

**Subdivision:** The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

**Subdivision Map Act:** Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

**Subsidize:** To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing:** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Substandard, Suitable for Rehabilitation:** Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

**Substandard, Needs Replacement:** Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

**Supportive Housing:** Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Tenant-Based Rental Assistance:** A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

**Transient Occupancy Buildings:** Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

**Transitional Housing:** Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

**Universal Design:** The creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.



**U.S. Department of Housing and Urban Development (HUD):** The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME, and Section 8, among others.

**Vacant:** Lands or buildings that are not actively used for any purpose.

**Zoning:** The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.



**Condado de Merced**  
**Encuesta sobre las necesidades de vivienda 2016-2024**

*Housing Element* (elemento de vivienda) es un plan para satisfacer las necesidades de vivienda existentes y futuras de todos los sectores económicos de la ciudad. Esta encuesta es una oportunidad para que usted comparta su opinión sobre los problemas y las necesidades de vivienda en el condado de Merced. Las respuestas se recolectarán hasta el 1 de febrero de 2016 y serán incluidas en la *Housing Element*. Responda la mayor cantidad de preguntas que desee. Para obtener más información sobre *Housing Element*, llame a la *Planning and Community Development Department* (oficina de Planeamiento y Desarrollo Comunitario) del condado de Merced al (209) 385-7654, interno 4163.

**Envíe las encuestas completas a:**  
**Sandy Saechao, Planner I**  
**Merced County**  
**2222 M St.**  
**Merced, CA 95340**  
**Fax: (209) 726-1710**

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? \_\_\_\_\_

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

CASAS BAYOS INGRESOS

4. ¿Qué se puede hacer para abordar estos problemas?

COMUNIDADES PEGUENAS  
NECESITAS MAS ALUDA

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

• invertir en pueblos pequeños y no construir casas para personas que ganan mucho.

8. ¿Qué se puede hacer para sortear estos obstáculos?

9. Información del participante (opcional):

Nombre: EVARISTO DUJAN

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No
2. Si responde que sí, ¿en qué ciudad/comunidad vive? Planned
3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Not enough sufficient houses for  
households

4. ¿Qué se puede hacer para abordar estos problemas?

government can grant money  
to provide the funds.

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Planación, Leguinal

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Investment Invest money in low income communities.

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

government wont grant the money to help low income communities.

8. ¿Qué se puede hacer para sortear estos obstáculos?

Invest in these communities, involve residents.

9. *Información del participante (opcional):*

Nombre: \_\_\_\_\_

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



**Condado de Merced**  
**Encuesta sobre las necesidades de vivienda 2016-2024**

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? plano da

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Que no ay suficiente vivienda

4. ¿Qué se puede hacer para abordar estos problemas?

unirce a las necesidades de la  
comunidad



5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

si sola aya fue localizarlos

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Ablar con las comunidades

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

si el trabajo o los Recursos

8. ¿Qué se puede hacer para sortear estos obstáculos?

Pedir que pidan menos requisitos

9. Información del participante (opcional):

Nombre: Maria Dolores Vero

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



# Condado de Merced Encuesta sobre las necesidades de vivienda 2016-2024

*Housing Element* (elemento de vivienda) es un plan para satisfacer las necesidades de vivienda existentes y futuras de todos los sectores económicos de la ciudad. Esta encuesta es una oportunidad para que usted comparta su opinión sobre los problemas y las necesidades de vivienda en el condado de Merced. Las respuestas se recolectarán hasta el 1 de febrero de 2016 y serán incluidas en la *Housing Element*. Responda la mayor cantidad de preguntas que desee. Para obtener más información sobre *Housing Element*, llame a la *Planning and Community Development Department* (oficina de Planeamiento y Desarrollo Comunitario) del condado de Merced al (209) 385-7654, interno 4163.

Envíe las encuestas completas a:  
Sandy Saechao, Planner I  
Merced County  
2222 M St.  
Merced, CA 95340  
Fax: (209) 726-1710

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No
2. Si responde que sí, ¿en qué ciudad/comunidad vive? Planada
3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

QUE NO AS MUCHAS CASAS DE  
BAJOS RECURSOS

4. ¿Qué se puede hacer para abordar estos problemas?

UNIRNOS COMO COMUNIDAD  
Y UBICAR LOS PROBLEMAS

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

si las pequeñas comunidades

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

pedirle al gobierno que  
se ubique en comunidades  
pequeñas

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

el dinero, seguro social  
y el trabajo

8. ¿Qué se puede hacer para sortear estos obstáculos?

que el gobierno ponga  
precios asequibles

9. Información del participante (opcional):

Nombre: José Luis Magaón

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

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Spanish:

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No
2. Si responde que sí, ¿en qué ciudad/comunidad vive? Planada
3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Que no ay suficientes casas

4. ¿Qué se puede hacer para abordar estos problemas?

Que debemos unirnos mas como  
comunidad



5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

SI ay muchos

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Trabajar Unidos Localizar el lugar

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

el trabajo fijo y el seguro social

8. ¿Qué se puede hacer para sortear estos obstáculos?

pedirle al gobierno que ponga menos requisitos

9. Información del participante (opcional):

Nombre: Ana M Zaragoza

Organización que representa (si es el caso): Residente

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Le grand

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

que no hay luz en la calle y que la energía eléctrica sale muy caro y poder comprar casa sin tantas requisitos

4. ¿Qué se puede hacer para abordar estos problemas?

recibir mas informacion acerca de programas que pueden ayudar.



5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si las Pequeñas Comunidades

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Puchar al gobierno

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

No tener un status migratorio

8. ¿Qué se puede hacer para sortear estos obstáculos?

darle seguimiento a los Legisladores

9. Información del participante (opcional):

Nombre: Sonia Batres

Organización que representa (si es el caso):

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

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2. Si responde que sí, ¿en qué ciudad/comunidad vive? Planada

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

El principal problema es que hay muy pocas posibilidades de obtener casa adecuada para familias grandes

4. ¿Qué se puede hacer para abordar estos problemas?

Que se informara a la comunidad de los recursos que hay en los condados

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si ay lugares que no se les a informado

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Informar a las comunidades que si ay ayuda solo ay que buscar donde se encuentran

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

bueno creo que si ay como por ejemplo no todos califican para comprar por el estatus migratorio

8. ¿Qué se puede hacer para sortear estos obstáculos?

unirse para lograr los cambios

9. Información del participante (opcional):

Nombre: Maria Ochoa

Organización que representa (si es el caso): Residente

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

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Online surveys can be found at:



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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive?

Planada

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

A los precios de casas, no son accesibles  
Las casas están deterioradas.

4. ¿Qué se puede hacer para abordar estos problemas?

Más inversión, de que tienen a  
comunidades no incorporadas

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Comunidad de incapacitados / Bajos Recursos

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Más inversiones, más apartamentos,  
casas grandes para familias

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

El condado no se decide a construir  
casas de Bajos Recursos en comunidades  
como Las Mijas

8. ¿Qué se puede hacer para sortear estos obstáculos?

Comenzar a ayudarnos para que  
la Comunidad mejore y prospere.

9. Información del participante (opcional):

Nombre: \_\_\_\_\_

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Planada

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Las casas los falta muchos servicios.  
Las condiciones en casas ~~que~~ que ya  
existen están deterioradas. La Renta  
esta muy cara.

4. ¿Qué se puede hacer para abordar estos problemas?

mas ayuda para traer casas de  
bajo recursos



5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Personas que viven en lugares de  
Bajas Recursos.

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Que El condado nos diga. Mas inversion  
y ayuda para mi Comunidad

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

No hay informacion, ~~nos~~ nos incluyen  
a los residentes ~~de~~ participar. Y no  
hay Inversion. y no nos incluyen  
en estos planes.

8. ¿Qué se puede hacer para sortear estos obstáculos?

Tener union, traer cambio. Y que  
el Condado apoye a estos ~~condados~~  
y otorgue Comunidades

9. Información del participante (opcional):

Nombre: \_\_\_\_\_

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Merced

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Que no ay casas buenas ~~en~~ solo  
en malas condiciones

4. ¿Qué se puede hacer para abordar estos problemas?

Que nos ayuden con casas en buenas  
condiciones y no estén caras

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si donde están las personas de bajos recursos - Los Campesinos

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Solicitar al Condado por medio de encuestas

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

Que no ay demasiada información  
No nos informan

8. ¿Qué se puede hacer para sortear estos obstáculos?

Uninos Para que acepten las propuestas  
que el condado se enfoque en las  
comunidades

9. Información del participante (opcional):

Nombre: Maria Vargas

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

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Fax: (209) 726-1710

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Merced CA 95341

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

mala condiciones muy alta las Rentas  
 y depositos No respetan los derechos

4. ¿Qué se puede hacer para abordar estos problemas?

Salvar nuestros derechos y  
 hacer Juntas informativas



5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

si el sur de merced.

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Unirle.  
Ponerlos en acción  
Pedir ayudas para nuestra area  
Para tener viviendas dignas

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

si gastan fondo en cosas innecesarias  
piden mas requisitos para poder tener  
acceso a las areas mas grandes.

8. ¿Qué se puede hacer para sortear estos obstáculos?

que nos apalten mas para que todo  
merced tenga una vivienda digna  
que eliminen que pidan un seguro social  
para Section 8 que sea oportuno para todos  
excluyendo el estatus migratorio.

9. Información del participante (opcional)

Nombre: Esmeralda Garcia

Organización que representa (si es el caso): PIQE

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

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English:

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1. ¿Usted vive en el condado de Merced?

☒ Sí

☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive?

Merced / Sur de Merced

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Rentas muy altas / muy alta depositos  
no se respetan los derechos del rentero

4. ¿Qué se puede hacer para abordar estos problemas?

reportar / saber nuestros derechos  
que hagan juntas informativas para  
educar a nuestra comunidad



5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Sur de Merced tiene muchas necesidades.

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Unirnos como comunidad / pedir ayuda  
y exigir tener vivienda dignas

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

Si, muchos se basan en estatus migratorios, altos depósitos.

8. ¿Qué se puede hacer para sortear estos obstáculos?

*Housing Element* aboga por las personas que no importando su estatus migratorio.  
(section 8) específicos

9. Información del participante (opcional):

Nombre: Karla Gonzalez

Organización que representa (si es el caso): Pique

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

Karlacasana85@yahoo.com

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1. ¿Usted vive en el condado de Merced?

☒ Sí

☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive?

Merced ca 95341

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

muy altas rentas  
 muy altos depositos  
 condiciones muy malas  
 en las viviendas

4. ¿Qué se puede hacer para abordar estos problemas?

saber nuestros derechos  
 Juntas informativas

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Sor de merced

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

unirnos  
que traigan las ayudas  
para tener viviendas dignas

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

gastan las cosas innecesarias  
piden mas requisitos

8. ¿Qué se puede hacer para sortear estos obstáculos?

que las personas que apollan a estos programas  
no agan discriminacion y aya oportunidad para  
todos sin inportar el status.

9. *Información del participante (opcional):*

Nombre: Analilia Lopez

Organización que representa (si es el caso): Pique

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PS11JXH2>



**Condado de Merced**  
**Encuesta sobre las necesidades de vivienda 2016-2024**

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Envíe las encuestas completas a:

Sandy Saechao, Planner I

Merced County

2222 M St.

Merced, CA 95340

Fax: (209) 726-1710

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Merced

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

no se respetan los derechos del alquiler  
malos estados de departamentos y casas  
Rentas muy caros

4. ¿Qué se puede hacer para abordar estos problemas?

hacer juntas informativas  
para saber nuestros derechos

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

sur de merced

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

que haya viviendas  
dignas  
hacer juntas

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

gastos innecesarios en construir  
cosas que no es vivienda  
para el bien de la comunidad

8. ¿Qué se puede hacer para sortear estos obstáculos?

que eliminen el seguro  
social  
y oportunidades para todos  
sin importar el estatus

9. Información del participante (opcional):

Nombre: Margarita Hernandez

Organización que representa (si es el caso): PIQE

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH7>





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**Merced, CA 95340**

**Fax: (209) 726-1710**

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSIJXH2>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Merced 95341

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

- NO se le respetan los derechos de las gente que rentan.  
- Las Rentas son muy alta

4. ¿Qué se puede hacer para abordar estos problemas?

- ir Reportar  
- ir al condado  
- alzar la voz.



5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

- si
- Sur del merced.

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

- Unirse
- Comunicar a mas gente
- pedir ayuda.
- accion

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

- si gastan los Fondo en cosas innecesarias.
- Piden mas requisitos.

8. ¿Qué se puede hacer para sortear estos obstáculos?

- Unirnos
- que hayan un cambio
- mas Fondo para section 8
- que eliminen y no pidan seguro social
- que no fumen en lugares donde ay niños y que respeten.

9. Información del participante (opcional):

Nombre: Ana Lica Flores

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679C1>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



**Condado de Merced**  
**Encuesta sobre las necesidades de vivienda 2016-2024**

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**2222 M St.**  
**Merced, CA 95340**  
**Fax: (209) 726-1710**

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No
2. Si responde que sí, ¿en qué ciudad/comunidad vive? Merced
3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

muy altas las Rentas

4. ¿Qué se puede hacer para abordar estos problemas?

Reportar Saven sus derechos  
Juntas Informativas

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Sur de Merced

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Unirnos que traigan las ayudas  
Aquí Especial mente para los  
mas pobres.

7. *Housing Element* se centra en el planamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

Si se puede por que gastan los  
Fondos que el Gobierno nos da  
en gastos Inesarios

8. ¿Qué se puede hacer para sortear estos obstáculos?

unirnos como comunidad  
que nos apoyen que eliminen en  
que se pida un Seguro Social no Importando  
el estato Immigration que no aiga mas

9. Información del participante (opcional): discriminacion

Nombre: Leticia Lopez

Organización que representa (si es el caso):

PIQE

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX879C1>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



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Merced, CA 95340  
Fax: (209) 726-1710

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJX112>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Merced CA 95341

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Rentas altas  
No respetan los derechos de los Renteros

4. ¿Qué se puede hacer para abordar estos problemas?

Reportar  
Saber nuestros derechos  
Juntas Informativa

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si el sur de merced

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Unirnos  
traer ayudas

7. *Housing Element* se centra en el planearcimiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

gastan los Fondos  
en cosas innecesaria  
Piden muchos Requisitos

8. ¿Qué se puede hacer para sortear estos obstáculos?

que Nos den mas apoyo  
que Eliminen los seguros sociales  
que aya oportunidad para todos y dependiente  
mente so estatos migratorios

9. Información del participante (opcional):

Nombre: \_\_\_\_\_

Organización que representa (si es el caso): PIQE

Correo electrónico (si desee recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

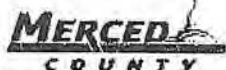
English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>





**Condado de Merced**  
**Encuesta sobre las necesidades de vivienda 2016-2024**

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**Merced County**

**2222 M St.**

**Merced, CA 95340**

**Fax: (209) 726-1710**

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Merced, City.

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Rentas costosas.  
Las condiciones de las casas no son  
óptimas para ser habitadas con seguridad.

4. ¿Qué se puede hacer para abordar estos problemas?

Reportar al arrendador que incurre en  
delito.



5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Sí.

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Dar a conocerlo a los departamentos  
aee correspondientes.

Mantener supervisión de los inmue-  
bles que se rentan, de manera cons-  
tante para mantenerlos en óptimas  
condiciones.

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

La disponibilidad de el condado para  
invertir y contribuir con bajos impues-  
tos

8. ¿Qué se puede hacer para sortear estos obstáculos?

Ofrecer incentivos para nuevos  
compradores.

9. Información del participante (opcional):

Nombre: \_\_\_\_\_

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679C1>

Spanish:

<https://www.surveymonkey.com/r/P5HJXH7>



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Sandy Saechao, Planner I

Merced County

2222 M St.

Merced, CA 95340

Fax: (209) 726-1710

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Suy. Merced

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Las Calles el Pavimento es muy malo,  
las Rentas muy altas, y los derechos a sus  
Renteros, las casas estan en muy mal estado.

4. ¿Qué se puede hacer para abordar estos problemas?

Reportar al alendador

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Sur de merced

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Unirnos Todos Para que escuchen la voz  
y Traer las ayudas, Para Todos

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

Si Por que el dinero se va Para otro lado

8. ¿Qué se puede hacer para sortear estos obstáculos?

Que las Personas que Toman esas  
decisiones, sepan Para donde se dirige el dinero  
Que no pidan Seguro social Para la  
seccion 8, y que haga oportunidad Para Todos

9. Información del participante (opcional):

Nombre: Esperanza

Organización que representa (si es el caso): PLTI

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

Esperanza Elias 43@gmail.com

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



**Condado de Merced**  
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Merced, CA 95340  
Fax: (209) 726-1710

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No
2. Si responde que sí, ¿en qué ciudad/comunidad vive? merced 95341
3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?  

Nose respeta a los rentadores,  
la renta esta muy alto.  
Las casas estan en males condiciones
4. ¿Qué se puede hacer para abordar estos problemas?  

Saber sus derechos  
Juntas informativas

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si Sur de merced

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Union para toda la comunidad.

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

En estatus migratorios.

8. ¿Qué se puede hacer para sortear estos obstáculos?

unirnos para que apoyen para que todos vivan bien, que aboguen por los que no tienen Seguro Social.

9. Información del participante (opcional):

Nombre: \_\_\_\_\_

Organización que representa (si es el caso): PIQE

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSIUXH2>



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Merced, CA 95340

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Merced CA 95340

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Renta Altas  
Y no los Respetan

4. ¿Qué se puede hacer para abordar estos problemas?

1. Saber nuestro derechos  
Juntos



5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si sur de merced

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Unirse y pedir y Acción  
Para tener viviendas seguras

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

Gostan los Fondos en cosas  
eneseos/as

8. ¿Qué se puede hacer para sortear estos obstáculos?

que nos Apoyen  
y  
que no pidan seguro social  
y que no quemen en adonde ay niños

9. Información del participante (opcional):

Nombre: Reyna Leonides

Organización que representa (si es el caso): PIQE

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



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**Envíe las encuestas completas a:**

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**2222 M St.**  
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**Fax: (209) 726-1710**

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Merced CA 95341

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Las Rentas Muy caras  
 los depósitos caros  
 No respetan los derechos a los Renteros

4. ¿Qué se puede hacer para abordar estos problemas?

Reportar  
 ir a Housing Element  
 a ser Juntas informativas



**Condado de Merced**  
**Encuesta sobre las necesidades de vivienda 2016-2024**

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**Fax: (209) 726-1710**

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Delhi Ca

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

No hay parques de recreación,  
Ineficiente vigilancia, de parte de las  
autoridades del Condado y lo necesitamos.

4. ¿Qué se puede hacer para abordar estos problemas?

Que la autoridades pongan más atención  
en lo que el Pueblo ocupa.



5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si ellos quisieran resolver los problemas se darían tiempo de venir a ver los problemas que hay para darles una solución.

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Arreglar calles y banquetas y señalamiento de las calles, sobre todo especialmente para las personas discapacitadas.

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

No hay, pero si los hubiera ustedes se darían cuenta si vinieran a chequear el pueblo.

8. ¿Qué se puede hacer para sortear estos obstáculos?

pues corregirlos.

9. Información del participante (opcional):

Nombre: Anastacio Gonzalez 16338 Dogwood Ct.

Delhi, CA. 95315. 1-25-2016

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



**Condado de Merced**  
**Encuesta sobre las necesidades de vivienda 2016-2024**

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**Envíe las encuestas completas a:**  
**Sandy Saechao, Planner I**  
**Merced County**  
**2222 M St.**  
**Merced, CA 95340**  
**Fax: (209) 726-1710**

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Delhi, CA. 95315

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Que se Construyan Apartamentos de Bajas  
Ingresos y Camaras de Seguridad. en el Pueblo,  
el Pueblo de Delhi, CA 95315.

4. ¿Qué se puede hacer para abordar estos problemas?

Que se designe un Alcalde "MAYOR"  
Para el Pueblo de Delhi, CA. 95315.  
Para que este Protejido. Y se desarrolle  
Delhi, CA. 95315

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

NO HAY Alumbramiento de luces en el Pueblo  
MAS Vigilancia de Policia Porque siempre esta cerrada la  
Oficina de Policia. ATENCION MAS Vigilancia. "Policia"

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Que dese el Condado de Merced Que Entren Compañias  
a Construir mas Casas y Apartamentos.  
Para que tambien Se levanten Mas Negocios,  
y se desarrolle el Pueblo de Delhi, CA. 95315.

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

NO Hay Obstaculos. Es Necesario que la gente  
que ya vive en el Pueblo de Delhi tenga el  
Los Servicios de MAYOR Necesidad; Muy Importante  
arreglar las Banquetas, Calles; Para que no se vea  
Pueblo Abandonado.

8. ¿Qué se puede hacer para sortear estos obstáculos?

Que el Dinero quede el Estado de California  
el Condado de Merced; Arregle el Pueblo y el  
Dinero no se quede Guardado en las bolsas de los  
Diligentes de la Ciudad de Merced El Pueblo de  
Delhi, CA. 95315. ESTA OLVIDADO.

9. Información del participante (opcional):

Nombre: \_\_\_\_\_

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

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Spanish:

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Delhi, CA. 95315.

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Yo soy la Sra. Maria Rojas. Y en mi comunidad  
Faltan banquetas especialmente en la Dirección  
en que vivo; 1631 Delhi, Av. Delhi CA. 95315.  
Poner atención en mi voz de Atención.

4. ¿Qué se puede hacer para abordar estos problemas?

Que el Gobierno del Condado de Merced.  
Pongan el Dinero a mi Pueblo de Delhi, CA.  
Para Mejorar La Economía Que otras  
Compañías Pongan Negocios.

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Mi Pueblo de Delhi. que no tiene Casas de bajos Recursos Para la Gente que trabaja en el Campo.

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Que el Condado de Merced Ponga el Dinero Que da el Gobierno Federal Para las Ciudades y Pueblos no Incorporados y se Desarrollen como las Ciudades Grandes.

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

No Hay obstaculos Porque lo que se necesita Que el Condado de Merced de el Permiso de Construir. Nuevas Viviendas.

8. ¿Qué se puede hacer para sortear estos obstáculos?

Que se Ponga Atencion a las Necesidades especialmente A los Pueblos no incorporados. Mi voz es especialmente Para mi Pueblo en el que yo vivo. Delhi, CA. 95315.

9. Información del participante (opcional):

Nombre: MARIA Rojas. cell-530-386-3069.

Maria Rojas

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

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Spanish:

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Delhi, CA 95315

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

NO HAY VIVIENDAS DE BAJOS RECURSOS  
NO HAY APARTAMENTOS DE BAJOS RECURSOS  
PARA LA GENTE de 60 años y de MAS  
EDAD.

4. ¿Qué se puede hacer para abordar estos problemas?

Que Nos Escuche el Condado de Merced Que  
Rige el Poder Legislativo de la Ciudad de  
MERCED.  
El Pueblo de Delhi, CA 95315. NO Está  
Incorporado y no lo toman en Cuenta.

Atención Nota MUY Especial.  
Quiero que se tome en Cuenta mi Petición.

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Faltan Banquetas, Caminos Para los niños que usan bicicletas Para ir a la Escuela. y Luces en el Pueblo. Y MAS TRANSPORTE ACTIVO.

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Tener Consideración con la Gente que tiene Bajas Recursos Economicos, Porque el costo de vivienda cada año Aumentan es Más difícil Para cada Hogar pagar sus Billes de la necesidad de usar Luz - Gas - Agua.

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

1 NO Hay Obstaculos. Porque el Gobierno del Estado de California Pone el Dinero Para que sea Distribuido y Administrado Para Cada Condado. y la Administración del Condado de Merced. CA. Deben Tomar los Pueblos No Incorporados, en su Administración con el Dinero.

8. ¿Qué se puede hacer para sortear estos obstáculos?

Solamente Tomar en Cuenta a la Gente de las Ciudades y Pueblos NO Incorporados; Para el desarrollo Economico de la gente de los Pueblos, y así no tengan que ir hacer sus Compras a otras Ciudades Que tienen Todo.

9. Información del participante (opcional):

Nombre: Rosa María Cosío date 1-22-2016.

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): rosamaryoga1960@gmail.  
com

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>

1-25-2016



**Condado de Merced**  
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**2222 M St.**  
**Merced, CA 95340**  
**Fax: (209) 726-1710**

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? NOVIJUEVA 16361 SILKWOOD  
DELHI, CA. 95315.

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Necesitamos que se construyan casas de bajos ingresos y apartamentos de bajos ingresos. Mucha gente no puede comprar casas. Se necesitan programas que ayuden a la gente a vivir cómodamente.

4. ¿Qué se puede hacer para abordar estos problemas?

El Condado de Merced tiene la responsabilidad de ver que hay pueblos no incorporados y están olvidados por el Comité de Merced CA. Por favor poner atención.

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Hay Calles en el Pueblo de Delhi, CA. que no tiene Calles Pavimentadas.

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Por medio de estas Cartas estamos Poniendo nuestra VOZ en ALTO Que nos Escuchen y Actuen el Condado de Merced Somos un Pueblo Olvidado Por el Condado de Merced.

7. Housing Element se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

Los obstáculos son ustedes; Que no dan el Permiso para que se Contruyan más Viviendas, Porque los Pueblos tienen que Desarrollarse, Porque la Juventud y la Niñez tienen que tener un Futuro Seguro. Para su Vida.

8. ¿Qué se puede hacer para sortear estos obstáculos?

Tomar en Cuenta que este País Fue Creado Para que Todos Tuviéramos las mismas Oportunidades; Con sus Derechos Para Cada Ciudadano o Inmigrante.

9. Información del participante (opcional):

Nombre: Blanca L. Lozano Davila 1-25-2016

Organización que representa (si es el caso): Soy Padre líder de mi Comunidad Delhi, CA 95315.

Correo electrónico (si desea recibir notificaciones sobre Housing Element):

Casablanca17@yahoo.com

Casablanca@yahoo.com

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>





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Envíe las encuestas completas a:

Sandy Sacchao, Planner I  
Merced County  
2222 M St.  
Merced, CA 95340  
Fax: (209) 726-1710

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Planada

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

noay casas en buenas condiciones

4. ¿Qué se puede hacer para abordar estos problemas?

Ablar con el condado  
que agan casas de bajos en  
precios

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Ablar con el Condado

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

Falta de Fondos

8. ¿Qué se puede hacer para sortear estos obstáculos?

unirnos y que el Condado  
nos escuche

9. Información del participante (opcional):

Nombre: \_\_\_\_\_

Organización que representa (si es el caso): PIQE

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

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Spanish:

<https://www.surveymonkey.com/r/PSHIXH2>



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**Merced, CA 95340**  
**Fax: (209) 726-1710**

*La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>*

1. ¿Usted vive en el condado de Merced?



Sí

☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive?

Planado

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Los precios.

4. ¿Qué se puede hacer para abordar estos problemas?

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

hablar con el condado a la ciudad

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

falta de fondos

8. ¿Qué se puede hacer para sortar estos obstáculos?

Unidos, hacer programas

9. Información del participante (opcional):

Nombre: \_\_\_\_\_

Organización que representa (si es el caso): PIQE

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJX112>



## Condado de Merced

### Encuesta sobre las necesidades de vivienda 2016-2024

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Sandy Saechao, Planner I  
Merced County  
2222 M St.  
Merced, CA 95340  
Fax: (209) 726-1710

La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSIJX112>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? LEGAN

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

noa: TANTAS CASAS  
la RENTA esta Muí cara  
noa: casas en buenas condiciones  
noia casas de bajos ingresos

4. ¿Qué se puede hacer para abordar estos problemas?

ablar con el condado  
que aya regulaciones  
que revisen las casas porque  
abeses a: se lique el agua  
los techos de la casas

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si aki en Legran

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

ablar con el condado  
que Reunan con nosotros

7. *Housing Element* se centra en el planamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

Por falta de fondos

8. ¿Qué se puede hacer para sortear estos obstáculos?

unirnos a ser Petisiones  
que el condado nos escuche

9. Información del participante (opcional):

Nombre: Maria Yolanda Soto Camacho

Organización que representa (si es el caso): Piqe

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>





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**Merced County**

**2222 M St.**

**Merced, CA 95340**

**Fax: (209) 726-1710**

*La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>*

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Planada Ca.

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

*Que las tax/5 subieran mucho  
casas en buenas condiciones*

4. ¿Qué se puede hacer para abordar estos problemas?

*Reducir con el Condado  
casas de bajos ingresos*

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

si

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

hablar con el Casador  
y reunirse con la gente

7. Housing Element se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

falta de fondos  
No Poder Pagar  
Porque o que

8. ¿Qué se puede hacer para sortear estos obstáculos?

Unirnos peticiones escuchar  
de Ambos Casos

9. Información del participante (opcional):

Nombre: Maria Elena Soto

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre Housing Element): \_\_\_\_\_

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La encuesta también está disponible en línea: <https://www.surveymonkey.com/r/PSHJXH2>

1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Planader

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Que cuenten con todos los servicios

4. ¿Qué se puede hacer para abordar estos problemas?

que haya inspecciones  
que haya casas de bajas ingresos

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Planearlos

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

hablar con el condado

7. *Housing Element* se centra en el planeamiento para que haya viviendas asquibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asquibles?

Falta de fondos

8. ¿Qué se puede hacer para sortar estos obstáculos?

Unirnos y hacer peticiones

9. Información del participante (opcional):

Nombre: Claudia Bernal

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



**Condado de Merced**  
**Encuesta sobre las necesidades de vivienda 2016-2024**

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**Envíe las encuestas completas a:**

**Sandy Saechao, Planner I**  
**Merced County**  
**2222 M St.**  
**Merced, CA 95340**  
**Fax: (209) 726-1710**

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1. ¿Usted vive en el condado de Merced?



Si

☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive? Planada cal

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

MUY caras las rentas

4. ¿Qué se puede hacer para abordar estos problemas?

ablar con el condado

que crea regulaciones

que agoran cosas de bajos ingresos

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Planado Si

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

ablar con el condado  
y que se rean con nosotros

7. Housing Element se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

No falta de fondos

8. ¿Qué se puede hacer para sortear estos obstáculos?

unirlos y que el condado  
los escuche

9. Información del participante (opcional):

Nombre: Dorinda Ibra

Organización que representa (si es el caso):

Correo electrónico (si desea recibir notificaciones sobre Housing Element):

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>





**Condado de Merced**  
**Encuesta sobre las necesidades de vivienda 2016-2024**

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**Fax: (209) 726-1710**

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1. ¿Usted vive en el condado de Merced?



Si

☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive?

Planada

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

NO tiene un mantenimiento

4. ¿Qué se puede hacer para abordar estos problemas?

Problema  
oblando con el condado para mejorar

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

SI

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

trabajar con el condado para mejorar  
las necesidades

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

si hay falta de vivienda y  
de presupuesto

8. ¿Qué se puede hacer para sortear estos obstáculos?

que alguien nos escuche  
con mucha atención

9. Información del participante (opcional):

Nombre: Oralia Osceguera

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): \_\_\_\_\_

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSH/XH2>



**Condado de Merced**  
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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No
2. Si responde que sí, ¿en qué ciudad/comunidad vive? Planada Ca.
3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

Las viviendas son muy viejas y en malas condiciones, no son aptables, saludables para los niños

4. ¿Qué se puede hacer para abordar estos problemas?

Ayuda para rehabilitarlas, las casas antiguas

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si, en Planada si existen.

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Revisiones, constantes a arrendatarios privados  
Hablar con el condado

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

falta de fondos

8. ¿Qué se puede hacer para sortear estos obstáculos?

Unirnos, Crear Peticiones

9. Información del participante (opcional):

Nombre: Cecilia Birrueta

Organización que representa (si es el caso): Moderadora del Cambio

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

C. birrueta12@gmail.com

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



## Condado de Merced

### Encuesta sobre las necesidades de vivienda 2016-2024

*Housing Element* (elemento de vivienda) es un plan para satisfacer las necesidades de vivienda existentes y futuras de todos los sectores económicos de la ciudad. Esta encuesta es una oportunidad para que usted comparta su opinión sobre los problemas y las necesidades de vivienda en el condado de Merced. Las respuestas se recolectarán hasta el 1 de febrero de 2016 y serán incluidas en la *Housing Element*. Responda la mayor cantidad de preguntas que desee. Para obtener más información sobre *Housing Element*, llame a la *Planning and Community Development Department* (oficina de Planeamiento y Desarrollo Comunitario) del condado de Merced al (209) 385-7654, interno 4163.

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Fax: (209) 726-1710

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1. ¿Usted vive en el condado de Merced? ☒ Sí ☐ No
2. Si responde que sí, ¿en qué ciudad/comunidad vive? Plattsburgh
3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?  

Las casas son muy viejas y están en malas condiciones para vivir y caras las rentas, necesitamos casa de bajos ingresos con intención de compra no de venta y tener su propia casa
4. ¿Qué se puede hacer para abordar estos problemas?  

Abitar con el inquilino

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Sí aquí en Planada

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Hablar con el condado

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

Falta de fondos

8. ¿Qué se puede hacer para sortear estos obstáculos?

Unirnos y hacer peticiones y  
que nos escuchen

9. Información del participante (opcional):

Nombre: Planada

Organización que representa (si es el caso): \_\_\_\_\_

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*): no

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSH1XH2>





**Condado de Merced**  
**Encuesta sobre las necesidades de vivienda 2016-2024**

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**2222 M St.**  
**Merced, CA 95340**  
**Fax: (209) 726-1710**

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1. ¿Usted vive en el condado de Merced?



☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive?

PLANADA

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

TAXES de CASAS interezan casas  
 no estan Acondicionadas o casas  
 BIEJAS. necesitamos Casas - nuevas

4. ¿Qué se puede hacer para abordar estos problemas?

hablar con el condado y darle  
 el problema y tambien hagan CASAS  
 de Bajos Ingresos

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si en planada hay problemas

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

hablar con el condado y  
que se Junten con nosotros

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

~~por~~ si hay obstáculos como  
Falta de Fondos

8. ¿Qué se puede hacer para sortear estos obstáculos?

unirnos y hacer peticiones al  
condado y que se Junten con  
nosotros.

9. Información del participante (opcional):

Nombre: Yolanda Rangel

Organización que representa (si es el caso): Pique

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSH1XH2>



**Condado de Merced**  
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**Fax: (209) 726-1710**

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1. ¿Usted vive en el condado de Merced?

☒ Sí

☐ No

2. Si responde que sí, ¿en qué ciudad/comunidad vive?

Planada Cer.

3. ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

- La Renta muy cara  
 - Los taxis están muy altos  
 - No muy suficientes casas de Renta  
 -

4. ¿Qué se puede hacer para abordar estos problemas?

- Hablar con el condado  
 - Que regulaciones a rentatarios  
 y del gobierno que este al  
 alcance de nuestros ingresos.

Ya que cobran muy caro  
 - haya casas de bajos ingresos.

5. ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si

6. ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

- Hablar con el Condado  
y el gobierno  
y reunirnos

7. *Housing Element* se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

- Falta de Fondos.

8. ¿Qué se puede hacer para sortear estos obstáculos?

- Unirnos y hacer peticiones  
para que el Condado nos  
escuche.

9. Información del participante (opcional):

Nombre:

Carolina Arce

Organización que representa (si es el caso):

PIQE

Correo electrónico (si desea recibir notificaciones sobre *Housing Element*):

Carce@42517

@gmail.com

Online surveys can be found at:

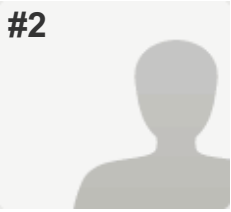
English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSH1XH2>

#2



COMPLETE

Started: Friday, January  
29, 2016 2:00:57 P M

PAGE 1

Q1: ¿Usted vive en el condado de Merced?

Sí

Q2: Si responde que sí, ¿en qué ciudad/comunidad vive?

Delhi

Q3: ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?

No hay suficiente vivienda para familias de bajos ingresos

Q4: ¿Qué se puede hacer para abordar estos problemas?

Que el condado tome accion referente a vivienda de bajos ingresos

Q5: ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?

Si

Q6: ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?

Hacer programas para familias de bajos ingresos

Q7: Housing Element se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?

Si creo porque no hay suficiente vivienda de bajos ingresos

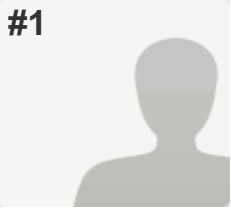
Q8: ¿Qué se puede hacer para sortear estos obstáculos?

Tomar en cuenta la opinión de las familias para que halla vivienda

Q9: Información del participante (opcional):

Nombre

#1



**COMPLETE**

**Started:** Thursday, January 21, 2016

PAGE 1

**Q1: ¿Usted vive en el condado de Merced?**

Sí

**Q2: Si responde que sí, ¿en qué ciudad/comunidad vive?**

Ciudad de Merced, zona centro

**Q3: ¿Cuáles son los mayores problemas de vivienda en su comunidad o en todo el condado?**

Falta vivienda para los homeless

**Q4: ¿Qué se puede hacer para abordar estos problemas?**

Identificar casas y edificios abandonados o vacantes que puedan servir para alojarlos.

**Q5: ¿Hay sectores específicos de la población que no tienen resueltas sus necesidades de vivienda?**

Homeless

**Q6: ¿Qué se puede hacer para ayudar a satisfacer dichas necesidades de vivienda?**

*Respondent skipped this question*

**Q7: Housing Element se centra en el planeamiento para que haya viviendas asequibles. ¿Usted cree que hay obstáculos específicos en el condado que impidan construir las viviendas asequibles?**

La economía, faltan trabajos con buena paga.

**Q8: ¿Qué se puede hacer para sortear estos obstáculos?**

Mejorar la educacion y traer mas companias que proveean difereentes niveles de empleo para el publico y la gente joven.

**Q9: Información del participante (opcional):**

*Respondent skipped this question*





## Merced County 2016-2024 Housing Element Survey

The Housing Element is a plan to meet the existing and projected housing needs of all economic segments of the community. This survey is an opportunity for you to share your views on housing issues and needs in Merced County. Responses will be collected until February 1, 2016 and included in the Housing Element. Please answer as many of the following questions as you would like. For more information on the Housing Element, please call the Merced County Planning & Community Development Department at (209) 385-7654 ext. 4163.

**Please return completed surveys to:**

**Sandy Saechao, Planner I  
Merced County  
2222 M St.  
Merced, CA 95340  
Fax: (209) 726-1710**

1. Do you live in Merced County? ☒ Yes ☐ No

2. If "yes", which city/community do you live in? MERCED

3. What are the major housing issues in your community or countywide?

LOW COST RENTALS BRING AN ELEMENT OF CRIME

4. What can be done to address these issues?

STOP PROVIDING SO MUCH ASSISTANCE FOR LOW INCOME PEOPLE. REQUIRE WORK PROTECTION AND DRUG TESTING TO RECEIVE ANY ASSISTANCE.

5. Are there specific segments of the population whose housing needs are not being met?

NO

6. What can be done to help meet these housing needs?

STOP BUILDING HOUSES FOR THE MASSES.

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

NO, AND IT NEEDS TO STOP.

8. What can be done to address these barriers?

HELP THE PEOPLE WHO WANT TO BE HELPED AND WHO HELP THEMSELVES.

9. *Participant Information (Optional):*

Name: JOSH RANDOL

Organization you represent (if applicable): N/A

Email address (if you'd like to receive notifications about the Housing Element): N/A

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



## Merced County 2016-2024 Housing Element Survey

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Merced County  
2222 M St.  
Merced, CA 95340  
Fax: (209) 726-1710**

1. Do you live in Merced County? ☒ Yes ☐ No

2. If "yes", which city/community do you live in? Snelling

3. What are the major housing issues in your community or countywide?

lack of decent affordable housing. There are no multi family buildings in Snelling. they would serve the young families and farmworker population well.

4. What can be done to address these issues?

not sure

5. Are there specific segments of the population whose housing needs are not being met?

young families  
farm workers

6. What can be done to help meet these housing needs?

USDA funding combined with private funds

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

adequate sewer & water

8. What can be done to address these barriers?

Work with the community to learn their perspective

9. Participant Information (Optional):

Name: \_\_\_\_\_

Organization you represent (if applicable): \_\_\_\_\_

Email address (if you'd like to receive notifications about the Housing Element): \_\_\_\_\_

Online surveys can be found at:

English:

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Merced County  
2222 M St.  
Merced, CA 95340  
Fax: (209) 726-1710

1. Do you live in Merced County? ☒ Yes ☐ No

2. If "yes", which city/community do you live in? Le Grand

3. What are the major housing issues in your community or countywide?

Seniors ages 55 or 60 above need housing affordable apts. Many live with their childrens families - a Senior Citizen complex would be much used

4. What can be done to address these issues?

Got to 50+ Club meeting - talk to people - for info

5. Are there specific segments of the population whose housing needs are not being met?

Yes Seniors, there are no apts or complex in town for them -

6. What can be done to help meet these housing needs?

Build Senior apts, for people with  
60 yrs and above gated Apts - recreation  
room  
game room  
1 bedroom & two bedroom only -

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

Yes water well problems, Has to be  
for low income seniors or a % of low  
income can live there. Many seniors are having to move  
to other towns they are selling there homes to move

8. What can be done to address these barriers?

get Gov funds to make it possible - But  
first community need better water wells -

9. Participant Information (Optional):

Name:

Bessie Castillo

Organization you represent (if applicable):

Email address (if you'd like to receive notifications about the Housing Element):

Besslu2000@aol.com

I know of two lady's who  
sold thier homes and moved one (Lucille)  
to Aitwater senior housing, And other  
Mary Elizabeth to Madera senior housing  
both went to Le Grand church with me, they  
moved to be by other seniors, Cause there home  
were to big &.





1-25-16

**Merced County**  
**2016-2024 Housing Element Survey**

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**Merced, CA 95340**  
**Fax: (209) 726-1710**

1. Do you live in Merced County? ☒ Yes ☐ No

2. If "yes", which city/community do you live in? Delhi

3. What are the major housing issues in your community or countywide?

More houses for low income  
More sidewalk, more security  
More Jobs, More program counseling

4. What can be done to address these issues?

More visit from Merced County  
So they can see effect that we  
need help for better community.  
and safety.

5. Are there specific segments of the population whose housing needs are not being met?

Like I say I mention Delhi need  
progress. please come visit Delhi

6. What can be done to help meet these housing needs?

We know that there is fund of money we need this in action to respond quickly to be use in Delhi

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

To allowed company to build new homes in Delhi for low income and apartments. Also for seniors.

8. What can be done to address these barriers?

Announcement by Mail also can be send by student by school the report that what's going on. Please do this quick. we been waiting for very long time.

9. Participant Information (Optional):

Name: [Signature]

Organization you represent (if applicable): N/A

Email address (if you'd like to receive notifications about the Housing Element): N/A

Online surveys can be found at:

English:

<https://www.surveymonkey.com/r/MX679CL>

Spanish:

<https://www.surveymonkey.com/r/PSHJXH2>



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**Please return completed surveys to:**

**Sandy Saechao, Planner I**  
Merced County  
2222 M St.  
Merced, CA 95340  
Fax: (209) 726-1710

1. Do you live in Merced County?

☒ Yes

☐ No

2. If "yes", which city/community do you live in?

Delhi CA. 95315

3. What are the major housing issues in your community or countywide?

10167 Flower St Delhi CA. 95315 more security  
in delhi area due to Robberys and vandalism

4. What can be done to address these issues?

We need more surveillance in delhi.

5. Are there specific segments of the population whose housing needs are not being met? *yes*

neighbor be having the same problem  
they don't feel safe living there home  
to go to work.

6. What can be done to help meet these housing needs?

help the people feel more secure. and more light Post throughout the outscorts.

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

I live in affordable housing, there is no barriers.

8. What can be done to address these barriers?

there is no barriers, but we also need more Police Patrol and Surveillance cameras. if no Patrol.

9. Participant Information (Optional):

Name: Saul Antonio Gonzalez

Organization you represent (if applicable): \_\_\_\_\_

Email address (if you'd like to receive notifications about the Housing Element): I want my petition to be heard; for all the vandalism in Delhi CA. 95315. part of Merced County

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2222 M St.  
Merced, CA 95340  
Fax: (209) 726-1710

Hayde Sanchez

16361

Silkwood Ct

Delhi CA 95315

1. Do you live in Merced County? ☒ Yes ☐ No

2. If "yes", which city/community do you live in? Delhi California Merced County

3. What are the major housing issues in your community or countywide?

That we need landmark for blind - Safety for Seniors to walk on side walk and Students from Schools. More security camera such as Shank, Stephanie St. on four stop. Jobs, Stores Market? More income low housing. More teachers or helpers, Program.

4. What can be done to address these issues?

That there is money and we need to fix this problem as soon as possible. If there not enough fund then as people do taxes to take a few percent? The money that already there to use it wisely.

5. Are there specific segments of the population whose housing needs are not being met?

Delhi California Sent I am resident. We need more apartment for low income and more for seniors. We need safety sidewalk for children and adult. And disability. Delhi and other small town such as Planada, Dos Palos, ect need help to improve transportation, home, road ect.

6. What can be done to help meet these housing needs?

~~Have~~ Have meeting and discuss, And get to the point. Do announcement for community to get involved do such as send information to parents to their kids from school what the country and what the people opinion would like to be

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

Right now like Delhi No. we do have two apartment, and one seniors home? But Delhi have lot of space land that can build. Would be nice to do program for children w/ special need, or program that help them in study or

8. What can be done to address these barriers? Canceled,

Get into action, Instead just talk let get the movement going the progress is like science how to light a fire on a paper? we need paper, a glass, a sun to hit the light all of this work together in unity to go the fire to happen. We need to be together so the conclusion can end and result to be that we can resolve the need to make a better community. we all pay home taxes.

9. Participant Information (Optional):

Name: Hayde Sanchez

Organization you represent (if applicable): Leander Parents Institute, Merced

County, Delhi M.A.C. program, Deaf and Hard of Hearing, Merced & Fresno

Email address (if you'd like to receive notifications about the Housing Element): \_\_\_\_\_

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Please return completed surveys to:

Sandy Saechao, Planner I

Merced County

2222 M St.

Merced, CA 95340

Fax: (209) 726-1710

1. Do you live in Merced County? ☒ Yes ☐ No

2. If "yes", which city/community do you live in? 9700 Gordon<sup>rd</sup> Delhi ca

3. What are the major housing issues in your community or countywide?

Our community needs more side walks for our children; and our streets to be repaired also gated communities for safety and less robbery. More business for job opportunities.

4. What can be done to address these issues?

The State needs to manage more wisely the funds or do more fundraisers and visit the communities with more surveys on what the city feels they need.

5. Are there specific segments of the population whose housing needs are not being met?

yes. Most houses are not affordable and there is no employment for this city. Gated low income homes would we meeting these needs.

6. What can be done to help meet these housing needs?

Move employment in the city to afford the rents and Gated communities that are based on income.

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

No I see no barriers there is plenty of fields where homes and buildings for jobs can be built.

8. What can be done to address these barriers?

More employment and low income homes.

9. Participant Information (Optional):

Name: Judy Melgoza please hear our needs the government to provide for our cities.

Organization you represent (if applicable): \_\_\_\_\_

Email address (if you'd like to receive notifications about the Housing Element): \_\_\_\_\_

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Spanish:

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Any questions  
call 209 202 1469



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Merced County  
2222 M St.  
Merced, CA 95340  
Fax: (209) 726-1710**

1. Do you live in Merced County? ☒ Yes ☐ No

2. If "yes", which city/community do you live in? Planada

3. What are the major housing issues in your community or countywide?

water

4. What can be done to address these issues?

start saving water instead of wasting it

5. Are there specific segments of the population whose housing needs are not being met?



6. What can be done to help meet these housing needs?

participate in town meeting

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

qualifying for  
affordable payment

8. What can be done to address these barriers?

get the people have jobs

9. Participant Information (Optional):

Name: ERNIE VASAUGZ

Organization you represent (if applicable): \_\_\_\_\_

Email address (if you'd like to receive notifications about the Housing Element): \_\_\_\_\_

\_\_\_\_\_



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**2222 M St.**  
**Merced, CA 95340**  
**Fax: (209) 726-1710**

1. Do you live in Merced County? ☒ Yes ☐ No

2. If "yes", which city/community do you live in? Planada, Ca 95365

3. What are the major housing issues in your community or countywide?

Deposit is kind of high, make deposit more affordable.  
Energy efficient homes. Solar Panels, Dead Pigeon  
windows.

4. What can be done to address these issues?

Build one energy efficient home for show,  
so people can see the difference in the houses.

5. Are there specific segments of the population whose housing needs are not being met?

6. What can be done to help meet these housing needs?

Get businesses to invest in homes with their products... such as energy saving lights, windows solar panels heating and air conditioners.

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

By building energy efficient homes

8. What can be done to address these barriers?

Use the latest state of the art, to build homes

9. Participant Information (Optional):

Name: Manuel Lopez Alvarez

Organization you represent (if applicable): \_\_\_\_\_

Email address (if you'd like to receive notifications about the Housing Element): Manuel

Lopez Alvarez@gmail.com





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**Merced County**

**2222 M St.**

**Merced, CA 95340**

**Fax: (209) 726-1710**

1. Do you live in Merced County?

☒ Yes

☐ No

2. If "yes", which city/community do you live in?

Planada

3. What are the major housing issues in your community or countywide?

Abandoned houses, or just broke down houses that people vandalize

4. What can be done to address these issues?

Maybe fixing up the houses for low-income families that need emergency help.

5. Are there specific segments of the population whose housing needs are not being met?

6. What can be done to help meet these housing needs?

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

Not really I'm sure it will be done  
in the right way

8. What can be done to address these barriers?

N/A

9. *Participant Information (Optional):*

Name: Alicia Kelley

Organization you represent (if applicable): \_\_\_\_\_

Email address (if you'd like to receive notifications about the Housing Element): \_\_\_\_\_

Amnez2015@gmail.com



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1. Do you live in Merced County?

☒ Yes

☐ No

2. If "yes", which city/community do you live in?

*Planada*

3. What are the major housing issues in your community or countywide?

*affordable & size suitable for disabled renters*

4. What can be done to address these issues?

*bring down the rent cap & if building or financing individual or private owners, then support smaller homes/apts -*

5. Are there specific segments of the population whose housing needs are not being met?

*disabled or handicapped, single parents*

6. What can be done to help meet these housing needs?

Build to suit

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

allow more lenency on application

8. What can be done to address these barriers?

see above

9. Participant Information (Optional):

Name:

Leila O'Hara Sanchez

Organization you represent (if applicable):

Email address (if you'd like to receive notifications about the Housing Element):





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Merced, CA 95340  
Fax: (209) 726-1710

1. Do you live in Merced County? ☒ Yes ☐ No

2. If "yes", which city/community do you live in? Planada

3. What are the major housing issues in your community or countywide?

not enough housing for homeless and Farmers  
Farmworkers low income residence

4. What can be done to address these issues?

Build Affordable houses and Apartments

5. Are there specific segments of the population whose housing needs are not being met?

Homeless Farmworkers and low income  
residence

6. What can be done to help meet these housing needs?

more investments in community

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

Not ~~en~~ enough Attention focused on Small communities

8. What can be done to address these barriers?

focus on smaller communities

9. Participant Information (Optional):

Name: Erik Alvarez

Organization you represent (if applicable): \_\_\_\_\_

Email address (if you'd like to receive notifications about the Housing Element): \_\_\_\_\_

\_\_\_\_\_





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2222 M St.  
Merced, CA 95340  
Fax: (209) 726-1710**

1. Do you live in Merced County? ☒ Yes ☐ No

2. If "yes", which city/community do you live in? Planada

3. What are the major housing issues in your community or countywide?

Structure Problems, Location Issues,

4. What can be done to address these issues?

Better Investments bigger Homes.

5. Are there specific segments of the population whose housing needs are not being met?

Low income homes, better accessible homes.

6. What can be done to help meet these housing needs?

help people afford homes they can live in

7. There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?

Not enough houses being built instead of low income homes

8. What can be done to address these barriers?

Need to invest in these low income communities

9. Participant Information (Optional):

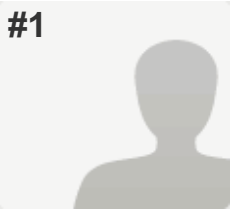
Name: Robert Martinez

Organization you represent (if applicable):

Email address (if you'd like to receive notifications about the Housing Element):

bet4209@gmail.com

#1



**COMPLETE**

**Started:** Wednesday,  
December 30, 2015

PAGE 1

**Q1: Do you live in Merced County?**

Yes

**Q2: If "yes", which city/community do you live in?**

planada

**Q3: What are the major housing issues in your community or countywide?**

affordable housing

**Q4: What can be done to address these issues?**

*Respondent skipped this question*

**Q5: Are there specific segments of the population whose housing needs are not being met?**

*Respondent skipped this question*

**Q6: What can be done to help meet these housing needs?**

low income housing

**Q7: There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?**

safety and safe routes to school

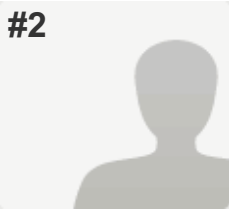
**Q8: What can be done to address these barriers?**

improve walking areas, lighting

**Q9: Participant Information (Optional):**

*Respondent skipped this question*

#2



**COMPLETE**

**Started:** Thursday, December 31, 2015

PAGE 1

**Q1: Do you live in Merced County?**

Yes

**Q2: If "yes", which city/community do you live in?**

Planada

**Q3: What are the major housing issues in your community or countywide?**

Planada is an old and run down community, housing is old and many homes in my opinion are uninhabitable. New affordable housing needs to replace the old and run down neighborhoods. More housing needs to be put up as well. There is a very small amount of housing available in the Planada Community

**Q4: What can be done to address these issues?**

New affordable housing needs to be built for purchase as well as for rent.

**Q5: Are there specific segments of the population whose housing needs are not being met?**

the entire population of Planada

**Q6: What can be done to help meet these housing needs?**

New affordable housing needs to be build to purchase and rent.

**Q7: There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?**

Yes, to much red tape in the county in order to get something built.

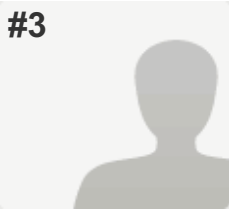
**Q8: What can be done to address these barriers?**

Need to get rid of all the politicians in office that are against growth in our communities. Look at Atwater right next door. Nobody wants to build in Merced. Anybody that is in office that is preventing the growth of our community needs to be voted out.

**Q9: Participant Information (Optional):**

*Respondent skipped this question*

#3



**COMPLETE**

**Started:** Monday, January  
25, 2016

PAGE 1

**Q1: Do you live in Merced County?**

Yes

**Q2: If "yes", which city/community do you live in?**

Merced Ca

**Q3: What are the major housing issues in your community or countywide?**

No help through keep your home Ca

**Q4: What can be done to address these issues?**

review of all accounts going through keep your home Ca. They don't have a review of apps submitted no oversight through the state

**Q5: Are there specific segments of the population whose housing needs are not being met?**

anyone purchasing a home in Merced County from 2006 to the present.

**Q6: What can be done to help meet these housing needs?**

More oversight not from the state but the counties where homes are purchased

**Q7: There is a big focus on planning for affordable housing in the Housing Element. Do you think there are specific barriers to building affordable housing in the county?**

Merced had an opportunity to bring a giant economic to Merced that would have created thousands of jobs here which in turn would have made housing affordable

**Q8: What can be done to address these barriers?**

Look to those agents who opposed Walmart from building a super warehouse that would have created jobs in Merced County look to the mayor.

**Q9: Participant Information (Optional):**

Name

Clifford R. Dale

Organization you represent(if applicable)

CNC

Email address (if you'd like to receive notifications about the Housing Element)

crdale0104@yahoo.com