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Chapter 9—Housing

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Chapter 9
Housing

9.1 INTRODUCTION & OVERVIEW

9.1.1 Scope - Description of Geographic Area

The City of Merced is located approximately 104 miles southeast of Sacramento, 53 miles northwest of Fresno, and 112 miles southeast of San Francisco, in the Central Valley of California (reference Figures 9.1.1 and 9.1.2). Incorporated in 1889, the City of Merced is situated within the eastern section of Merced County and is the largest city in the County. Principal highway access to Merced is via State Highway 99, which runs through the central portion of the City in a general north/south direction. State Highways 140 and 59 also serve the City.

The topography of the community is characterized by flat land approximately 155 - 180 feet in elevation. The local climate is typical of the Central Valley. Average daily temperatures are 48 degrees in January to 95 degrees in July. The summer months are typically dry and hot and the winter months are typically cool with occasional fog. Average annual rainfall is 12 inches, with January being the wettest month of the year with two inches of precipitation.

The City's adopted Specific Urban Development Plan (SUDP) and Sphere of Influence (SOI) are coterminous and extend beyond the current City limits. The SUDP/SOI serves as the City's outer growth ring and is depicted in Figure 9.1.3 The SUDP/SOI complies with Government Code 65300 by including lands outside City boundaries, which, in the judgment of the City, bears relation to its planning. The City has recently adopted the *Merced Vision 2030 General Plan* which extended the SUDP/SOI beyond what was previously envisioned by the 2015 General Plan.

Since 1978, the "Urban Centered Concept" has been the guiding land use principle for the County. According to the Merced County Year 2000 General Plan, Specific Urban Development Plans (SUDP's) are intended to accommodate all classifications of urban land use (residential, commercial, industrial, and institutional). An SUDP has a boundary line which is recognized as the ultimate growth boundary of the community over the life of the Plan, and all land within the SUDP is planned for eventual development in a mixture of urban and urban-related uses. The City of Merced's current SUDP, adopted in 2011, is illustrated in Figure 9.1.3 and contains 28,576 acres.

***Figure 9.1**.1*

City of Merced Regional Map

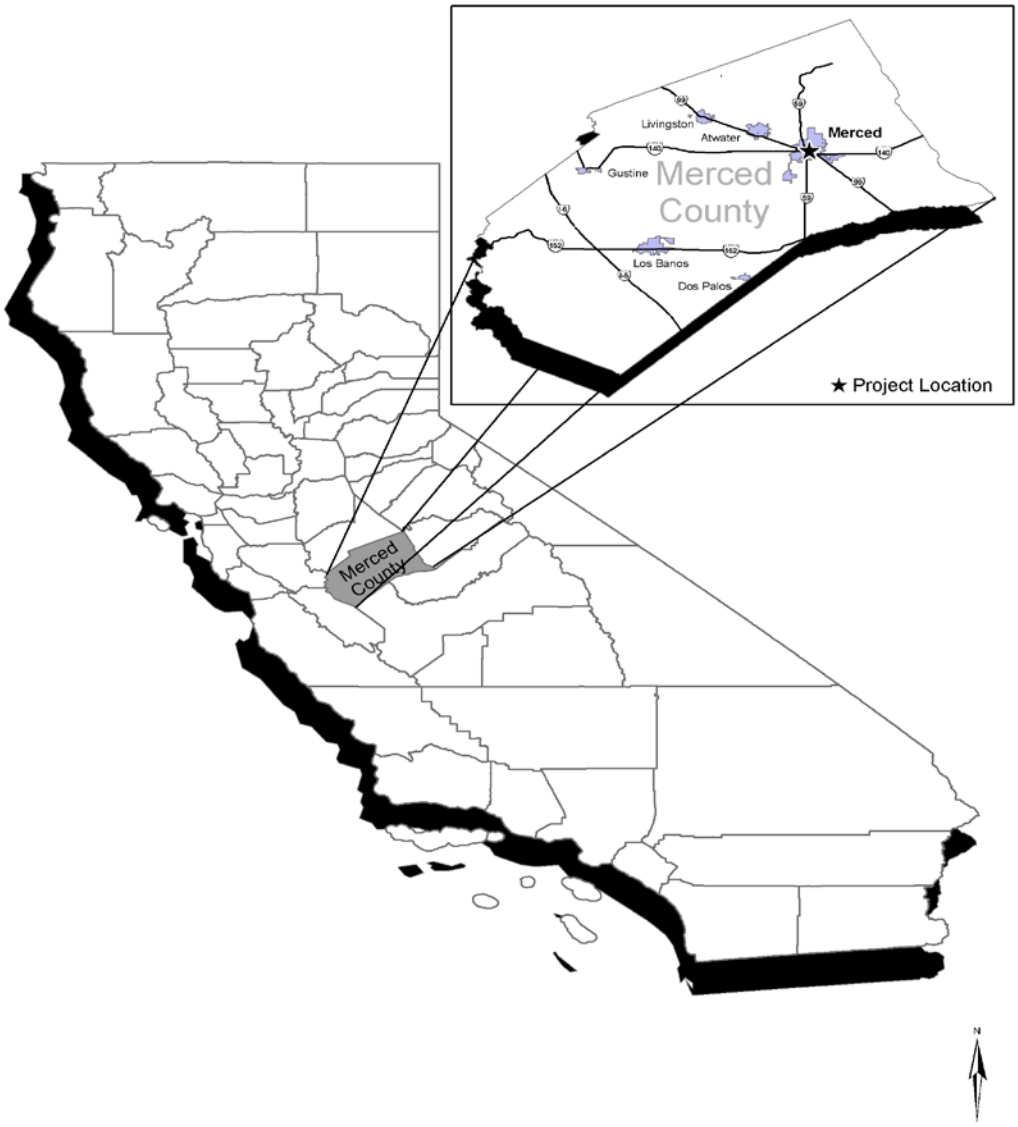


Figure 9.1 2
Merced City Limits

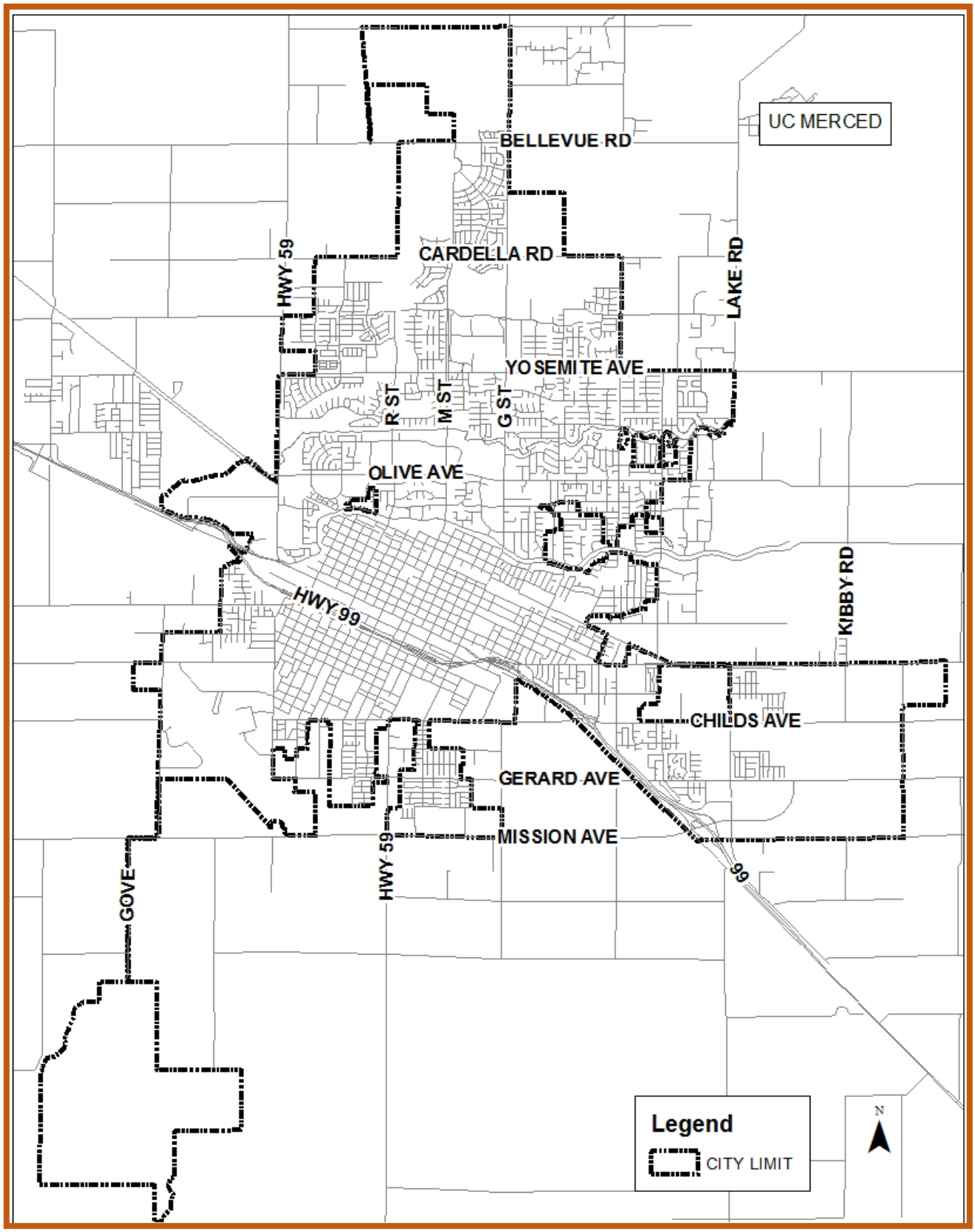
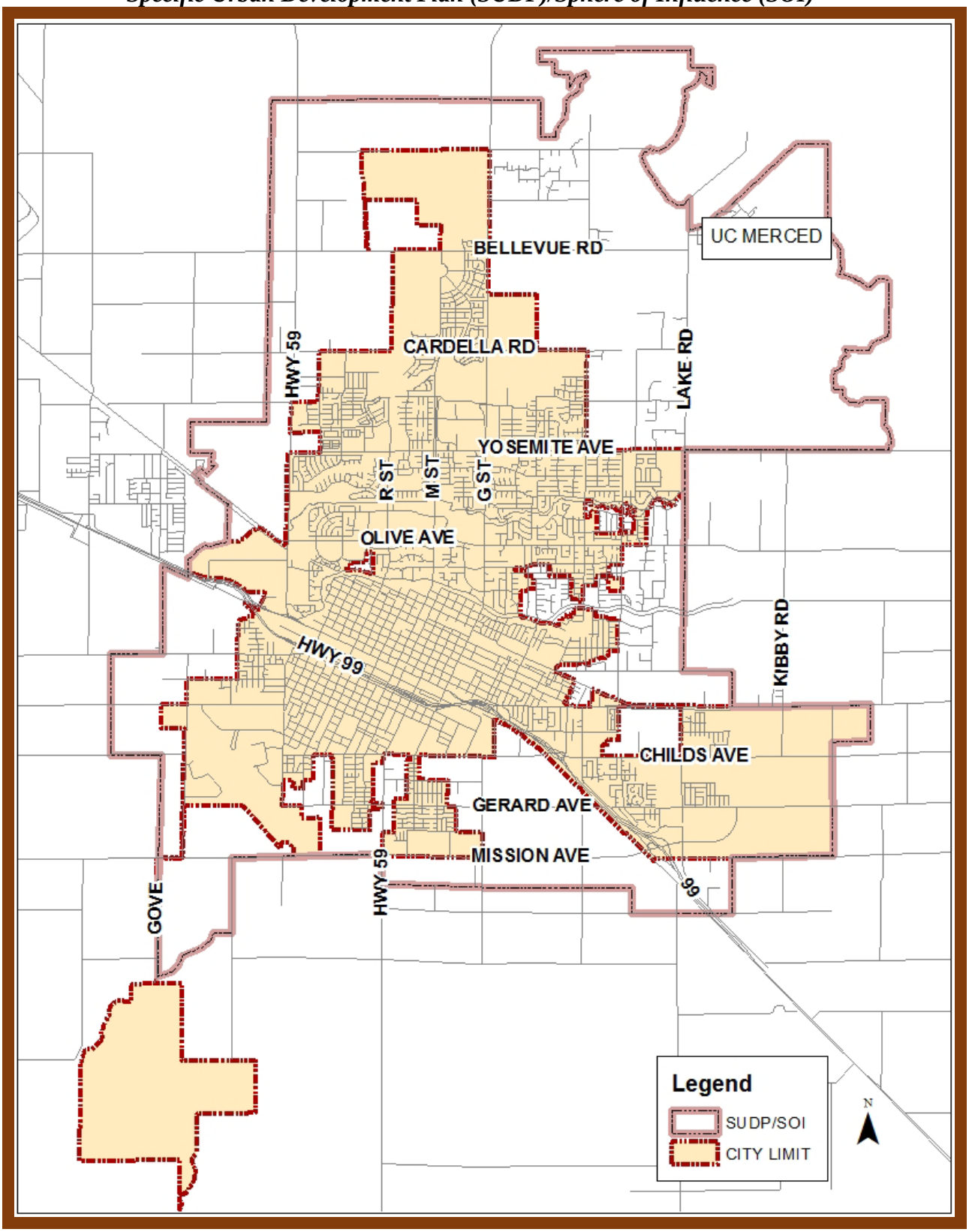


Figure 9.1.3
Specific Urban Development Plan (SUDP)/Sphere of Influence (SOI)



When the SOI was established in 1997, the UC campus and the planned adjacent campus community were located northeast of Lake Yosemite and were both included in the City's SOI and designated as a Joint Planning Area. However, in 2001, the location of the UC Merced campus and community shifted to its current location and only the UC campus itself was within the City's SOI. However, both the Campus and Community are now included in the revised SUDP/SOI of the adopted *2030 Merced Vision General Plan.* The City's adopted SUDP/SOI are shown on the map at Figure 9.1.3.

9.1.2 History of Merced

In 1871, the railroad pushed its tracks south through the Valley from San Francisco, and the land which was "uninhabited except for the wild cattle, mustang horses, antelope, elk, and coyotes," became the City of Merced. Established and laid out by the Central Pacific Railroad in 1872, lots sold for very high prices for a new town in the plains. Lots 25 by 150 feet to 50 by 150 feet sold for prices ranging from $125.00 to $500.00 per lot. Overnight, the town looked like a new mining camp with tents and board sheds used for accommodations while workmen and carpenters worked to build the town.

The most magnificent achievement in the new town was the County Court House, which was dedicated in 1875. Designed in the Roman Corinthian style typical of the era, it is still one of the most impressive buildings in California. It now serves as a museum and is listed in the National Registry of Historical Places.

Today, Merced has a population of over 83,962 people, is a charter City that operates under the council-manager form of government, and offers a rich and varied living environment with a unique blend of old and new.

9.1.3 Housing Element Intent

The Housing Element is one of seven General Plan Elements that is mandated by California State Law. It is intended to provide citizens and public officials with an understanding of the housing needs in the community and to set forth an integrated set of policies and programs aimed at the attainment of defined goals. More specifically, the function of the Housing Element is to:

1) Provide comprehensive housing-related information through the compilation of data from numerous sources;

2) Provide an estimate of present and future housing needs and constraints by examining population characteristics and growth trends, as well as the current condition of the housing stock;

3) Act as a tool for coordination between governmental bodies and the local building industry;

4) Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;

5) Establish and portray community goals and policies relative to housing through the identification of existing stated and implicit goals and the identification of housing needs and problems;

6) Establish and identify programs intended to attain and implement the community's goals and policies, taking the feasibility of those programs into account; and,

7) Act as a meaningful guide to decision-makers considering housing-related issues.

According to California Government Code Section 65581, it is the intent of the Legislature in enacting Housing Element Law:

(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.

(b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

9.1.4 Current State Housing Element Law

State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county. The Housing Element is one of the seven mandated elements of the local general plan. Housing Element law, first enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. 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 which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing Element law also requires elements to be in compliance with State law and to report the written findings to the local government.

Current state law delineating Housing Element requirements is found in California Government Code Sections 65580 through 65589.8. The law is administered by the State Department of Housing and Community Development (HCD).

Government Code Section 65583 states, “The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community”. 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 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.

The Housing Element shall contain the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing needs in accordance with Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) 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.

(4) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit; provided, however, where one or more emergency shelters exist within the jurisdiction, a local government can comply by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit. A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters.

(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities identified pursuant to paragraph (7).

(6) An analysis of potential and actual nongovernmental 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.

(7) An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large

families, farm workers, families with female heads of households, and families and persons in need of emergency shelter.

(8) An analysis of opportunities for energy conservation with respect to residential development.

(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental housing units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

9.1.5 State Required Local Program Strategy

Housing program requirements call for development of a local housing program strategy consisting of two primary components; a statement of goals, policies and priorities, and a plan for implementation. This program must reflect the commitment of the locality to address a range of housing needs, including those for affordable housing.

9.1.6 Scope of Research and Analysis

Housing Elements are generally made up of two components. The first consists of an evaluation of the housing needs and opportunities of the community. In preparing this component of the Element, several different types of data are examined. First, basic socioeconomic data is analyzed to describe the people of the community and their housing needs. Special emphasis is given in the analysis to groups with unique housing needs: persons with disabilities, the elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter.

Next, the existing housing stock of the community is examined. Included is an analysis of the condition of the community's housing stock, the availability of units to serve all types of families and the availability of units to serve all income levels. The third section is a study of the potential for development of new housing within the community. This includes data on vacant or underutilized residentially zoned property, potential for redevelopment, and potential housing development on other types of property.

Next, an analysis of the factors that constrain the development of new housing is carried out. Included are governmental constraints (land use controls, building codes, development application procedures and fees, and infrastructure availability) and nongovernmental constraints (availability of financing, price of land, and cost of construction). In addition, the state requires all jurisdictions to address opportunities for energy conservation in this component of the Housing Element.

The second component of the Housing Element is a course of action which includes a description of the programs the jurisdiction anticipates undertaking to provide for its housing needs. Usually, this component includes a quantified assessment of the communities housing needs. Once those needs have been identified, housing goals and policies are set. Each jurisdiction is required to include a housing program that does the following:

1. Identifies adequate sites to meet housing needs;

2. Assists development of extremely low-, very low, low- and moderate-income housing;

3. Addresses identified and potential governmental and nongovernmental constraints;

4. Conserves and improves the existing housing stock;

5. Promotes equal housing opportunities; and,

6. Provides programs to meet other identified housing needs.

The housing program must include quantified objectives, identify the individuals or agencies responsible for carrying out the program and propose an implementation schedule. This Element also includes potential funding resources in support of implementation.

9.1.7 Organization of the Housing Element

Section 9.1 states the relationship of the General Plan Housing Element to California State Law. It also states the overall intent of the Housing Element, establishes the geographic boundaries of the project area and provides an overview of the organization of the 2016 Housing Element.

Section 9.2 reviews and evaluates the previous Housing Element's goals, objectives, policies and programs related to the effectiveness of the Element, appropriateness of the goals, objectives and policies, and the progress in implementing the programs. Determinations are made where the previous Housing Element met, exceeded, or fell short of what was anticipated. Recommendations are made for inclusion in the 2016 Element.

Section 9.3 discusses changes in population characteristics, housing stock, describes and quantifies priority housing needs, and identifies types of housing products to meet those needs.

Section 9.4 discusses land that is available for housing development and the City infrastructure capacity.

Section 9.5 describes market, governmental and non-governmental constraints that may limit adequate housing development or availability at an affordable cost.

Section 9.6 identifies goals, policies and programs relative to the housing needs identified in previous sections.

Section 9.7 outlines the various programs that will comprise the Implementation Plan for the 2016-2024 Housing Element, and provides a financial analysis of recommended programs.

9.1.8 Relationship of the Housing Element to Other Plans

The Housing Element is one of ten different elements (chapters) of the *Merced Vision 2030 General Plan.* These elements are:

- Urban Expansion
- Land Use
- Transportation and Circulation
- Public Services and Facilitie;
- Urban Design
- Open Space, Conservation, and Recreation
- Sustainable Development
- Housing
- Noise
- Safety

The following section describes the relationship between the Housing Element and other plans.

<u>The General Plan</u>

California Government Code requires that general plans contain an integrated, internally consistent set of policies. When any one element of the general plan is revised, and particularly when new policies and priorities are proposed, the other elements must be reviewed to ensure that internal consistency is maintained. During preparation of the Housing Element, staff determined that the revised Housing Element was consistent with the rest of the existing General Plan and is anticipated to be consistent with the updated General Plan when approved. The following paragraphs outline the relationship of the Housing Element and its policies to other elements of the City of Merced's adopted 2030 General Plan.

Land Use. The Housing Element is most affected by development policies contained in the Land Use Element of the General Plan. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City. As such, the Land Use Element sets the upper limit of acreage which will be used for housing. The standards set in the Land Use Element determine the density to which residential areas can be developed and so sets the upper limit for the number of housing units which can be developed in the City. The Land Use Element also addresses the development of other land uses such as industrial, commercial and professional offices which create demand for housing in the City. Finally, the Land Use Element must also identify areas subject to flooding.

Transportation and Circulation. The Transportation and Circulation Element describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. The purposes of the Element are to coordinate the transportation and circulation system with planned land uses; promote the efficient transport of goods and the safe, effective movement of all segments of the population; make efficient use of existing transportation facilities; promote and protect environmental quality; and the wise and equitable use of economic and natural resources. In carrying out these purposes, the Transportation and Circulation Element attempts to create a convenient living environment for residents of Merced.

Open Space, Conservation, and Recreation. The purposes of the Open Space, Conservation and Recreation Elements are to: assure that open space be recognized as a scarce resource to be preserved; discourage "leapfrog" development and thereby eliminate or discourage unnecessary increases in the cost

of community services; coordinate state and regional conservation plans at the local level; preserve unique or strategic natural resources for future generations; and, preserve land uniquely suited to the production of food and fiber. The interrelationship between the Open Space, Conservation, and Recreation Element and other elements of the General Plan is one of the clearest. Among other things, state law specifies that building permits, subdivision maps or other projects may not be approved if they are not consistent with the Open Space, Conservation, and Recreation Element. In addition, the Element can also require dedication of land or payment of in-lieu fees to provide needed open space. These policies can both decrease the availability of housing and increase the cost of residential development.

Noise. The purpose of the Noise Element is to identify the location and relative intensity of noise in the environment and to identify land use policies and other controls to restrict the exposure of sensitive receptors to excessive levels of ambient noise. Policies exist in the Noise Element which limit the development of residential land uses to areas of existing or projected noise levels less than 65 dB(A). In areas where this is not possible, proposed residential uses are required to include noise attenuation features that reduce the level of interior ambient noise to a maximum of 45 dB(A). These policies will mitigate the impact of noise sources on residential development and create a more pleasant living environment in the City. However, they also decrease the land available for residential development and increase the cost of construction.

Safety Element. The Safety Element of the General Plan identifies hazards to the public safety and appropriate mitigation measures to mitigate, to the fullest degree possible, the loss of property and life resulting therefrom. The Safety Element identifies hazards related to fire, geologic hazards, crime and storage of hazardous materials. The Safety Element identifies hazards resulting from earthquake activity, and appropriate mitigation measures. The effect of the Safety Element on the Housing Element is an indirect one related to the increase in cost of housing due to the required mitigation measures.

Other Plans

University of California (UC) Community Plan. The University Community Plan, adopted by the County in 2004, encompasses the lands surrounding the UC Merced Campus. Projected impacts of the new UC Merced Campus pursuant to housing are related in this document. This area is included in the *Merced Vision 2030 General Plan* as being part of the City's expanded SUDP/SOI. Future changes to the Plan are expected due to revisions to the UC Merced Long Range Development Plan (LRDP) adopted in 2009, which expands the UC Merced Campus boundary into some areas previously designated for the university community.

9.1.9 Application and Flexibility of the Document

This Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics and/or housing needs during the planning period. It is the intent of the City of Merced to achieve the fair share allocation and estimated quantified objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by the City staff and City Council. The City will monitor

implementation on an annual basis and make appropriate adjustments over the next five years. Specific possible programs are identified that would achieve the desired objectives; however, the City recognizes that funding and resource allocations may change over the planning period and other options may need to be explored to achieve the identified goals.

9.1.10 Public Participation

A broad community commitment is essential to the City's ability to establish and carry out programs addressing local housing issues. Accordingly, a key objective of the Housing Element is to increase the public's awareness of the specific housing related needs and problems of the community, as well as programs and projects which will effectively meet those needs. The adoption of this Housing Element is only one step towards ensuring the provision of suitable housing for all residents of Merced. Continued pursuit of the programs and projects set forth in this Element must take the form of active participation by both the public and private sectors in a variety of projects addressing local housing needs.

Section 65583(c)(7) of the Government Code states that: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort."

Preparation of the Housing Element included a Housing Task Force Committee comprised of special housing interest groups, Planning Commission members, and the general public. The Housing Task Force Committee held four public meetings from December 2015 to February 2016. The Planning Commission held a publicly noticed meeting on May 18, 2016, to discuss the previous element, current housing issues, and potential programs. The City Council will hold a subsequent public hearing. Appropriateness and effectiveness of the existing goals and policies along with progress in implementation were discussed. Recommendations were made to keep, eliminate or modify various goals, policies, and housing programs. Opportunities and constraints were discussed and special housing needs in the community were identified.

The public had an opportunity to review the draft document and make comments to ensure all housing concerns in the community were included and addressed. Public Hearings will be held before each of these governmental bodies for formal adoption.

9.1.11 Sources of Information

Several sources of information have been used to document recent demographic and housing trends in Merced. Data from the 2000 and 2010 U.S. Census were used for comparative purposes for many of the tables in this report. Other sources of data include the State Department of Finance (DOF), Employment Development Department (EDD), the Merced County Association of Governments (MCAG), and the County of Merced and City General Plan Elements.

Staff members of the City Planning Division, Inspection Services Division, and Housing Program Division also contributed to the completion of this document and provided much of the valuable information.

9.2 EVALUATION OF THE 2009 HOUSING ELEMENT

The City's current Housing Element was adopted in 2009. State law requires updates of the housing element every 5 years but has recently changed that for certain jurisdictions to 8 years. The City of Merced is now on an 8 year update schedule. The revised Housing Element was due to HCD by March 31, 2016, to cover the Planning Period from March 31, 2016, to March 31, 2024.

The City of Merced has reviewed and evaluated the 2009 Housing Element pursuant to Government Code Section 65588, which states that each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

Section 65588 (a)(1): "The appropriateness of goals, objectives and policies in contributing to the attainment of the state housing goal" – Based on the above analysis, a determination has been made to keep the program as is, modify or eliminate the program. A description is given regarding the changes or modifications to the program that are being made in this 2009 Housing Element.

Section 65588 (a)(2): "The effectiveness of the housing element in attainment of the community's housing goals and objectives" - The City of Merced has reviewed the results of the previous element's goals, objectives, policies and programs. The results are quantified and/or qualified when possible.

Section 65588 (a)(3): "The progress of the City in implementation of the housing element" - The City of Merced has compared what was projected or planned in the previous element and made a determination on whether the program has been successful, unsuccessful, or neutral in achieving the previous element's stated goals, objectives and policies.

9.2.1 Effectiveness of the Previous Housing Element

The 2009 Housing Element program strategy focused on the accomplishment of policies and objectives and implementation of goals in the five categories shown in Table 9.2.1:

Table 9.2.1
Evaluation of the City of Merced 2009 Housing Element

GOALS

Goal H-1 **New Affordable Housing Construction**

- Increase the stock of affordable housing for very low, low, and moderate income households
- Encourage a mix of housing throughout the City to meet the needs of different income groups
- Encourage the construction of housing and facilities to meet special needs, including farm workers, homeless, large families, seniors, and people with physical or mental disabilities

Goal H-2 **Housing Conservation and Rehabilitation**

- Ensure quality affordable housing through the conservation and rehabilitation of the existing housing stock

Goal H-3 **Housing Affordability**

- Increase homeownership opportunities for low and moderate income groups
- Provide financial assistance as needed to very low and low income renter households

Goal H-4 **City Coordination**

- Coordinate innovative housing efforts with private and nonprofit developers as well as other jurisdictions and city departments
- Ensure accountability and success of the housing action plan

Goal H-5 **Quantified Objectives**

QUANTIFIED OBJECTIVES (2015-2023)

Income Category	New Construction	Rehabilitation	Conservation
Very Low Income	918	36	89
Low Income	574	30	66
Moderate Income	540	15	56
Above Mod. Income	1,044	0	0

Goal H-6 **Provide Equal Opportunity Housing**

- Promote Fair Housing Practices

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
Policy H-1.1 SUPPORT INCREASED DENSITIES IN RESIDENTIAL AREAS			
1.1.a	**Evaluate for Multi-Family Housing Development** The City will complete evaluation of vacant and underutilized parcels throughout the City to determine suitability and feasibility for potential multi-family development, considering at least, but not limited to, location, size, circulation, and available infrastructure. Staff will also present proposed amendments to the R-3 zone to require development at a minimum density of at least 80% of permitted density and will monitor and evaluate whether the R-3 sites are providing realistic development opportunities for low income households through the general plan annual review process (Government Code 65400). *Action:* • *Complete the study to identify potential multi-family development sites.* • *Research and evaluate possible amendments to the zoning ordinance or the use of incentives to encourage development at a maximum of 80% of the permitted density.* .	☐ Successful ☐ Unsuccessful ☒ Neutral • An analysis was done with the 2009 Housing Element update. We have had very little interest in building affordable multi-family housing until recently. There have been no changes to the inventory since it was prepared in 2009. • Provided handouts at the Planning Department's front counter regarding affordable housing to help educate the public about the myths and facts of affordable housing developments and the impact on the surrounding neighborhood. • Through the Zoning Ordinance update, staff reviewed the possibility of requiring development at a minimum of 80% of the maximum density for a site. It was determined that it was infeasible to add that requirement. However, removing single-family residential uses from multi-family zones (R-3 & R-4) is being considered. This would help	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Continue the efforts outlined in this policy, but eliminate the proposal to require a minimum density of at least 80% of the maximum allowed density. Expand efforts to educate the public and decision-makers regarding affordable housing and multi-family developments in order to help reduce "NIMBYism." Efforts should include the benefits of affordable housing for the community. Research should be done to determine if affordable or market rate senior housing is needed.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	• *Provide brochures and other information at the counter, in the City's newsletter, and on the City's website regarding "NIMBYism" and affordable housing.* • *Provide information to decision-makers regarding affordable housing and the City's plans and policies for multi-family development.*	increase the minimum number of units which could be constructed on multi-family sites.	
1.1.b	**Promote the Use of the Residential Planned Development Zoning Designation** Expedite processing of Residential Planned Development (RPD) permits to encourage innovative site planning, multi-level developments, clustered housing design and planned open space. Evaluate the use of incentives, such as lower fees, higher density, or other incentives determined to be appropriate, to developers providing child care centers within their development. Provide more education to the public and decision-makers regarding the benefits of small lot developments. *Action:* • *Continue Fast-track permitting.*	☐ Successful ☐ Unsuccessful ☒ Neutral • Expediting permits is an ongoing process. • The majority of residential permits issued over the last 5 years have been in areas zoned as Planned Developments (P-D). • Changes proposed in the Draft Zoning Ordinance to help expedite the entitlement process within a Planned Development (P-D). • An Urban Residential Overlay Zone is included in the Draft Zoning Ordinance. This overlay zone would encourage high quality residential development within the City's downtown area and other established urban areas.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program • Continue expedited permit processing. • Work on the development of the project evaluation checklist to assist developers. • Review Plan Review process for building permits to improve time frame for all permits. • Provide more education for Planning Commissioners and City Council on benefits to smaller lots and expedited processing. • Encourage developers to include child care centers in development (the Density Bonus Chapter of the Draft Zoning Ordinance includes incentives).

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	• *Evaluate the use of incentives to encourage childcare centers within new developments.* • *Provide the Planning Commission and City Council with more education and information on the benefits of small lot development.* • *Consider the development of a checklist to aid in the evaluation of the quality and benefits of new housing developments. The development of the checklist should be done in consultation with the Building Industry Association (BIA).*	• The previously adopted Small Lot Design Guidelines are being incorporated into the Draft Zoning Ordinance to make development of small lot subdivisions easier, including a streamlined process allowing for staff review through the Site Plan Review process.	
1.1.c	**Encourage Mixed Use Development** Expand the use of mixed-use residential/office/retail developments in the City's core downtown and other appropriate commercial centers to support both affordable housing and economic development goals through priority permit processing. The City will also amend the Zoning Ordinance to allow residential uses as a principally permitted use in deference to the Redevelopment Agency's Preferred Land Use Map and Downtown Strategy and when mixed with commercial uses.	☒ Successful ☐ Unsuccessful ☐ Neutral • The Draft Zoning Ordinance would allow residential uses as principally permitted uses within the Central Commercial (C-C) zone. Although the Redevelopment Agency has been dissolved, the Downtown Strategy is still a viable plan. Therefore, the proposed change above would be in keeping with that plan. Permit streamlining continues to be done.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program • If the Zoning Ordinance is adopted as proposed, no other ordinance amendment would be needed to allow housing in the downtown area. • A possible reduction in parking would also be available with the adoption of the Draft Zoning Ordinance. • The City should continue to look for incentives to encourage mixed-use developments.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	The City will promote development consistent with the "Downtown Strategy." In addition, the City will consider an ordinance amendment to reduce the parking requirements for residential developments within the downtown area. The use of other incentives such as reduced fees, density bonuses, and a streamlined development process will be reviewed. *Action:* *Amend Zoning Ordinance.*	• The Draft Zoning Ordinance allows parking reductions for residential uses near approved transit stops. This reduction could reduce the number of required parking spaces for a mixed-use development or any other residential development. • The Density Bonus Chapter of the Draft Zoning Ordinance provides incentives for mixed use development.	• Any reference to the Redevelopment Agency should be removed from this policy, as well as "reduced fees" as an incentive as other means are provided and the City's fees for all development have been reduced since 2009.
1.1.d	**Review and Update the City's Zoning Ordinance to Assure Compliance with State Law** At least annually, review changes in State law with reference to housing and update the City's Zoning Ordinance for conformity where necessary. The first update will include: 1. Updating the Zoning Ordinance to provide at least one zone where emergency shelters are permitted without a conditional use permit or other discretionary action (Government Code Section 65583). The City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the	☒ Successful ☐ Unsuccessful ☐ Neutral • The Draft Zoning Ordinance (out for public review) adds Emergency Shelters as a permitted use within the General Commercial (C-G) Zone. It also allows emergency shelters as a Conditional Use within the Central Commercial (C-C) zone and the Business Park (B-P) zone. It also creates development standards for emergency shelters. • The Draft Zoning Ordinance amends the Density Bonus ordinance to bring it into compliance with state law.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program Because the ordinance amendments described in this policy would be accomplished with the adoption of the Draft Zoning Ordinance, this policy should be modified to remove those specific amendments.

	General		
POLICY/ ACTION #	**POLICY/ACTION**	**EVALUATION/ ACCOMPLISHMENTS**	**KEEP/ELIMINATE/ MODIFY/COMMENTS**
	Commercial (C-G) Zone. Development standards will be created as allowed by Government Code Section 65583 to assist in the development of emergency shelters. 2. Amend the Density Bonus ordinance to bring it into compliance with current State law. 3. Amend the Zoning Ordinance to comply with Health and Safety Code 17021.6 for farmworker housing. 4. Amend the Zoning Ordinance to allow transitional and supportive housing in all residential zones in compliance with SB 2 which requires that transitional and supportive housing may only be subject to those restrictions that apply to other residential uses of the same type in the same zone. *Action:* *Review, at least annually, revise as needed.*	• The Draft Zoning Ordinance adds requirements for Farm Worker Housing that is consistent with State Law. • The Draft Zoning Ordinance adds requirements for Transitional Housing that is consistent with State Law.	
1.1.e	**Encourage Alternate Housing Types** Through priority permit processing, encourage the development of alternate housing designs that can be built on smaller footprints. The Planning Division	☐ Successful ☐ Unsuccessful ☒ Neutral • Since the downturn of the housing market, the City has had very few	☒ Keep Program ☐ Eliminate Program ☐ Modify Program • Because the City's Small Lot Design Guidelines have been incorporated

	will inform potential developers of the	inquiries regarding new single family	into the Draft Zoning Ordinance and
POLICY/ ACTION #	**POLICY/ACTION**	**EVALUATION/ ACCOMPLISHMENTS**	**KEEP/ELIMINATE/ MODIFY/COMMENTS**
	benefits/cost savings of alternate housing designs and smaller footprints fostering a larger return on investment (ROI) with the City's "Small Lot Design Guidelines" to require more open space within small-lot developments more units per acre, thus providing more affordable housing. Priority processing saves developers time and money to help keep development affordable and is also important for them to meet State and Federal tax credit deadlines. Staff will consider revising the City's "Small Lot Design Guidelines" to encourage more open space within a development as a way to encourage the public to be more accepting of the small lot design concept. Additionally, staff will encourage developments to build 2 and 3-story houses to provide more floor area on a smaller lot. *Action:* *Add smaller footprint types of affordable housing developments to priority processing program. Review and evaluate the benefits to revising the City's "Small Lot Design Guidelines" to require more open space within small-lot developments.*	housing developments. The interest in constructing single family housing is generally directed toward finishing existing subdivisions or obtaining a final map on a site that has an active tentative map. • Recently, the Planning Department received several inquiries regarding student housing. In August 2015, an apartment complex was approved for 216 units located on the east side of G Street, north of Merrill Place (extended). This complex is intended primarily for students, but would also provide market-rate housing for the community. In addition, the City approved a General Plan Amendment for another 128-unit apartment complex at the southeast corner of Pacific Drive and Horizons Avenue. • The requirements for Small Lot Developments have been added to the Draft Zoning Ordinance as well as a new Urban Residential overlay zone which encourages alternate housing types.	the side and rear setbacks increased to increase the amount of open space required, this policy should be modified to eliminate any reference to modifying the Small Lot Design Guidelines. Specifically, the following sentence should be removed: • "Staff will consider revising the City's "Small Lot Design Guidelines: to encourage more open space within a development as a way to encourage the public to be more accepting of the small lot design concept." • Additionally, the Implementing Action for this Policy should be modified as follows (strikethrough is eliminated text, underline is added text): *Add ~~smaller footprint~~ small lot ~~types of~~ affordable housing developments to priority processing program. ~~Review and evaluate the benefits to revising the City's "Small Lot Design Guidelines" to require more open space within small-lot developments~~.*

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
1.1.f	**Encourage the Use of the Density Bonus Provision to allow a 50% increase in the number of units allowed in medium and high density zones dedicated exclusively for Senior Housing, if at least 50% of the units are affordable to very low-income households.** Consider revising the Density Bonus Ordinance to provide a 50% increase for Senior Housing. Also consider revising the parking requirements for Senior Housing to 0.67 spaces per unit. *Action:* *Determine if such an amendment is feasible and if it would encourage the development of more senior housing.*	☐ Successful ☐ Unsuccessful ☒ Neutral • The Draft Zoning Ordinance has been updated to bring the City's Density Bonus requirements in line with State law. • The Draft Zoning Ordinance also allows a reduction in parking for uses that are considered to be a "low demand" use. • There has been no development using the density bonus or requesting a reduction in parking for Senior Housing. However, in the past, the City has approved two senior housing projects allowing a reduction in parking based on the use and limited number of drivers living in the units. In this regard, the policy has been effective.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Although the Draft Zoning Ordinance allows a reduction in parking if a use is considered "Low Demand," at a minimum, each unit of Senior Housing should be provided with one parking space to allow for tenant vehicles and visitors. The Policy should be revised accordingly.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
1.1.g	**Work with UC Merced to Develop a Student Housing Plan** *Action:* *City staff will work with representatives of UC Merced to consider the development of a Student Housing Plan. The plan should address issues of student housing within residential neighborhoods. It should include programs to educate students on being good neighbors. It should also address the need to locate fraternity/sorority housing within Medium-High and High Density Zones until such time as they can be supported on campus.*	☐ Successful ☒ Unsuccessful ☐ Neutral • The Draft Zoning Ordinance identifies Fraternity and Sorority Houses as Conditional Uses within the R-1-6, R-2, R-3, and R-4 zones. • The City and UC Merced have not made any progress in this area. A cooperative housing plan between the City and UC Merced has not been developed yet. Instead, the City has been working with UC staff on other priorities such as the 2020 Project which will expand the campus to 10,000 students and bring the total on-site campus housing up to 5,000 students, as well as a new Downtown Administrative building. Many neighborhoods are complaining of the impacts student housing is having on their neighborhoods.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Working with the UC on Housing issues should be a priority for City and UC staff. The first step for the City is to convince the UC that this should be a priority. In addition, City staff should work with neighborhood groups such as the University Friends Circle to address housing needs and impacts caused by existing student housing on neighborhoods and the community.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
1.1.h	**Encourage the use of the City's Lot Split Process (Parcel Map) to subdivide large parcels into smaller parcels that would be more likely to be developed for affordable housing.** *Action:* *Encourage developers of affordable housing to consider subdividing large lots into smaller lots more suitable for affordable housing. This process is done through a staff-level approval with no public hearings before the City Council or Planning Commission. The process takes approximately 3 weeks.*	☐ Successful ☐ Unsuccessful ☒ Neutral The Lot Split (Parcel Map) process is done with a staff level review. Unfortunately, due to the downturn in the economy, we have had very little interest in development of affordable housing and have not processed any Lot Splits to accommodate affordable housing development.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program
Policy H-1.2 SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING			
1.2.a	**Review Design Standards; Update for Affordability** Deviations to improvement standards contained in the Subdivision Ordinance may currently be granted by the Planning Commission through the Tentative Subdivision Map process. To reduce the need for multiple case-by-case considerations, continue periodic review of infrastructure and road requirements. Identify potential revisions to reduce construction and improvement costs for new development without negative impact to quality or capacity.	☒ Successful ☐ Unsuccessful ☐ Neutral • The City Engineering Department reviews the Standard Designs on a regular basis to ensure they are kept up to date with the latest construction technology and to ensure outdated design requirements are removed.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program The continued review of City Standards keeps the City's requirements up to date with the most recent changes in construction practices. The use of deviations from City Standards when appropriate has allowed the development of subdivisions that may not have otherwise been constructed.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	This review shall be in conjunction with development representatives such as the Building Industry Association, the City Public Works, Fire and Police Departments, Planning Commission, and City Council. *Action:* *Conduct an annual review of Design Standards.*	• The Introduction to Standard Designs (I-1) authorizes the City Engineer to modify City Standards to fit individual situations. Requests for modifications shall be made in writing. • In 2013, the Planning Commission approved a Tentative Subdivision Map that included a deviation from the standard design for the width of a driveway approach and the width of local streets. The project was not an affordable housing project, but this offers an example of how this tool could be used. Through the years, there have been several developments approved that included deviations from Standard Designs.	

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
1.2.b	**Continue City Housing Program** Provide incentives to encourage affordable housing development, especially for Extremely Low-income Households. Encourage the construction of Child Care Centers within new developments funded through the City's Housing Program. *Action:* • *The Housing Program will continue to assist below-market-rate units to be sold or rented to persons of low to moderate income. Examples of potential incentives include: fee deferment programs, low-interest financing, equity sharing, infrastructure financing assistance, etc.* • *For any City financial assistance, a developer will be encouraged to meet a 17-20 unit per acre minimum in R-3 zones.* • *Consider incentives, such as reduced fee and priority permitting to developers who include Child Care Centers within their development.*	☒ Successful ☐ Unsuccessful ☐ Neutral • The Housing Program continues to work with developers of low-income housing. In the last five years, the Housing Program has participated in the development of approximately 150 affordable housing units, including 10 units designated as transitional housing for the homeless. • The Draft Zoning Ordinance Density Bonus chapter adds incentives for development of day care centers within affordable housing developments.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
POLICY H-1.3 PURSUE JOINT DEVLOPMENT AGREEMENTS			
1.3.a	**Participate in Joint Development Agreements** *Action:* *Continue City staff exploration and pursuit of feasible development agreements for joint public/private development of affordable rental and ownership housing, including senior housing, "special needs" housing, farmworkers, supportive and transitional housing, or emergency shelters for the homeless within the City. Said development agreements shall ensure affordable housing mix, appropriate covenants of affordability terms, and conditional recapture provisions. Specifically, the City will invite developers of affordable housing to participate in Joint Development Agreements. Special focus will be placed on agreements for the development of housing for extremely-low income households.* *The City's goal is to execute one agreement annually to achieve 100 units of low-mod housing.* *Use development agreements to encourage the construction of child care centers within affordable housing developments*	☒ Successful ☐ Unsuccessful ☐ Neutral The Housing Program has participated in the following developments since 2012: • Woodbridge Apartments (Hwy 59 and Willowbrook Dr.) – 75 units • Gateway Terrace (5th and T Streets) - 66 units • Transitional Housing (various locations) – 10 units • Central Valley Coalition for Affordable Housing (1113 W. 2nd St.) – 7 units	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Based on the current housing market and funding sources, reduce the number of units assisted annually to 50 units.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
1.3.b	**Encourage the construction of childcare centers within new housing developments through the use of Joint Development Agreements** *Action:* *The City recognizes the need for quality childcare. In addition, the City recognizes the large amount of traffic and emissions produced by the numerous trips families make throughout the City in going to and from childcare centers. The City also recognizes that many families who need affordable housing, especially female-headed households, need childcare on-site (within apartment complexes) or within close proximity to their home or transit services.*	☐ Successful ☐ Unsuccessful ☒ Neutral • There has not been enough development recently to determine if this policy has been successful. • There have been no new child care centers constructed, but there has been very little construction in general. • The Draft Zoning Ordinance Density Bonus Chapter includes incentives for the construction of child care centers within affordable housing developments.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program
POLICY H-1.4 PROVIDE PRIORITY REVIEW AND PERMITTING FOR AFFORDABLE HOUSING PROJECTS			
1.4.a	**One-Stop Permit Center Fast-Tracked Processing** *Action:* *Continue the City's current procedures for processing development proposals and approving permits, accelerating the permitting process for affordable and senior housing developments, as well as for residential developments that include a childcare center.*	☐ Successful ☐ Unsuccessful ☒ Neutral • The City had implemented an expedited timeline for plan reviews (first review) getting most first reviews done within 1 to 2 weeks. However, due to a decrease in staffing levels that timeline has been increased to 3 to 4 weeks.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Modify the policy to include expedited review for housing for veterans.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	In conjunction with appropriate and affected City departments, periodically review (every 2 years) processes to maintain efficiency. Develop a plan for providing fee estimates for residential developments in a timely manner.	We continue to strive to get all permits out as quickly as possible, but as construction picks up, this has become more difficult to achieve unless staffing levels are increased. • The City continues to prepare standardized fee estimates for various size single-family dwellings and updates them annually. Building permit fees have been changed to be based on the size and type of the project, rather than the valuation of the project as was previously used. This makes it easier to give a Building Permit fee estimate. Due to the complexity of the sewer and water fee schedule, it is difficult to give an accurate estimate without some research. However, staff strives to put an estimate together as quickly as possible with as much accuracy as possible based on the information provided. • Due to the lack of development, it is difficult to determine the success of this program. The impacts of having fewer staff members to work on permits is expected to hinder this policy as development increases.	

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
POLICY H-1.5 SUPPORT THE CONSTRUCTION OF SECOND UNITS			
1.5.a	**Encourage Homeowners to Construct Second Units** *Action:* *Continue to publicize the Second Unit Ordinance and the income benefits of second unit construction to homeowners in the City. Link this promotion with information on the availability of low-interest rehabilitation loans and other funding programs to support second unit development and provide technical support as necessary to interested homeowners. Provide information on second units and their benefits via the City's website, monthly newsletter, and brochures at the front counter.*	☐ Successful ☐ Unsuccessful ☒ Neutral • Since 2009, there has only been one approval for a secondary dwelling unit. City staff continues to provide information to customers regarding second units and strives to make the approval process as simple as possible. Currently, a Site Plan Review approval (public meeting, but not a public hearing) is required for a secondary dwelling unit. • The Draft Zoning Ordinance allows secondary dwelling units to be approved with a Minor Use Permit which is a staff level review and does not require a public meeting.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program
POLICY H-1.6 PURSUE STATE AND FEDERAL FUNDS FOR NEW HOUSING CONSTRUCTION			
1.6.a	**Apply for Funding to Support New Housing Construction** Identify and pursue available funding sources for affordable housing development such as Multi-Family Housing loans for general, senior, and student housing (HCD, Proposition 46 Programs).	☒ Successful ☐ Unsuccessful ☐ Neutral The Housing Program continues to pursue a variety of different funding types to assist low-income individuals in obtaining housing. Some of the funding is used to assist low-income individuals in obtaining	☐ Keep Program ☐ Eliminate Program ☒ Modify Program The City has applied for and obtained funding from several sources through the years, including the Neighborhood Stabilization Program, CalHOME, and RDA Participation loans. Over the last few years, the City has used these funding

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	Action: *Continue identification of potential funding resources including CDBG, HOME, CDBG-R, NSP, Multifamily Housing Program (MHP) and all other available programs and actively pursue applications to state special Proposition 1C housing development and federal programs to assist new construction of affordable housing and supporting infrastructure. The City is an entitlement City for CDBG funds and a participant in the HOME program. Funds are received annually through the City's Housing Program. In addition, the City will continue to apply for all available Neighborhood Stabilization funding, as available. Applications will be submitted annually for available funding from all viable funding sources. The City will monitor the HCD and HUD websites and all other resources to be aware of when funding opportunities become available and deadlines for submitting applications. Special focus will be given for the development of housing for Extremely-low income households*	housing. Some of the funding is used to assist low-income individuals in purchasing a home and some is used to develop low-income rental units. Since 2009, the City has obtained the following funding: • Neighborhood Stabilization Program (NSP) 1 – 2009 • Neighborhood Stabilization Program (NSP) 3 – 2011 • CalHOME Funds – 2012 • RDA Participation Loans - 2009 to 2012 • Affordable Housing and Sustainable Communities (AHSC) Program – applied in 2014, but did not receive any funding. In addition, the City of Merced remains an "entitlement" City which allows the City to automatically receive Community Development Block Grant (CDBG) funds and HOME funds to be used for affordable housing projects.	sources to do rehabilitations of existing dwellings, provide first-time home buyer funds, and other projects. Much of the funding used over the last 5 years was obtained prior to 2009 and these programs are no longer available. The City will need to explore other funding options to help support these activities. The City's Housing Program no longer undertakes construction or rehabilitation projects on their own. Instead, they are partnering with other entities such as Habitat for Humanity, the Central Valley Coalition for Affordable Housing, and other non-profit groups to help fund affordable housing projects. As such, it was determined Policy 1.6a and 1.6b should be combined and assistance to support housing for veterans should be included as follows: *Identify and pursue available funding sources for affordable housing development such as Multi-Family Housing loans for general, senior, and student housing (HCD, Proposition 46 Programs). Work with veterans groups and other private and non-profit entities to help them achieve their affordable housing goals. Assistance may be providing financial support or may take the form of information referral, consultation regarding program*

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
			applications, and/or lobbying by local officials on behalf of the applicant. Special focus will be given to applicants applying for funding to assist in the development of extremely-low income housing.
1.6.b	**Provide Assistance for Private and Nonprofit Applicants to State and Federal Programs** *Action:* *Assist private individuals and nonprofit organizations in applying for State and Federal funds at least once each year. Assistance may take the form of information referral, consultation regarding program applications, and/or lobbying by local officials on behalf of the applicant. Special focus will be given to applicants applying for funding to assist in the development of extremely-low income housing*	☒ Successful ☐ Unsuccessful ☐ Neutral The Housing Program continues to work with private developers and non-profit organizations, as well as the Merced County Housing Authority to develop low-income housing. In the last five years, the Housing Program has participated in the development of approximately 150 affordable housing units, including 10 units designated as transitional housing for the homeless.	☐ Keep Program ☒ Eliminate Program ☐ Modify Program Combine this policy with Policy 1.6.a.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
POLICY H-1.7 SUPPORT HOUSING TO MEET SPECIAL NEEDS			
1.7.a	**Continue Continuum of Care Development and Participation** *Action:* *The City will continue to work with Merced County and the Merced County Association of Governments (MCAG) to implement the Continuum of Care to address the homeless issues in Merced. The City will continue to research funding opportunities for homeless and transitional shelters and will work with other agencies to ensure the needs of the homeless community are met.*	☒ Successful ☐ Unsuccessful ☐ Neutral The City continues to provide funding for the preparation of the Continuum of Care (CoC). This document is prepared by the Merced County Association of Governments (MCAG) in collaboration with the cities within the county. MCAG organizes the annual homeless count which is carried out by community volunteers, MCAG, and City employees. The CoC is used as a guide and provides goals for affordable housing developments and assistance to the homeless community.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program
1.7.b	**Promote and Develop Housing to Meet Special Needs** *Action:* *Assist private and nonprofit developers, such as the Central Valley Coalition for Affordable Housing, by identifying potential sites and financial resources for the construction of housing to meet special needs. Such projects might include, but are not limited to: senior housing, including congregate care facilities; housing for people with physical and mental disabilities; transitional*	☒ Successful ☐ Unsuccessful ☐ Neutral The Housing Program assisted with the development of the following units for individuals with special needs: • Veterans – 4 units • Victims of Domestic Violence – 2 units • Homeless – 10 units (transitional housing)	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Add the word "affordable" to the first sentence for clarification as shown below: *Assist private and nonprofit developers, such as the Central Valley Coalition for Affordable Housing, by identifying potential sites and financial resources for the construction of affordable housing to meet special needs*

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	housing for the homeless; an emergency shelter for the homeless; and housing for large families, extremely low-income families, and farmworkers. The City will provide further assistance to the identified need of additional emergency shelter facilities by applying for Proposition 46 funding to provide for such facilities or by supporting other agency applications	The Planning Department also has an application (currently on hold awaiting further information) for an affordable Senior Housing Project at the southwest corner of R Street and Pacific Drive. In addition, the Planning Department is currently processing a General Plan Amendment and Zone Change to allow 41 units of transitional housing.	
1.7.c	**Assist In Obtaining Funding For Farmworker Housing** *Action:* *The City shall apply for or support applications for funding for farmworker housing, including the Joe Serna Jr. Farmworker Housing Grant Program. Applications shall be submitted at least bi-annually. The City shall periodically review available funding programs to identify additional funding sources for farmworker housing.*	☐ Successful ☒ Unsuccessful ☐ Neutral The City did not apply for any funding specifically for Farmworker Housing. The City would not qualify for the Joe Serna, Jr. Farmworker Housing Grant Program and no other funding sources have been identified.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Remove the reference to the Joe Serna grant and biannual submittals. The City of Merced does not qualify for this grant.
1.7.d	**Assess the need for Farmworker Housing** *Action:* *Work with farm owners and central labor providers to determine the number of farmworkers who may need housing. The resulting report should address:*	☐ Successful ☒ Unsuccessful ☐ Neutral The City has not conducted this analysis to date as there has been no demand for farmworker housing within the City.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Change the action to be upon request. Given the urban nature of the City of Merced and the distance from most areas where farmworkers would be working, there doesn't seem to be a demand for Farmworker Housing within the City.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	permanent workers, seasonal resident workers, and migrant workers.		In addition, due to the drought conditions throughout California, much of the farming has been reduced thus reducing the demand for farmworkers.
1.7.e	**Provide fast-track permit processing for all Farmworker Housing applications** *Action:* *Provide fast-track permit processing for all Farmworker housing applications.*	☐ Successful ☐ Unsuccessful ☒ Neutral No applications have been submitted for Farmworker housing. However, fast-track permitting would be available for any future projects.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program The City has not received any applications for farmworker housing to date.
1.7.f	**Consider amending the Zoning Ordinance to allow a reduction in parking requirements for housing for persons with disabilities** *Action:* *Review the current parking requirements for residential uses to determine if such an amendment is feasible and if it would encourage the development of more housing for disabled individuals.*	☒ Successful ☐ Unsuccessful ☐ Neutral The Draft Zoning Ordinance allows the Development Services Director to approve a reduction in parking based on need. This mechanism could be used to allow a reduction in parking for housing for disabled individuals.	☐ Keep Program ☒ Eliminate Program ☐ Modify Program This policy would no longer be needed if the Zoning Ordinance is adopted as proposed.
POLICY H-1.8 ENSURE LAND AVAILABILITY			
1.8.a	**In-fill and Multi-family Lot Inventory** *Action:* *Develop an inventory of available infill and multi-family lots. The inventory will*	☒ Successful ☐ Unsuccessful ☐ Neutral	☒ Keep Program ☐ Eliminate Program ☐ Modify Program

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	include location, parcel sizes, amenities, and available infrastructure. The City will keep said inventory current and information will be made available to developers.	Sites inventory was prepared with last Housing Element update and will be updated as part of this update cycle. There has been very little development since the last update, so few changes have occurred.	The Sites Analysis has been prepared and is available to developers. This is a useful tool for developers and should be maintained.
1.8.b	**Prioritize City efforts to encourage residential development by focusing on in-fill development and densification within the existing City Limits** *Action:* *City staff will encourage development within the existing City Limits and especially within the City's Core Area. Staff will analyze vacant and underutilized land to identify constraints to in-fill development. Using the information found in the analysis, staff will develop an "In-fill Strategy." Staff will work with neighborhood and business groups, as well as with other interested organizations, to identify and address their concerns and preferences related to in-fill development.* *In addition, staff shall consider providing incentives such as reduced fees or priority permitting for in-fill developments, especially within the City's Core Area.*	☒ Successful ☐ Unsuccessful ☐ Neutral The Draft Zoning Ordinance includes an Urban Residential (/UR) Overlay Zone. This overlay zone is intended to encourage high quality residential development in the downtown and other urban neighborhoods. The overlay zone identifies permitted residential building types that reflect the traditional scale and character of these neighborhoods and supports infill development. This overlay zone increases choices for property owners and residents, promotes high quality design, and supports a vibrant and welcoming downtown area	☒ Keep Program ☐ Eliminate Program ☐ Modify Program

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
POLICY H-2.1 CONTINUE THE CITY'S HOUSING REHABILITATION LOAN PROGRAM			
2.1.a	**Continue the Housing Rehabilitation Loan Program** *Action:* *Continue to allocate monies from the City's Affordable Housing Program and expand the City's Housing Rehabilitation Loan Program. Through the Program, provide low-interest rehabilitation loans to qualifying homeowners and owners of rental properties. Loan principal and interest are paid back over time through a revolving loan pool that is then used to assist others in upgrading their units to meet code requirements and quality standards. Program loan monies may also be supplemented with Home Improvement Funds from PG&E based on fund availability and household eligibility. Program staff will continuously explore avenues of increasing available broad-based funds***.**	☒ Successful ☐ Unsuccessful ☐ Neutral • The City's Housing Program has assisted with the construction of 150 affordable housing units, including 10 units designated as transitional housing for the homeless. • From 2011 to 2015, the City assisted in the rehabilitation of 65 units, which exceeds our goal of 10 units annually. • City staff continues to look for new funding sources and has applied for other grants to help fund affordable housing.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Due to the economic downturn and a reduction in the Housing Department's staffing levels, the loan program is being modified to offer grants instead of loans. In addition, the City is out-sourcing the rehabilitation and new construction projects to Habitat for Humanity of Stanislaus County. Modifications to this policy should be made to reflect the new grant program.
2.1.b	**Consider Establishment of Historic District** *Action:* *Conduct a feasibility study to determine extent of financial or other benefits to housing preservation efforts in the City's core area through the establishment of a*	☐ Successful ☒ Unsuccessful ☐ Neutral This study was not completed. However, the Draft Zoning Ordinance includes a Downtown District overlay zone that would require development to be in keeping with the design and character of	☐ Keep Program ☒ Eliminate Program ☐ Modify Program No longer needed as the proposed Downtown District in the Draft Zoning Ordinance would protect the historic value of the City's core neighborhoods.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	Historic District. Pursue designation if feasible and approved by the City Council.	existing neighborhoods.	In addition, historic designation can be a burden on property owners as it limits their ability to make certain changes and requires a process for approval to make changes.
2.1.c	***Identify and Notify Owners of Substandard Units*** *Action:* *Notify property owners regarding available rehabilitation programs to remedy code violations.*	☐ Successful ☐ Unsuccessful ☒ Neutral Since 2011, 65 units have been constructed or rehabilitated through assistance from the City's Housing Program. Property owners are advised of the programs the City has to offer by the City's Code Enforcement Officers and often just by word of mouth or by referral from another City Department or outside agency.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Due to changes in the administration of the City's Code Enforcement program and reduction in Housing Department staff, the city has out-sourced the rehabilitation program to Habitat for Humanity. Although the City will continue to provide information as needed, Habitat for Humanity will be the lead and will provide information to property owners regarding funding mechanisms to assist in home repairs, especially code violations. This policy should be modified to reflect these changes.
2.1.d	**Provide Public Information on Preventative Maintenance and Energy Conservation** *Action:* *Utilize Public Service Announcements (PSAs) and other information dissemination programs such as the City's website and monthly newsletter to educate*	☒ Successful ☐ Unsuccessful ☐ Neutral The City provides information regarding their rehabilitation and first-time homebuyer programs on their website. The "Homeowner Preventative Maintenance" brochures are available in	☐ Keep Program ☐ Eliminate Program ☒ Modify Program The program should be modified to reflect the recent changes in the administration of the City's Housing Program.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	the public on low-cost preventative maintenance, as well as energy conservation measures they can take to prolong the life and quality of their home and reduce their long-term utility and maintenance costs. Continue provision and distribution of City's "Homeowner Preventative Maintenance" brochures and referral to local lender counseling programs.	the City Housing Department to help educate homeowners on typical maintenance issues of home ownership. There have not been any PSA's or other targeted outreach programs to educate the public about the City's Housing Programs. However, recently, the City has started working with Habitat for Humanity – Stanislaus County and they have canvassed neighborhoods explaining the City's program and encouraging homeowners to take advantage of the funds available to upgrade their homes. The City also participated in the HERO Program which offers low interest loans through the State to property owners to make energy efficient upgrades to their home. However, the program is administered by the state and the City does not track the number of homeowners participating in the program or their income level. In addition, the City recently adopted a Climate Action Plan which incorporates goals, strategies, and actions to help conserve energy and reduce development impacts to the environment.	

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
2.1.e	**Conservation of At-Risk Units** *The City will continue to contact owners and operators of such units at least annually to monitor when/if the units are being considered for conversion. The City will, as needed, assist potential non-profit buyers to apply for California Housing Finance Agency funding to purchase and operate "At-Risk" facilities for continued affordability. The City will investigate possible incentive programs to encourage property owners to keep their properties affordable. Staff will work with the Housing Authority to determine if they offer programs that will assist property owners in maintaining their property as affordable units.*	☒ Successful ☐ Unsuccessful ☐ Neutral The City Housing Department contacts property owners and monitors projects that are required to remain affordable for a specified period of time. The City currently does not have any units that are considered to be "at risk." However, the City would work with property owners to help maintain the affordability of any units at risk of no longer being "affordable."	☒ Keep Program ☐ Eliminate Program ☐ Modify Program
2.1.f	**Energy Conservation** *Action:* *The City shall assist low-income homeowners and renters in securing energy audits through local utility companies. Informational flyers should be provided at City offices and other public buildings to advertise funding sources for making any necessary changes such as energy conservation fixtures and devices. All projects funded through the Housing Program shall be designed to meet all state energy efficiency standards.*	☒ Successful ☐ Unsuccessful ☐ Neutral All the units rehabilitated or constructed using funds from the City's Housing Program meet energy efficiency standards. The City also participated in the HERO Program which offers low interest loans through the State to property owners to make energy efficient upgrades to their home.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
2.1.g	**Energy Conservation and Weatherization** *Action:* *Through funding obtained from the Federal Stimulus Program or other funding sources, the City will initiate a program for low/moderate income families to provide weatherization materials such as weather stripping, outlet covers, and water heater insulating blankets. Staff will arrange needed installation assistance for seniors and/or disabled individuals through local community groups, churches, the senior center, or service organization(s).*	☒ Successful ☐ Unsuccessful ☐ Neutral The Community Action Agency administers a program to assist homeowners with weatherization of their homes. The City refers property owners who need only weatherization upgrades to their home to the Community Action Agency (CAA). The CAA provides assistance for approximately 250 units per year. The City also participated in the HERO Program which offers low interest loans through the State to property owners to make energy efficient upgrades to their home. Additionally, the City recently adopted a Climate Action Plan which incorporates goals, strategies, and actions to help conserve energy and reduce development impacts to the environment.	☐ Keep Program ☐ Eliminate Program ☒ Modify Program This policy should be modified to reflect that the City does not administer a weatherization program, but refers people in need of such services to the Community Action Agency.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
POLICY H-2.2 PURSUE STATE AND FEDERAL FUNDS TO SUPPORT CONSERVATION AND REHABILITATION			
2.2.a	**Apply for State and Federal Funds to Support Housing Conservation and Rehabilitation** *Action:* *Identify and apply for funding at the State and Federal levels to help finance housing conservation and rehabilitation in the City. When possible, pursuit of State and Federal monies shall be coordinated with other local agencies.*	☒ Successful ☐ Unsuccessful ☐ Neutral The City continues to monitor available funding sources for housing conservation and rehabilitation. The City is considered an entitlement City and therefore automatically receives certain types of funding (i.e. CDBG and HOME funds).	☒ Keep Program ☐ Eliminate Program ☐ Modify Program

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
POLICY H-3.1 PROVIDE FINANCIAL ASSISTANCE TO QUALIFYING HOMEBUYERS AND RENTERS			
3.1.a	**Pursue State and Federal Funds for Down Payment Assistance** *Action:* *Continue the City's revolving loan fund and grant fund programs to provide low-interest loans to first-time low and moderate-income homebuyers. Expand utilization of the loan program to provide an "affordability gap" between housing prices and household incomes to sustain a live/work environment. The loan program is funded through state, CDBG, and HOME funds. There are established guidelines setting forth terms and conditions for loans. Annually review loan amount caps, need for requirement changes, etc., to meet changing housing markets. The City will continue to apply annually, or as available, for CalHOME, BEGIN, and NSP funds. The City will explore and pursue all other available funding as it becomes available. The City will strive to assist at least one developer annually to apply for state and/or federal tax credits. Funding assistance is identified at the beginning of each fiscal year through the Housing Program's Annual Action Plan.*	☒ Successful ☐ Unsuccessful ☐ Neutral Since 2011, the City has funded 53 loans first-time homebuyer loans providing down payment assistance to first-time home buyers**.**	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Modify to reflect current funding sources and eliminating those which are no longer available (i.e., BEGIN and NSP funds).

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
3.1.b	**Coordinate with Local Agencies to Provide Housing Assistance to Extremely Low, Very Low, and Low Income Households** *Action:* *Work with other agencies to assist in identifying and procuring funding for extremely-low, very-low, and low- income rental programs. Examples of other agencies include, but are not limited to, Housing Authority (Housing Choice/Section 8), Community Action and Salvation Army (displaced person's temporary assistance and limited financial grants), and Continuum of Care partners (transitional housing and homeless shelters).*	☒ Successful ☐ Unsuccessful ☐ Neutral • The City continues to work with the Central Valley Coalition for Affordable Housing and other private developers to provide low-income rental housing. The City also provides funding for the preparation of the Continuum of Care, and for the warming center for the homeless. • The City also works with Sierra Saving Grace to provide shelter for the homeless. • The City is pursuing other funding sources to help in this area, such as Cap and Trade funds.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
3.1.c	**Minimize governmental constraints on housing development, improvement, and maintenance** *Action:* *Review governmental processes and regulations to identify any potential constraints to the development, improvement, or maintenance of housing. If constraints are identified, and can legally be mitigated or removed by the City, implement steps to do so.*	☒ Successful ☐ Unsuccessful ☐ Neutral The Development Services Department continually strives to improve our processes and eliminate any regulations or processes that hinder development or improvement to the City's housing stock. The Draft Zoning Ordinance is designed to be more "user-friendly" and make it easier for the public to understand and interpret zoning regulations. The implementation of electronic plan review has improved the plan review process and makes it easier for developers to submit plans electronically and receive feedback through e-mail which saves time for everyone. In addition, in 2013, the City amended the Public Facilities Financing Program Policy and reduced the fees by 55 percent.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
3.1.d	**Establishment of a Community (Housing) Land Trust** *Action:* *The City shall investigate the feasibility of establishing a non-profit Community Land Trust to create and preserve affordable housing through acquisition, development, and perpetual ownership of land for the benefit of the community. If the Community Land Trust is determined to be feasible, the City shall sponsor the formation of a non-profit Community Land Trust in conformance with the Community Land Trust Model established by the Institute for Community Economics. The Trust shall accept donations of land and funds and administer such assets to ensure that housing constructed on the land is affordable in perpetuity.*	☐ Successful ☒ Unsuccessful ☐ Neutral Determined to be infeasible given the limited funding and the economic downturn.	☐ Keep Program ☒ Eliminate Program ☐ Modify Program

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
POLICY H-4.1 EDUCATE THE PUBLIC REGARDING AFFORDABLE HOUSING ISSUES AND PROGRAMS			
4.1.a	**Provide Ongoing Public Information on Affordable Housing Issues and Programs** *Action:* *Establish a community notification list including, but not limited to, Housing Authority, Chamber of Commerce, schools, grocery and drug stores, PSAs, Community Resource Counsel, civic and service organizations, and community centers. Distribute information flyers and give public presentations on affordable housing issues and programs in the City of Merced to such groups, in addition to City residents, developers, and local lenders, by placing program brochures, copies of City documents, and other pertinent information in the City libraries and at the Merced Civic Center. In addition, make this information available to community-based groups serving lower income residents, such as the Lao Family*	☐ Successful ☒ Unsuccessful ☐ Neutral • Information on all the City's Housing Programs is available on the City's website. • Housing Department staff participate in the Continuum of Care and are a member of the Builder's Association. • The Housing Department holds 3 public meetings each year to identify funding sources and advise the public on how those funding sources are to be used. • The City Housing staff also participate in the City Council Town Hall meetings and present information to the Merced County Board of Realtors.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
	Community Center, and add information to the City website. *Consider a program for builders' and developers' informational meetings to explain available programs and designations, as well as a program to educate first time homebuyers on the process of purchasing a home.*	Housing staff works with other stake holders such as the Housing Authority on affordable housing issues.	

POLICY H-5 QUANTIFIED OBJECTIVES

Income Category	New Construction		Rehabilitation		Conservation	
	Projected	**Actual**	**Projected**	**Actual**	**Projected**	**Actual**
Extremely Low-Income	**0**	**0**	**0**	**5**	**0**	**0**
Very Low-Income	**918**	**15**	**25**	**4**	**74**	**48**
Low-Income	**574**	**116**	**20**	**31**	**55**	**50**
Median	**0**	**0**	**0**	**0**	**0**	**0**
Moderate-Income	**540**	**0**	**10**	**0**	**56**	**49**
Above Moderate-Income	**1044**	**0**	**0**	**0**	**0**	**0**
Total	**3076**	**132**	**55**	**40**	**185**	**147**

The number of units assisted fell short of what was projected. This was in part, due to the decline in construction of housing in general. However, in addition, the amount of federal and state funding the City has received has also been reduced, in addition to the loss of Redevelopment Agency funds. These factors made it difficult to achieve the goals set forth in the previous Housing Element. The "Above Moderate Income" level, which is market rate housing, was especially hard hit, yet these housing units do not qualify for City affordable housing programs and are hard to incentivize.

Table 9.2.2 shows the total number of units (both renter and owner) that were assisted by the City of Merced Housing Program between FY 2009 and 2015. This includes, new construction, rehabilitation, and first-time home buyer's assistance. The total number of units assisted was 254. This number does not include the conservation of at-risk units.

Table 9.2.2
Units Assisted by City Housing Program (2009-2015)

Priority Need Category	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	TOTAL (2002-2009)
RENTERS							
0-30% of MFI	0	0	0	0	0	0	0
31-50% of MFI	0	0	0	0	0	0	0
51-80% of MFI	0	0	0	1	0	0	1
Vacant/Under Construction	2	2	77	66	3	0	150
Total	**2**	**2**	**77**	**67**	**3**	**0**	**151**
OWNERS							
0-30% (Extremely Low)	1	2	3	1	1	0	8
31-50% (Very Low)	4	4	2	0	4	7	19
51-80% (Low)	4	10	12	8	10	5	49
81-100% (Median)	5	2	5	2	2	1	17
100-120% (Moderate	1	0	0	0	2	1	4
Vacant/(Above Moderate)	0	0	0	0	1	5	6
Total	**15**	**16**	**22**	**11**	**20**	**19**	**103**
NON-HOMELESS SPECIAL NEEDS	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
TOTAL HOUSING	**17**	**18**	**99**	**78**	**23**	**19**	**254**

Source: City of Merced Housing Program Reports

Sunnyview Apartments

Sunnyside Apartments

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
POLICY H-6.1 USE CDBG FUNDS FOR FAIR HOUSING ENFORCEMENT, EDUCATION, AND TECHNICAL ASSISTANCE ACTIVITIES			
6.1.a	**Use CDBG funds for fair housing enforcement, education, and technical assistance activities** *Action:* *Continue to contract with the Central Valley Coalition for Affordable Housing to provide Fair Housing information to the City's residents and to operate a Fair Housing Hotline. Also post information regarding Fair Housing on the City's website.*	☒ Successful * ☐ Unsuccessful ☐ Neutral • The Central Valley Coalition for Affordable Housing operated the Fair Housing Hotline from 2011 to 2014. During that time, they answered 110 phone calls, provided 45 workshops on fair housing, and had 473 people attend meetings related to fair housing. • In 2014, Project Sentinel took over the operation. From 2014 to 2015, Project Sentinel held 42 educational outreach classes, provided 39 referrals, and handled 10 housing audits/cases. • All 10 audits/cases had successful outcomes. (continued on next page)	☐ Keep Program ☐ Eliminate Program ☒ Modify Program Due to reports of targeted and possibly unfair Fair Housing "testing" conducted by Project Sentinel, it was determined the City should continue to look for another Fair Housing provider. The program should be modified to eliminate a specific fair housing provider, but identify that the City contracts with an outside organization to provide a fair housing program in compliance with HUD regulations for CDBG funding.

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
		The Task Force felt the last year of the operation of the Fair Housing program operated by Project Sentinel was unsuccessful due to reported "testing" conducted by Project Sentinel. The "testing" conducted by Project Sentinel is a program where Project Sentinel staff approach owners and/or property managers in an "undercover" fashion posing as a potential renter and ask specific questions about the unit which could lead to an unfair housing complaint. Depending on the answer received, they would either pursue a complaint or require the owner or landlord to go through an educational course sponsored by Project Sentinel at a substantial cost to the owner and/or landlord. The City of Merced has not authorized such testing as part of the Fair Housing Program.	

POLICY/ ACTION #	POLICY/ACTION	EVALUATION/ ACCOMPLISHMENTS	KEEP/ELIMINATE/ MODIFY/COMMENTS
6.1.b	**Prepare a HUD Consolidated Plan every 5 Years** *Action:* *Prepare a Consolidated Plan every 5 years to include certification that the City will affirmatively further fair housing, conduct an analysis to identify impediments to fair housing choice, and take actions to overcome the effects of any impediments identified.*	☒ Successful ☐ Unsuccessful ☐ Neutral The Consolidated Plan was approved and adopted by the City Council in 2015. This Plan covers the five year period from 2015 to 2020. An analysis of Impediments to Fair Housing Choice was prepared in May 2015.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program
6.1.c	**Prepare an Analysis of Impediments to Fair Housing every 5 to 7 years** *Action:* *Prepare and Analysis of Impediments (AI) every 5 to 7 years and take steps to address all barriers to affordable housing identified in the report.*	☒ Successful ☐ Unsuccessful ☐ Neutral An analysis of Impediments to Fair Housing Choice was prepared in May 2015.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program
POLICY H-6.2 ENSURE ALL NEW, MULTIFAMILY CONSTRUCTION MEETS THE ACCESSIBILITY REQUIREMENTS OF THE FEDERAL AND STATE FAIR HOUSING ACTS THROUGH LOCAL PERMITTING AND APPROVAL PROCESSES.			
	Action: *Review all applications for multifamily construction to ensure all federal and State fair housing acts are being complied with. This shall be done through building permit review or other review as required (i.e., CUP, etc.).*	☒ Successful ☐ Unsuccessful ☐ Neutral This is a typical step in the review process for all housing projects.	☒ Keep Program ☐ Eliminate Program ☐ Modify Program

9.3 POPULATION AND HOUSING DATA

To adequately plan for any occurrence, change, or improvements, it is necessary to fully understand present conditions and the past trends that led to the current environment. The same holds true for housing - a successful strategy must be preceded by an adequate assessment of the community and regional environment. This section discusses the components of housing need, which include the trends between 2000 and 2010 (the latest Census information available) in Merced's population, households, employment base, and the type of housing units available. American Community Survey (ACS) data was used when other Census data was not available. In most all areas, countywide data is included for comparative analysis as well.

The analysis that follows is divided into four major subsections.

Population Characteristics examines the City of Merced in terms of individual persons and identifies population trends that may affect future housing needs.

Household Characteristics examines Merced by families, households, or living groups, to see how past and expected household changes will affect housing needs.

Employment denotes primary income sources and levels by occupation.

A review of the **Housing Stock** discloses the housing environment in Merced as a whole and details availability, affordability, and condition. Such information is invaluable to help identify needed programs that ensure that existing and future housing stock meets the shelter needs of every segment of the City's population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the City are made.

9.3.1 Population Characteristics

To effectively address and identify existing and future housing needs for the City of Merced, population variables such as demographic and socioeconomic characteristics and trends must be analyzed. The resulting community profile is based on available data from the U.S. Census Bureau, Department of Finance (DOF), Merced County Association of Governments (MCAG) and various other informational sources.

It should be noted also that MCAG's projections for the City of Merced's Regional Housing Needs Allocation included estimates of housing need resulting from the UC Merced Campus.

Population Trends

The City of Merced was incorporated as a Charter City in 1889. Since incorporation, the City has grown to a population of 80,985, as reported in the January 1, 2010, Department of Finance Population Estimates. In 1990, the population of Merced was 56,216, and by 2000 the population had increased to 63,893 (reference Table 9.3.1). This was an increase of approximately 13.7 percent. According to the recently released population data from the 2010 Census, from 2000 to 2010, the City's population increased 23.6 percent to total 78,958. This increase was larger than the increase seen for Merced County (21.5 percent) and more than double the statewide increase (10 percent). The City's current population as projected for January 2016, by the California Department of Finance (DOF) is 83,962.

Table 9.3.2 shows Population Estimates and Projections for Merced and Merced County for the years 2005, 2010, and 2015. MCAG estimated 92,012 persons in Merced and 273,923 persons in Merced County by 2010. By 2020, Merced is projected to have a population of 108,505 persons and Merced County is projected to have a population of 337,935 persons. The 2010 and 2015 projections are based on MCAG's population forecast and include UC Merced.

When available, information in this chapter has been updated to reflect the data from the 2010 Census. Otherwise, data from the 2014 American Community Survey was used.

Table 9.3.1
Population Growth
Merced, Merced County, and California, 2000-2014

	2000 Population	**2010 Population**	**Percent Change 2000 to 2010**	**2014 Population**	**Percent Change 2010 to 2014**
Merced	56,216	63,893	13.7%	78,958	23.6%
Merced County	178,403	210,554	18.0%	255,793	21.5%
California	29,760,021	33,871,648	13.8%	37,253,956	10.0%

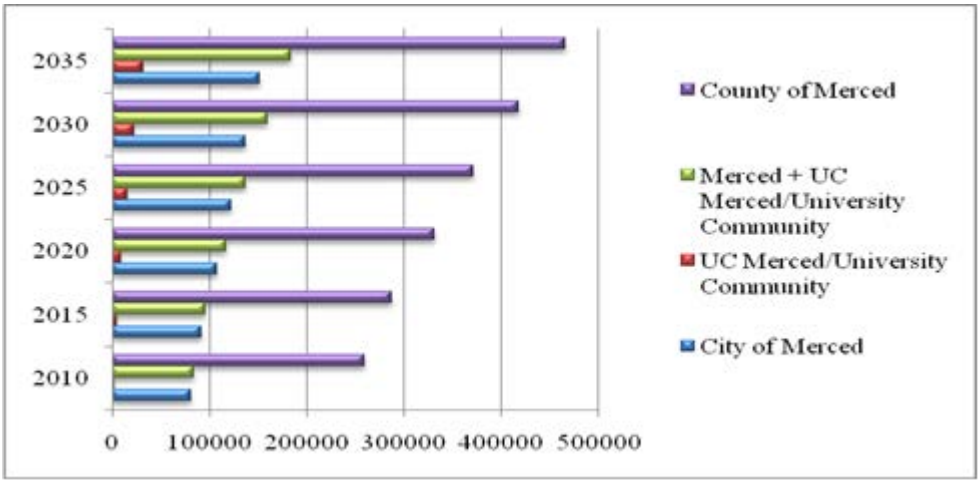
Source: 2000, & 2010 U.S. Census & 2014 American Community Survey (ACS)

Table 9.3.2
Population Estimates and Projections
MCAG Projections, 2010-2035

Year	***City of Merced***	***UC Merced/ University Community***	***Merced + UC Merced/Univ. Community***	***County of Merced***	***Percentage of County (Merced & UC)***
2010	81,500	1,900	**83,400**	260,000	32.1%
2015	91,500	4,700	**96,200**	287,000	33.5%
2020	107,600	9,400	**117,000**	331,000	35.3%
2025	121,800	15,600	**137,400**	372,000	36.9%
2030	137,400	22,500	**159,900**	417,500	38.3%
2035	152,100	31,300	**183,400**	465,500	39.4%

Source: *MCAG, July 2010*

Illustrative of Population Growth and Projections



The University of California, Merced campus, the 10th University of California campus, opened in Fall 2005. The UC has seen steady growth in enrollment. The enrollment for Fall 2015, was 6,685 students (both graduate and undergraduate), which is higher than originally anticipated by the UC Merced Long Range Development Plan (LRDP). According to the UC Merced 2013 Long Range Enrollment Plan (LREP), there are two paths by which the UC could continue to develop up to the year 2020. One path allows the campus to grow to 10,000 students by 2020, while the other has enrollment stopped at 7,200 because of the lack of space to support growth in enrollment, faculty and staff. In 2015, the UC approved the 2020 Project which will lead to 10,000 students by 2020.

UC Merced has outpaced the expected growth since opening in 2005 and expects to continue this accelerated growth as space allows. Each year, they receive far more applications to attend the school than the number of spaces available. In 2016, a record 22,632 students applied to attend UC Merced. These applicants were competing for 2,100 undergraduate seats available for the 2016 school year. The UC Merced Long Range Development Plan (LRDP) expects a total of 25,000 full-time equivalent students (FTE) at full development of the campus. With the addition of staff, faculty, and other academic appointments, the expected population is 32,185.

Housing is a major concern for the development of the campus. Currently, only about 50 percent of students attending UC Merced are able to be housed on campus. The remaining students and staff must find off-campus housing which is typically within the City of Merced. Prior to the opening of the campus through 2006, the City of Merced saw an increase in the number of multi-family housing units being constructed to accommodate students.

Since the downturn of the housing market in 2006-2007, the City has not had any residential construction. However, beginning in 2014, the City began to see interest in developing housing again, both single-family and multi-family units. The interest in developing multi-family housing was specifically tied to the need for student housing at UC Merced.

In 2015, construction started on a 96-unit apartment complex (Compass Pointe Apartments) that would primarily serve UC Merced students. Also, in 2015, a 216-unit apartment complex received Conditional Use Permit (CUP) approval and anticipate students being the majority of their residents for the near future. Additionally, a second phase of the Compass Pointe Apartments consisting of 128 units received CUP approval in 2015. There is no word on when the two projects with CUP approval would begin construction, but it's anticipated they would be under construction within the next two years.

Household Size

Table 9.3.3 shows Merced and Merced County's Total Households, Population in Households, and Average Household Size for 2010 and 2014. In 2010, Merced's Average Household Size was 3.17 while the County's Average Household Size was 3.05. Average Household Size estimated by the American Community Survey for 2014, was 2.94 persons per household for Merced and 3.12 persons per household for the County, indicating a slight decrease in household size for the general area, but the total population increased slightly both in the City and County of Merced. Based on the estimated 2014 population for the City of Merced, there was a 1.92 percent increase in population between 2010 and 2014 within the City.

Age Characteristics

Age group changes in the local population provide indicators to future housing needs. Table 9.3.4 compares age group changes from 2010 to 2014 for the City of Merced. The percentage of children under 10 years of age slightly decreased from 18 percent of the population in 2010 to 17.3 percent of the population in 2014. The 10 to 19-age group also decreased slightly from 17.7 percent to 17.1 percent. The 20 to 34-age group increased from 24.1 percent of the population in 2010 to 25.1 percent in 2014. The 35 to 54-age group decreased from 22.9 percent of the population in 2010 to 22.2 percent in 2014. The 55 and over age group increased slightly from 17.3 percent in 2010 to 18.2 percent in 2014. The changes in the age of the City's population were minimal. The greatest change was in the population of 20 to 34 age group, but that was still minimal at only 1 percent. The change in the 55 and over age group was the second largest at 0.9 percent.

Table 9.3.3
Average Household Size
Merced and Merced County, 2010-2014

Area	Year	Number of Households	Population in Households	Average Household Size
Merced	2010	24,899	77,878	3.13
Merced	2014	27,446	80,490	2.94
Merced County	2010	83,698	255,793	3.05
Merced County	2014	83,903	261,609	3.12

Source: 2010 U.S. Census and 2014 American Community Survey (ACS)

The primary age group for purchasing homes is the 30 to 45-age group. As shown in Table 9.3.4, there has been little change in the percentage of the City's population within this age range. Due to the cost of housing and the downturn in the housing market over the last several years, the number of people purchasing new homes has decreased. However, as the economy rebounds and the housing market picks up, the demand for both renter and owner-occupied housing is expected to increase throughout the planning period as people feel more comfortable with purchasing homes for the first time or as an upgrade to their existing home. In addition UC Merced continue to attract students, faculty, and staff that will need additional housing.

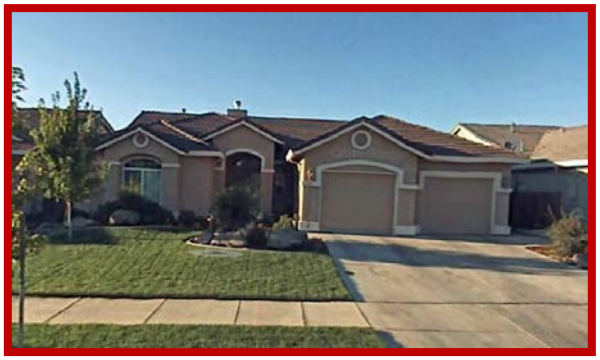
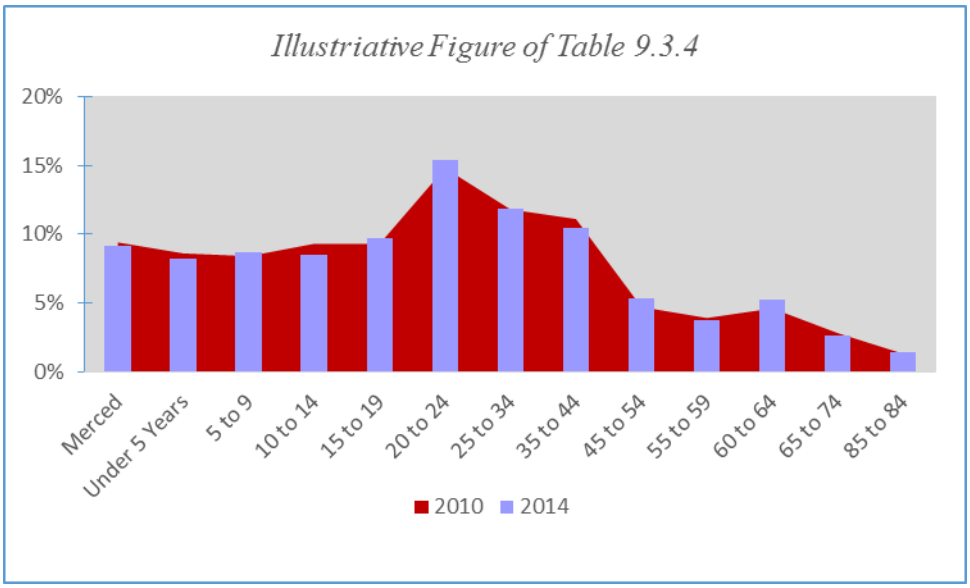


Table 9.3.4
Average Household Size, 2010-2014

	2010		2014	
Merced	**Population**	**Percent**	**Population**	**Percent**
Under 5 Years	7,409	9.4	7,353	9.1
5 to 9	6,804	8.6	6,595	8.2
10 to 14	6,624	8.4	6,971	8.7
15 to 19	7,362	9.3	6.818	8.5
20 to 24	7,367	9.3	7,847	9.7
25 to 34	11,644	14.8	12,363	15.4
35 to 44	9,342	11.8	9,508	11.8
45 to 54	8,726	11.1	8,382	10.4
55 to 59	3,705	4.7	4,274	5.3
60 to 64	3,053	3.9	2,997	3.7
65 to 74	3,632	4.6	4,195	5.2
75 to 84	2,229	2.8	2,088	2.6
85 and Over	1,061	1.3	1,099	1.4
Total	78,958	100.0	80,490	100.0

Source: 2010 U.S. Census and 2014 American Community Survey (ACS)



Race/Ethnicity Characteristics

Table 9.3.5 shows the ethnic composition of Merced's population. According to the 2010 Census Data, the total population in 2010, was 79,958. The 2014 American Community Survey estimates the population has increased to 80,490. This represents less than a 1.0 percent increase over the four year period. The breakdown of different ethnicities within the population remained relatively stable. A slight increase in the total population (4.7%) of the White Population was reported as well as an increase (0.5%) in the Asian, Native Hawaiian, and Pacific Islander population.

There was a decrease in the total population reported in the other populations within the City. The Black or African American population decreased by 0.9%, the American Indian and Alaskan Native population decreased by 0.6%, those reported to be of some other race decreased by 3%, and those reported to be of two or more races decreased by 0.8%. Those of Hispanic origin also decreased by 0.8%.Although the percentage of the total population for those of Hispanic origin decreased slightly, the actual number of Hispanic within the City increased from 39,140 in 2010 to 39,279 in 2014. The total number of people reported in the White population increased from 41,177 to 45,814. The Hispanic population is the second largest ethnic group in Merced, and has the highest birth rate.

Table 9.3.5
City of Merced Race and Ethnicity, 2010 - 2014

	2010		2014	
	Number	**Percent**	**Number**	**Percent**
White	41,177	52.2	45,814	56.9
Black or African American	4,958	6.3	4,358	5.4
American Indian and Alaskan Native	1,153	1.5	730	0.9
Asian, Native Hawaiian, Pacific Islander	9,516	12.1	10,147	12.6
Some Other Race	17,804	22.5	15,678	19.5
Two or More Races	4,350	5.5	3,763	4.7
Total	78,958	100	80,459	100
Hispanic Origin (of any race)	39,140	49.6	39,279	48.8

Source: 2010 U.S. Census and 2014 American Community Survey

9.3.2 Household Characteristics

Household Type

Information collected on household type provides a good base for the analysis of a community's housing needs. The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are enumerated separately and are not counted in household population. Tables 9.3.6 and 9.3.7 show household characteristics for the City of Merced and Merced County. There has been very little change in the makeup of households between 2010 and 2014. The overall number of households only increased by 51 over this time period which is the primary reason for such little change in this area. The trend was the same for Merced County as well.

Table 9.3.6
Household Type Characteristics
City of Merced, 2010 to 2014

	2010		2014	
	Number	**Percent**	**Number**	**Percent**
Total Households	24,899	100.0	24,950	100.0
Family households (families)	17,820	71.6	17,764	71.2
Married-couple families	10,958	44.0	10,828	43.4
Nonfamily households	7,079	28.4	7,186	28.8
Householder living alone	5,356	21.5	5,539	22.2
Householder 65 years and over	1,823	7.3	1,871	7.5
Persons Per Household (owner-occupied)	2.98		2.73	
Persons Per Household (renter-occupied)	3.24		3.16	
Total Persons in Households	77,878		79,350	

Source: 2010 U.S. Census and 2014 American Community Survey

Table 9.3.7
Household Type Characteristics
County of Merced, 2010 to 2014

	2010		2014	
	Number	**Percent**	**Number**	**Percent**
Total Households	75,642	100.0	76,516	100.0%
Family households (families)	58,767	77.7	58,994	77.1
Married-couple families	40,873	54.0	40,018	52.3
Nonfamily households	16,875	22.3	17,522	22.9
Householder living alone	13,157	17.4	14,079	18.4
Householder 65 years and over	5,195	6.8	5,586	7.3
Persons Per Household (owner-occupied)	3.23		3.23	
Persons Per Household (renter-occupied	3.48		3.48	
Total Persons in Households	247,151		256,241	

Source: 2010 U.S. Census and 2014 American Community Survey

Housing Units

Tables 9.3.7 and 9.38 identify the total housing units for Merced and Merced County in 2010 and 2014. According to Census Data, between the years 2010 and 2014, only 51 units were added within the City of Merced. By comparison, between 2000 and 2010, 4,464 units were added. This averages out to over 400 units per year over the 10 year period. The City of Merced saw dramatic impacts from the recent housing crisis. Thus, the number of units that have been added to the City's inventory in recent years has been minimal. The increase over the last 5 years has been the smallest in recent history. Historically, since 1990, the City has seen at least a 14 percent increase and from 1980 to 1990 saw a 28.4 percent increase and from 2000 to 2010, there was a 27.5 percent increase.

Although the number of new housing units has decreased in recent years, the City is still required to provide enough land to meet its Regional Housing Needs Assessment (RHNA). The City's share of housing for the fifth RHNA cycle beginning January 1, 2014, through December 31, 2023, is 5,537 units.

Table 9.3.8
Total Housing Units
Merced and Merced County, 1990-2014

			1990-2000		2000-2010		2010-2014
	1990	**2000**	**% Increase**	**2010**	**% Increase**	**2014**	**% Increase**
Merced	18,848	21,532	14.2%	27,446	27.5%	28,344	3.2%
Merced County	58,410	68,373	17.1%	83,698	22.4%	84,180	0.58%

Source: 2000 and 2010 U.S. Census, and 2014 American Community Survey 1-year estimates

Occupied Housing Units

Table 9.3.9 shows Total Occupied Housing Units and Owner-Occupied and Renter-Occupied Housing Units for 2000, 2010, and data from the U.S. Census Bureau's American Fact Finder for 2014. The total number of units increased significantly between 2000 and 2010, but from 2010 to 2014, there was little increase. This can be attributed to the struggling economy and housing crisis. Merced was hit very hard during the housing crisis and is just now beginning to see signs of recovery. According to the data, the total number of rental units has consistently been higher than owner-occupied units. In 2010, the data shows a total of 24,899 occupied units within Merced, with 42.7 percent being owner-occupied and 57.3 percent renter-occupied. In 2014, the total number of units increased to 24,950 occupied units with 42.2 percent owner-occupied and 57.8 percent renter-occupied.

As Table 9.3.9 shows, the County's percentage of Owner-Occupied Housing Units has consistently been higher than the City's. .

Table 9.3.9
Occupied Housing Units
Merced and Merced County, 2000, 2010, 2014 Estimates

2014 Estimates	**Total Occupied Housing Units**	**Owner Occupied Housing Units**	**Owner Occupied Housing Units (%)**	**Renter Occupied Housing Units**	**Renter Occupied Housing Units (%)**
Merced	24,950	10,533	42.2	14,417	57.8
Merced County	74,166	39,947	53.9	34,219	46.1
2010					
Merced	24,899	10,637	42.7	14,262	57.3
Merced County	75,642	41,196	54.5	34,446	45.5
2000					
Merced	20,435	9,508	46.5	10,927	53.5
Merced County	63,815	37,483	58.7	26,332	41.3

Source: 2000 and 2010 U.S. Census, American Community Survey 2014

Housing Units By Type

There has been very little change in the number of units within the City over the last five years. Based on the American Community Survey estimates in 2009, the total number of units within the City was 27,633. The largest portion of those units were single-family detached units (56.3 percent). Multi-family units (three or more units) made up approximately 30 percent of the total housing. According to the 2014 American Community Survey estimates, the number of units has increased slightly, but the break-down between single-family detached units and multi-family units remained steady.

However, the City has seen a significant increase since 2000. Since 2000, the number of housing units are estimated to have increased from 21,544 to 28,344 units.

Table 9.3.10
Housing Inventory Trends by Unit Type
City of Merced, 2000, 2009 and 2014 Estimates

	2000		2009 Estimates		2014 Estimates	
Unit Type	**Units**	**Percent of Total**	**Units**	**Percent of Total**	**Units**	**Percent of Total**
1-unit, detached	12,465	57.9	16,939	56.3	17,752	62.6
1-unit, attached	942	4.4	1,043	2.5	916	3.2
2	921	4.3	1,893	6.8	934	3.3
3 or 4	1,797	8.3	2,775	9.9	2,326	8.2
5 to 9	1,671	7.8	3,178	11.3	3,568	12.6
10 to 19	775	3.6	687	2.5	866	3.1
20 or more units	2,265	10.5	1,707	6.1	1,354	4.8
Mobile home or trailer	700	3.2	1,287	4.6	628	2.2
Other	8	0.0	0	0	0	0
Total Housing Units	21,544	100	27,633	100	28,344	100

Source: 2000 U.S. Census/ American Community Survey 2009 & 2014 Estimates

Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. The state uses five percent as a rule-of-thumb for a desirable total vacancy rate. A total vacancy rate of less than four percent could represent a shortage of housing units. The 2014 American Community Survey estimates the vacancy rate for the City of Merced at 5 percent. This is about a 50 percent reduction in the vacancy rated estimated by the 2010 American Community Survey. As shown, in 9.3.11, the 2010 vacancy rate was estimated to be 10.6 percent. This was most likely due to the number of foreclosures in this area. As the housing market has stabilized, more homes are being purchased and the vacancy rate is decreasing. According to the 2014 American Community Survey estimates, the homeowner vacancy rate is 2.4 and the renter vacancy rate is 3.8.

Table 9.3.11
Number of Housing Units, Occupied and Vacant
City of Merced, 2010 and 2014 Estimates

	2010 Estimates		2014 Estimates	
	Units	**Percent of Total**	**Units**	**Percent of Total**
Total Housing Units	26,562	100.0	28,344	100.0
Occupied Housing Units	23,753	89.4	26,930	95.0
Total Vacant Units	2,809	10.6	1.414	5.0

Source: 2010 and 2014 American Community Survey

Such low vacancy rates could make it more difficult to find affordable housing. The high demand on the market makes it ripe for higher prices. According to the website www.deptofnumbers.com, the median rent in Merced is $858 and the average rate is $832. This is down slightly from last year, but has increased over the last three years. Table 9.3.12 shows the rental prices in Merced over the last five years as well as a comparison to the median rental rate for the state. .

Table 9.3.12
Gross Rental Price

Year	Merced Median	California Median	Merced Average
2014	$858	$1,268	$832
2013	$862	$1,221	$864
2012	$840	$1.209	$811
2011	$833	$1,201	$816
2010	$854	$1,231	$848

Source: www.deptofnumbers.com

Age of Housing Stock

As illustrated in Table 9.3.13, in 2014, 38.6 percent of Merced's housing stock was built prior to 1970. By 2020, nearly 78 percent (21,544 units) of the City's current housing stock will be over 30 years old. This could indicate the potential need for rehabilitation and continued maintenance of approximately 21,544 units by the year 2020.

Table 9.3.12 also shows that from April 2000 to June 2009 showed the largest increase in new construction since 1939. As is expected based on the recent housing and economic crisis, the number of units constructed since 2010 is very small. However, the City is beginning to see some activity in new home construction and expect construction to continue to increase over the next few years.

Table 9.3.13
Age of Housing Stock
City of Merced

Year Structure Built	Number of Units	Percent of Total
2010 or later	211	0.8
2000 to 2009	5818	21.3
1990 to 1999	3437	12.6
1980 to 1989	4712	17.2
1970 to 1979	5159	18.9
1960 to 1969	2838	10.4
1950 to 1959	2440	8.9
1940 to 1949	1388	5.1
1939 or earlier	1348	4.9
Total	27,349	100.0

Source: 2014 American Community Survey

9.3.3 Employment

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The 2010-2014 American Community Survey estimated there were 35,082 individuals in the civilian labor force in Merced. County wide, the labor force was 115,175. In 2009, Merced County had one of the highest unemployment rates in the state at 17.5 percent. The job market has improved as the economy has improved, but the County's unemployment rate still remains relatively high at 12.5 percent (March 2016). The City's unemployment rate was 11.8 percent in April 2016. The County and City of Merced have been slower to recover from the recent recession which may attribute to the continued high unemployment figures.

Table 9.3.13 shows estimated 2014 Employment by Industry for the City of Merced and Merced County. In Merced, the "Educational, Health and Social Services" industry employed the most people at 28.6 percent. The second largest employment industry was the "Retail Trade" industry, which had 11.9 percent of the total employed persons in Merced. The County's Employment by Industry is similar to that of Merced's with the exception of the "Agricultural, Forestry, Fishing and Hunting and Mining" industry, which captured 13.1 percent of the total employed persons 16 years and over compared to the City's 7.5 percent.

Employment at UC Merced totaled approximately 400 faculty (including student appointments) and staff in the opening year (Fall 2005). In 2010, the number of employees had grown to 1,878 and at full development the University would employ about 6,560 faculty and staff.

In addition to the direct jobs on the campus, the operation of UC Merced would result in the creation of new indirect and induced jobs in the regional economy. Indirect jobs are those that would be created when the University purchases goods and services from businesses in the region, and induced jobs are those that are created or sustained when wage incomes of those employed identify direct and indirect jobs are spent on the purchase of goods and services in the region. Indirect and induced jobs are a result of the income-multiplier process.

According to the UC Merced Long Range Development Plan (LRDP) Draft EIR, the campus (at full development) would result in about 6,000 indirect and induced jobs in the regional economy. In the interim years, the number of indirect and induced jobs would be about 2,600 in 2005-06, and about 4,000 in 2025-26. About 32 percent of these jobs would be, as expected, in wholesale and retail trade sectors, about 37 percent in services, about 11 percent in construction, and the balance distributed among other sectors (Economic Planning Systems, 2000).

9.3.4 Household Income Characteristics

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent

of housing need. Certain population groups (elderly, female householders, farm workers, etc.) fall disproportionately into low-income groups, so they have been given special attention.

Four different income measures are relevant to the analysis. They are median income, lower income, extremely low-income and poverty level income.

Table 9.3.14
Employment by Industry
Merced and Merced County, 2014 (estimates)

Industry	City of Merced		Merced County	
	Number	Percent	Number	Percent
Employed Persons 16 years and Over	29,139	100.0	94,994	100.0
Agriculture, Forestry, Fishing and Hunting, and Mining	2,186	7.5	12,422	13.1
Construction	1,164	4.0	5,628	5.9
Manufacturing	2,973	10.2	11,002	11.5
Wholesale Trade	627	2.2	3,195	3.4
Retail Trade	3,473	11.9	11,031	11.6
Transportation and Warehousing and Utilities Information	1,056	5.2	6,067	6.4
Finance, Insurance, Real Estate, and Rental and Leasing	1,439	4.9	3,497	3.7
Professional, Scientific, Management, Administrative, and Waste Management Services	1,679	5.8	6,115	6.4
Educational, Health and Social Services	8,347	28.6	20,977	22.1
Arts, Entertainment, Recreation, Accommodation, and Food Services	2,831	9.7	7,055	7.4
Other Services (Except Public Administration)	1,261	4.3	3,891	4.3
Public Administration	1,644	5.6	4,114	4.3

Source: 2014 American Community Survey

Median Income

Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median, and the other having incomes below. Median family income is different from median household income. Median family income indicates income for those households with two or more related individuals, i.e. families, while median household income indicates the income of all households, including persons living alone or with unrelated individuals. Median family income is, generally speaking, higher than median household income.

The median income data provides a comparison of current income levels in Merced, the County of Merced, the State of California, and the United States. Other data, such as lower income, which is defined as 80 percent of the median income level, and poverty level income (based on the US Census Bureau Poverty Threshold Guidelines), add insight as they relate to families and households in the bottom one-half of the income distribution. The Poverty Threshold Guidelines are based, to a certain extent, on what it costs for the basic necessities of life (food, shelter, etc.). Other factors are based on the family size and composition. Income eligibility requirements for most housing subsidy programs are based on either being at or below median income or considered to have a poverty level income.

Table 9.3.15 identifies 2000, 2010, and 2014 (estimated) U.S. Census Median Family and Median Household Income for Merced and Merced County. The California and U.S. median incomes are also indicated for comparison.

Table 9.3.15
Median Family and Household Income, 2000, 2010, 2014 (estimates)

Area	2000		2010 Estimates		2014 Estimates	
	Median Family	**Median Household**	**Median Family**	**Median Household**	**Median Family**	**Median Household**
Merced	32,470	30,429	47,013	39,834	42,026	39,450
Merced County	38,009	35,532	47,222	42,449	47,011	44,084
California	53,025	47,493	65,481	57,708	71,015	61,933
United States	50,046	41,994	60,609	50,046	65,910	53,657

Source: US Census 2000, 2010 and 2014 American Community Survey

Median Household Income in Merced increased from $30,429 in 2000 to $39,834 in 2010. From 2010 to 2014, the household income actual fell slightly from $39,834 to $39,450. Median Household Income within the City of Merced continues to be lower than Merced County. While the median family income for Merced County fell slightly from 2010 ($47,222) to 2014 ($47,011), the County's income was still higher than the City. Merced's Median Family and Median Household Incomes were significantly lower than California and the nation in 2000, 2010, and 2014. California's Median Family and Median Household income is also consistently higher than that of the United States.

Lower Income

An income less than 80 percent of the median, adjusted for family size, is classified as "lower income" by the U.S. Department of Housing and Urban Development.

Using that definition, based on Table 9.3.14 identifies the number and percentage of Lower Income Households in Merced according to the 2000 Census and as estimated by the 2009 and 2014 American Community Survey. In 2000, 39.5 percent of Merced households had incomes at 80 percent or less of the median. In 2009, it was estimated that the number of lower income households in Merced increased 13 percentage points from 2000. From 2009 to 2014, it is estimated that the number of lower income households decreased by 10.4 percent. This may be due to the fact that in 2009, the nation as a whole was experiencing a recession. Jobs were hard to find and many people were losing both their jobs and their homes. By 2014, there are signs of an economic recovery and the reduction in the number of lower-income households is an indication of that recovery. Although there are signs of recovery, there are still a large number of households within the City that are considered to be low-income households. The estimates for 2014 show that a total of 42 percent of the households in Merced are considered to be in the low-income category.

Extremely Low-Income

Extremely low-income (ELI) is defined as households with income less than 30 percent of the area's median income. The area median income for a family of four in Merced is $53,482. For an extremely low-income family of four, this results in an income of $16,044 or less. A single-person household is considered extremely low-

income if their income is $11,750 or less. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farm-workers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that generally require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and or shared housing, and/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.

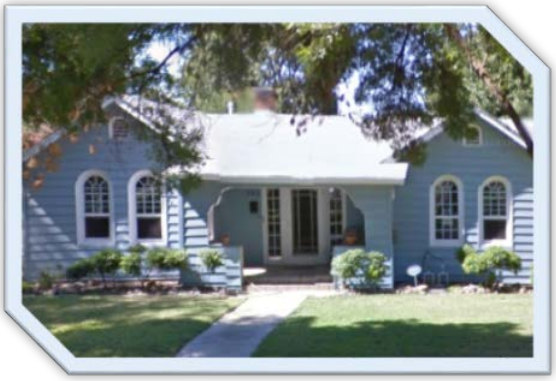
In the City of Merced, a household of three persons with an income of $14,550 in 2008 would qualify as an extremely low-income household. Table 9.3.15 shows the number of extremely low-income households and their housing cost burden in the City of Merced. Table 9.3.15 identifies the number of Merced families and individuals, with incomes at or below 30 percent of the area's median income (AMI) and the number who experience housing burdens. Based on the information in these tables, the percentage of low-income households that qualify as extremely low-income is approximately 33 percent.

The percentage of ELI households with a housing cost burden of 50 percent or greater is estimated to be 80.3 percent. The percentage of ELI households with a housing cost burden of 30 percent or more is 89.3 percent.

Following the statewide trend, both the unincorporated and incorporated areas had larger proportions of extremely low-income renter households (20.9 and 23.6 percent, respectively) and smaller proportions of extremely low-income owner households (3.8 and 3.1 percent, respectively). In the unincorporated County, 70 percent of extremely low-income households had a moderate housing cost burden and about 54 percent had a severe housing cost burden. This was lower than the cost burdens of extremely low-income households in both the incorporated cities and the state as a whole.

Based on Merced County's 2014-2023 Regional Housing Needs Allocation, there is a projected need for 672 extremely low-income units (which assumes 50 percent of the very low-income allocation) within the City of Merced.

The housing needs and situations of extremely low-income households vary from home to home. It is estimated that most families who received public assistance such as social security insurance (SSI) or other disability insurance are considered extremely low-income. However, there are also many people who work at minimum wage jobs who would also be considered extremely low-income. In addition, many jobs that pay slightly higher than minimum wage could also qualify for extremely-low income. An example of these jobs and wages are shown in Table 9.3.18.



Existing Needs

According to the Comprehensive Housing Affordability Strategy (CHAS) Data, there are 3,464 households with an income that is less than or equal to thirty percent of the area's median income. Of that number, 82.9 percent experience housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities). Approximately 89.3 percent of these households report a housing burden of more than 30% of their income and 80.3 percent have a housing burden greater than 50% of their income. This is compared to 19.3 percent of total households with a cost burden of more than 50% of their income. Extremely low-income households make up approximately 13.9 percent of the City's total households.

Table 9.3.16
Lower Income Households
Merced 2000 & 2009 and 2014 Estimates

			Owner-Occupied		**Renter-Occupied**	
2014 ACS Estimates	**Number**	**% of Total**	**Number**	**% of Total**	**Number**	**% of Total**
Total Households	24,950	100%	10,533	42.2%	14,417	57.8%
Number of Lower Income Households	2	42.1%	2,387	9.6%	8,114	32.5%
			Owner-Occupied		**Renter-Occupied**	
2009 ACS Estimates	**Number**	**% of Total**	**Number**	**% of Total**	**Number**	**% of Total**
Total Households	25,344	100%	9,988	38.9%	15,478	61.1%
Number of Lower Income Households	13,340		2,849	11.2%	10,491	41.3%
			Owner-Occupied		**Renter-Occupied**	
2000			**Number**	**% of Total**	**Number**	**% of Total**
Total Households	20,435	100%	9,508	46.5%	10,927	53.5%
Number of Lower Income Households	8,085	39.6%	2,011	9.8%	6,074	29.7%

Source: U.S. Bureau of the Census, 2009 & 2014 American Community Survey Estimates

Table 9.3.17
Housing Cost Burden of Extremely Low-Income Households

	Renters	Owners	Total
Total Number of ELI Households (<= 30% of AMI)	3,015	449	3,464
Percent with Any Housing Problem	84.4%	86.6%	82.9%
Percent with Cost Burden (30% of income)	89.7%	17.9%	89.3%
Percent with Severe Cost Burden (50% of income)	81.4%	72.4%	80.3%

Source: City of Merced Consolidated Plan based on 2008-2012 HUD Comprehensive Housing Affordability Strategy (CHAS)

Projected Needs

In order to determine the housing needs for extremely low-income families, the City assumed 50 percent of its very low-income regional housing need are extremely low-income households. Based on this formula, the City has a projected need of 672 housing units for extremely low-income households.

Many extremely low-income households will be seeking rental housing and most likely facing overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could be comprised of people with mental or other disabilities and special needs.

In an effort to meet this need, the City has revised its Zoning Ordinance to allow a variety of non-traditional housing types (see page 9-68 for details), amended the second-unit ordinance to be in line with state law, and adopted a "Reasonable Accommodation" ordinance. Through the use of the City's Planned Development zoning, developers are able to achieve higher densities, making homes more affordable. In addition the City offers expedited permit processing for projects containing affordable units.

The City's Housing Program works with the City's Community Housing Development Organization (CHDO) on an annual basis providing funds for projects that will provide housing for households with special needs. The Housing Program also helps to fund a Fair Housing Hot-line. The Housing Program has also provided partial funding for affordable housing projects by working with private developers to provide affordable housing for extremely low and low-income households. By leveraging the funds of private developers, the City's Housing Program, and funds from other organizations like the Central Valley Coalition for Affordable Housing, the Community Action Agency, and the Merced County Housing Authority, more units can be developed to serve the housing needs of the extremely low, very low, and low-income households. In recent years, the Housing Program has provided partial funding for several multi-family projects that have provided over 300 affordable units within the City. The City will continue to look for opportunities to work with non-profit builders to provide additional affordable housing, with a special emphasis on providing housing for low, very low, and extremely low-income households.

Table 9.3.18
Occupational Survey Data

Occupation	**Mean Hourly Wage**
Food Prep and Serving Workers	$10.91
Dishwashers	$9.03
Farmworkers and Laborers	$9.11
Home Health Aides	$11.37
Hosts and Hostesses	$9.11
Maids and Housekeeping	$11.31
Bartenders	$10.45
Packers and Packagers, Hand	$10.36

Source: Employment Development Department, Occupational Employment Data (2015)

9.3.5 Alternatives to Traditional Single-Family Housing

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of all segments of the population. Until the late 1970's, single-family housing had been in demand across the country as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy, including high interest rates, moderate and lower income groups and first-time homebuyers were priced out of the traditional single-family housing market in the early 1980's. The interplay of these factors led to a search for alternatives to traditional single-family housing. Condominiums, mobile homes, and manufactured housing are among the alternatives that are present today. In addition, developers started building single-family homes on smaller lots (minimum 3,000 square feet) to provide a higher density and less expensive alternative to the traditional single-family home on a larger lot. Merced approved eight small-lot developments prior to the housing crisis and recession. These developments provided a total of 1,007 lots for potential single-family development. However, most of the lots have yet to be constructed. As the economy is improving, it's anticipated that construction will take place on more of these lots.

Poverty Level Income

Poverty level incomes are computed on a national basis as a part of the U.S. Census. An index of poverty has been developed that, by established and complex formulas, considers factors such as family size, number of children, farm/non-farm residences and income. The definition assumes that a family is classified at poverty level if its total income amounts to less than approximately three times the cost of an economic food plan as determined by the U.S. Department of Agriculture. According to the Census Bureau's American Community Survey 2014, 25.3 percent of families in Merced have incomes at or below poverty level. This is up slightly from the 2009 estimate of 24.8 percent.

Families and individuals experiencing the most severe income deficiencies are those with incomes that fall below this poverty level. Historically, Merced has had a relatively high level of poverty and unfortunately, it has steadily increased through the years. The 2000 U.S. Census indicates that 3,296 or 22.4 percent of all Merced families had poverty level incomes or less; while, in 1989, 2,717 or 20.2 percent had poverty level incomes or less. Approximately 15.4 percent of all Merced County families were classified at or below the poverty level in 1989 and 16.9 percent were so classified in 1999. The percentage of individuals at or below poverty level in Merced in 1999 was 27.9 percent compared to the County, which had 21.7 percent of individuals at or below poverty level. Although estimates for 2009 showed a slight improvement from previous years for Merced County, the 2014 estimates indicate poverty county-wide has increased. The estimate for 2014 is 21.3 percent for Merced County.

Condominiums

Condominiums have been offered as a moderately priced, low-maintenance housing alternative for single, retired persons, "empty nesters," and urban professionals. This type of housing has enabled a larger segment of the population to achieve home ownership. However, monthly fees for exterior maintenance, management, and other common services often increase monthly costs, negating some

of the savings derived from the relatively lower selling price of certain condominiums.

There are very few condominium units in the Merced City limits. The 1990 U.S. Census indicates 341 Renter-Occupied condominium units and 153 Owner-Occupied condominium units for a total of 494 (2.3 percent of all housing units) condominium units in the City. Trends since the mid-1980's are not available because the condominium market has been inactive. The 2010 U.S. Census data and American Community Survey data were not available for condominiums to provide any insight into this sector of housing.

Mobile Homes

Mobile homes are a relatively inexpensive housing alternative. Since mobile homes are prefabricated, they require less on-site labor than construction of a conventional house. Buyers of mobile homes include not only the elderly, but also working families and individuals who choose this alternative over traditional single-family residences.

U.S. Census data shows there were 547 mobile homes and trailers, or 2.1 percent of the total housing units within Merced in 2014.

Manufactured Housing

Manufactured and factory-built homes offer another option for inexpensive housing. All manufactured homes built since 1976 must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code commonly called the "HUD Code," and administered by the U.S. Department of Housing and Urban Development.

The HUD code regulates home design and construction, durability, fire resistance, energy efficiency, and the installation and performance of heating, plumbing, air conditioning, thermal and electrical systems.

Many manufactured homes are indistinguishable from their site-built counterparts in construction and appearance. In California, over 60 percent of new manufactured homes sold are sited on lots in urban, suburban or rural neighborhoods. Facilitating this opportunity are state laws (Government Code Sections 65852.3 and 65852.4), which allow manufactured homes to be sited on any residential lot, providing the home meets local development standards.

Also, pursuant to California Civil Code Section 714.5, covenants, conditions and restrictions adopted on or after January 1, 1998, cannot forbid the siting of a manufactured home on a residential lot, as long as the home can meet the same architectural standards as site-built homes in the neighborhood. The City's zoning ordinance conforms to the above requirements.

Today's manufactured homes are growing in popularity for local governments and redevelopment agencies for use in urban in-fill projects.

Manufactured housing is attractive for this use because of its cost effectiveness and the ability to design a home compatible with the local neighborhood that will fit in any lot with relative ease.

The number of manufactured and factory built homes in Merced is unknown because there are no statistics available since they are treated like any other single-family home for permit purposes.

Small Lot Developments

In 2005, the City adopted the "Small Lot Single-Family Home Design Guidelines." These guidelines were in response to the demand by developers for smaller lots for single-family homes. These guidelines provide definitive information on the necessary requirements for the development of a small-lot subdivision. These requirements include minimum lot width and depth, maximum lot coverage, required setbacks, parking, and other pertinent information regarding this type of development.

As part of the Zoning Ordinance update, these guidelines have been incorporated into the ordinance. This will make it easier for developers to have access to the requirements as well as provide clarity on what is expected of a small-lot development.

As mentioned above, the City has approved over one thousand lots for small-lot development. Although the majority of the units in these subdivisions have not yet been constructed, the City is excited to be able to provide an alternative to traditional single-family housing.

Small lot developments may be developed by establishing a Residential Planned Development (RP-D). By using RP-D zoning, the City is allowed more flexibility in applying zoning standards such as setbacks, lot coverage, lot sizes, and density.

Second-Units

Second units can be an important source of affordable housing to workers, students, the elderly, people with disabilities, and others. 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.

In 2007, the City revised its ordinance on second units to bring it into compliance with new requirements in State law. However, second units have been allowed as non-discretionary permits in single-family zones in the City of Merced since the late 1980's as per state law at the time. As such, the Zoning Ordinance now allows secondary dwelling units to be constructed in all residential zones and meets new state requirements.

Below is a list of some of the key elements of the ordinance revision that are intended to encourage the construction of second units.

1. Either the principal single-family dwelling or the second dwelling unit must be owner occupied. Previously, the non-owner occupant had to be age 65 or older or related by blood or marriage. This change allows homeowners to construct a second unit and rent it out to anyone. This provides an additional source of income for the property owner and more affordable housing for the community.
2. The permitted size of the second dwelling is based on whether it is attached or detached. In either case, at least an efficiency dwelling unit as defined in Section 17958.1 of the California Health and Safety Code may be permitted.
    a. Attached: The increased floor area shall not exceed 50 percent of the existing living area, in that the overall increase does not exceed 1,000 square feet (excluding any carport or garage that may be constructed with the second dwelling). For example, a 1,000 square-foot attached secondary dwelling may be permitted for a primary home with 2,000 square feet of livable area ("livable area" does not include garage). The addition may not result in violations of the standards of the Uniform Building

Code and Uniform Housing Code or Merced Municipal Code;

b. Detached: The total floor area shall not exceed 1,200 square feet; this area does not include any space devoted to a carport or garage.

This change doubled the allowable area for a detached unit. Previously, all units were limited in size to no more than 600 square feet.

Approval of second units is done through a no-cost review by the Site Plan Committee (a staff committee) to ensure compliance with design standards, but the Committee has no discretionary review power for these applications. This means the Committee cannot deny an application for a second dwelling unit. Once the Site Plan Review Committee has completed their review, a building permit may be issued.

Prior to the adoption of the revised ordinance, between 2001 and 2006, eight secondary dwelling units were approved. Unfortunately, even with the change in the ordinance, the City hasn't seen an increase in the requests for second units. Since the ordinance amendment in 2007, only one approval has been given for a second unit. This is primarily due to the cost of City fees related to the construction of a second-unit. More information on fees is provided in Section 9.5.1 under Governmental Constraints.

Even though there have not been many new secondary units constructed recently, second units are quite common in the older areas of the City. These units were typically constructed prior to the adoption of the City's Zoning Ordinance in 1964. Policy H-1.5 states that the City will support the construction of second units. This Policy will be implemented by publicizing the changes to the Second Unit Ordinance and the income benefits of second unit construction to homeowners in the City. The City will link this promotion with information on the availability of low-interest rehabilitation and new construction loans through the City's Housing Program.

9.3.6 Existing Housing Conditions

This section of the Housing Element provides a description of existing housing conditions within the City of Merced, based on the 2009 Housing Quality Sample Survey. The survey was conducted within the City limits of Merced by the City's Inspection Services Division to provide a general overview of housing stock in the area.

Housing Quality

Housing quality is measured by accepted standards of health and safety concerns and issues. Deteriorating conditions left unchecked, allow for the possibility of physical harm to residents and guests. It is important that the City be aware of deferred maintenance conditions for the protection of all, and when cross referenced with income data, such information can help determine potential resources to address the problems.

Survey Criteria

Structural integrity of area housing stock was surveyed according to accepted protocol of the State Department of Housing and Community Development. A point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation, roofing, siding, and windows, as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. The points achieved assign categories:

Points	Rating Category
7 or less	Sound
8012	Minor repair needed
13-33	Moderate repair needed
34-45	Substantial repair needed
46 and over	Dilapidated and needs replacement

The total number of housing units was counted in each Census Tract and a percentage of that total was derived and surveyed for each Census Tract. The resulting data was tabulated for analysis. The sample size exceeded the minimum number of surveys required by HCD. The sample survey was used as the basis for estimating the City as a whole.

Housing conditions in the City of Merced rated sound, with a few minor exceptions. Referencing Table 9.3.19 approximately 71.1 percent of the housing units surveyed were rated sound; 11.7 percent were rated having minor repairs needed; less than 13.7 percent were rated as having moderate repairs needed; 2.7 percent were rated as having substantial repairs needed; and 0.8 percent were rated as having dilapidated conditions. Overall, the majority of the City of Merced's existing housing is in sound condition.

Table 9.3.19
Existing Housing Conditions Survey
City of Merced

	Survey Results		
Rating	**Number**	**Percent**	**Total Estimated Citywide**
Sound	1,144	71.1	15,309
Minor	188	11.7	2,516
Moderate	220	13.7	2,944
Substantial	44	2.7	589
Dilapidated	13	.8	174
Total	1,609	100.0	21,532

Source: 2009 City of Merced Existing Housing Conditions Survey

Overcrowded Housing Units

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in by the U.S. Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. And, as indicated in the analysis of Lower Income and Poverty levels described earlier, the increase of households falling in the lower income levels restricts their ability to obtain larger housing units. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit.

Table 9.3.20 indicates that in 2014, overcrowding was present in 9.1 percent (2,266 units) of the total Occupied Housing Units, 24,950 (as estimated by the 2014 American Community Survey). In 2009, there were 1,650 units estimated to be overcrowded; this compares to 4,128 reported in 2000. In recent years, more 4 and 5 bedroom units have been constructed.

As the number of housing units with 4 or more bedrooms was constructed, the number of households living in overcrowded conditions decreased. In 2000, the median number of rooms in a house in Merced was 4.6. These units comprised 52.7 percent of the total housing stock at that time. The 3-year ACS estimates for 2009 indicate the median number of rooms in Merced had risen to 5.1. The total number of housing units this size made up 63.6 percent of all housing units in Merced.

Although the City of Merced has seen a reduction in the number of overcrowded housing units, overcrowding still exists. Overcrowded conditions may be attributable to circumstances such as extended family members sharing the residence or larger families unable to purchase homes of adequate size to accommodate need. In addition, the ethnic make-up of the City may contribute to the overcrowded conditions found in Merced. There is a large population of Hispanic and Hmong and Lao Asian families in Merced. It is common for these groups to have larger than average households which may equate to overcrowding.

Table 9.3.20
Overcrowded Housing Units by Tenure
City of Merced, 2000, 2009 and 2014 Estimates

	2014 Estimate			
	Owner-Occupied		**Renter-Occupied**	
Occupants Per Room	**Number**	**Percent**	**Number**	**Percent**
1.00 or Less	9,938	39.8	12,476	51.1
1.01 to 1.50	472	1.9	1,277	5.1
1.51 or More	123	0.5	394	1.6
	2009 Estimates			
	Owner-Occupied		**Renter-Occupied**	
Occupants Per Room	**Number**	**Percent**	**Number**	**Percent**
1.00 or Less	9,478	96.1	14,216	91.8
1.01 to 1.50	213	2.2	566	3.7
1.51 or More	175	1.8	696	4.5
	2000			
	Owner-Occupied		**Renter-Occupied**	
Occupants Per Room	**Number**	**Percent**	**Number**	**Percent**
1.00 or Less	8,510	89.9	7,842	71.2
1.01 to 1.50	457	4.8	1,192	10.8
1.51 or More	502	5.3	1,977	18.0

Source: 2000 U.S. Census, 2009 & 2014 American Community Survey (ACS)

9.3.7 Housing Costs

Several types of data are available that can be used to assess changing housing prices. They include median housing value, rental cost, and rental cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, City fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options. Merced's housing costs are discussed later in this section.

Housing Value

Table 9.3.21 indicates median housing value for owner-occupied housing units for Merced, Merced County, and California. Value is defined as the Census respondents' estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. The data concludes that in Merced at the time of the 2000 Census, the median value for owner-occupied units was $106,400. Merced County had a higher median ($111,100), and California had a significantly higher median at $211,500. The percentage increase from 1990 to 2000 in Merced for Median Value Owner-Occupied housing was 17.8 percent compared to 23.3 percent and 8.9 percent respectively for Merced County and California.

The increase in housing prices between 2000 and 2007 was record-breaking. Statewide trends in housing prices and speculation associated with the opening of UC Merced in 2005, helped drive the substantial increase in housing prices in Merced and the surrounding county.

Housing prices in Merced County peaked in the second quarter of 2006 when the median-priced home cost $376,000 (NAHB/Wells Fargo Housing Opportunity Index). By the second quarter of 2007, the median priced home in Merced County was $296,000. By the first quarter of 2008, the median priced home in Merced County had fallen in value to $215,000. (NAHB/Wells Fargo Housing Opportunity Index.)

Housing prices continued to plummet in value in Merced County with a median price of $119,000 for the first quarter of 2009 (NAHB/Wells Fargo Housing Opportunity Index). By June 2009, the median price for housing in Merced was $110,000-almost exactly the same median price as in 2000 (MDS DataQuick; Modesto Bee, July 17, 2009).

Table 9.3.20 indicates median housing value for owner-occupied housing units for Merced, Merced County, and California, as reported by the US Census Bureau. Value is defined as the Census respondents' estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. The data concludes that in Merced at the time of the 2000 Census, the median value for owner-occupied units was $106,400. Merced County had a higher median value ($111,100), and California had a significantly higher median value at $211,500. From 2000 to 2007, there was a significant increase in home values. In the City of Merced, the price of housing jumped 201.7% (based on the 2005 to 2007 American Community Survey Median Value estimates). This left the median price of an owner-occupied dwelling at $321,000. By 2009, the housing crisis had hit and Merced saw a very large number of foreclosures. This led to a drastic fall in home values. The median value of a home in Merced in 2009 was estimated to be $141,900, a 55.8 percent decline. Merced was not the only area to be hit by the rise and fall of home prices. The same pattern was seen throughout the County, State, and nation.

Based on the 2014 American Community Survey median value estimates, home prices in Merced are showing a slight increase. From 2009 to 2014, there was a 7.1 percent increase with the median value at $152,000. The County and state did not see the same increase. They saw a 1.3 and 1.0 percent decrease, respectively.

Although Merced home prices have increased slightly, they are still within an affordable price range making home ownership affordable to a larger population than in recent years. The percentage increase from 1990 to 2000 in Merced for Median Value Owner-Occupied Housing was 17.8 percent compared to 23.3 percent and 8.9 percent respectively for Merced County and California. However, as referenced above, current prices now are very close to those of 2000 making home ownership affordable to a larger population than in recent years.

Table 9.3.21
Median Value for Owner-Occupied Housing, 2000 and 2007, 2009, 2014 (estimates)

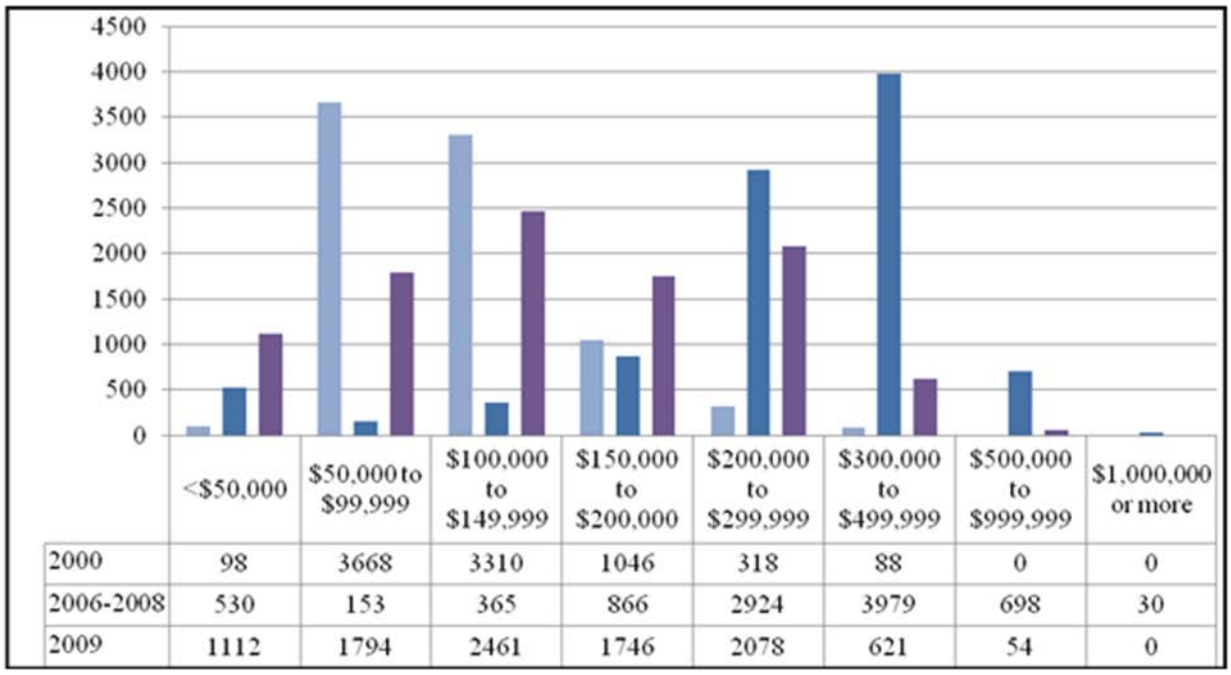
Area	2000	2005-2007 Estimate	2000-2007 Change (%)	2009 Estimate	2007-2009 Change (%)	2014 Estimate	Change (%)
Merced	106,400	321,100	201.7	141,900	-55.8	152,000	7.1
Merced County	111,000	333,300	200.0	157,500	-52.7	155,400	-1.3
California	211,500	513,200	142.6	384,200	-25.1	380,400	-1.0

Source: U.S. Bureau of the Census, 2000 Census/ US Census American Community Survey 2005-2007, 2009, &2014 Estimate

Table 9.3.21 indicates the value of Owner-Occupied Housing Units within Merced in according to the 2000 Census and American Community Survey Estimates (2006-2008, 3-year and 2009, 1-year estimates). In 2000, of the 8,528 Owner-Occupied units, 3,668 (43.0 percent) were in the $50,000 to $99,999 price range, and 3,310 (38.8 percent) were in the $100,000 to $149,999 price range. There were 98 units (1.1 percent) valued at $50,000 or less, and 406 units (4.7 percent) were valued at $200,000 or more. The one year estimates for 2009 show a dramatic increase in overall values.

For the time frame, 72 percent of homes were valued between $200,000 and $499,999 and only 1.5 percent were valued between $50,000 and $99,999. The 2009 estimates show the trend reversing again and heading back to the 2000 levels with 29.5 percent of homes valued under $99,999. The number of homes valued between $200,000 and $499,999 fell to 27.3 percent according to the 2009 estimates. According to the 2006 to 2008 estimates, 7.6 percent of homes were valued at more than $500,000, but in 2009, that number dropped to .5 percent.

Table 9.3. 22
Value of Owner-Occupied Housing Units
City of Merced, 2000, 2009 Estimates



	<$50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $200,000	$200,000 to $299,999	$300,000 to $499,999	$500,000 to $999,999	$1,000,000 or more
2000	98	3668	3310	1046	318	88	0	0
2006-2008	530	153	365	866	2924	3979	698	30
2009	1112	1794	2461	1746	2078	621	54	0

US Census American Community Survey 2006-2008 (3-year) and 2009 (1-year) Estimate s

Rent

Gross rent is defined as the summation of rent, plus the estimated average monthly cost of utilities and fuels, if these items are paid for by the renter. The 2000 Census estimates that gross rent in Merced in 2000 was $509. A search of apartments for rent, in the Merced Sun-Star revealed that rent for a 4-bedroom unit averaged approximately $1,200. Rent for a 3-bedroom unit averaged $950, a 2-bedroom unit was approximately $650, and a 1-bedroom unit averaged $500.

As illustrated in Table 9.3.23, median gross rent in Merced in 2000 was $509 and increased to $748 in 2009 (a 47 percent increase) and in 2014 increased to $830 (a 7 percent increase). Merced County's median gross rent in 2000 was $9 dollars higher than Merced's, at $518 and it was still higher in 2009. California's median gross rent in 2000 was significantly higher than that of both Merced and Merced County's, at $747 in 2000 and has increased even more to $1,243 (66 percent since 2000). The significant difference in median gross rent between the State of California and Merced can be attributed to lower land costs in the Central Valley compared to the larger urban areas of the State. These lower land costs have reduced the total cost of housing units and lots in Merced.

Table 9.3.23 shows Gross Rent by Specified Renter-Occupied Units and price range estimated in 2009 and 2014 for Merced. The percentage of renters paying between $300 and $499 per month in gross rent in the year 2009 was 10.3 percent, and 36.6 percent for those paying between $500 and $749 per month in gross rent. An estimated 29.3 percent of Merced residents were paying more than $1,000 per month on gross rent in 2009. In 2014, the largest percentage of renters were paying between $500 and

$999 per month in rent. Approximately 10.1 percent of residents paid less than $500 and 29.3 percent paid more than $1,000.

Table 9.3.25 shows housing costs in Merced as a percentage of household income for renters. The 2009 American Community Survey Census data indicates 58 percent of renter households were paying 30 percent or more of their income on housing. There was small decrease in 2014 to 56.4 percent.

Table 9.3.23
Median Gross Rent, 2000, 2009 and 2014 Estimates

Area	2000 Rent	2009 Estimates	2014 Estimates
Merced	509	748	830
Merced County	518	808	870
California	747	1,155	1,243

Source: U.S. Bureau of the Census, 2000 U.S. Census
US Census American Community Survey 2009 & 2014

Table 9.3.24
Gross Rent by Specified Renter-Occupied Units
City of Merced, 2000, 2009 & 2014 Estimates

	2009 Estimates		2014 Estimates	
Specified Renter-Occupied Units	**15,478**	**Percent**	**14,417**	**Percent**
Less than $200	48	0.3	67	0.5
$200 to $299	423	2.7	393	2.7
$300 to $499	1,596	10.3	993	6.9
$500 to $749	5,663	36.6	4,043	26.7
$750 to $999	3,506	22.7	3,855	26.7
$1,000 $1,499	3,256	21.0	3,550	24.6
$1,500 or More	793	5.1	1,128	7.8
No Cash Rent	499	3.2	388	2.7

Source: US Census American Community Survey 2009 & 2014 Estimate

Table 9.3.25
Gross Rent as a Percentage of Household Income
City of Merced, 2009 & 2014 Estimates

	2009 Estimates	2014 Estimate
Percent Paid for Rent	**Percent of Population**	**Percent of Population**
Less than 15.0%	4.7	14.9
15.0 to 19.9%	12.0	9.1
20.0 to 24.9%	9.8	9.3
25.0 to 29.9%	13.0	10.3
30.0 to 34.9%	8.8	13.2
35.0% or More	49.2	43.2

Source: U.S. Census American Community Survey 2009 & 2014 Estimates

Cost of Housing

U.S. Census data indicates the median value for a Specified Owner-Occupied Unit in 2000 in Merced was $106,400. For the third quarter of 2004, the median price home in Merced County cost $247,000, with only 10 percent of the households in the County able to afford the median-priced home (NAHB/Wells Fargo Housing Opportunity Index). By the third quarter of 2005, the median-priced home cost $350,000, with only 2.5 percent of the households able to afford that median priced home - making Merced County the second least affordable metropolitan area in the entire United States (NAHB/Wells Fargo Housing Opportunity Index).

Housing prices peaked in the second quarter of 2006 when the median-priced home in Merced County cost $376,000

(NAHB/Wells Fargo Housing Opportunity Index). By the second quarter of 2007, the median-priced home in Merced County was $296,000. By the first quarter of 2008, the median-priced home in Merced County had fallen to $215,000, with 28.3 percent of the households able to afford the median-priced home (NAHB/Wells Fargo Housing Opportunity Index).

One year later, housing prices continued to plummet in Merced County to a median price of $119,000, with 81 percent of the households in the County now able to afford a median-priced home (NAHB/Wells Fargo Housing Opportunity Index). By June 2009, the median price for housing in Merced was $110,000 (MDS DataQuick; Modesto Bee, July 17, 2009). Figure 9.3.1 on page 9-60 demonstrates Merced affordability index as provided by the California Building Industry Association (CBIA).

Even at the peak of the real estate market, housing in Merced was relatively affordable in absolute dollar cost when compared to the Bay Area, Los Angeles or Orange County. However, because of the lower median income levels in Merced and Merced County, the substantial increase in housing prices placed Merced County in the top 10 of least affordable metropolitan areas between the third quarter of 2004 and the fourth quarter of 2007 based upon the price of housing and the median income for that metropolitan area (NAHB/Wells Fargo Housing Opportunity Index).

Because of the substantial drop in housing prices in Merced and Merced County since the peak of the real estate boom, housing is substantially more affordable to wide segments of the community-with the median-priced home affordable to 81 percent of the households (NAHB/Wells Fargo Housing Opportunity Index). Affordability of housing may be quantified in terms of the percentage of the gross household income a household spends for housing. Housing is considered unaffordable if a household spends 30 percent or more of its gross household income on housing costs. Table 9.3.24 shows monthly owner costs as a percentage of household income.

According to the 2000 U.S. Census, 30.9 percent of lower-income Owner-Occupied Households spent 30 percent or more of their household income on housing. The households paying 30 percent or more of their income on housing (including utilities) are defined as having excessive housing cost burdens, or housing overpayments. The number of households paying more than 35% of their monthly income for housing increased significantly from 2000 to 2007.

The gap between household incomes and housing prices can be bridged in two ways: 1) increasing incomes or 2) decreasing prices. The first approach is the most attractive, but also the most difficult. Increasing incomes requires the development of jobs and a vibrant economy. While there is some promise for both of these in Merced (at least in the not-too-distant future with the long-term growth of UC Merced), there will continue to be segments of the community that are unable to afford a safe and decent home.

Figure 9.3.2 demonstrates the relative affordability issues in conjunction with earnings levels and average Merced housing costs for owners and renters. Because of the lower home prices currently being seen in Merced coupled with the lower interest rates today, homeownership is as affordable as renting in many cases.

The emphasis of the City of Merced Housing Element and the Affordable Housing Action Plan is on strategies for both increasing the stock of housing affordable to all segments of the community and improving the quality of the existing affordable housing stock. These strategies include proposed changes in City land use

In 2007, the City applied for and received a grant for funds from the BEGIN program.

Efforts to Provide Affordable Housing

In 2007, the City applied for and received a grant for funds from the BEGIN program. The Housing Division uses these funds for the First Time Homebuyers Program and new construction of single-family homes. In addition, a grant for Cal-HOME funds was received and is also used for the First Time Homebuyers Program. In addition, the City of Merced is considered an entitlement city for the purposes of receiving funding from HUD. As such, the City receives CDBG and HOME funds on an annual basis to assist in several programs to provide affordable housing.

Over the past five-years, the City has taken substantial steps to assist in the creation of affordable housing. Other projects partially funded through grants and loans through the City's Housing Division include three apartment complexes that provide affordable housing units. These projects include:

The Grove Apartments

- *Sunnyside Apartments*
- *Sunnyview Apartments*

The Grove Apartments opened in October 2004 offering 21 units affordable to very low income households and 181 units affordable to low income households.

The Sunnyside Apartments opened in December 2004 offering 12 units to those making 30 percent of the area median income (AMI); 12 units affordable to those making 40 percent of the AMI; 60 units affordable to those making 50 percent of the AMI; and 35 units affordable to those making 60 percent of the AMI.

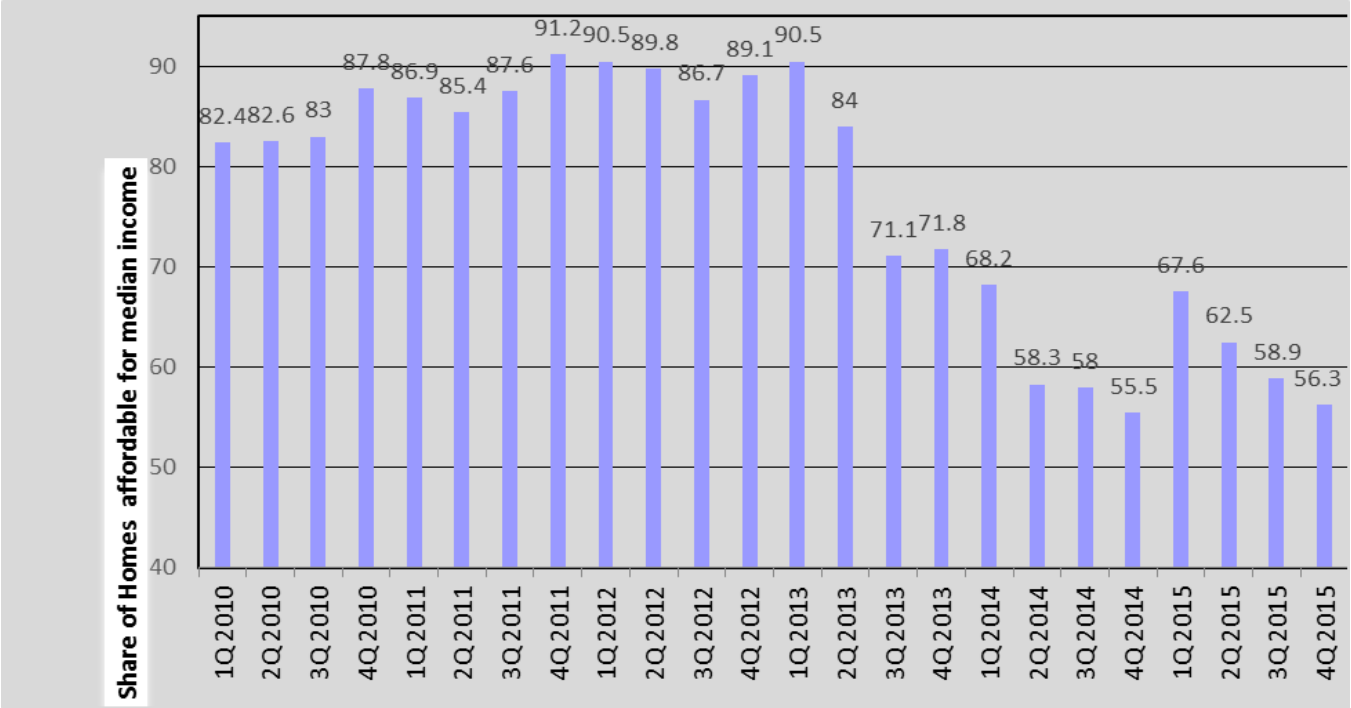
The Sunnyview apartments opened in January 2008 providing 80 units to different income levels. Twelve of the units are affordable to households making 30 percent of the AMI, 12 are affordable to households making 40 percent of the AMI, and 56 units are available to those making 60 percent of the AMI.

Table 9.3.26
Monthly Owner Costs as a Percentage of Household Income
City of Merced, 2009, 2014 Estimates

	2009 Estimates		**2014 Estimates**
Percent Paid for Mortgage	**Percent of Population**	**Percent Paid for Mortgage**	**Percent of Population**
Less than 15.0%	20.7	Less than 15.0%	17.6
15.0 to 19.9%	14.6	15.0 to 19.9%	18.0
20.0 to 24.9%	9.4	20.0 to 24.9%	14.9
25.0 to 29.9%	15.9	25.0 to 29.9%	10.2
30.0 to 34.9%	9.4	30.0 to 34.9%	10.5
35.0% or More	33.0	35.0% or More	28.1

Source: US Census American Community Survey 2009 & 2014

Figure 9.3.1
Merced Affordability Index



Cost Burden

Table 9.3.25 shows the monthly housing costs per household for owners and renters according to the 2009 and 2014 ACS estimates. Approximately 42 percent of owner-occupied households pay 30 percent or more of their household income toward housing costs. In 2014, it was estimated that 38.6 percent paid 30 percent or more. In 2014, the median household income was $38,917. For a family paying $1,000 for housing costs and earning the median income, approximately 30.1 percent of their income would be used to pay for housing. Household earnings are split almost equally between those earning more than the median income and those earning less. The ACS estimates show 49.9 percent of households earn more than the median income and 50.1 percent earn less than the median income. However, 45 percent of the total households pay more than 30 percent of their income toward housing costs.

According to the City of Merced 2015-2020 Consolidated Plan, 3,464 households earned less than the Median Family Income (MFI). Of that number 82.9 percent reported housing problems. This data also indicates that of those households, 82.9 percent had a housing cost burden greater than 30 percent of their income and 80.3 percent had a cost burden greater than 50 percent of their income. Tables 9.3.28 and 9.3.29 show the total housing costs as a percentage of income for homeowners and renters based on the 2014 American Community Survey Estimates. This data indicates that the majority of owner-occupied households earning less than $35,000 annually are over-paying for housing costs. The number of renter-occupied households earning less than $20,000 who are overpaying for housing costs is more than 58.5 percent. However, for those renter-occupied households earning between $20,000 and $35,000, the percentage overpaying for housing costs drops to 28.9 percent. The number of home-owners earning less than $20,000 who are overpaying for housing is over 21.2 percent.

As previously explained, with the recent fall of the real estate market, the City has experienced a large number of foreclosures. While this has resulted in an overall reduction in housing values making the purchase of homes more affordable, the market has become extremely competitive and it is often difficult for prospective home buyers to successfully bid on available properties. Many of the homes that have come on the market have been purchased by out of town owners who in turn, rent them out. In addition, the new lending rules make it more difficult to obtain a loan, so prospective buyers who have lost their jobs or have credit problems are unable to take advantage of the lower housing costs. In many cases, house payments may be less than rent for many people. Unfortunately, the lower-income households are typically unable to purchase these homes for the reasons previously mentioned or lack of down payment.

The City offers a First Time Home Buyer's Down Payment Assistance Program to assist lower-income households in purchasing a home. Again, because of the competiveness of the market and the stricter rules for loans, many people are unable to purchase homes and are stuck paying higher costs to rent a home. The 2008-2012 CHAS data revealed that a larger percentage of renters had a cost burden of 30 percent or more of their household income than owners. The City expects this trend continues today based on the conditions previously described. The CHAS data also reports that in 2008-2012, there were 3,520 rental units available for households with an income less than or equal to 50 percent of Area Median Income (AMI). The data reveals that the majority of

the houses available at this rate were constructed prior to 1970. At that time, 450 units (13 %) were available for rent. The CHAS data does not include information for owner-occupied units. Table 9.3.26 below shows the total number of households for different income groups who are paying 30 percent or more of their household income for housing. As shown below, the households with the lowest income have the highest incidence of overpaying for both owner and renter occupied housing units. These figures are based on the 2000 U.S. Census. The City's 2015 Analysis of Impediments (AI) states that the number of renter households overpaying for housing increased to over 59 percent by 2007 with the majority (49 percent) paying over 35 percent of their income towards housing. The AI did not address owner-occupied units.

Based on the information provided, typical housing costs in Merced are higher than what can be supported by lower-income households. In fact, those households within the median income group have a relatively high incidence of overpayment. The median rent from 2000 to 2007 increased by 32 percent while the median household income only increased by 4 percent. According to the National Low Income Housing Coalition (NLIHC), the percent of the area median income (AMI) needed to be able to afford the fair-market rent in 2008 exceeded 30 percent for all rental units ranging in size from zero bedrooms to four bedrooms. The fair market rent for a four bedroom rental unit would require 104 percent of the AMI for Merced. The NLIHC data indicates that in order for a typical household to afford a one bedroom rental unit, they would have to make $12.65 per hour or work 63 hours a week at minimum wage.

Table 9.3.27
Housing Problems for all Households
CHAS Data Book

	Total Owners	**Total Renters**	**Total Households**
Household Income <=30% MFI	449	3,015	3,464
% with any housing problems	86.6%	84.4%	82.9%
% Cost Burden >30%	17.9%	89.7%	82.9%
% Cost Burden >50%	72.4%	81.4%	80.3%
Household Income >30% to <=50% MFI	540	2,360	2,900
% with any housing problems	12.9%	47.1%	83.7%
% Cost Burden >30%	12.7%	55.5%	71.9%
Household Income >50% to <=80% MFI	1,338	2,593	3,931
% with any housing problems	15.9%	26.1%	41.9%
% Cost Burden >30%	27.4%	72.6%	47.6%

Source: 2000 CHAS Data

Figure 9.3.2
Wages and Affordability for Merced County

Merced County occupations with the greatest job growth are projected to be cashiers, heavy truck drivers, retail salespersons, paraprofessional teacher aides, general office clerks, and correction officers. The occupations with the most openings are cashiers, food preparation and service, waiters and waitresses, compliance/enforcement inspectors, and landscaping/groundskeeping laborers.

Position	Salary/Wage		Rent			Own			
	Mean Hourly	Monthly	Avg. Mo. Cost	Affordability	Deficit	Avg. Price	Mo. Cost[1]	Affordability	Deficit
General and Occupations Managers	$46.93	$8,132.83	$770	$1,971.10	$1,201.10	$140,000	$800	$1,971.10	$1,171.10
Accountants	$31.68	$5,489.83	$770	$1,413.62	$643.62	$140,000	$800	$1,413.62	$613.62
Elementary School Teachers		$5,804.17	$770	$1,349.53	$579.53	$140,000	$800	$1,349.53	$549.30
Registered Nurses	$44.78	$7,761.08	$770	$1,750.80	$980.80	$140,000	$800	$1,750.80	$950.80
Loan Officers	$32.11	$5,565.83	$770	$1,186.07	$416.07	$140,000	$800	$1,186.07	$386.07
Compliance Officers (Except Agricultural, Construction, Health and Safety, and Transportation)	$27.62	$4,786.75	$770	$1,250.10	$480.10	$140,000	$800	$1,250.10	$450.10
Heavy Truck Drivers	$22.44	$3,888.83	$770	$850.70	$80.70	$140,000	$800	$850.70	$50.70
Office and Administrative Support	$16.61	$2,878.67	$770	$785.20	-$15.20	$140,000	$800	$785.20	-$14.80
Healthcare Support	$14.07	$2,439.67	$770	$727.28	-$42.72	$140,000	$800	$727.28	-$72.72
Retail Salespersons	$14.18	$2,458.00	$770	$675.43	-$94.57	$140,000	$800	$675.43	-$124.57
Agricultural Equipment Operator	$9.64	$1,670.42	$770	$623.23	-$146.77	$140,000	$800	$623.23	-$176.77
Cashiers	$10.51	$1,822.33	$770	$549.28	-$220.72	$140,000	$800	$549.28	-$250.72
Combined Food Prep and Service	$9.93	$1,721.83	$770	$496.00	-$274.00	$140,000	$800	$496.00	-$304.00

Feb-03

Based on affordability measure of 30% of income for housing costs.

[1]Does not include Property Tax, Insurance, and Utilities

Sources: EDD Occupational Openings and Declines and Occupations with Greatest Growth, 1999-2006, EDD Occupational Employment and Wage Data, OES Survey Results, 1-2003, U.S. Census, and Merced Realty Agencies.

Table 9.3.28
Monthly Housing Costs
(Owner and Renter)

Monthly Housing Cost	Households	Percentage of Total Households
Less than $100	10	0.04
$100 to $499	3,459	13.9
$500-$999	10,181	40.8
$1,000 to $1999	9,054	36.3
$2,000 or more	1,858	7.4
No Rent	388	1.6
Total	24,950	100

Source: 2014 American Community Survey Estimates

Table 9.3.29
Housing Costs by Income – Renters

Income Range	Total Households	Less than 20 %	20 to 28%	Households Overpaying (30% or more)
Renter Occupied				
$0-$20,000	4,828	29	241	4,558
$20,001-$34,999	3,354	258	843	2,253
$35,000-$49,999	1,889	232	925	732
$50,000-$74,999	2,070	1,037	804	229
$75,000 or more	1,609	1,205	396	8
Total	14,209	2,761	3,209	7,780

Source: 2014 American Community Survey Estimates

Table 9.3.30
Housing Costs by Income – Owners

Income Range	Total Households	% of Households Overpaying within income range	30-34.9% of Household Income	35%+ of Household Income
Owner Occupied				
$0-$20,000	940	50	165	725
$20,001-$34,999	1,625	477	193	955
$35,000-$49,999	1,436	407	305	724
$50,000-$74,999	2,167	824	674	669
$75,000 or more	4,290	2,971	975	344
Total	10,458	4,729	2,312	3,417

Source: 2014 American Community Survey Estimates

9.3.8 Special Housing Needs of Other Groups

Elderly

Various portions of the Housing Element describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and City provisions to accommodate their need.

According to Table 9.3.28, the number of Householders 65 Years and Over in Merced in 2000, was 3,796 and 12,289 for Merced County. In 2009, it was estimated that the The number of Renter-Occupied Elderly households in Merced in 2009 was 1,674 (35.5 percent). By 2014, there were 1,515 individuals (36.5 percent) in rental housing. Merced has consistently had a higher percentage of Owner-Occupied Elderly Householders than Merced County. This trend remained the same according to the 2014 American Community Survey Estimates. The elderly prefer affordable units in smaller single-story structures, close to health facilities, services, transportation, and entertainment.

The 2014 ACS recorded a total 24,950 occupied housing units in the City of Merced. Of that number, 10,533 units were owner-occupied and 14,417 were rentals. Approximately 11 percent of the total number of rental units were occupied by individuals 65 years old or older. Approximately 25 percent of the total number of owner-occupied units were occupied by individuals 65 years old or older. This compares to 80 percent of individuals younger than 65 years old are renters and 58 percent are owners.

The issue of affordability is of particular importance to seniors because they usually live on fixed incomes. Because many number of individuals 65 and older had increased to 4,709 within the City and 13,483 in the County. According to the 2014 ACS estimates, there were 4,146 individuals in the City and 14,618 in the County.

Referencing Table 9.3.30, in 2000 there were approximately 2,571 Owner-Occupied Elderly Householders age 65 or older within the City of Merced (67.7 percent of age 65 and over Householders). In 2009, it was estimated that there were 3,035 (54.5 percent) Owner-Occupied Elderly Householders and 2,631 (63.5 Merced) in 2014.

seniors are on a limited income, housing costs are often difficult to meet, especially with the added burden of medical expenses, food, and other necessities. As housing costs rise, the cost burden on senior households increases. In 1999 in Merced, 10 percent (568 individuals) of individuals 65 years and over were living below the poverty level. This number has remained the same according to the 2009 ACS estimates. According to the 2014 ACS estimate, the number of individuals 65 or older living in poverty was 2,109.

According to the 2000 CHAS data, 61.9 percent of all “Elderly” 1 and 2 member renter households have housing problems. Elderly renter households with an income of 30 percent or less of the median family income (MFI) report that 82.6 percent of these households have housing problems. Seventy-five percent have a cost burden greater than 30 percent of their household income and 56.6 percent have a cost burden greater than 50% of their household income.

Elderly households that are owner-occupied report that 26.3 percent have housing problems and 79.2 percent of the households earning less than 30 percent of the MFI have housing problems. The cost burden for 79.2

percent of these households is greater than 30 percent and for 65 percent of the households, the cost burden is greater than 50 percent of their household income.

According to the 2000 Census data, 220 elderly or frail individuals were receiving supportive housing services in a private nursing home. The 2009 American Community Survey estimates, 9.5 percent of the overall population (7,240) in the City of Merced is age 65 or older. Of those individuals, 27 percent (1,963) are still living alone.

There are five nursing homes in Merced providing 446 beds. In addition to traditional nursing homes, Merced also has two assisted-living facilities providing 177 units. There are also a number of residential care facilities providing care and housing for the elderly and frail. The City has 33 licensed facilities offering care for six people on average, providing approximately 198 additional units for the elderly or frail population.

The Housing Authority of the County of Merced (HACM) is the primary provider of affordable housing for elderly individuals not requiring special assistance. The HACM has 473 units in their low-rent inventory and 2,705 units in their Section 8 Housing Choice Voucher program. Approximately 20 percent of their recipients are age 62 or older. In addition, the Central

Valley Coalition for Affordable Housing partners with certain apartment complexes to help provide affordable housing for the City's residents. Two of the apartment complexes are designated for seniors only and provide 150 affordable units.

Table 9.3.3
Elderly Householders by Owner and Renter
Merced and Merced County, 2000 & 2009& 2014 Estimates

	Age 65+ Householders	**Owner Occupied Age 65+ Householders**	**Percent of All Householders Age 65 +**	**Renter Occupied Age 65+ Householders**	**Percent of All Householders**
2014 Estimates					
Merced	4,146	2,631	63.5	1,515	36.5
Merced County	14,618	10,838	74.1	3,780	25.9
2009 Estimates					
Merced	4,709	3,035	64.5	1,674	35.5
Merced County	13,483	10,187	75.6	3,296	24.4
2000					
Merced	3,796	2,571	67.7	1,225	32.3
Merced County	12,289	9,553	77.7	2,736	22.3

Source: U.S. Census Bureau, 1990 and 2000 Census; 2009 American Community Survey Estimates

Large Households

Large Households are defined as those households containing five or more persons. Income is a major factor that constrains the ability of households to obtain adequate housing. Larger units are more expensive and most of the units with more than three bedrooms are single-family homes, instead of multi-family rental units, and are not usually abundantly available.

Tables 9.3.32 and 9.3.33 provide comparative information on the number and percentage of Large Households and the tenure of Large Households within Merced and Merced County according to the 2009 and 2014 American Community Surveys.

Between 2009 and 2014, the number and percentage of Large Households in Merced and Merced County increased. In 2009, there were an estimated 4,082 (16.1 percent) Large Households in Merced and by 2014, the number of Large Households increased to 4,895 (19.6 percent). Merced County had a higher percentage of Large Households than Merced in both 2009 and 2014. The 2009 Estimates reveal 15,220, and in 2014, there were 17,024 large households in the County.

Low incomes, rising housing costs, and too few 4-bedroom or larger units account for the number of Large Households and incidence of overcrowding in Merced. However, the number of housing units with 4 more bedrooms has increased over the years. Referencing Table 9.3.31, only 11.4 percent of all housing units in Merced have four or more bedrooms. However, estimates for 2009 indicate an increase in the number of homes with 4 or more bedrooms to 18.4 percent of all housing units.

Number of Bedrooms

Table 9.3.34 shows housing units in the City of Merced by the number of bedrooms. According to the 2009 and 2014 ACS estimates, three bedroom homes are the most common in Merced at 35.8 and 37.9 percent, respectively. The percentage of housing units with four bedrooms has increased from 4,230 (15.1 percent) to 5,847 (21.3 percent). The estimates show a decrease in the number of 5 bedroom units. Although the number of five or more units is low, there are still 5,847 four bedroom units. The fact that there are more 4 bedroom homes than large families reported, may be an indication that the units with the largest number of bedrooms are being used for student housing or to rent bedrooms individually. Even with the increased number of 4 bedroom homes, the City still has an overcrowding issue with 9.1 percent of households reported to be overcrowded. The 2014 ACS reports 2,266 overcrowded housing units, 4,895 Large Families and only 2,438 four and five bedroom units. It is evident that further efforts are required to provide more 4 and 5 bedroom units. From 2000 to 2007, an additional 1,769 four-bedroom units were built and an additional 317 five-bedroom units.

Table 9.3.32
Large Households
2009 and 2014 Estimates

	2009 Estimate Number of Large Households	2009 Estimate Percent of Total Households	2014 Estimate Number of Large Households	2014 Estimate Percent of Total Households
Merced	4,082	16.1	4,895	19.6
Merced County	15,220	20.5	17,024	22.2

Source: 2009 and 2014 American Community Survey

Table 9.3.33
Large Households by Tenure
2009 and 2014 Estimates
Large Households by Tenure, 2009 & 2014 Estimates

	2009 Owner-Occupied		2009 Renter-Occupied	
	Number of Large Households	**Percent of Large Households**	**Number of Large Households**	**Percent of Large Households**
Merced	1,487	36.4	2,595	63.6
Merced County	7,998	52.5	7,222	47.5
	2014 Owner-Occupied		**2014 Renter Occupied**	
Merced	1,575	32.2	3,320	67.8
Merced County	7,807	45.9	9,217	54.1

Source: 2000 U.S. Census &2009, 2014 American Community Survey Estimate

Table 9.3.34
Number of Bedrooms
City of Merced, 2000 & 2009 Estimates

	2009 Estimates		2014 Estimates	
Bedrooms	**Total**	**Percent**	**Total**	**Percent**
No bedrooms	597	2.1	659	2.4
1 bedroom	3,423	12.2	2,771	10.1
2 bedrooms	8,788	31.4	6,835	25.0
3 bedrooms	10,035	35.8	10,375	37.9
4 bedrooms	4,230	15.1	5.847	21.3
5 or more bedrooms	931	3.3	868	3.1
Total	28,004	100.0	27,349	100.0

Source: 2009 & 2014 American Community Survey Estimates

Single Parent Households

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 9.3.35 shows the number of female-headed households in Merced and Merced County according to the 2009 and 2014 American Community Surveys (ACS).Housing Policy H-1.7 provides support for special needs housing, including single-parent households. Implementing Action 1.7b includes continuing the efforts to provide affordable housing through the City's Housing Program. The affordable housing assistance programs (First Time Home Buyers Assistance, Rehabilitation Loans, etc.) administered through the City's Housing Department are available to all single-parent households (male and female) meeting the income eligibility requirements of the programs. More information on these programs is found beginning on page 9-112.

Male-Headed Households. Table 9.3.36 indicates Male-Headed Households with and without children within Merced and Merced County in 2009 and 2014 (estimates from the American Community Survey). According to the 2009 survey, Male-Headed Households in Merced with No Wife Present totaled 2,397 (9.5 percent), and Male-Headed Households with their Own Children and No Wife Present totaled 1,361 (5.4 percent). Estimates for 2014 (Table 9.3.36), show 1,699 (6.8 percent) Male-Headed Households and 987 (4.0 percent) with children. Although the housing needs of Female-Headed Households are usually greater than those of Male-Headed Households, it is important to recognize the housing needs of both groups because Male-Headed Households also have only one income and a need for child care services. A larger percentage of Female-Headed Households have children and females typically have lower incomes than males

Table 9.3.35
Female-Headed Household, 2009 & 2014 Estimates

	Total Households	Female-Headed Households No Husband Present	Percent of all Households	Female-Headed Households With Children Under 18, No Husband Present	Percent of all Households
2014 Estimates					
Merced	24,950	5,249	21.0	3,328	13.3
Merced County	76,516	13,908	18.1	8,612	11.3
2009 Estimates					
Merced	25,344	4,606	18.2	2,799	11.0
Merced County	74,166	12,053	16.3	6,970	9.4

Source: U.S. Bureau of the Census, American Community Survey 2009 &2014
Note: Female Headed Households No Husband Present includes those with children under 18, No Husband Present.

Table 9.3.36
Male Headed Households, 2009 & 2014 Estimates

	Total Households	Total Male-Headed Households No Wife Present	Percent of all Households	Male-Headed Households With Own Children Under 18, No Wife Present	Percent of all Households
2014 Estimates					
Merced	24,950	1,699	6.8	987	4.0
Merced County	76,516	5,083	6.6	2,729	3.6
2009 Estimates					
Merced	25,344	2,397	9.5	1,361	5.4
Merced County	74,166	6,580	8.9	3,765	5.1

Source: American Community Survey 2009 & 2014
Note: Male Headed Households No Wife Present includes those with children under 18, no wife present.

Farmworkers

Farmworkers provide an essential contribution to the agricultural economy of Merced County. Merced County ranks fifth in the state in value of agricultural production.

Farmers and farmworkers are the cornerstone of the larger food sector which includes: the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and the industries that process, transport, and distribute food to consumers. 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 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 which is in the poorest condition, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups.

While the City of Merced's primary industries are services and manufacturing, the City is located in the heart of the San Joaquin Valley, which is prime agricultural land. Merced County is a leading producer of milk, chicken, cattle, almonds, and sweet potatoes according the Merced County Farm Bureau.

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.

The farmworker population experiences a distinct set of issues contributing to housing challenges, including seasonal income fluctuations, very low incomes, and a severe deterioration of existing housing stock. Housing that is targeted to very low-income households serves seasonal farmworkers. Seasonal workers are more likely to have their families with them, although some migrant workers bring their families if they feel they can locate suitable housing.

Regular or year round farm workers are defined by the Employment Development Department as those working 150 or more days for the same employer. Seasonal workers are those who work less than 150 days annually for the same employer. Migrant seasonal workers are defined as those who travel more than 50 miles across county lines to obtain agricultural employment.

Housing for migrant farmworkers requires affordability and flexibility. For seasonal

farmworkers, housing needs to be affordable at extremely low incomes and provide large units to accommodate larger families. Therefore, the type of housing needed for seasonal farmworkers does not differ from the type of housing needed by other very low-income households.

The Migrant Health Program of the U.S. Department of Health and Human Services released the Migrant and Seasonal Farmworker Enumeration Profiles Study in 2000, estimating the number of migrant and seasonal farmworkers and their non-farmworker household members in California. The study was based on secondary source information, including existing database information and interviews. According to the report, there are an estimated 19,727 migrant and seasonal farmworkers in unincorporated Merced County in 2000. Approximately 7,683 (39 percent) were migrant farmworkers and 12,044 (641 percent) were seasonal workers. The report defined a seasonal farmworker as an individual whose principal employment (51 percent of time) is in agriculture on a seasonal basis, and has been employed within the last 24 months. A migrant farmworker meets the same definition, but establishes a temporary abode for the purposes of such employment.

The 2012 U.S. Census of Agriculture is another source of information on farmworkers. As shown in Table 9.3.37, the Census reports that there were a total of 17,265 farmworkers in Merced County. Of that number, 8,448 worked fewer than 150 days and 4,464 of these workers were migrant farmworkers.

Agriculture is the leading industry in Merced County accounting for 16 percent (11,300 jobs) of the employment. The county ranks fifth in the state in the value of agricultural production with nearly 80 percent of the land area in agricultural use. Despite the number of agricultural jobs in Merced County, the unemployment rate has traditionally been much higher in the county (and in the San Joaquin Valley) than the state average. According to the EDD, Merced County experienced an unemployment rate of 12.5 percent for March 2016. The agriculture industry entails seasonal employment resulting in an increased demand for affordable housing that drives up housing costs. Added to this is the lower than average income for the majority of people involved in agriculture and the substandard housing in which many are forced to live.

Farm workers tend to have one of the lowest annual household incomes of any occupation surveyed by the U.S. Census. According to the EDD, in 2015 the average farm worker earned $24,260 per year

With regard to housing, 21 percent of all farm workers received free housing from their employers, 7 percent rented from their employers, 47 percent rented from someone else, and 18 percent owned their own home. The remaining 7 percent had various other arrangements. However, farmworkers have special housing problems due to the seasonal income fluctuations, very low incomes, and substandard housing conditions. Season and migrant workers need housing that is affordable at extremely low-incomes and large enough to accommodate larger families.

The County Housing Authority manages four seasonal housing centers providing 260 units, and Self-Help Enterprises manages one facility in Planada. The facilities are available during the six-month harvest season (April/May–October/November) and are reserved only for farmworkers and their families. The centers include:

- *62 units, Atwater/Livingston*
- *50 units, Merced*

- *48 units, Los Banos*
- *100 units, Planada (Housing Authority - 73 units, Self-Help Enterprises - 37 units)*

In addition, there are two year-round farmworker housing complexes located in Planada and South Dos Palos that have moderate-sized waiting lists for families in need of year-round housing. According to the Housing Authority, an average of 100 individuals per year are turned away due to the limited number of units available. The Housing Authority is planning to demolish and relocate the existing farm labor facilities in Planada into a combined year-round and seasonal center.

In 2014, agricultural employment in the City of Merced accounted for 4.4 percent of the total workers in the farming industry. According to MCAG's Regional Housing Needs Plan, assuming that farm workers assisted housing need is equal to their proportion of the labor force, it can be estimated that 243 assisted housing units are currently needed. Although there are only 50 units located within the City of Merced, the units located in Planada and Atwater/Livingston are all within a 10 to 15 mile distance from Merced. The majority of farmworkers live in the unincorporated areas of Merced County. Therefore, the City of Merced does not have a great need for farmworker housing. Although there are only 50 units in the City identified as "farmworker housing", single-family homes and apartments are often rented to farmworkers. Assuming there is a need for 163 housing units within the City and there are 50 units identified as farmworker housing, there is an outstanding need of 113 units. However, single-family homes and apartments are often rented to farmworkers to help fill this gap.

The quantitative aspects of farm worker demand for housing is often overshadowed by the qualitative characteristics of the housing they occupy. Because most farm worker families have low or very low incomes, the segment of the housing stock they occupy is typically substandard (and as previously mentioned, overcrowded). Many farm labor residences within the City of Merced consist of mobile homes, trailers, and literal "sheds" that are typically in substandard conditions. The alleyways of south Merced give testimony to similar housing conditions.

Table 9.3.37
Farmworkers – Merced County (2012)

Type of Farm Labor	**Number of Workers**
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
Migrant Farm Labor on Farms with Hired Labor	4,464[1]

Note:
[1] Includes hired labor and reporting only contract labor

The City of Merced welcomes the development of farmworker housing in any zone that permits the type of housing being built (i.e., multifamily or single family) without any special conditions. The housing needs of this group are addressed through the City's standard affordable housing strategies. In addition, farmworkers are eligible to apply for assistance through one of the programs offered by the City's Housing Department. All programs have income eligibility requirements. This is confirmed by Policy H1.7 and Action 1.7b.

Farm worker housing for six occupants or less is considered the same as any other single-family dwelling and is a principally permitted use in all residential zones. No conditional use permit or other zoning approval is required. This applies to both permanent and seasonal housing. Manufactured homes are considered principally permitted uses as long as they meet the state required architectural requirements and are installed on a permanent foundation.

Housing (permanent and seasonal) consisting of more than one unit is also a principally permitted use within residential zones as determined by the density allowed for each zone. No special zoning approvals are required as long as the density does not exceed that allowed by the zoning and General Plan designation. The density requirement is applied to all housing developments, not just Farm Worker housing. Because all residential zones allow farm worker housing as a principally permitted use, subject to the density requirements for each zone, the City of Merced is in compliance with Health and Safety Code Section 17021.

It should be noted that residential uses are considered conditional uses within certain commercial zones. Farm worker housing would also be considered a conditional use in these commercial zones.

In an effort to support the development of farmworker housing, the City has included Policy H-1 to encourage the construction of housing and facilities to meet special needs, including farmworkers. This Policy includes programs that promote and develop housing for special needs, including farmworkers and to assist in obtaining funding for farmworker housing.

Disabled Population

U.S. Census data for 2000 indicated that for individuals between the ages of 21 and 64, approximately 26.3 percent of this age group in Merced had some form or type of disability that may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance. Households containing handicapped persons may also need housing with special features to allow better physical mobility for occupants.

The number of the Disabled Population in Merced between 21 and 64 years of age in 2000 was 8,449 (reference Table 9.3.36). The percent of the disabled population in Merced County between 21 and 64 years of age in 2000 was 24.3 percent of the County's total population. The percentage of the total 1990 population in Merced (age 16 to 64 years of age) with a work disability was 8.4 percent compared to 8.6 percent for the County.

It is not possible to discern whether the area has attracted the increase in the disabled population or whether there has been an increase because the questions asked in the 2000 Census were different than the 1990 Census. It is also difficult to discern the differences in the 2000 Census numbers and the American Factfinder estimates for 2009

and 2014. However, the new estimates show a decrease in the percentage of disabled individuals.

The 1990 Census asked people if they were prevented from working or limited in the amount or kind of work that they could do, if they had difficulties taking care of their personal needs - dressing, bathing, and so forth - and if they had a mobility problem. The 2000 Census asked whether people have blindness, deafness, or severe vision or hearing impairment, which does not always translate into a work disability. The 2000 Census also asked about substantial limitations in physical activities, such as lifting things, getting around, difficulty learning, remembering or concentrating, and difficulty working at a job.

Additionally, many people with disabilities require supportive housing arrangements (i.e., housing where support services are readily available). This is particularly important for people with mental disabilities who are reentering the community from an institution and for people who have disabilities that make independent living difficult. In Merced, services for people with mental disabilities are provided by the Merced County Department of Mental Health. The department has the capacity to serve six individuals (women only) in supportive housing sites in the County.

The Department also provides referrals to the Community Action Agency (CAA) and other organizations that provide motel vouchers and emergency shelter facilities. The Department estimates that there are 400 people in the County with mental illnesses who are in need of supportive housing services of some type. The Department works closely with other facility and service providers in the County, such as the Community Action Agency and the Rescue Mission (a county-based shelter) to ensure that clients receive housing and other supportive services, such as rehabilitation and training programs.

Clients who are served include people returning to the community from mental health institutions, veterans from the Vietnam War, substance abusers, people with schizophrenia, and people with mute disorders. There are currently no supportive housing units for persons leaving mental/physical health facilities in Merced County. However, supportive housing is a permitted use in all residential zones and could be allowed as a conditional use in some commercial zones.

Social Security Disability Insurance (SSDI) family income equates to approximately two-thirds of the wage earners' recorded highest earnings. A disabled family person who earned $30,000 a year receives $21,204 annually from SSDI. The same earned income entitles a single disabled person to $11,271 annually. Either scenario places the household in a lower-income category.

Table 9.3.38
Disabled Population, 2000 & 2009 & 2014 Estimates

	2000 Non Institutionalized Persons With a Work Disability Age 18 to 64 Years		2009 Estimates Non Institutionalized Persons With a Work Disability Age 18 to 64 Years		2014 Estimates Non Institutionalized Persons with a Work Disability Age 18 to 64 Years	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Merced	2,800	8.4	8,712	18.4	11,475	14.2
Merced County	9,195	8.6	22,247	28.8	155,743	59.1

Source: 2009 & 2014 American Community Survey Estimate

Homeless

Not all homeless people are the same, but many fall under several categories: the mentally ill, alcohol and drug users, vagrants, the elderly, veterans, runaways and abandoned youths, single women with children who are often fleeing domestic violence, individuals and families who have recently lost jobs and are unable to make ends meet, as well as the working poor, those with jobs but whose income is too small 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 per state law. No individual or household may be denied emergency shelter because of inability to pay.

Due to the transient nature of the homeless population, estimating the precise number of homeless persons in a community is a difficult, if not impossible, challenge. 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 City and the County is a "point-in-time" count of sheltered and unsheltered homeless persons conducted by volunteers for the Merced County Continuum of Care (CoC) in January 2016. This "point-in-time" survey revealed a total of 218 unsheltered homeless individuals within the City of Merced. Of this number, 3 were children. In addition to the unsheltered population, there were an additional 120 individuals being house through temporary shelters and transitional housing. There are 278 shelter beds available between the emergency shelter, transitional housing, and public housing. Although this number of beds is not enough to shelter all those in need, it would provide shelter to approximately 80 percent of the homeless population.

The 2016 "point-in-time" count revealed 356 unsheltered homeless persons County-wide. Of that number, 218 were in the City of Merced (Table 9.3.38).

Comparing the number of homeless counted county-wide in 2015 (899) to the recent

number of 519 in 2016, there is a 42.3 percent reduction in the number of homeless individuals

Table 9.3.39 identifies the number of sheltered and unsheltered individuals countywide by sub-populations as reported in the 2016 Homeless Count.

For many years, the City has worked with other agencies to help address the homeless needs of our community. Beginning in 2004, the City and County of Merced have contributed $25,000 each (total of $50,000) to the Merced County Association of Governments (MCAG) on an annual basis for the preparation of the Continuum of Care plan (Appendix A). The 2005 Continuum of Care plan and grant application was awarded $565,953 from HUD to fund the Homeless Management Information System (HMIS) and a supportive housing project known as Project Home Start.

The City of Merced does not operate a homeless shelter, but works with other agencies to provide shelters and other housing needs for the homeless community. These efforts are described later in this chapter.

The City is committed to continuing the relationships with other agencies to address the issues of homelessness in our City. To this end, the City has included the following policies in this Housing Element:

1.7.a Continued development and participation in the Merced County Continuum of Care.

1.7.b Promote and develop housing for special needs (including homeless shelters and transitional or supportive housing).

3.1.b Coordinate with local agencies to provide low and very-low income housing assistance (including homeless shelters and transitional or supportive housing).

The 2015 Continuum of Care outlines "Written Standards" for Permanent Supportive Housing, Rapid Re-housing, and Transitional Housing. Within each written standard is a list of eligible clients and priorities for each program. These can be found with the Continuum of Care at Appendix B.

The Continuum of Care is dedicated to implementing evidence-based and best practices through the County in order to prevent and end homelessness. Such evidence-based and best practices include:

- Housing First
- Rapid Re-housing
- Targeted Street Outreach and Engagement
- Targeted Homeless Prevention.

Information on each of these programs is available at the CoC website – www.mercedcoc.com.

In 2008, the Merced County Community Action agency opened the doors to a homeless shelter providing 60 beds at 13th and D Streets. This shelter was made possible by several funding sources, including $300,000 from the City of Merced. The shelter provides meals, beds, showers, and laundry facilities.

In addition, health care, including mental health services, counseling, job searches, and classes in a variety of educational areas are available. Table 9.3.40 (page 9-100) provides a list of all facilities offering shelter to the homeless. Most of these facilities, however, are under-utilized. Many of the homeless refuse to use the facilities because of the rules in place at the facilities such as not being allowed to keep animals with them (although some shelters

provide a kennel area). Several others do not stay at the shelters due to mental disorders or untreated drug or alcohol issues.

For many, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Transitional housing is usually in buildings configured as rental housing developments, but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time.

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.

Table 9.3.39
2016 Point In Time Countywide Homeless Sub-populations

	Sheltered	**%**	**Unsheltered**	**%**	**Total**
Total	160	100	353	100	513
Subpopulation (Adults Only)					
Chronically Homeless Families	0	0	0	0	0
Chronically Homeless Persons	28	17	197	55.7	225
Families	1	*	0	0	1
Men	100	62.5	197	72	297
Persons with Chronic Health Condition	0	0	187	52.9	187
Persons with Developmental Disabilities	0	0	102	28.8	102
Persons with HIV/AIDS	1	1	0	0	1
Persons with Mental Health Problems	35	22	71	20.2	106
Persons with Physical Disabilities	0	0	166	47.1	166
Substance Users (on-going problem)	90	56	81	23	171
Transgender	0	0	1	0	1
Unaccompanied Youth (under 18)	0	0	3	0.8	3
Veterans	5	3	20	5.6	25
Victims of Domestic Violence	32	20	115	32.7	147
Women	60	37.5	99	28	159
Youth Age 18 to 24	11	7	26	7.5	37
		0			
Persons Released from Correctional Institutions*	0	0	95	26.9	95
Seniors age 62+	0	0	21	5.9	21
Income of $1,000 or less	0	0	326	92.3	326

Source: Merced County Continuum of Care, 2016

Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist the 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.

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 the City. Currently, there is only one permanent supportive housing facility, but an application for a second 41-unit supportive housing facility is currently being reviewed by the City.

The City of Merced welcomes the development of transitional and supportive housing and reviews funding options for this type of housing. Because the City is not a developer, the actual development and construction of such a project would be done with the City helping to provide available funding or other incentives. In 2010, the City worked with a developer to provide 75 units of affordable housing on Highway 59. The project has 13 units set aside for low-income households (making 50 percent or less of the Area Median Income) and 61 units reserved for households making 60 percent or less of the Area Median Income (AMI).

Shelter Needs. Given that facilities and services for homeless persons within the City are currently provided by several non-City public and private service agencies, the City has not independently outlined any necessary funding for programs. However, as previously mentioned, the City contributed $300,000 toward the construction of a 60-bed shelter that was opened in 2008. Prior to the shelter being opened, the City contributed funds to support a cold-weather shelter that was operated at the National Guard Armory. The City contributed approximately $11,000 annually towards this temporary shelter.

Table 9.3.40 on page 9-100 shows a partial listing of the shelters available. This list contains 170 beds. An additional 108 beds are available, but not listed. This inventory includes shelter for single men and women, as well as families with or without children. In order to comply with SB 2, the City must provide a zone in which emergency shelters are permitted without discretionary action, unless the City can demonstrate that enough beds are available to house all the homeless persons in the community.

Considering the 2016 “point-in-time” survey identified 218 unsheltered homeless persons and an additional 120 sheltered in the City of Merced, there are currently not enough beds to house them all.

Table 9.3.40
Homeless Housing Inventory

Organization	Name	Type	Population	Beds for Households *with* Children	Beds for Households *without* Children	Overflow Beds
Valley Crisis Center		Domestic Violence Shelter	Single males and females plus children	12	0	
Community Action Agency	Canal Creek	Emergency Shelter	Single females and households with children	16	0	
Community Action Agency	D Street Shelter	Emergency Shelter	Single males and females	0	62	
Merced County Rescue Mission	Rescue Mission	Emergency Shelter	Single Males	0	25	
Community Social Model Advocates	Hobie House	Transitional	Single males	0	25	
Merced County Mental Health	Parsons House	Transitional	Single females	0	4	
Merced County Rescue Mission	Rescue Mission	Transitional	Single males	0	20	
Merced County Rescue Mission	Haven of Hope	Transitional	Single females	0	1	
Total				28	142	20
Total of all beds						**170**

Source: Merced County Association of Governments (MCAG) – 2011 Temp HIC

As described in Program 1.1.d (see Section 6 for all policies and programs), Merced has committed to designating a zone to allow emergency shelters as a permitted use in compliance with SB 2. The best zone for this use would be the General Commercial (C-G) zone. Most of the land within the City zoned General Commercial is in Central Merced close to the downtown area. Because these parcels are centrally located and most services used by the homeless community are near these parcels, it is an appropriate zone to allow emergency shelters as a permitted use. There are approximately 38 acres of vacant land in the General Commercial zone. The map found at Figure 9.3.3 shows the vacant parcels available for the development of an emergency shelter in C-G zone. Table 9.3.41 shows the parcel size and indicates whether the parcel has environmental constraints and if infra-structure is available. In addition to the vacant parcels, some parcels within the C-G zone may have vacant buildings or the parcel may be under-utilized. These parcels could also offer opportunities for an emergency shelter. Based on the parcel size of existing shelters, the C-G zone would provide various parcels of sufficient size to support additional shelters. There are also several adjacent parcels which could be merged if needed.

The services near the downtown area and parcels zoned General Commercial includes the City of Merced Transportation Center which provides bus service throughout Merced County. Medical services, the Police Department, Merced County Human Services Agency and the Merced County Health Department are also within close proximity to these parcels and accessible by the bus or by walking.

A 62-bed emergency shelter recently constructed in the City is located within a General Commercial zone on a 1.4 acre parcel. The Merced County Rescue Mission located in Central Merced has 25 beds and is located on a 0.17 acre parcel. There are several organizations that provide meals in the central part of Merced, all of which would be within walking distance of most parcels in a C-G zone. Because the Transportation Center is close to these parcels, homeless individuals needing shelter would also have access to public transportation to allow them access to services outside the immediate area. The map shown at Figure 9.3.4 shows the different services available and the proximity to the General Commercial zone.

Typical uses allowed within a General Commercial zone include wholesale businesses, warehousing, storage, auto-related uses (sales and service), lumber yards, and animal hospitals. Industrial-type uses that might cause loud noises or odors are not allowed in General Commercial zones. The allowed uses in a General Commercial zone would not be incompatible with an emergency shelter as these uses are not typically large noise and odor generators and do not maintain hours of operation that would conflict with an emergency shelter. The City's Draft Zoning Ordinance (due to be adopted by the end of 2016) contains provisions to allow emergency shelters by-right in General Commercial (C-G) zones and spells out standards for their development.

Homeless Needs Funding. The current annual cost to run emergency and transitional homeless shelters is $240,000 per year. It would cost an estimated $500,000 to provide an additional permanent emergency shelter. Merced is not currently providing any direct homeless assistance, and thus has not identified any specific homeless shelter activities. However, as previously mentioned, the City contributed $300,000 towards the construction of a 60-

bed full-service homeless shelter. The City is committed to working with both private and public agencies to meet the needs of the homeless community.

The City is also committed to supporting applications by other agencies and applying for funds to serve the homeless community. In 2009, the City was awarded $515,203 by HUD for the Homelessness Prevention and Rapid Re-Housing Program (HPRP).

HPRP funds will be used to target individuals and families who are currently in housing but are at risk of becoming homeless and those who are currently experiencing homelessness. HPRP assistance is not intended to provide long-term support for program participants. Assistance rather is focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping them develop a plan for preventing future housing instability. At least 60 percent of these funds must be spent within 2 years of the date of the grant agreement and all funds received must be expended within 3 years. These funds are being used by Continuum of Care agencies to implement or continue programs to assist individuals and families who are currently homeless or are at risk of becoming homeless. Refer to the following list for the names of the agencies and the funding amount they received:

Merced County Community Action Agency	$310,000
Sierra Presbyterian Church	$100,000
Love INC	$90,000

Table 9.3.41
Vacant Parcels within the General Commercial Zone

PARCEL NO.	ACRES	USE	ENVIRONMENTAL CONSTRAINTS	INFRASTRUCTURE AVAILABLE?
030-102-012	1.00	Vacant	Flood Zone	Y
031-351-005	0.26	Minor Commercial	Flood Zone	Y
031-351-042	0.13	Minor Commercial	Flood Zone	Y
031-351-018	0.46	Minor Commercial	Flood Zone	Y
031-351-043	1.03	Vacant	Flood Zone	Y
031-351-044	0.87	Minor Commercial	Flood Zone	Y
031-370-018	3.04	Vacant	Flood Zone	Y
031-173-004	1.70	Vacant	Flood Zone	Y
031-203-004	0.17	Vacant	Flood Zone	Y
031-203-005	0.17	Vacant	Flood Zone	Y
031-211-022	0.34	Vacant	Flood Zone	Y
031-203-018	0.09	Vacant	Flood Zone	Y
031-203-009	0.17	Vacant	Flood Zone	Y

PARCEL NO.	ACRES	USE	ENVIRONMENTAL CONSTRAINTS	INFRASTRUCTURE AVAILABLE?
031-211-006	0.17	Vacant	Flood Zone	Y
031-203-019	0.09	Vacant	Flood Zone	Y
031-211-017	0.04	Vacant	Flood Zone	Y
031-213-002	0.26	Vacant	Flood Zone	Y
031-211-016	0.06	Vacant	Flood Zone	Y
031-211-011	0.17	Vacant	Flood Zone	Y
031-213-006	0.34	Vacant	Flood Zone	Y
031-213-007	0.17	Vacant	Flood Zone	Y
031-213-012	0.17	Vacant	Flood Zone	Y
031-360-047	1.31	Vacant	Flood Zone	Y
031-360-063	0.50	Vacant	Flood Zone	Y
031-360-065	1.57	Vacant	Flood Zone	Y
031-251-029	0.31	Vacant	Flood Zone	Y
031-251-030	0.69	Vacant	Flood Zone	Y
031-251-034	0.17	Vacant	Flood Zone	Y
035-010-069	0.71	Vacant	Flood Zone	Y
034-250-004	0.33	Vacant	Flood Zone	Y
031-260-003	0.12	Minor Commercial	Flood Zone	Y
031-333-010	0.34	Minor Commercial	Flood Zone	Y
031-333-009	0.26	Vacant	Flood Zone	Y
035-020-024	0.17	Vacant	Flood Zone	Y
035-020-015	0.37	Vacant	Flood Zone	Y
035-020-018	0.13	Vacant	Flood Zone	Y
032-072-011	0.86	Vacant	Flood Zone	Y
031-334-008	0.17	Vacant	Flood Zone	Y
031-334-007	0.17	Vacant	Flood Zone	Y
031-334-006	0.17	Vacant	Flood Zone	Y
035-031-002	0.34	Vacant	Flood Zone	Y
035-160-014	0.45	Vacant	Flood Zone	Y
035-160-016	0.52	Vacant	Flood Zone	Y
034-240-030	0.59	Minor Commercial	Flood Zone	Y

PARCEL NO.	ACRES	USE	ENVIRONMENTAL CONSTRAINTS	INFRASTRUCTURE AVAILABLE?
034-240-031	0.38	Vacant	Flood Zone	Y
259-130-003	15.32	Agriculture	Flood Zone	N
035-140-004	0.49	Vacant	Flood Zone	Y
035-140-061	0.44	Vacant	Flood Zone	Y
TOTAL ACRES	**37.85**			

Disadvantaged Communities

State legislation in 2011 (SB 244) requires cities and counties to review and update their General Plans to map and analyze the service needs of disadvantaged urban communities (DUC's) within or adjacent to their Sphere of Influence (SOI). SB 244 limits a city's ability to annex territory because it prohibits LAFCO's from approving an annexation of over 10 acres (or as otherwise determined by LAFCO policy) where a DUC is contiguous unless an application to annex the DUC is also filed. There are exceptions where LAFCO can show that there is no support in the DUC for annexation.

In 2013, Merced County LAFCO prepared a Municipal Service Review (MSR) for the City of Merced's application to change its Sphere of Influence based on the Merced Vision 2030 General Plan. Within that report, LAFCO prepared a map of potential DUC's in the Merced area (Figure 9.3.6 on page 9-108). The current lack of detailed household income data at the neighborhood level limited the precision of the map. The areas identified are preliminary, and are based on Census block groups with median household incomes of less than 80 percent of the statewide average and at least 12 registered voters. A more detailed review may alter the areas shown since the census data is at a fairly gross level and does not necessarily accurately depict specific communities of concern. It has been LAFCO's practice, as it receives annexation applications, to review those applications for potential DUC's that should be considered as part of the annexation. This level of scrutiny helps to further identify and address concerns regarding DUC's as expressed in State Law.

The 2015 Housing Element contains two new action programs (1.2.c and 1.2.d) to address disadvantaged communities within the City's Sphere of Influence. When the City receives annexation applications for areas adjacent to the potential DUC's noted in Figure 9-3-6, the City will require the project applicants, under City direction, to prepare detailed studies of the census data to determine if indeed those areas qualify as a DUC under State Law. The study would also assess the current infrastructure and service levels within those potential DUC's and develop plans for addressing any deficiencies if the areas are annexed. Because all of these areas were developed in the County without adhering to City development standards, it is likely that most of these areas lack sewer and water service, sidewalks, curb & gutters, street trees, fire hydrants, street lights, etc.

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Figure 9.3.3
Vacant Parcels within the General Commercial Zone

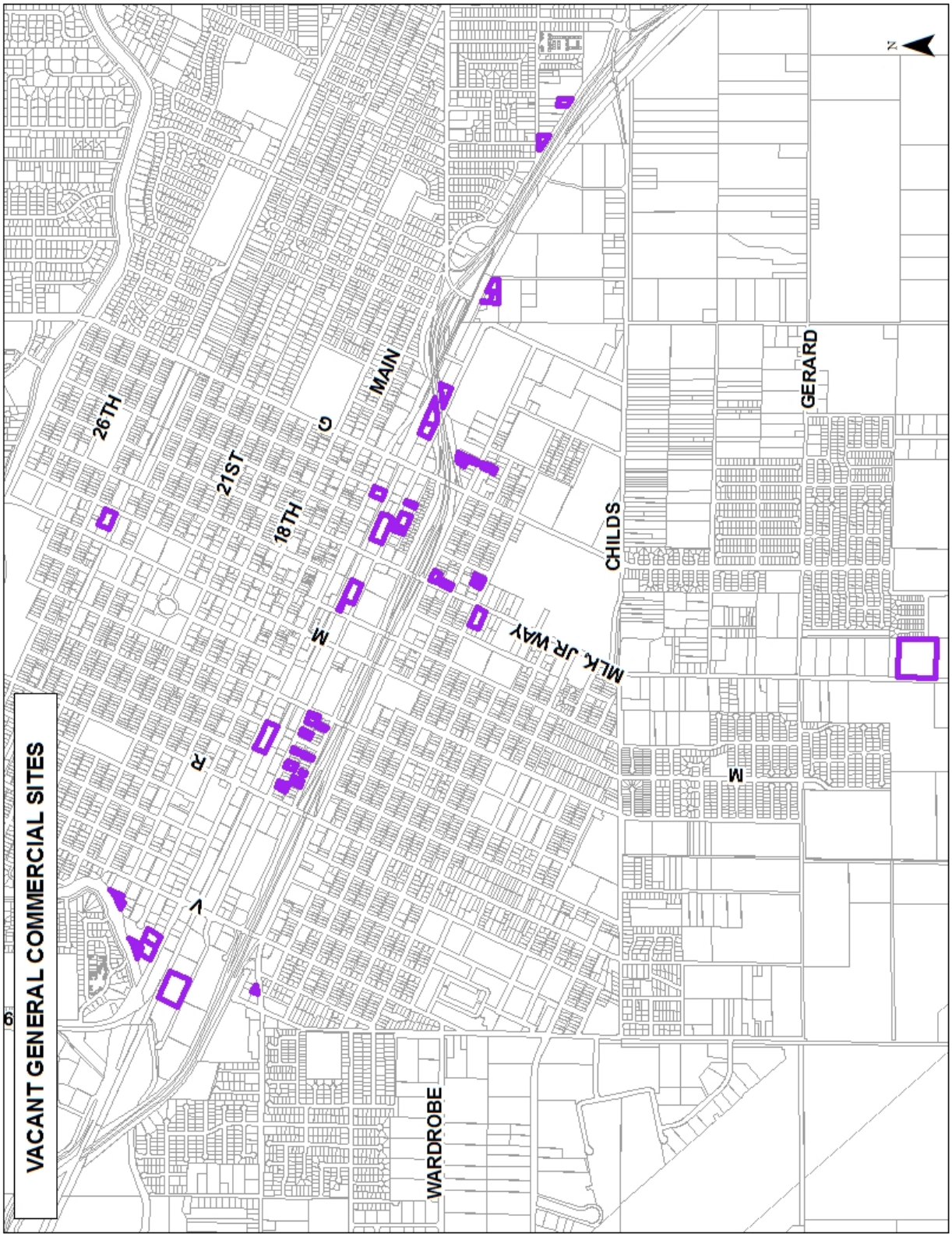


Figure 9.3.4
Services Near Vacant Parcels in the General Commercial (C-G) Zone

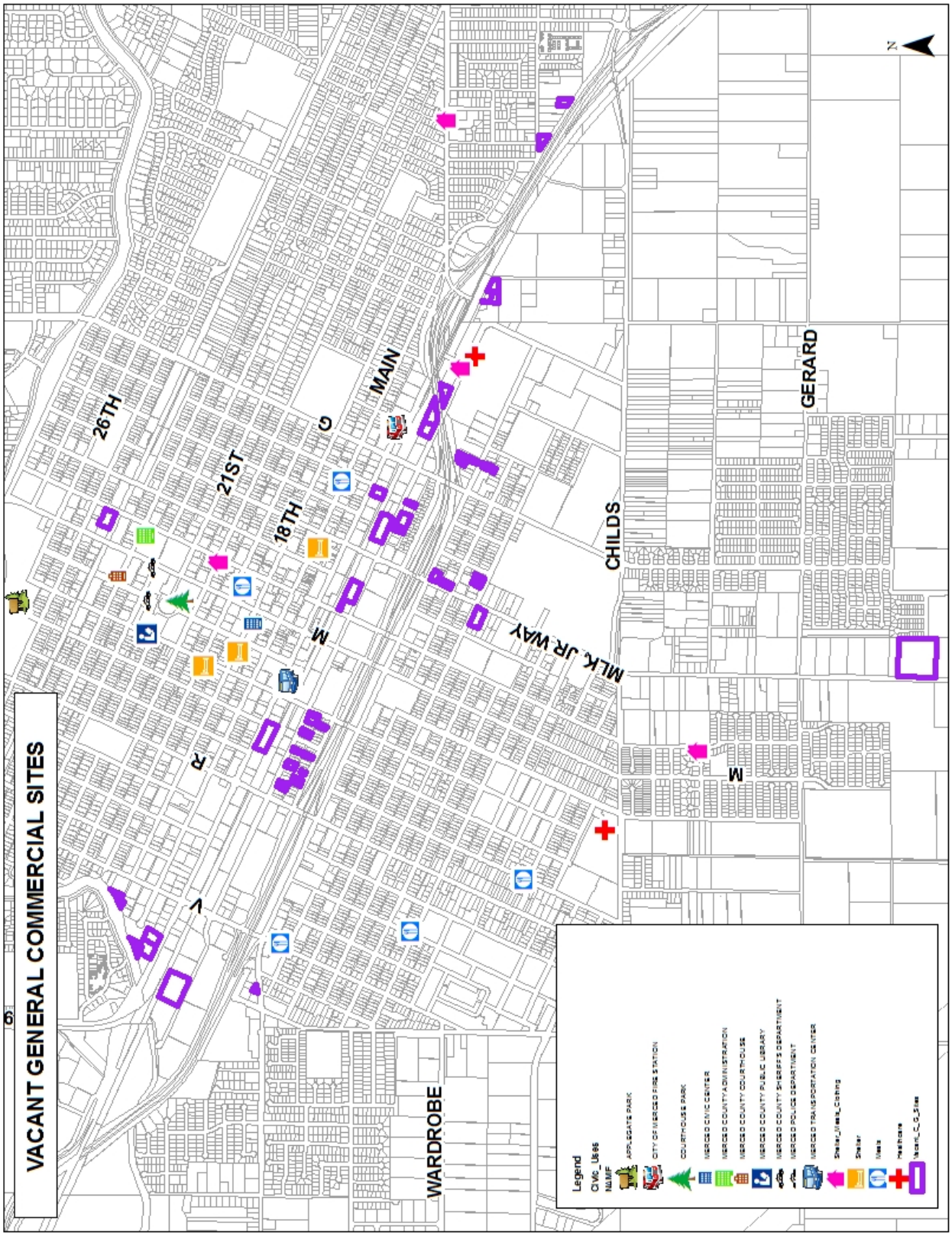
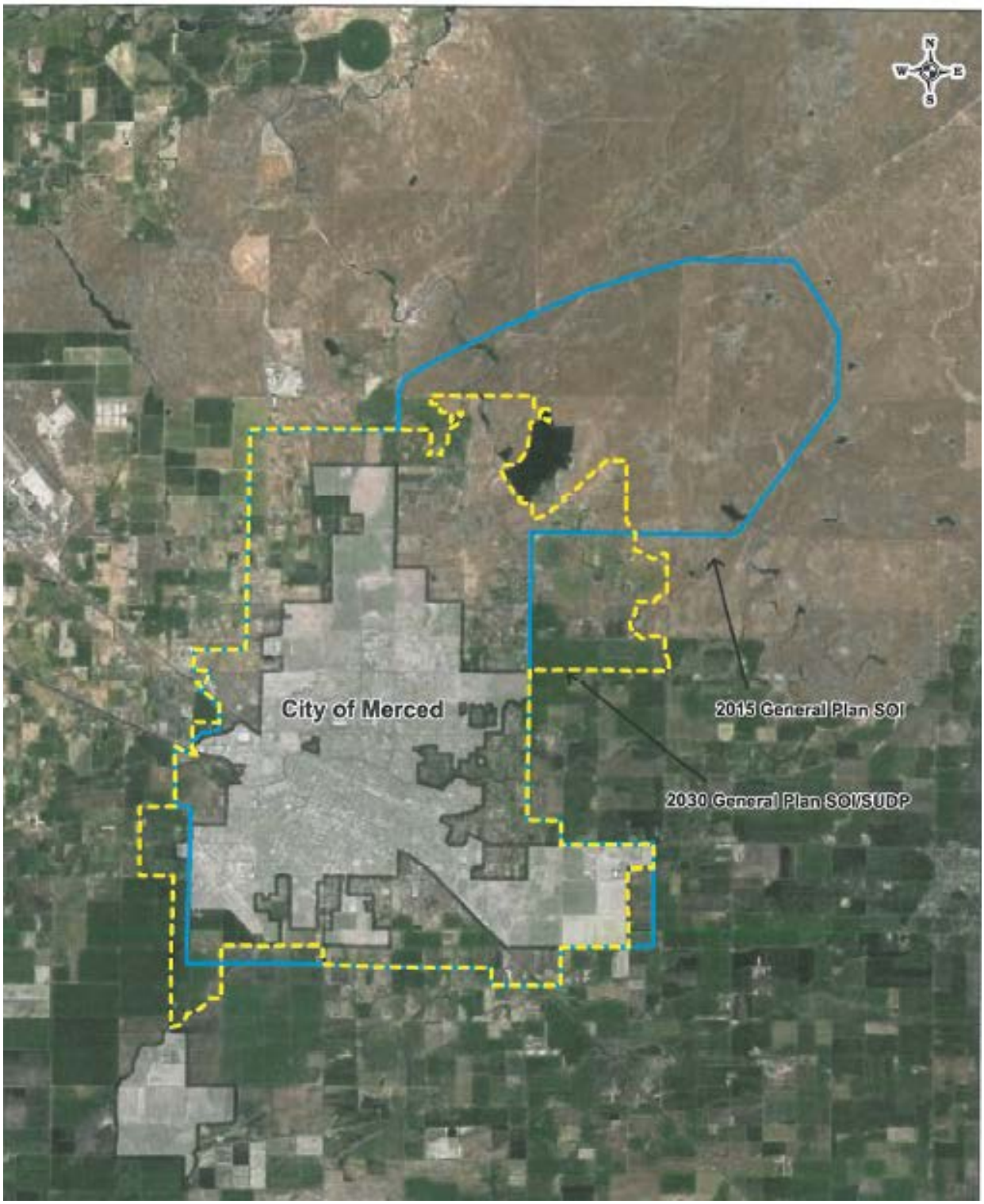


Figure 9.3.6
Disadvantaged Communities



UC Merced

The UC Merced campus opened its doors in 2005. Within four years of opening, they have more than 2,700 students enrolled. Enrollment for the 2016 Spring semester brought 6,206 students to the UC Campus. The projected population of students, faculty, and staff full-time equivalents (FTE) through 2020-2021 (full development) are shown in Table 9.3.42.

UC Merced adopted the Long Range Development Plan (LRDP) in 2002 and amended it in 2009 and again in 2013 to facilitate the implementation of the 2020 Project plan. One of the LRDP's goals is to ensure the existence of 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. In order to meet this goal, the campus would need to provide 5,000 beds by the time is reaches 10,000 students. According to the LRDP, in the Fall of 2013, there were 1,651 students beds on campus. The LRDP projects having 12,500 beds at full development. Therefore, the campus needs to add an additional 10,849 beds.

Part of the plan to do that is implementation of the project 2020 Plan. This plan would provide a comprehensive set of new facilities that will provide the physical capacity for long-term enrollment growth. The project will deliver approximately 900 million square feet of classroom, laboratory, student life, housing, and administrative and faculty office space in phases between Fall 2018 and 2020. The project site is a 219-acre section of the UC Campus that includes 136 acres of undeveloped land. As envisioned, the 2020 Project site is intended to expand campus physical capacity to accommodate 10,000 students. According to the LRDP, approximately 195 acres of the campus would be developed with student housing, located mainly in the northwestern and northeastern parts of the campus. Three neighborhoods would provide undergraduate housing immediately adjacent to the academic area. Student housing would 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 would 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 would 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 arrayed around and immediately adjacent to the Academic Core.

The LRDP plans for a range of housing densities, which would 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 dwelling units (du)/acre for townhomes and stacked flats to 80 du/acre

or 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 states that 315 beds (126 dwelling unit equivalents) will be constructed by 2010 as part of Student Housing Phase 3, while an additional 350 beds (140 dwelling unit equivalents) will be constructed by 2013 under Housing Phase 4. Therefore, UC Merced plans to provide 266 dwelling unit equivalents within the time frame of this Housing Element.

The UC Merced Long Range Development Plan (LRDP) notes that projections for on-campus housing could vary in that housing on campus is not state funded, nor do some students that are offered on-campus housing choose to live there. Any reduction in planned on-campus housing would, of course, affect off-campus housing demand.

Program 1.1.g requires the City to work with the UC to develop a student housing plan. This plan should address the impacts of student housing on existing neighborhoods.

Table 9.3.41
University of California, Merced Campus Projections

Population	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**Full Development**
Undergraduate	2,573	3,190	4,138	4,938	5,431	22,250
Graduate	163	224	243	260	329	2,750
Subtotal	*2,736*	*3,414*	*4,381*	*4,938*	*5,760*	*25,000*
Faculty	202	216	242	264	306	1,420
Staff	610	664	716	769	839	4,828
Other Academic Appointments	46	48	58	64	71	312
Subtotal	858	928	1,016	1,097	1,216	6,560
Total	3,594	4,343	5,397	6,035	6,976	32,185

Source: UC, Merced Long Range Development Plan 2009 (amended 2013)

9.3.9 Financing Costs

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Effective mortgage interest rates for the years 2000 through 2015 can be found in Table 9.3.43. Throughout the 1990s and in 2000, interest rates were less than nine percent on 30-year fixed-rate mortgages. In 2001, interest rates began a decline dropping below 7 percent and in 2003, dropped below 6 percent. As shown in the table, interest rates remained near 6 percent until 2009. At that time, interest rates began to fall below 5 percent and have fluctuated between 3.66 and 5 percent since then. The reported annual average interest rate for 2015 was 3.85 percent.

As of July 2009, a household with a median monthly income of $3,254 could theoretically afford a monthly housing cost of $1,084 at the three-to-one income-to-payment ratio, an amount exceeding the $563 payment required for the purchase of a median priced home valued at $110,000 (2009 median sales price for existing homes in Merced County) and financed at 5.03 percent interest with a five percent down payment. If interest rates are raised to 8.0 percent (the 2000 level), the monthly housing payment would increase to $767.

9.3.10 Mortgage Lending Trends in California

The mortgage lending boom of the last several years has come to an end. Foreclosures are at record high rates, unemployment is up and the state of the economy is weak. Merced has not been immune to the foreclosure crisis. With a foreclosure rate of 12.2 percent, Merced has been one of the hardest hit communities in the nation. Speculation of an increased population due to the opening of UC Merced drove home prices higher and encouraged homebuilders to build more homes. Home prices in Merced rose to record highs from 2005 to 2008. During this time, the mortgage industry applied very loose standards for approving home loans. At the same time, many people were using the increased value in their homes to take out a second mortgage on their home. As the economy worsened and the housing boom ended, the sales price of homes started to drop. Foreclosures became more and more prevalent and many homeowners have been forced to sell their homes for less than they paid for them, leaving them with nothing to use for a down payment on another home. Currently, home sales in Merced are on the rise due to the low prices of homes due to foreclosures. Unfortunately, many people don't have the money needed to purchase a home due to unemployment and the overall state of the economy

Table 9.3.43
Effective Rate on Conventional
Home Mortgage Loans
Annual Averages, 2000 – 2015*

Year	Annual Average	Year	Annual Average	Year	Annual Average
2000	8.05	2005	5.74	2010	4.69
2001	6.97	2006	6.18	2011	4.45
2002	6.54	2007	6.34	2012	3.66
2003	5.83	2008	5.93	2013	3.98
2004	5.84	2009	5.04	2014	4.17
				2015	3.85

Source: Freddiemac.com

Typical Loan

Loan Amount
- $100,000 to $125,000

Down Payment
- Ten percent or more/10,000 on a 100,000 loan.

Average Interest Rate
- 5.5 percent

Average Loan Fees
- One and a half percent plus one point. Loan fees and points are typically paid by the buyer.

Monthly Payment
- $639 a month on a $125,000 house with 10 percent down, and a 30-year loan (not including insurance and property tax).

The monthly payment on a $125,000 house with a five percent down payment and 30-year loan would be $674 per month.

Funding Assistance

The City of Merced is an Entitlement City for the Community Development Block Grant (CDBG) program and a Participating Jurisdiction for the Home Investment Partnerships (HOME) program. These grant programs, funded by the U.S. Department of Housing and Urban Development (HUD), provide annual grants to the City to use for housing, economic development, public facilities and infrastructure, and public services primarily to assist low and moderate income persons. Community needs and the proposed activities to meet those needs for CDBG and HOME are outlined in a five-year Consolidated Plan and an annual Action Plan.

The City of Merced Housing Program receives Federal Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) Funds on a formula basis, with the amount dependent upon the allocation level established by Congress. The Housing Program administers CDBG and HOME Funds, in order to increase the supply of safe, decent, and affordable housing.

The Housing Program is also involved in community development and neighborhood revitalization. HOME funds can only be used for housing activities, while CDBG can be used for broader community development purposes within established guidelines. Examples of such activities in addition to housing are public services, public facilities improvements, economic development, and code enforcement.

The City of Merced Housing Program strives to create and maintain affordable housing for low to moderate-income residents by using CDBG and HOME funds. In an effort to improve upon this goal, the Housing Program has recently undergone some changes and replaced their previous low-interest loan program with a "Forgivable Loan" program. This program is funded using both CDBG and HOME funds.

The Forgivable Loan Program is available for qualified homeowners to rehabilitate their existing homes. There is a maximum loan amount of $50,000. The Housing Program is working with Habitat for Humanity, Stanislaus County, to provide outreach and identify homeowners in need of this assistance. Habitat for Humanity administers the construction aspect of the project and the City's Housing Division administers the loan.

For a homeowner to qualify for this program, the owner must be income-eligible and the home must be owner-occupied or rented to an income-eligible household for a period specified by the loan forgiveness rate. The rate of forgiveness of the loan is based

on the amount borrowed and length of the affordability term. Therefore, in time, the loan could be completely forgiven. Refer to Table 9.3.44 for the rates of forgiveness and affordability terms for the loan. Other requirements for the program are as follows:

1) Maximum loan amount is $50,000.
2) In the event that the property is sold prior to the maturity of the note, a pro-rata share of the unpaid balance of the principal shall be due.
3) The note may be pre-paid, in whole or part, at any time.
4) The property shall be owner-occupied as the principal residence of the owner. The owner shall only be allowed to rent the property (as a whole) to another income eligible household in compliance with HUD Section 24 CFR Section 570.201 requirements.

First Time Home Buyer Assistance Program

The City of Merced has been operating a First Time Home Buyer (FTHB) Assistance Program since 1993, funding over 700 loans in excess of 6 million dollars. This program is aimed at providing financial support to help families purchase their first home. This program provides low interest rate loans for down payment and closing costs. Until recently, the program was funded using Neighborhood Stabilization Program funds. However, the NSP program is drawing to a close and the program is currently funded using CalHOME 12 funds.

All applicants must meet the following qualifications:

1. The household income cannot exceed 80% of Merced County Area Median Income (AMI) adjusted for household size.
2. Maximum sales price limit based on the median home sales price and is subject to change in accordance with the state and federal median home process. Home price to be verified by a qualified appraiser.
3. Maximum loan is **$56,000** and applicant must occupy the house as a primary residence.
4. Applicant must not have owned a home for at least the last three years. Certain conditions apply.
5. Applicant must provide cash contribution equal to at least 1% of the sales price of the home. The cash contribution must be “applicants own funds,” and it cannot be borrowed or be part of a rebate from the seller. FHA or Conventional lender guidelines can be used for determining “applicants own funds.”
6. Applicant must be able to qualify for a first mortgage loan. The first mortgage loan must be a 30-year fixed interest rate loan.
7. The City will not go behind a subprime loan or adjustable rate loan and does not allow a temporary or permanent buy-down of the interest rate. First mortgage lenders are required to collect and manage an impound account for payment of taxes, assessments, and property insurance for the term of the loan.
8. Only single-family homes located within the designated census tracts located within the City of Merced are eligible under this program (refer to the map at Figure 9.3.6)
9. Applicant must contact the Housing Division to verify the home is within the approved designated areas prior to signing a purchase agreement.

10. Applicant must participate in a one day HCD approved homebuyer education class. A copy of certification must be submitted to the City. There is no cost to the applicants.
11. Applicant must occupy the house as a primary residence.

If approved, the applicant receives a deferred payment loan that is secured by a second deed of trust on the property. Because this loan is for down payments and closing costs, the applicant must be able to qualify for a first mortgage loan.

The conditions of this loan are as follows:

1. The funds loaned will be deferred for 30 years. Interest at the rate of three percent (3%) will begin to accumulate at the close of escrow. Interest and principal will be due and payable on the due date in 30 years.
2. CalHOME 12 loans shall not exceed $56,000. Eligible households must document that they have at least 1% of their own funds toward the down payment or closing costs. When considered with other available financing and assistance, the loan shall be the minimum amount necessary to ensure affordable monthly housing costs as defined by the first mortgage lender. The first lender shall make the largest first loan possible give the ability of the Borrower to repay in order to keep the CalHOME 12 loan amount at the minimum amount necessary.
3. The loan-to-value (LTV) ratio for a CalHOME 12 loan, when combined with all other indebtedness to be secured by the property, shall not exceed 103% of the sales price.
4. The house must be owner-occupied. The loan is not assumable and must be paid in full upon the sale or transfer of the property.
5. The borrower may prepay the CalHOME 12 loan plus interest, in part or in whole, at any time without penalty.

When the FTHB program was originally implemented, the City funded several loans annually. Unfortunately, due to the housing and mortgage crises, many people have been unable to purchase a home. However, the housing market is stabilizing and is more affordable, so the number of loans is increasing. Since the beginning of FY 2009-10, the City has funded 70 First Time Home Buyer Loans.

Table 9.3.43
Maximum Qualifying Income

Number in Household	1	2	3	4	5	6	7	8
Maximum Income	$32,450 $31,550	$37,050	$41,700	$46,300	$50,050	$53,750	$57,450	$61,150

Source: Official State Income Limits for 2015 www.hcd.ca.gov/fa/calhome

Table 9.3.44
Rate of Forgiveness for Forgivable Loan Program

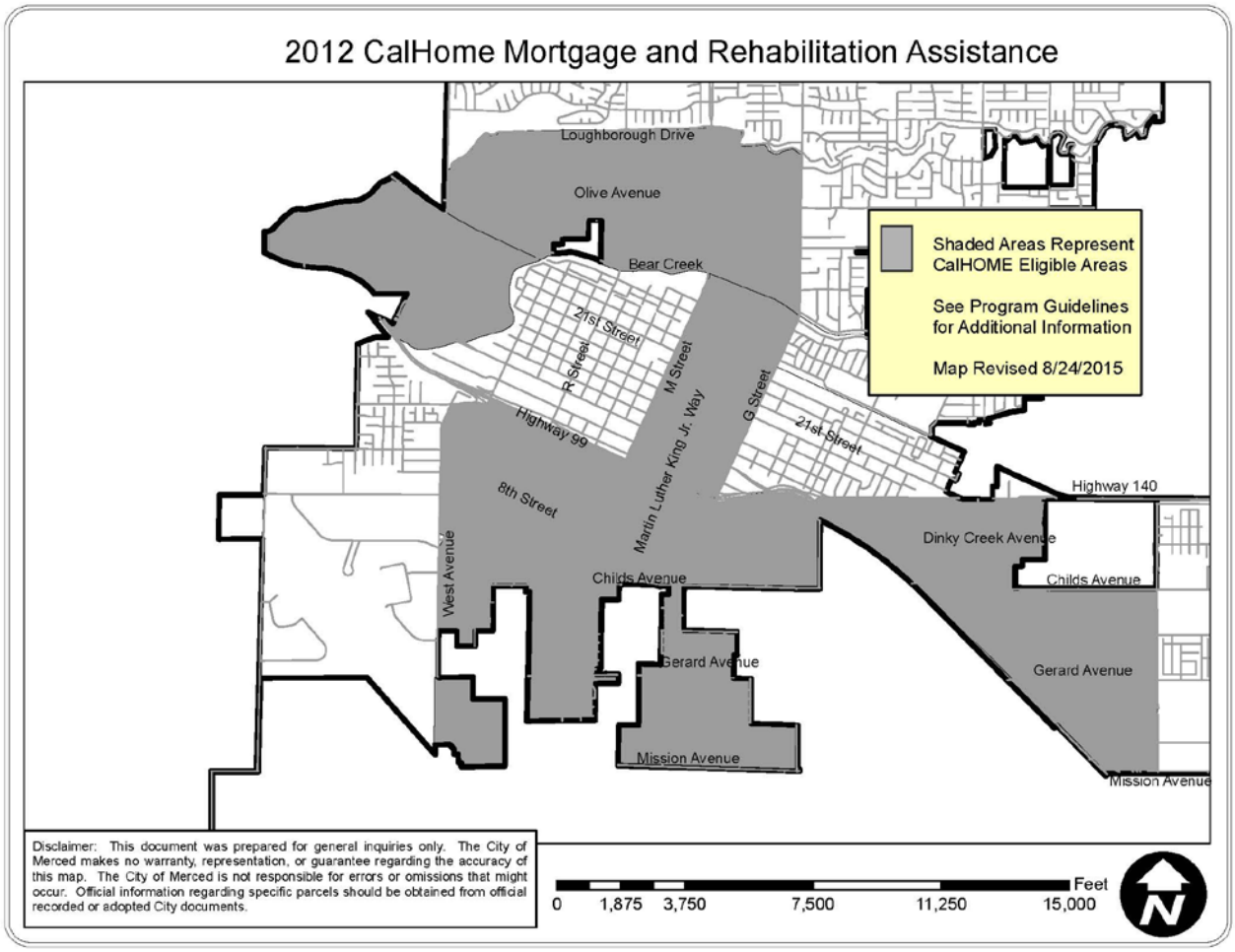
Borrowed Amount	Affordability Term	Rate of Forgiveness
$0 - $5,000	5 Years	20% per year
$5,001 - $40,000	10 Years	10% per year
$40,001 - $50,000	15 Years	6.67 % per year

Neighborhood Stabilization Program

In March 2009, the City was awarded $2,046,968 in Neighborhood Stabilization Program (g) funds by the State Department of Housing and Community Development (HCD). The authority to use funds was announced later in November 2009. The City spent about 70% of this money for acquisition, rehabilitation, and re-sale of foreclosed properties within the City and approximately 30% was allocated for a homebuyer's program to provide loans in order to enable qualified homebuyers to purchase foreclosed properties within the City. The City has successfully purchased and renovated _____ homes which have been re-sold to qualifying households.

As previously mentioned, the funding for this program has come to an end. Therefore, this program will no longer be offered, but Housing Division Staff are actively pursuing other funding sources to help provide affordable housing.

Figure 9.3.5
2012 CalHOME Mortgage and Rehabilitation Assistance Area Map



9.3.10 Opportunities for Energy Conservation

Affordable energy is an essential component of affordable housing. Depending on the age and condition of the home and on the type of fuel used, energy costs can represent more than 25 percent of overall housing costs.

In the past thirty years, rapidly increasing energy costs have contributed to the deterioration of housing affordability. Since 1970, average energy costs to consumers have increased 100 percent over and above inflation, while crude oil prices have increased more than 500 percent. In response to these increases, California's energy conservation standards have helped to improve energy efficiency in new homes. Houses built after 1975 use about half as much energy as homes built before then. Recent standards are even more restrictive.

Such improvements in energy conservation make important contributions to housing affordability. Minimizing energy used for space and water heating as well as air conditioning can significantly reduce home energy costs. Water heating is second only to space heating in total energy usage, according to Pacific Gas and Electric.

In addition to the state conservation standards, implemented as part of the 1988 Uniform Building Code, that reduce the cost of energy in new homes, there are also opportunities for energy savings in existing homes. Most residential structures can be retrofitted with conservation measures that provide nearly the same energy savings achieved in new construction. Many can also be retrofitted with passive design measures, such as the addition of a solarium or south-facing windows in conjunction with a heat storage mass.

The City of Merced Housing Rehabilitation Loan Program makes important contributions towards improving energy efficiency in older homes. All rehabilitation projects are required to meet the California Energy Code requirements. In addition, through the Forgiveness Loan Program, homeowners can obtain funds to make energy conservation upgrades to their homes.

In addition to the City's Forgiveness Loan Program, other programs are available from PG&E and the State. The PG&E "walk-through audit" provides a comprehensive assessment of energy conservation needs and costs related to home appliances, structural design and insulation. Home Improvement Funds are also available from PG&E to finance home energy improvements. In addition, the Low-Income Home Energy Assistance Program, funded by the State Department of Community Services and Development, is designed to help low-income residents pay delinquent energy bills to avoid interruption of service.

In 2012, the City adopted a "Climate Action Plan" that spells out strategies and policies to encourage energy conservation throughout the City.

The City also participated in the HERO Program which offers low interest loans through the State to property owners to make energy efficient upgrades to their home. However, the program is administered by the state and the City does not track the number of homeowners participating in the program or their income level.

9.4 LAND FOR HOUSING

This section responds to the requirements of Government Code Section 65583, which relates to the inventory/identification of available housing sites and opportunities for the provision of housing to all income segments within the community. The statute requires that a comprehensive review be undertaken by governmental and regulatory agencies of the community to inventory available sites, and to assess service and infrastructure capacities.

The City's ability to provide suitable housing that meets the needs of residents from all economic segments is largely dependent on opportunities within the community. These opportunities are determined primarily by the availability of sites that can accommodate a range of housing unit types. Housing opportunities are often tempered by constraints imposed by both the private and the public sectors. Land use controls and market conditions are addressed in Section 9.5.

9.4.1 Land Availability

Historically, Merced's growth has been predominantly to the north and is anticipated to continue in this direction into the future. The City's adopted *Merced Vision 2030 General Plan* directs growth away from environmentally sensitive areas to the City's east and west and towards the lesser agricultural soils and grazing land to the north.

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 or underutilized land, the City of Merced cannot demonstrate how it will accommodate its Regional Housing Need Allocation (RHNA). 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 number of units required to meet the City's RHNA is 5,537. Table 9.4.1 shows the number of units required for different income levels.

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).

The available sites inventory is required "to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels" (Government Code Section 65583.2(a)). The phrase "land suitable for residential development" in Government Code Section 65583(a)(3) includes all of the following:

- Vacant sites zoned for residential use;
- Vacant sites zoned for nonresidential use that allows residential development;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be rezoned for residential use.

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 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 the City's share of the regional housing need for lower-income households.

Table 9.4.2 shows the inventory of vacant residential land within the City limits, sites having the potential for redevelopment, and sites undergoing and recently annexed. The table identifies vacant acres by zone, average and maximum dwelling units per acre, and average and maximum dwelling unit potential. All sites are presently served by infrastructure or will be during the planning period. Many of the sites have already been subdivided and have public improvements provided. *Figure* 9.4.1 illustrates those vacant parcels in the City limits of Merced. *Figures* 9.4.2a, b, and c illustrate vacant parcels in relation to existing water, sewer, and storm line drains. Dwelling unit per acre calculations were based on the average dwelling units per acre built to be both cost effective for the developer and allow for open space and streets. For sites specific information on vacant parcels, please see the Available Land Inventory Summary at Appendix B.

Table 9.4.2 shows dwelling unit potential by zoning classification within the City Limits of Merced. The vacant land designated for residential uses (both single and multi-family) within the City could accommodate between 18,182 and 26,642 additional units. The vacant land available specifically for single-family dwellings would accommodate between 5,753 and 8,156 units. The vacant residentially zoned parcels in the City Limits vary in size and can accommodate major and minor subdivisions and multi-family development. Referencing Table 9.4.3, there are 6,110 vacant parcels in Merced's City limits which are 10,000 square feet or less, 111 vacant parcels 10,000 square feet to one acre in size, 66 vacant parcels one to 10 acres in size, and 34 vacant parcels 10 acres and larger.

Developers of affordable single-family units tend to seek parcels of 10 acres or larger to maximize on the economy of scale. The number of parcels of that size are included in Table 9.4.3. There are three R-3 zoned parcels which are 10,000 square feet in size, infrastructure is available, and no other constraints exist on these vacant parcels. In addition, there are seven vacant parcels with a Low-Medium Density (LMD) designation.

Figure 9.4.1
Vacant Parcels in the Merced City Limits

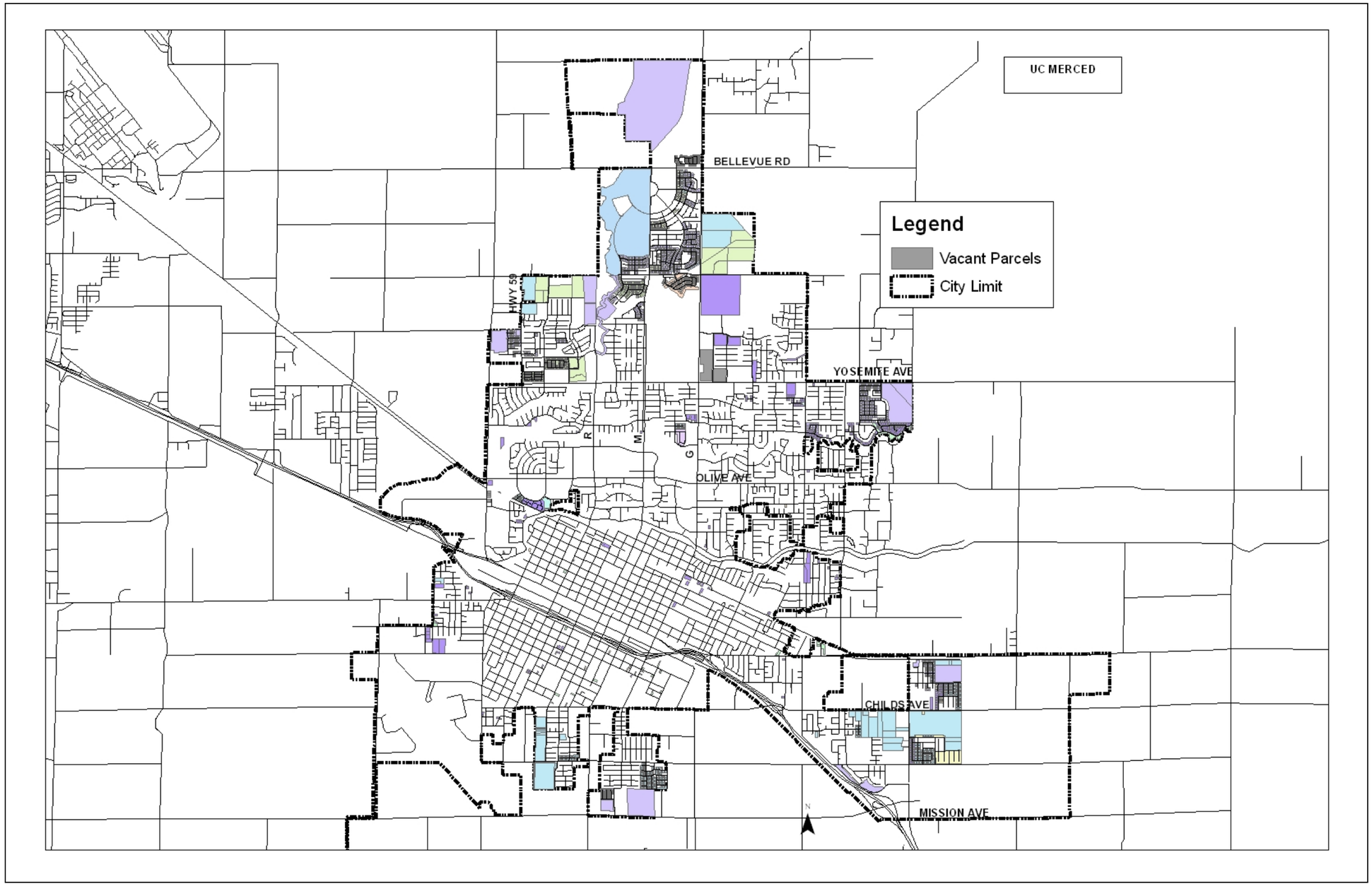


Figure 9.4.2a
Vacant Residential Parcels in Relation to Existing Water Lines

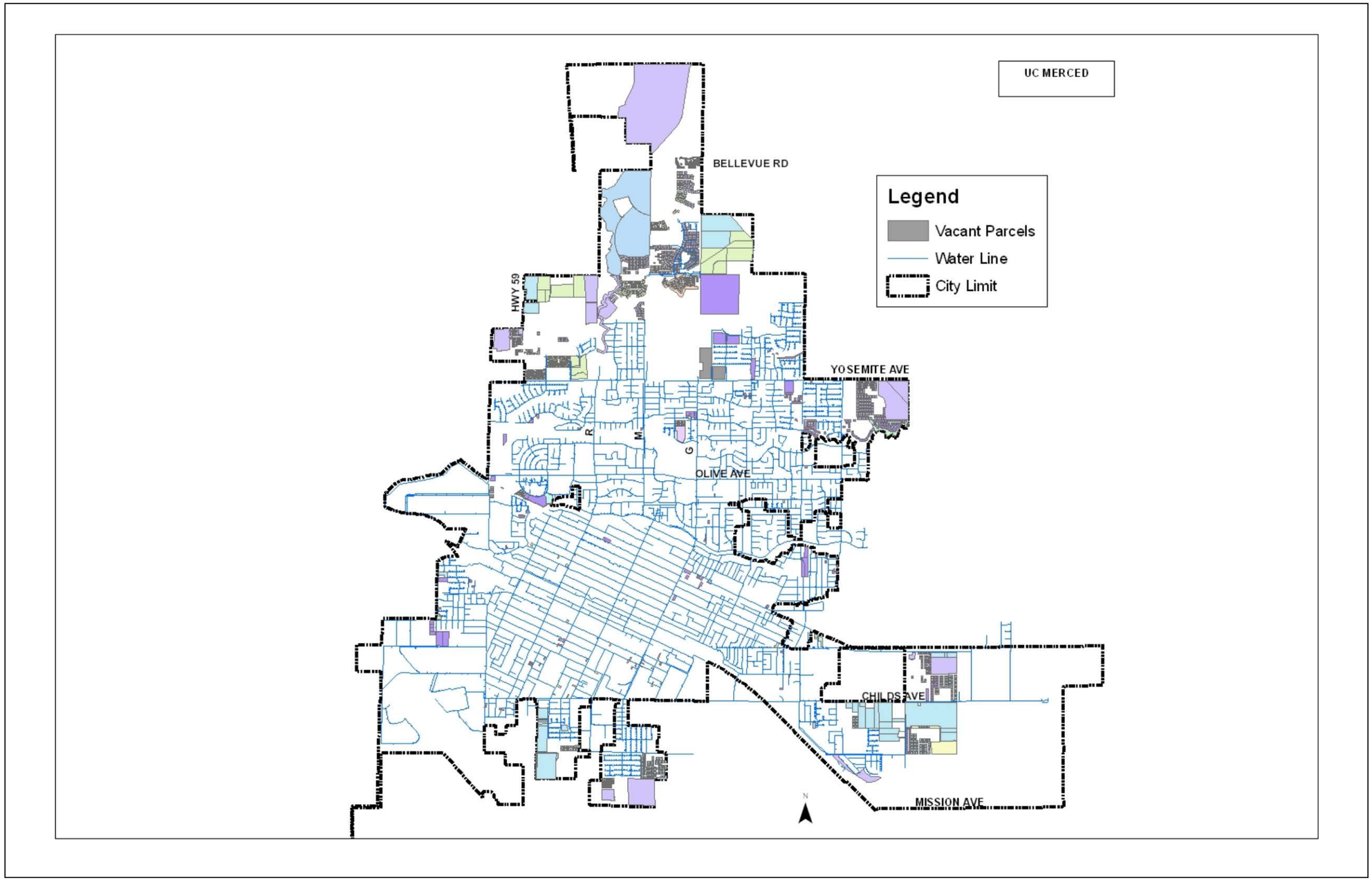


Figure 9.4.2b
Vacant Residential Parcels in Relation to Existing Sewer Lines

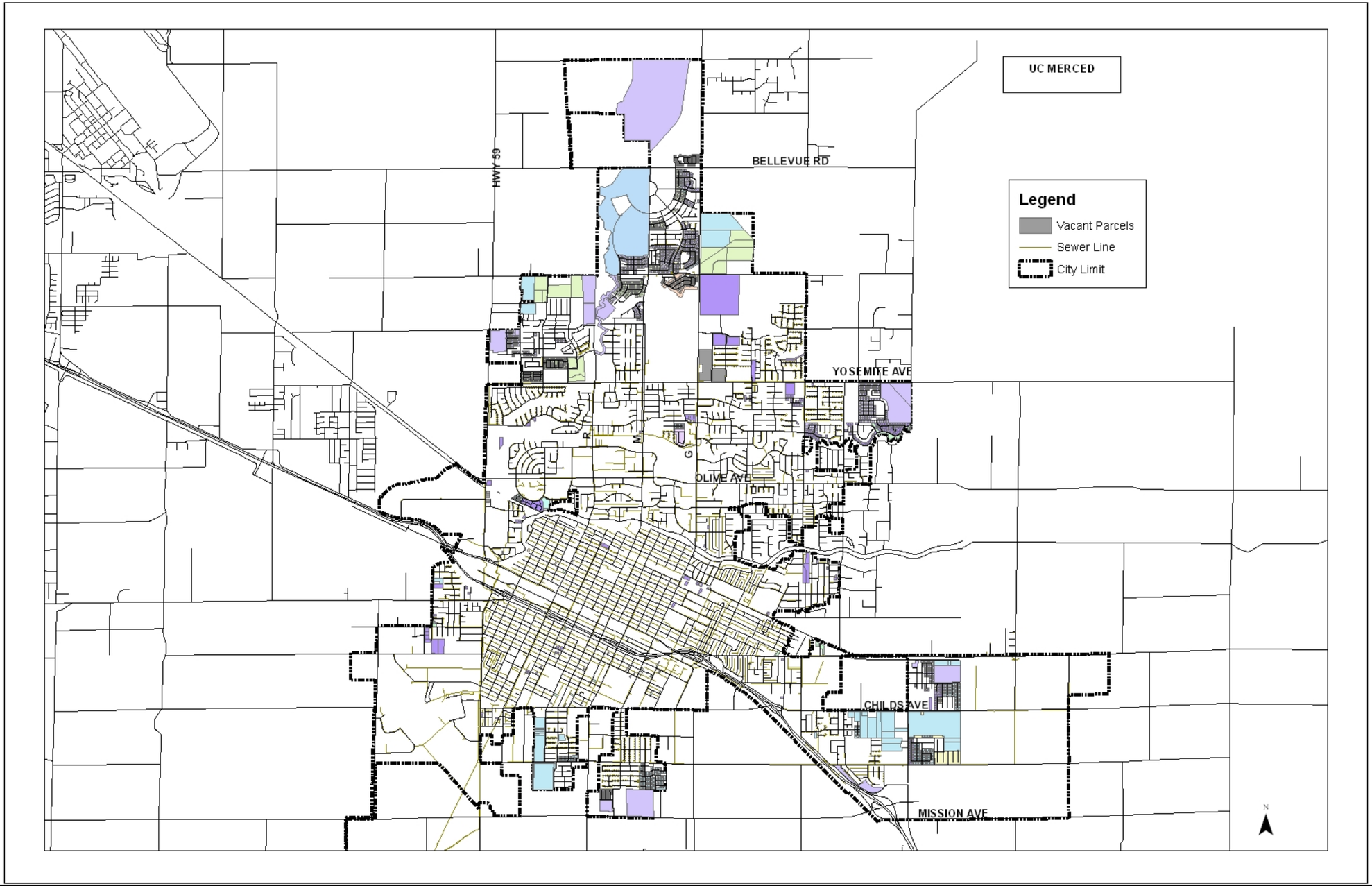


Figure 9.4.2c
Vacant Residential Parcels in Relation to Existing Storm Drain Lines

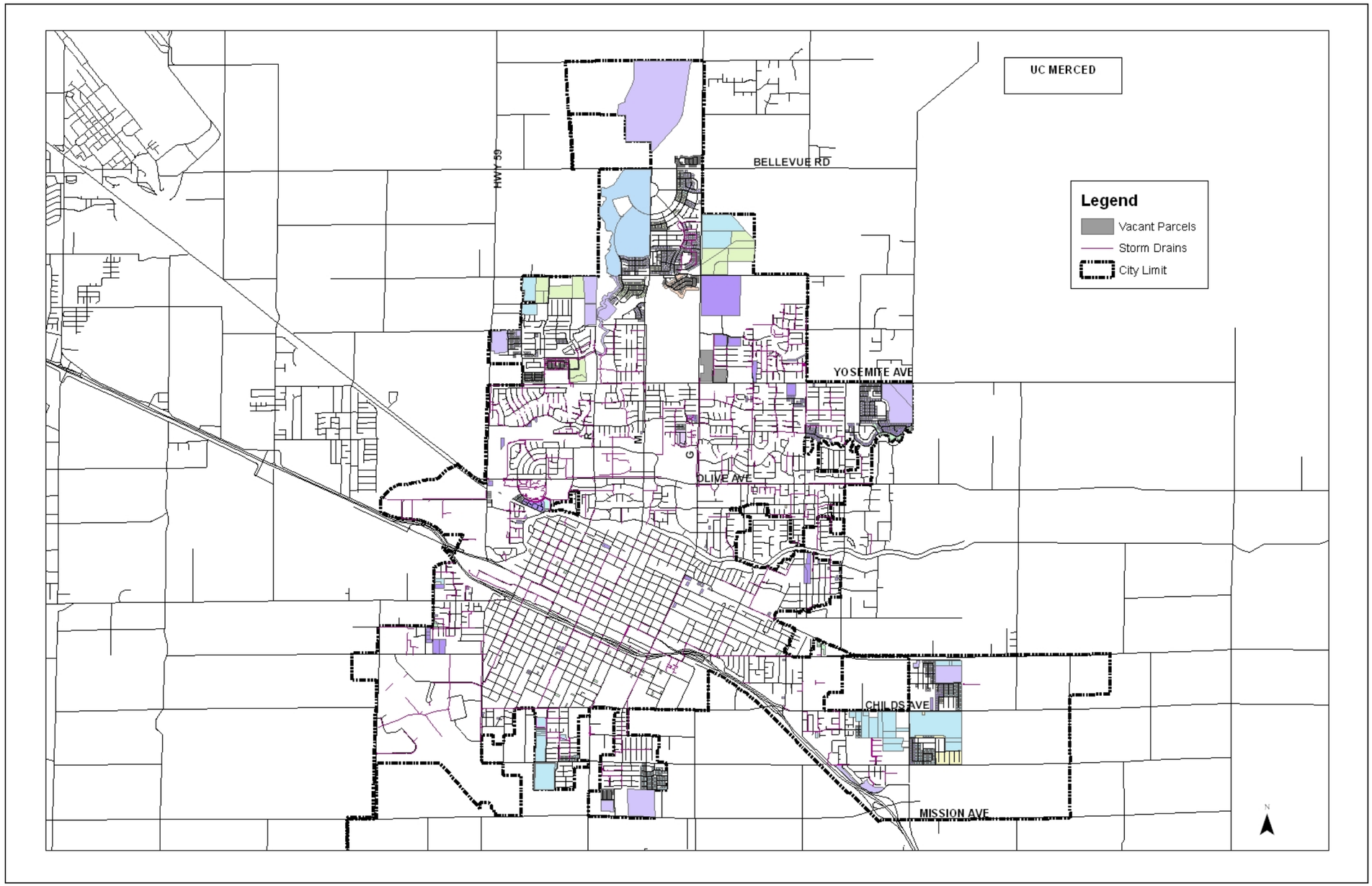


Table 9.4.1
Merced's Projected Housing
Unit Needs by Income Group

Income Group	Number	Percent
Extremely Low	672	14.9
Very Low	673	14.9
Low	958	18.7
Moderate	886	17.6
Above Moderate	2,348	33.9
Total	5,537	100.0

Source: Merced County Association of Governments
Regional Housing Needs Allocation Plan June 2015

Table 9.4.2
Inventory of Vacant Land for Residential Development

Zone	Vacant Acres (City-Wide)	Average Dwelling Units Per Acre	Average[1] Dwelling Unit Potential (City-Wide)	Maximum Dwelling Units Per Acre	Maximum Dwelling Unit Potential
LR (Limited Residential)	3.5	3.0	10	3.0	10
P-D (Planned Development – Low Density)	619.8	4	2,479	6	3,719
P-D (Planned Development – Low-Medium Density)	1,073.1	8	8,585	12	12,877
P-D (Planned Development – High-Medium Density)	69.2	16	1,107	24	1,661
P-D (Planned Development – Village Residential)	115.8	21	2,432	30	3,474
R-1-20 (Low Density)	17.7	2.0	35	3.0	53
R-1-10 (Low Density)	5.6	3.0	17	4.0	22
R-1-6 (Low Density)	209.3	5.0	1,047	7.0	1,465
R-1-5 (Low Density)	360.8	6.0	2,165	8.0	2,887
R-2 (Low-Medium Density)	6	10	60	15	90
R-3-1.5 (High-Medium Density)	1.3	20	26	29	38
R-3-2 (High-Medium Density)	10.0	12.1	121	22.0	220
R-4 (High Density)	2.9	32	98	43.0	126
R-MH (Mobile Home Park)	0	6.0	0	10.0	0
Total	2,495	N/A	18,182	N/A	26,642

Source: City of Merced
Average Dwelling Unit Potential equals Vacant Acres multiplied by Average Dwelling Units Per Acre.

Planned Developments

The Planned Development (P-D) zoning designations facilitate lower-income residential development by permitting clusters of multi-family developments close to public transportation, employment, and shopping. Each P-D development capacity in Table 9.4.3 was determined by using the average density for each designation. The actual dwelling unit potential for the vacant parcels and master planned areas could be higher or lower.

The Planned Development and Residential Planned Development zoning designations allow for the use of special design criteria for maximum utility of the site and to allow maximum design flexibility within density limitations. In return for this flexibility, the developer is required to provide benefits to the community such as higher architectural standards, increased landscape areas, extra public improvements, etc. Once the Planned Development is established, any revisions must be approved by the City Council.

In a planned development, density is typically determined by the General Plan designation. Because of decreased setbacks and increased lot coverage requirements allowed within Planned Developments, higher densities can be achieved. This can help with providing affordable housing while still maintaining a quality development.

Planned Developments are required to comply with Development Standards as set forth in the City's Zoning Ordinance. Planned Development standards are as follows:

A. Setbacks, building heights, distances between buildings, lot coverage, building densities, parking requirements, and landscaping requirements shall be established by the Planning Commission for each planned development in a manner which assures the suitable integration of the planned development into the neighborhood or area in which it is located.

B. The following minimum standards apply to all single-family residential subdivisions located within a planned development (P-D) or designated as residential planned development (RP-D):

    1. A minimum of twenty-five (25) percent of the garages along a street shall have setbacks which are five (5) feet greater than the minimum setback for the remainder of the dwelling unit.

    2. A minimum of twenty-five (25) percent of the garages along a street with the standard twenty (20) foot setback shall have recessed doors.

    3. No three (3) car garages shall be allowed on five thousand (5,000) square foot (or smaller) lots, except on lots with alley access or lots exceeding sixty (60) feet in width.

    4. All subdivisions shall provide a variety of dwelling elevations appropriate for the scale of the project. Elevations shall be approved by the director of development services. At a minimum, the same elevations shall not be repeated for adjacent houses. Varied front setbacks, some two (2) story houses, front porches, bays and balconies are

encouraged as ways of achieving variety.

5. Windows, doors, and garage doors (except recessed garage doors) on the front elevation shall have raised trim in order to provide visual interest and relief.

6. Plans for two (2) story structures to be constructed at the exterior boundary of a five thousand (5,000) square foot (or smaller) lot subdivision adjoining a developed R-1 residential zoned area shall be reviewed by the director of development services. The director shall consider the relationship of second-story windows, doors, and balconies with the privacy of neighbors, and may require that these features be redesigned or omitted from second-story rear walls.

7. Front yards shall contain landscaping, including tree(s), lawn or other type of groundcover, shrubs and an irrigation system, to be installed prior to occupancy.

Table 9.4.3
Vacant Parcels by Size and Zoning Within the City Limits

Zone	10,000 Sq. Ft. or Less	10,000 Sq. Ft. to One Acre	One to 10 Acres	10 Acre & Greater
LR (Limited Residential)	0	0	1	0
P-D (Planned Development – Low Density)	983	29	4	11
P-D (Planned Development – Low-Medium Density)	560	7	7	5
PD (Planned Development – High-Medium Density)	1	0	5	3
PD (Planned Development – Village Residential)	71	0	7	5
R-1-20 (Low Density)	1	1	0	1
R-1-10 (Low Density)	0	7		0
R-1-6 (Low Density)	271	52	18	1
R-1-5 (Low Density)	4187	9	17	8
R-2 (Low-Medium Density)	25	2	1	0
R-3-1.5 (High-Medium Density)	2	2	0	0
R-3-2 (High-Medium Density)	0	1	4	0
R-4 (High Density)	9	1	1	0
R-MH (Mobile Home Park)	0	0	1	0

Source: City of Merced

C. The Planning Commission and City Council may impose additional requirements deemed necessary for consistency with the findings required by Section 20.42.030. These may include, but are not limited to, amenities, such as recreation/play area and open space, to compensate for any deviations that may be permitted.

In addition to these design standards, the City's Small Lot Design Guidelines provide information and guidance on the development of small lot subdivisions. The City also has Multi-Family Design Guidelines to assist with the development and design of multi-family projects.

A Planned Development made up entirely of residential uses is considered a Residential Planned Development (RP-D). The minimum area required to establish a Residential Planned Development is one acre. An RP-D shall not contain any industrial or commercial uses and must meet the same design standards as regular Planned Developments.

To date, the City has approved 28 Residential Planned Developments and 44 Planned Developments. There are a number of affordable apartment complexes located within Planned Developments. The City estimates there are approximately 2400 apartments and duplexes located within Planned Developments. It's also estimated that approximately 50 percent of those units are affordable. In addition to the multi-family units, many of the single-family dwellings in R-PD's and P-D's are available through the Merced County Housing Authority Housing Choice Voucher Program (Section 8).

Inventory of Existing Sites

Methodology and Assumptions

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

Location: The assessment included all parcels within the existing City limits.

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.

General Plan and Zoning Designations: The available sites inventory summarizes all available sites with potential for residential development. The development potential was calculated by the General Plan or Zoning designation. Parcels within a Planned Development were calculated based on the General Plan designation. The density used for calculating the maximum density in a Planned Development was the maximum density allowed within that designation or the number of units allowed per lot as defined by the establishment of the Planned Development. Table 9.4.4 shows the allowable densities within each General Plan and Zoning designation.

Realistic Capacity: In order to determine the realistic capacity for lots zone Planned Development (P-D) or Residential Planned Development (R-PD), where all public improvements have been constructed, the City applied

the average densities described in Table 9.4.4. For lots zoned P-D or R-PD where none of the public improvements were constructed (raw land), the City used a modifier of 75% of the lot area to allow for necessary improvements and then applied the average densities from Table 9.4.4. For lots with residential zoning that is consistent with the General Plan and all improvements are installed, the City applied the maximum lot coverage as allowed by the zone as shown in Table 9.4.5. If public improvements were not installed, the City applied the 75% modifier as previously described and then applied the maximum lot coverage factor.

Zoning Appropriate To Accommodate Housing For Lower-Income Households

The City recognizes that the higher density residential and mixed-use districts (R-3 and R-4 zones and P-D's with a General Plan Designation of HMD, HD, and VR) provide the potential for lower construction costs because of economies of scale created and are, therefore, most suitable for development of housing affordable to extremely low-, very low- and low-income households. Those sites identified in the inventory as having the greatest potential to accommodate housing affordable to lower-income households allow densities of at least 20 du/acre and are listed in Table 9.4.6. Per Government Code Section 65583.2(c)(3)(B) the City's zoning is consistent with 20 du/acre standard for suburban jurisdictions and, therefore, considered appropriate to accommodate housing for lower-income households.

In addition to the sites that allow densities of at least 20 dwelling units per acre, the City has a large inventory of land that is designated for Low Density (LD) and Low-Medium Density (LMD) Residential. The allowable density for LD is 1 to 6 dwelling units per acre and the density for LMD is 6 to 12 dwelling units per acre. While this is below the threshold set to accommodate affordable housing, because the use of Planned Developments allows variations from typical zoning requirements, developers are able to construct units on smaller lots, resulting in a larger number of units which allows them to reduce their costs. This in turn results in housing more affordable to lower-income households. An example of this would be in the Bellevue Ranch development in North Merced. One of the developers in this subdivision was able to construct homes and use funds from the BEGIN (Building Equity and Growth in Neighborhoods) program.

UC Merced Impacts

The original campus plan proposed a 2,000-acre campus. In the UC Merced Long Range Development Plan (LRDP) adopted in 2009, this number was revised. Of the 915 acres designated for the UC Merced campus, approximately 195 acres will be devoted to housing students and faculty. According to the LRDP, adequate land has been designated on the campus and the adjacent University Community to provide the number of housing units that would be required by the students, faculty, and staff at full development. Therefore, in the long run, the campus would not directly place a demand on housing resources in the region. However, currently, the UC does not provide sufficient housing for their

students. It's estimated that on-campus housing provides approximately 50 percent of the needed housing for students attending the UC. Therefore, the demand on the City's housing stock is impacted by student housing Using the LRDP's 2012-13 enrollment level to estimate this demand for off-campus housing, an estimated 2,880 off-campus housing units would be required.

9.4.2 Utilities and Services

The ability of the community to provide adequate infrastructure and services (roads, water, sewer, etc.) to new housing developments is an important element in meeting future housing needs. Requirements that are placed on the developer to provide utilities and municipal services may prove restrictive when weighed with other construction/ property costs and the return on housing investments in today's market. The section below provides an assessment of these utilities and public services, any limitations they may have, as well as a forecast for future development. This data was obtained primarily through interviews with local government, utility officials, and City reports. Figure 9.4.2 shows vacant residential parcels in relation to existing water, sewer, and storm drain lines. Generally speaking, infrastructure is available to all currently zoned residential land within the City limits. The City also requires Master Plans to include an infrastructure timeframe and phasing component.

Table 9.4.4
General Plan Land Use Densities

General Plan Designation	Density
Low Density Residential (LD)	1 to 6 dwelling units per acre (du/ac)
Low-Medium Density Residential (LMD)	6 to 12 du/ac
High-Medium Density Residential (HMD)	12 to 24 du/ac
High Density Residential (HD)	24 to 36 du/ac
Mobile Home Park Residential (RMH)	6 to 10 du/ac
Village Core Residential (VR)	7 to 30 du/ac for a minimum average of 10 du/ac

Source: Merced Vision 2015 General Plan

Table 9.4.5
Zoning Designation Land Use Densities

Zoning Designation	Density
R-1-5	1 unit per each 5,000 s.f. of lot area
R-1-6	1 unit per each 6,000 s.f. of lot area
R-1-10	1 unit per each 10,000 s.f. of lot area
R-2	1 unit per each 3,000 s.f. of lot area
R-3-1.5	1 unit per each 1,500 s.f. of lot area
R-3-2	1 unit per each 2,000 s.f. of lot area
R-4	1 unit per each 1,000 s.f. of lot area

Source: City of Merced Zoning Ordinance

Table 9.4.6
Comparison of RHNA for Low-Income Groups and Available Sites

Income Group	Total RHNA	Minimum Density Guidelines	Site Inventory Capacity Vacant Sites	
			GP/ZONE	# of Units
Extremely Low	672	20 units/acre	HMD/P-D, R-3	1,170
Very Low	673		HD/R-4	98
Low	958		VR/P-D	2,786
Total Low Income	**2,303**			**4,054**

Source: City's Available Sites Inventory 2015

Water

Groundwater is the only source of water supply for the City. In 2010, the City's water supply system consisted of four elevated storage tanks with a combined storage capacity of approximately 1.6 million gallons, and 21 wells and 14 pumping stations equipped with variable speed pumps that attempt to maintain 45 to 50 psi (pounds per square inch) nominal water pressure. The City is required to meet State Department of Health Services pressure requirements, which call for a minimum of 20 psi at every service connection (in 2010) under the annual peak hour condition and maintenance of the annual average day demand plus fire flow, whichever is stricter. All of Merced's wells are now equipped with emergency standby diesel generators.

Through the Capital Improvement Program, the City plans to increase water wells to match the requirements of development, generally one well per square mile. The City continues to monitor any ground water contamination and the cleanup of contamination upon detection. Water treatment includes fluoridation and chlorination at each well site.

In 2010, the City adopted an updated Urban Water Management Plan (UWMP), as required by State law. The UWMP further describes the availability of water, and discusses water use, reclamation, and recycling activities. In addition to assessing the projected needs, the UWMP identifies a number of conservation practices which, when implemented, will relieve the pressure on groundwater supplies. The UWMP will need to be updated on a regular basis as defined in State law.

According to the 2005 UWMP, water demands through the year 2030 were estimated based on unit water use factors and housing and employment projections. By 2030, water demands are expected to increase by 188 percent, from 21.1 mgd [23,661 acre-feet per year (AFY] in 2010 to 39.6 mgd (44,420 AFY) in 2030. According to the plan, based on normal rainfall, the City would be able to meet this demand. Since the City relies heavily on groundwater supply, dry years would affect the availability of water to serve the existing City and future growth. However, impacts to water use due to any conservation measures implemented in the future are not reflected in the projected water demands.

Issues that will need further study include the location and construction timing of groundwater recharge facilities, which agency or agencies will operate and maintain these facilities, and what costs should be shared

Wastewater

Wastewater (sanitary sewer) collection and treatment in the Merced urban area is provided by the City of Merced. The wastewater collection system handles wastewater generated by residential, commercial, and industrial uses in the City.

The City Wastewater Treatment Plant (WWTP), located in the southwest part of the City about two miles south of the airport, has been periodically expanded and upgraded to meet the needs of the City's growing population and new industry. The City's wastewater treatment facility has a permitted capacity of 12 million gallons per day (mgd), with an average 2008 flow of 8.5 mgd. Future improvements to the facility would add another 8 mgd in capacity (in increments of 4 mgd), for a total of 20 mgd. This design capacity can support a population of approximately 174,000. The collection system will also need to be expanded as development occurs.

Treated effluent is disposed of in several ways depending on the time of year. Most of the treated effluent (75% average) is discharged to Hartley Slough throughout the year. The remaining treated effluent is delivered to a land application area and the on-site City-owned wetland area south of the WWTP.

Storm Water Drainage and Flood Control

The City requires the construction of storm water percolation/detention basins with new development. Percolation basins are designed to collect storm water and filter it before it is absorbed into the soil and reaches groundwater tables. Detention basins are designed to temporarily collect runoff so it can be metered at acceptable rates into canals and streams which have limited capacity. The disposal system is mainly composed of Merced Irrigation District (MID) facilities, including water distribution canals and laterals, drains, and natural channels that traverse the area. *The Draft City of Merced Storm Drain Master Plan, April 2002*, provides additional information including: existing outfall facilities, cost estimates, phasing and priorities and mitigation of storm water quality.

Streets and Roads

Based on the standard rating system of Level of Service (LOS) A through F, the City's roadways generally meet D and above. At the current time, the circulation system in Merced is adequate except at peak hours, for the population size at this time. However, as housing is developed, the Circulation Plan will be reviewed.

As growth occurs, so will the need for improvements to the circulation system. The City will continue to work closely with Caltrans, the County, and MCAG in the future regarding important regional circulation issues. The *Merced Vision 2030 General Plan* identifies a number of roadway improvement projects including: new expressways, inter-changes, ramp modifications, road class upgrades and extensions.

9.5 CONSTRAINTS TO HOUSING

The development industry is faced with a variety of constraints in the construction of new housing. These constraints limit the number and increase the cost of housing units, and may be loosely classified as governmental and non-governmental, although there is a strong interrelationship between these factors.

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 cannot be impacted by local government actions.

This section reviews Merced'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.

Section 9.4 discussed infrastructure availability and revealed that achievement of the RHNA will not be constrained by sewer, water, or road systems in the community. Other constraints are discussed in more detail in the following sections.

9.5.1 Governmental Constraints

Prevailing Wages

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use issues. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government, and therefore cannot be effectively addressed in this document.

California Senate Bill 975 (SB 975) requires public works and affordable housing financed through the use of public funds to pay prevailing wages. Previous law generally defined "public works" to include construction, alteration, demolition or repair work done under contract and paid for in whole or in part out of public funds. This bill redefined "public works" to include any improvements that are "paid for in whole or in part with public funds" including payments, transfers, credits, reductions, waivers, and performances of work, but does not include the rehabilitation of certain qualifying affordable housing units for low or moderate-income persons, as specified.

Senate Bill 972 (SB 972) chaptered on September 28, 2002, provides for exemptions from prevailing wage requirements for the construction or rehabilitation of privately-owned residential projects. The provisions of SB975 are likely to add approximately 20 percent to the rest of affordable housing projects directly assisted by the City. More

recent legislation regarding prevailing wages has only made the costs higher.

Land Use Controls

Land use controls are minimum standards included within City Zoning and Subdivision Ordinances. Zoning is a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs could increase and housing production may decrease.

The City of Merced General Plan Land Use Element also provides a range of residential building types and densities in various areas of Merced. Densities range from 1.7 units per acre for R-1-20, to 36 units per acre for multi-family developments, which is consistent with housing law.

Zoning Districts

The City of Merced is in the process of completing a comprehensive Zoning Ordinance update. It's anticipated that the new Zoning Ordinance would be adopted by the end of 2016. The information provided in this section is based on the current Zoning Ordinance.

The current Zoning Ordinance for the City of Merced contains a Planned Development (P-D) District overlay zone that allows greater design flexibility and planning than the strict application of conventional single-family land use and development criteria. The P-D zone enables clustering of units (i.e. developing less land while allowing the same number of housing units that would be permitted under conventional subdivision ordinances), mixing of uses and building types (i.e. multiple housing mixed with commercial and professional uses for example), as well as establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for development of residential units up to the maximum permitted density in addition to a potential infrastructure cost savings of approximately 25 percent per unit. The clustering approach, coupled with affordable density bonuses, enhances Merced's role as an affordable housing resource, and is beneficial in meeting the housing needs of special groups (seniors, disabled, etc.). The minimum area required to establish a P-D zone is 20 acres.

Applications for the establishment of, or reclassification to, the P-D zone must include a development plan and applications may be initiated by the landowner, City Council or Planning Commission. There are public hearings on the application then the City Council, upon recommendation by the Planning Commission, may approve, disapprove, modify, or attach conditions to a development plan.

There is also a Residential Planned Development (RP-D) Zoning designation that allows the same flexibility for development and design, but does not allow for commercial uses. This Zoning designation requires a minimum area of 1 acre and prohibits industrial or commercial uses.

Currently, development within a Planned Development or Residential Planned Development would require Conditional Use Permit approval to review the design elements for compliance with the established Planned Development Standards. When a subdivision is reviewed in a P-D or RP-D zone, typically, the Conditional Use Permit is reviewed as well. This saves the developer

time and allows the development to move forward when the final map is recorded.

The Draft Zoning Ordinance proposes to allow the design review within a P-D or RP-D to be done with an administrative review (Site Plan Review) which would streamline the permitting process.

Table 9.5.1 shows development standards by zoning district for Merced. As previously stated, the City's various development standards established by zone provides for flexibility in design and allows dwelling types from small unit, multi-family to larger custom home development. Merced's development standards are comparable to that of most Central Valley communities, thereby enabling residential development to achieve the maximum permitted density in each zoning district with minimum effect to the cost and supply of housing.

It should be noted that the City of Merced's multi-family development policies are not a constraint to affordable housing development. The City does not require CUP's for multi-family uses in the R-3 and R-4 zones. If the multi-family use meets development guidelines (density, setback, parking requirements, etc.) of the zone, they are allowed to build with simply a building permit.

Subdivision Ordinance

The Subdivision Ordinance governs the process of converting raw land into building sites. It controls the internal design of each new subdivision so that the pattern of streets, lots, public utilities, etc., will be safe, pleasant and economical to maintain. Overly restrictive standards will result in greater land development costs and/or lack of development interest.

The Subdivision Ordinance requires on- and off-site improvements that are similar to the requirements of other cities in Merced County. General subdivision requirements include streets, alleys, sidewalks, curbs, gutters, pavements, sanitary sewer lines, sewer pumping stations, water supply systems, gas systems, fire hydrants, fire alarms, culverts, street name signs, street lights and drainage structures per City Design Standards.

The Subdivision Ordinance details a systematic approach to accepted planning practices for the health and safety of a community and efficient delivery of services and strives to avoid any undue obstacles or constraints in the provision of any housing type.

Approximately 25 square miles of land in the City of Merced are subject to 100-year or more frequent floods according to the City of Merced Flood Insurance Rate Maps (FIRM) and are therefore subject to special design regulations for flood proofing. Most of this land is developed and on the south side of the City (reference Figure 9.5.1).

Property located in Flood Zone "A" is subject to a 1% or greater chance of flooding (100-year flood) in any given year. There are currently plans that should help to reduce the risk of flooding within the City's planning area at such time that resources are available to implement such plans. These plans involve the construction of flood control measures on various waterways and local drainage design. Please refer to the Safety Element for details. The City of Merced Zoning Ordinance has provisions for flood hazard reduction, including anchoring, construction materials and methods, and building pad elevation and flood proofing.

In addition to the Federal Flood Requirements, California has recently implemented the Urban Level of Flood Protection (ULFP). The State of California has superimposed a state standard in addition to those promulgated by FEMA, known as the 200-year floodplain, also called the

"Urban Level of Flood Protection." State flood-related infrastructure, has been installed to manage flooding along the Sacramento and San Joaquin Rivers. This infrastructure is known as the "State Plan of Flood Control" (SPFC). Some of this infrastructure is located in the Merced area. (Figure 9.5.?). Lands protected by SPFC improvements are subject to the state's "Urban Level of Flood Projection" standard. In order for a subdivision to be approved or a building permit issued, the developer must demonstrate how the requirements of the ULFP requirements will be met. In some cases, this may require additional measures and or studies above the federal requirements. As shown on the map at Figure 9.5.?, much of the City of Merced is within an area that would require additional studies to determine the level of protection required. This will add cost and time to the development of housing within these areas. More information on the ULFP can be found in the Safety Element of the General Plan.

Table 9.5.1
Development Standards by Zoning District
City of Merced

Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Area Per Dwelling Unit (Sq. Ft.)	Maximum Building Height (Ft.)	Maximum Lot Coverage	Minimum Lot Width	Minimum Lot Depth	Minimum Driveway Length	Minimum Parking space/unit
R-1-20	20,000	20,000	35	30%	85	125	20	1
R-1-10	10,000	10,000	35	40%	70	100	20	1
R-1-6	6,000	6,000	35	45%	60-65	100	20	1
R-1-5	5,000	5,000	35	50%	50-55	80	20	1
R-2	6,000	3,000	35	50%	60-65	100	20	1
R-3-1.5	7,500	1,500	35	55%	60-65	-	-	1.75
R-3.2	6,000	2,000	35	55%	60-65	-	-	1.75
R-4	7,500	1,000	40	65%	70	-	-	1.75
P-D	n/a	varies	varies	varies	varies	varies	varies	varies
RP-D	n/a	varies	varies	varies	varies	varies	varies	varies

Figure 9.5.2
California Urban Level of Flood Map (Draft)
City of Merced (2015)

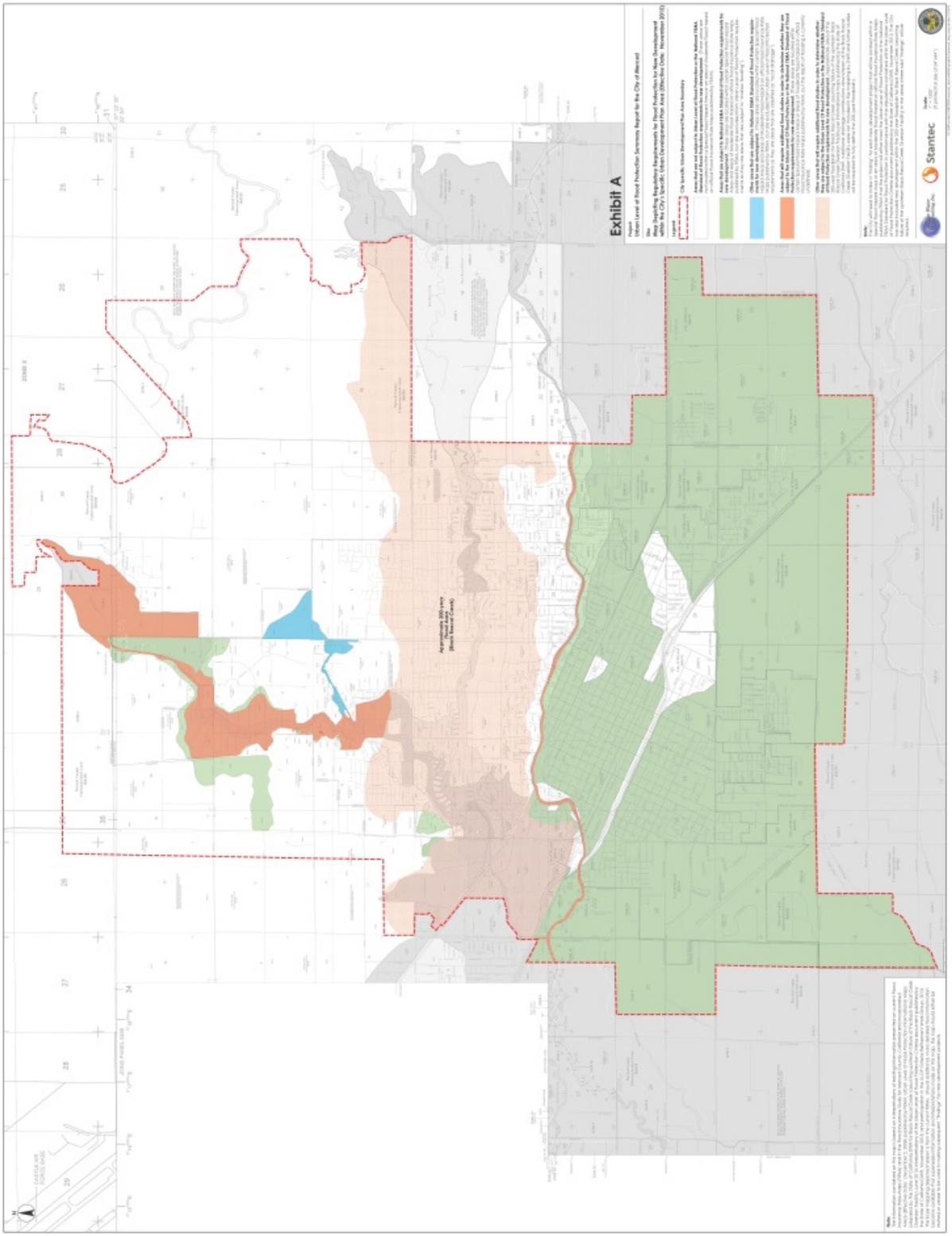


Exhibit A
Project:
Urban Level of Flood Protection Summary Report for the City of Merced
Title:
Map Depicting Regulatory Requirements for Flood Protection for New Development within the City's Specific Urban Development Plan Area (Effective Date: November 2015)
Legend:
City Limits
Urban Boundary
Approximate 100-year Flood Zone (Basin Master Plan)
Area that can adopt the National FEMA Standard of Flood Protection requirements for new development in the Federal FEMA Boundary of Flood Insurance Rate Map (FIRM) Zone A (Special Flood Hazard Area) or unofficial Flood Insurance Study (FIS) Zone A.
Area that can adopt the National FEMA Standard of Flood Protection requirements for new development in the Federal FEMA Boundary of Flood Insurance Rate Map (FIRM) Zone X (Shaded) or unofficial Flood Insurance Study (FIS) Zone X (Shaded).
Area that can adopt the Urban Level of Flood Protection or the National FEMA Standard of Flood Protection for new development in the Federal FEMA Boundary of Flood Insurance Rate Map (FIRM) Zone X (Unshaded) or unofficial Flood Insurance Study (FIS) Zone X (Unshaded).
Area that will require additional flood studies in order to determine whether they are subject to the Urban Level Of Flood Protection or the National FEMA Standard of Flood Protection for new development in the Federal FEMA Boundary of Flood Insurance Rate Map (FIRM) Zone D or unofficial Flood Insurance Study (FIS) Zone D.
Note:
Information compiled on this map is based on a compilation of existing information and data on current Flood Insurance Rate Maps (FIRM) and FIS Reports prepared by Federal (FEMA) and State (DWR) agencies and other sources. The information contained on this map is not to be used for determining flood insurance rates or for any other purpose requiring an official determination of flood hazard. Flood zone information is based on the Federal FEMA Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) Reports for Merced County, California and Incorporated Areas, dated November 16, 2012, and Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) Reports for Merced County, California and Incorporated Areas, dated June 16, 2009, respectively, and other sources. Flood zone information is based on the U.S. Fish and Wildlife Service's Wetlands Mapper, 2012, and the California Department of Water Resources Flood Control Project Boundaries, 2012

Permit Approval Process

The development review process can affect housing costs. Because of interest rates and inflation, the longer it takes for a development proposal to be approved, the higher the development costs. Development application processing has basic time requirements as a result of the City's obligation to evaluate projects adequately, as well as the requirements of state law. These include consistency with the General Plan and Zoning Ordinance, requirements of the Subdivision Map Act, and compliance with the California Environmental Quality Act (CEQA).

Processing times for development review vary, based on the size of the project and the extent of environmental review required, and can range from 38 days to more than a year if an EIR is required.

Conditional Use Permits required on residential development include: (R-1 zone district) cemeteries, churches, duplexes, public and quasi-public buildings; (R-2 zone district) public and quasi-public uses, cemeteries, photography studios, and elderly daycare facilities for 12 or fewer persons; (R-3 zone district) rooming houses, social halls, nursery schools, cemeteries, convalescent homes, public and quasi-public uses; (R-4 only) rooming houses, social halls, nursery schools, convalescent homes, public and quasi-public uses, and elderly daycare with facilities for 12 or more persons.

Application for a Conditional Use Permit (CUP) is made to the Planning Commission in writing, accompanied by a fee based on the cost to process such an application. A public hearing is held by the Planning Commission, which is to render its decisions within 60 days after the filing of a completed application. This time frame is not unreasonable and affords the opportunity for adequate staff research regarding the subject land and the intended usage. Typical findings of a CUP include that the project is consistent with the General Plan, the use is compatible with surrounding uses, addresses basic public health and safety, and general welfare concerns. This process is currently the same for emergency shelters and transitional housing which are considered "public and quasi-public uses." To be in compliance with Government Code Section 65583(a)(4) a change is proposed in the comprehensive Zoning Ordinance update to allow emergency shelters as a permitted use within a General Commercial (C-G) zone.

The City of Merced allows the installation of manufactured housing "by right" provided that it meets the state allowed architectural standards. This provision is set forth in the City of Merced Zoning Ordinance.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process.

The Draft Zoning Ordinance would change the requirement for a CUP to Site Plan Review for certain uses. The Site Plan Review process is a staff level review. The Site Plan Review Committee is made up of the Development Services Director, Chief Building Official, and City Engineer (or their designees). This process typically takes less time and is less costly to the applicant.

Table 9.5.2 shows the typical process for annexations, subdivisions, and other common application types. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. The City also encourages the joint processing of related applications for a single project. As an example, a rezone application may be reviewed in conjunction with the required General Plan amendment. If a Planned Development is being established, that application would be processed concurrently with the rezone and General Plan amendment applications. If a Conditional Use Permit is required for a subdivision, the Conditional Use Permit can be processed simultaneously with the tentative subdivision map. Such procedures save time, money, and effort for both the public and private sector and could decrease the costs for the developer by as much as 30 percent.

Planned Developments are subject to final action by the City Council. A CUP is subject to Planning Commission review and approval. This process is typical of many communities and is not seen as a constraint to new housing in Merced.

The approval process for residential development in multi-family zones is the same as that for single-family. A building permit is submitted, fees are paid, and the plans are reviewed by Building, Engineering, Fire, and Planning Departments. This standard processing time is between three and six weeks. Table 9.5.3 describes the typical processing procedure by project type.

Table 9.5.2
Application Processing Times

Type of Approval	Typical Processing Time	Approval Body
Annexations	18 to 24 months	City Council
Conditional Use Permits (CUP)	6-12 weeks	Planning Commission
Subdivision Parcel Map	3-5 weeks	Minor Subdivision Committee
General Plan Amendments	12 weeks	City Council
Zone Change	12 weeks	City Council
Subdivision Tract Map (Tentative)	8-12 weeks	Planning Commission
Planned Development Establishment,	12 weeks	City Council

Zoning Districts

The City of Merced has five residential zoning districts in addition to the use of Planned Development Zoning where residential uses are allowed as permitted uses. The Draft Zoning Ordinance adds a few more residential and commercial zoning districts and reduces the requirement for a CUP to Site Plan Review for many residential uses. There are also four commercial zones that allow residential uses as a Conditional Use

Table 9.5.5 shows the minimum lot area and residential densities allowed in each zoning district that allows residential uses.

Merced's zoning districts provide a range of housing densities that allow a variety of housing types, including detached single-family homes, duplexes, and multi-family developments. Table 9.5.4 shows which housing types are allowed in which zoning district and which uses are considered "permitted" uses and which are "conditional" uses.

The setback requirements and height restrictions for single-family and multifamily residential uses in residential zones, as specified in the City of Merced Zoning Ordinance, are shown in Table 9.5.5 and 9.5.6. The setbacks, maximum coverage, and height requirements are similar to other cities throughout the state 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.

Table 9.5.3
Typical Processing Procedures by Project Type

Single Family Unit		**Subdivision**	**Multi-family Units**	
No CUP	CUP Required*	Tentative Map	No CUP	CUP Required
	Environmental Review	Environmental Review		Environmental Review
	Determination by the Planning Commission	Determination by the Planning Commission		Determination by the Planning Commission
Building Permit**	Building Permit**		Building Permit	Building Permit
Estimated Processing Time				
4-6 weeks	12-16 weeks	8-12 weeks	6-8 weeks	18-24 weeks

**If CUP is required, it is typically processed simultaneously with the Tentative Subdivision Map*

Planned Developments

The Zoning Ordinance allows for modification and flexibility in the typical development standards through the provision of Planned Development zoning. The flexibility allowed in Planned Developments helps to promote a greater range of housing opportunities within the City. Additional flexibility in development standards such as setbacks, lot coverage, lot size, and building heights is also allowed in Planned Developments. This flexibility allows for creative site planning, especially for irregular sites.

In a planned development, density is typically determined by the General Plan designation. Because of decreased setbacks and increased lot coverage requirements allowed within Planned Developments, higher densities can be achieved. This can help with providing affordable housing while still maintaining a quality development. Table 9.5.7 shows the General Plan designations and the density allowed for each designation.

Table 9.5.4
Housing Type Permitted by Zoning District

	ZONING DESIGNATION											
Residential Use	**R-1**	**R-2**	**R-3**	**R-4**	**R-MH**	**RP-D**	**P-D**	**C-O**	**C-N**	**C-C**	**C-T**	**C-G**
SF - Detached	P	P	P	P		P*	P*	CUP	CUP	CUP		
SF - Attached	P	P	P	P		P*	P*	CUP	CUP	CUP		
2-4 DU		P	P	P		P*	P*	CUP	CUP	CUP		
5+ DU			P	P		CUP	CUP	CUP	CUP	CUP		
Residential Care < 6 people	P	P	P	P	P	P**	P**					
Residenital Care > 6 people							CUP					
Emergency Shelters												P***
Manufactured/ Mobile Homes	P	P	P	P	P	P*	P*	CUP	CUP	CUP		
Transitional Housing	P	P	P	P	P	P*	P*	CUP	CUP	CUP		
Farmworker Housing	P	P	P	P	P	P*	P*	CUP	CUP	CUP		
Supportive Housing	P	P	P	P	P	P*	P*	CUP	CUP	CUP		
2nd Unit	P	P	P	P	P	P*	P*					

P = Permitted
CUP = Conditional Use Permit
*As allowed by density of zone and the Planned Development Standards
**Determiend by Planned Development Standards
***Ordinance Amendment pending

Although Planned Developments are required to comply with Development Standards as set forth in the City's Zoning Ordinance, require a longer processing time, and may require an upgrade to typical architectural features, the flexibility allowed within a Planned Development allows the developer to build more units. Because there is benefit to both the City and the developer, the City does not see the use of Planned Development zoning as a constraint.

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

SB 2, passed in 2007 and effective as of January 1, 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.

While SB2 added specific new requirements for local governments to meet in terms of planning for emergency shelter facilities, Government Code Section 65583(a)(5) also states that "transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone."

As previously mentioned in this section the City is doing a comprehensive update to the Zoning Ordinance which would include allowing Emergency Shelters as a permitted use in a General Commercial (C-G) zone. Until the Zoning Ordinance is amended, the requirement for a Conditional Use Permit is considered a constraint. However, once the Zoning Ordinance is amended, the constraint will be removed.

The City currently complies with the requirements for transitional and supportive housing. These types of housing are allowed in all residential zones and therefore are not a constraint to housing.

Table 9.5.5
AREA, LOT, AND YARD REQUIREMENTS FOR SINGLE-FAMILY HOMES

ZONING DISTRICTS				
	R-1-20	**R-1-10**	**R-1-6**	**R-1-5**
Lot area (in square feet)	20,000	10,000	6,000	5,000
Area per dwelling unit (in square feet)	20,000	10,000	6,000	5,000
Minimum lot width (in feet)	85	70	60 (interior) 65 (corner)	50 (interior) 55 (corner)
Minimum lot depth (in feet)	125	100	100	80
Exterior yards (in feet) (except cul-de-sac bulbs)	30	20	20	15 (20 feet for garages)
Exterior yards—Cul-de-sac bulbs with 20-foot driveway space (in feet)	30	15	15	15 (20 feet for garages)
Interior yards (in feet)				
One yard	15	10	10	10
Other yards	10	7	5	5
Lot coverage (maximum)	30%	40%	45%	50%
Minimum driveway length (in feet)	20	20	20	20

Table 9.5.6
AREA, LOT, AND YARD REQUIREMENTS FOR MULTI-FAMILY HOMES

ZONING DISTRICTS				
	R-2	**R-3-1.5**	**R-3-2**	**R-4**
Lot area (in square feet)	6,000	7,500	6,000	7.500
Area per dwelling unit (in square feet)	3,000	1,500	2,000	1.000
Minimum lot width (in feet)	60 (interior) 65 (corner)	60 (interior) 65 (corner)	60 (interior) 65 (corner)	70
Minimum lot depth (in feet)	100	n/a	n/a	n/a
Exterior yards (in feet)	15	15	15	15
Interior yards (in feet)		**Two stories, 25 feet in height or less**		
One yard	10	10	10	6 (side yard)
Other yards	5	7	5	10 (rear yard)
Interior yards (in feet)		**More than two stories or 25 feet in height**		
All yards		10	10	1'/every 5' over 25'
Lot coverage (maximum)	50%	55%	55%	65%
Minimum driveway length (in feet)	20	n/a	n/a	n/a
Distance between main buildings (in feet)		15	15	10

Source: City of Merced Zoning Ordinance

Table 9.5.7
General Plan Densities

General Plan Designation	Density
Low Density Residential (LD)	1 to 6 dwelling units per acre (du/ac)
Low-Medium Density Residential (LMD)	6 to 12 du/ac
High-Medium Density Residential (HMD)	12 to 24 du/ac
High Density Residential (HD)	24 to 36 du/ac
Mobile Home Park Residential (RMH)	6 to 10 du/ac
Village Core Residential (VR)	7 to 30 du/ac for a minimum average of 10 du/ac

Source: Merced Vision 2030 General Plan

Second-Unit Ordinance

The City of Merced has had a "Second-Unit Ordinance" since the 1980's. As previously described in Section 9.3.5, the City adopted a Zoning Ordinance Amendment in 2007 to bring our Zoning Ordinance into compliance with Government Code Section 65852.2. This ordinance established modified guidelines for residents who wish to construct a second-unit on their property. Second units are allowed in all residential zones. In accordance with State law, these applications are reviewed ministerially, and approved at the staff level (this was always the case with Merced's ordinance). The ordinance set forth criteria for the application of second units including the maximum allowable square footage and the development standards for these units. Since the adoption of this ordinance, the City has only processed one additional application for a second unit. The City does not see the ordinance itself as a constraint. In fact, the requirements are more lenient than the previous ordinance. The City feels the primary reason no new secondary dwelling units have been constructed is primarily because most people don't want rental units in their backyard and most new homes aren't on lots big enough to accommodate a second unit. Second units work best in the downtown area, which has alley ways for easier access and lots that are large enough to accommodate second units. Although few second units have been approved in recent years, there are many second units that are currently in existence, especially in the downtown area.

Homeless

The City continues to work within the Countywide Continuum of Care program for the development of additional shelters and transitional housing. The City is committed to working with the public and private agencies to this end once matching funds for specific projects can be identified. The City's Zoning Ordinance provides for group homes within R-3 and R-4 zones with a Conditional Use Permit (CUP). Homeless Shelters (including emergency shelter and transitional housing) are currently identified and stated as allowed uses with a CUP in all residential and commercial zones. However, as mentioned in the previous section, in order to comply with Government Code Section 65583(a)(4), the Draft Zoning Ordinance includes changes to allow an emergency shelter in a General Commercial (C-G) zone as a permitted use and as a Conditional Use within the Central Commercial (C-C) and Thoroughfare Commercial (C-T) zones. In 1997, the City approved a conditional use permit for the Merced Rescue Mission, a shelter and religious education facility for homeless men with conditions as described below.

Typical conditions of approval for a conditional use permit for shelters and transitional housing currently might include standards for landscaping, parking, aesthetics, building and fire code provisions regarding health and safety issues, maintenance of the site, architecture and design, setbacks, pedestrian and vehicular access, public improvements, outdoor storage, and signage.

As part of the Zoning Ordinance update and as allowed by Government Code section 65583(a)(4), development standards will be adopted for emergency shelters to address the maximum number of beds, the provision for onsite management, the length of stay, and security. Other than these development standards, emergency shelters would not be subject to any development or management standards that do not apply to other uses within that zone. Once the proposed ordinance amendment is adopted, these items will be addressed through the building permit process. The City's goal is to work with the shelter to integrate well within existing neighborhoods.

Emergency shelters and transitional housing are encouraged and can be facilitated if so desired by the developer(s) through Programs 1.6.b, provision of funding application assistance; Program 1.7.a, continued participation in Continuum of Care Plan development; and Program 1.7.b, identifying potential development sites and Proposition 46 funding applications.

A 60-bed homeless shelter was opened in 2008. The shelter was constructed with the help of several different types of funding. The City contributed $300,000 towards the construction costs. The shelter is operated by the Merced County Community Action Agency. No CUP was required because it was a County-owned facility and they are generally exempt from City zoning laws.

Building Codes

Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical improvements. The City currently enforces the California Building Code (CBC).

The Inspection Services Division is responsible for the enforcement of the CBC within the City of Merced. Building Code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Enforcement of these codes ensures a safer housing condition and does not add significantly to the cost of housing in Merced.

Site Improvement

Off-site improvements required by the City are presented in the City's subdivision regulations. These regulations supplement and implement the State of California's Subdivision Map Act. The specific requirements for streets, curbs and gutters, sidewalks, utilities, and other off-site improvements are listed in the City's "Standard Designs of Common Engineering Structures." Other development standards and procedures are presented in the "Subdivision Regulations of the City of Merced" (Title 18 of the Merced Municipal Code).

The City's off-site improvement requirements have been the subject of discussions between City staff and members of the Merced Building Industry Association (BIA). In particular, these discussions have focused on potential changes in the City's design and construction standards that could reduce the costs of residential construction without compromising public health and safety or community quality. Specific areas that have been discussed and implemented over the last several years include:

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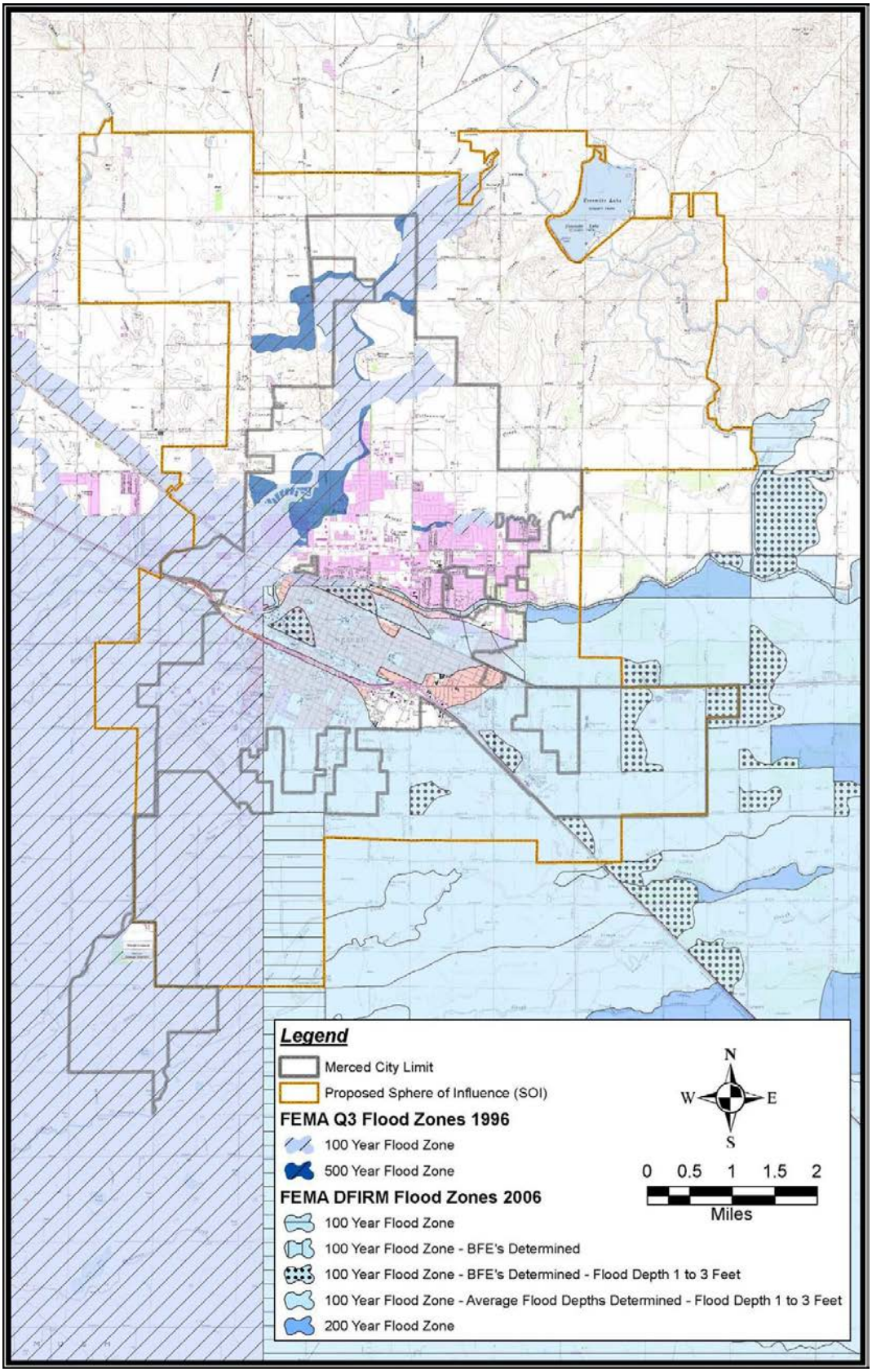
Figure 9.5.1
Flood Zones



Reduced Rights-of-Way for Residential Streets: Rights-of-way have been reduced to provide more land available for residential construction, and reduced infrastructure costs, thereby supporting housing development.

Allow 25 Feet as Standard Curb Return Radius: The radius has been changed from 40 feet to 25 feet on most streets. Exceptions include curb returns at the intersection of one or more collectors or arterials, streets serving schools (to accommodate buses), and streets serving other facilities where large vehicles are used (i.e., industrial areas). Making the standard curb return radius 25 feet instead of 40 serves to reduce the cost of off-site improvements.

Allow Water Boxes Outside of Sidewalk*:* Sidewalk construction costs are reduced if water boxes are located behind the sidewalk rather than within the sidewalk area.

Public Facility Impact Fees

In 1998, the City of Merced implemented an impact fee program to pay for needed public facilities and infrastructure related to new development. All new construction is subject to these impact fees.

Through the years, there have been amendments made to the impact fee program. From 2009 to 2011, the City Council granted an interim 2-year reduction in fees to stimulate growth. Then in 2013, the City Council adopted an amendment substantially lowering the impact fees. This amendment lowered the fees by approximately 55 percent. Those fees are still in effect today. Currently, the impact fee for a single-family dwelling is $4,806 per dwelling unit and $3,332 per dwelling unit for multi-family development. These fees are adjusted annually by the Consumer Price Index (CPD). Table 9.5.8 shows a comparison of the total fees between 2010 and 2016, for a 1,500-square-foot home.

Community Facilities Districts

Community Facilities Districts (CFD's) are formed to pay for infrastructure and/or public services. A special tax is placed on the property tax bill each year to pay for those improvements or services. A map of current City CFD's is shown at *Figure 9.5.3*.

The Community Facility District fees are a constraint as well, but in order to maintain the aesthetic appeal of a neighborhood by maintaining the open space areas in a subdivision, insure fire and police protection, provide parks, and maintain the infrastructure within a development, the CFD fees are a necessity. The CFD fee is typically between $500 and $1,000 per single-family home, depending on the district the home is in. Multi-family units are slightly less. Because the fee is included on the property owner's tax bill, the property owner has the option to include it in an "impound account" through their monthly mortgage payments. This can help reduce the annual impact and the constraint caused by this fee.

Although the City has taken reasonable steps to help minimize the effects of the fees, the fees are still a constraint to the development of housing.

Sewer Facility Fees

The City also recently revised the fees for connecting to the City's sewer system. Because the costs for the expansion of the City's Wastewater Treatment Plant were less than expected, the City has been able to reduce the connection fees.

The connection fee is different for North Merced versus South Merced based on the cost of the pump stations needed to pump the sewage from North Merced to the treatment plant located south of the City.

As previously mentioned, Table 9.5.8 shows a comparison of the fees in 2010 to the current fees. This example is based on a 1,500 square foot home.

Prior to the new reduction for the Public Facility Impact Fees and Sewer Connection fees, development fees had increased by 168% since 2003. A comparison of the total 2010 fees to the total 2016 fees shows an overall decrease of approximately 30 percent.

In addition to the reduction in sewer facility fees, the City also lowered the Park Dedication fees. These fees are paid in lieu of providing land for parks within a development. Because the cost of land has dropped, the City was able to significantly reduce the cost of these fees. Park fees vary by district, but an example of the fees and the fee reductions are provided in Table 9.5.8.

The City recognizes the constraint placed on development as a result of these fees. In an effort to help alleviate this constraint, The City has tried to provide ways to help reduce the burden of these fees. One strategy adopted by the City is to defer payment of a portion of the sewer and water fees as well as the public facility fees until the time of occupancy. By deferring payment, borrowing costs are reduced. It should also be noted that the impact fees for multifamily housing, including second units, is lower than that for single-family housing.

Planning Application Fees

The Planning and Development Fee Schedule for the City of Merced appears in full in Table 9.5.9. These fees represent an increase in the fees identified in the previous Housing Element. Costs of processing development applications have increased due to complexity for meeting new State mandates, and the increased role of the Planning Division in the City's permitting process.

A study done based on the last five years of the time and expense incurred to process applications revealed that the City was not recovering all of its costs. In an effort to recover the costs for processing these applications, in January 2010, the City Council approved a fee increase. These fees had not been increased since 1998. Although the City's fees for processing subdivision maps increased significantly, Merced's fees remain comparable to other Valley cities.

Figure 9.5.3
Community Facilities Districts, 2010

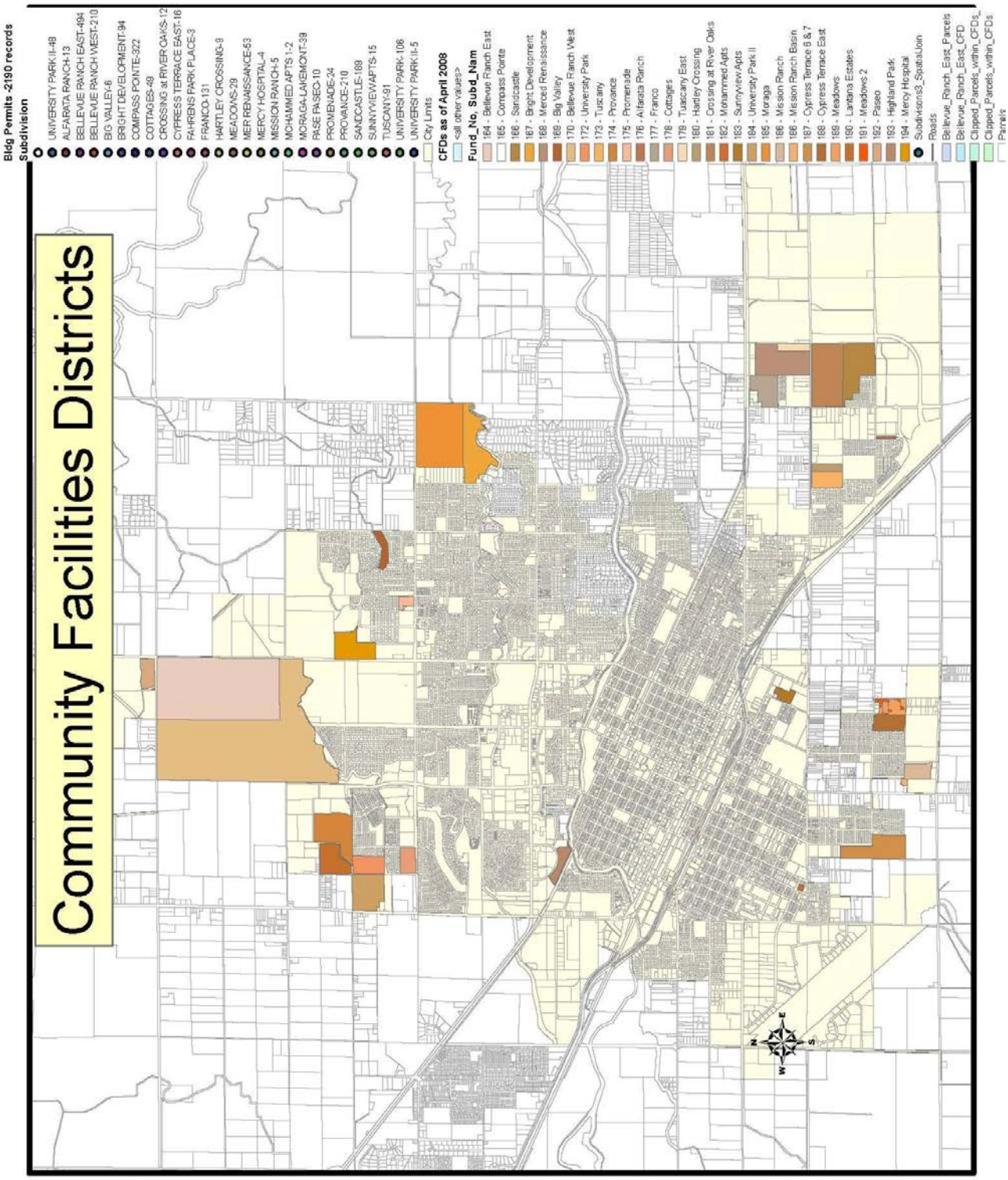


Table 9.5.8

CITY OF MERCED DEVELOPMENT FEES - SINGLE FAMILY DWELLING

Current Fees as of April 2016

	Old Fees (June 2010)		**Current Fees North Merced**	**Current Fees South Merced**
	North Merced (1500 sq. ft.)	South Merced (1500 sq. ft.)	North Merced (1500 sq. ft.)	South Merced (1500 sq. ft.)
WATER FACILITY CHARGE	$5,917	$5,917	$4,988	$4,988
SEWER - PLANT COMPONENT	$4,769	$4,769	$4,777	$4,777
SEWER - LINE, PUMP & MAIN	$1,267	$1,106	$1,267	$1,106
SEWER - NORTH & OUTSIDE NMSD (1)	$1,800	$0	$1,800	n/a
PARK FEE(2)	$6,090	$2,415	$662	$662
REFUSE / RECYCLE FEE	$505	$505	$512	$512
PUBLIC FACILITY IMPACT FEE (PFIF)	$10,404	$10,404	$4,806	$4,806
REGIONAL TRANSPORTATION IMPACT FEE	$3,115	$3,115	$3,115	$3,115
CRIS TAX(4)	$1,365	$1,365	$1,365	$1,365
BUILDING PERMIT	$3,700	$3,700	$2,951	$2,951
TOTAL CITY FEES	**$38,932**	**$33,296**	**$26,243**	**$24,282**

NOTES:

(1) North and outside NMSD (North Merced Sewer District) fee is approx. based on 60 x 100 ft lot, Fee includes 1/2 right of way

(2) Varies by Park District, calculation includes highest fee.

(4) CRIS (Cost Revenue Impact System) is a tax on New Construction and pays for maintenance & operation of public facilities (Current Rate is $0.91 per square foot)

LAFCo Requirements

The Merced County Local Agency Formation Commission (LAFCo) regulates, through approval or denial, the boundary changes proposed by other public agencies or individuals. This includes Sphere of Influence (SOI) amendments and annexations. Pursuant to §56430 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act), the Governor's Office of Planning and Research (OPR) has prepared guidelines for Local Agency Formation Commissions (LAFCo) to conduct reviews of California's municipal services. Prior to the 2000 amendments and its renaming as the CKH Act, the Cortese-Knox Local Government Reorganization Act of 1985 (CKA), as amended, already permitted LAFCos to conduct service review studies. Merced County has drafted their own Service Review Guidelines.

Annexations may be a constraint dependent on project circumstances. When an area to be annexed is within the current Sphere of Influence (SOI) a Service Review is required by LAFCo to assure the public agency is able to adequately provide services to the new area.

When an annexation is sought outside of the public agency's SOI, or an SOI amendment is requested, additional analysis is included regarding management efficiencies, opportunities for rate reductions, and cooperative efforts for the provision of services. Such occurrences are not typically planned within current work schedules and budgets of the LAFCo and may involve additional time to accomplish.

The tool for conducting service reviews is provided in §56430. Additionally, §56430 of the Act of 2000 directs the Commission, in conjunction with or before considering establishment or update of a sphere of influence, to "conduct a service review of the municipal services provided…" and prepare a written statement of its determinations with respect to six areas: (1) Growth and population projections for the affected area; (2) Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies; (3) Financial ability of agencies to provide services; (4) Status of, and opportunities for, shared facilities; (5) Accountability for community service needs, including governmental structure and operational efficiencies; and (6) Any other matter related to effective or efficient service delivery, as required by commission policy.

The City of Merced's current SUDP/SOI was adopted by the City in January 2012 and by LAFCo in September 2014 along with a Municipal Service Review (MSR).

Local implementation of these state service reviews and guidelines is provided by LAFCo's Policy and Procedures Manual which cite agricultural policies, Sphere of Influence policies, and annexation policies. These policies provide for a Sphere of Influence to accommodate at least 20 years of growth, and annexed, zoned areas sufficient to accommodate 10 years of projected growth. Annexations are also encouraged to meet the City's RHNA.

Table 9.5.9
City Of Merced
Planning and Development Fee Schedule
[Effective January 1, 2016, per City Council Resolution #09-74]
The amount of the fees shall be adjusted annually to account for inflation by using the Consumer Price Index (CPI). In no event shall the fees in any year be less than in the preceding year.

Application Type	**APPLICATION FEE**
ANNEXATION & PRE-ZONING (See Note #3)	
Single R-1 Lot (1 acre or less) **(See Note #2)**	$1,154
All Other Annexations	$2,309 + $172/acre Actual Cost w/ $30,000 Deposit (Over 200 ac)
Pre-Annex Development Agrmt (Payable to Planning Dept)	$3,463
Pre-Annex Development Agrmt (Payable to City Atty)	$5,772
APPEALS (See Note #10)	
Conditional Use Permits (CUP)	$346
Tentative Subdivision Map	$346
Design Review Commission (Appeal to Council)	$231
Appeal of Certification of Alteration	$58
Minor Subdivisions:	
- Lot Splits/Parcel Maps	$231
Site Plan Review Committee	$260
Miscellaneous Appeals	$260
CONDITIONAL USE PERMITS (CUP)	
Admin. CUP's for Signs (Staff Approval Only)	*$231*
Minor: (Signs, walls, etc. if goes to Planning Commission)	*$577*
***REGULAR CUP** (R-1 Type Uses, Churches, Land Use Or Design Only; Interface Overlay, Etc.)*	*$2,886*
***Major CUP** (Land use and design; P-D's)*	*$2,886* *+ $115/acre*

Application Type	**APPLICATION FEE**
DESIGN REVIEW COMMISSION (DRC) & HISTORIC PRESERVATION COMMISSION (HPC)	
Painting and Small Signs (Staff)	$29
Signs, Awnings, and Simple Modifications (Staff)	$87
Remodels and Site Improvements (DRC)	$577
New Developments (DRC)	$1,385
Historic Preservation Applications:	
- Application for Historic Resource (DRC & Council)	$289
- Certificate of Alteration for an Historic Resource	$173
DETERMINATIONS/INTERPRETATIONS	
By Staff	$58
By Planning Commission:	
- Single R-1 Lot	$577
- *Other*	$577
ENVIRONMENTAL REVIEW	
Categorical Exemption	$115
Negative Declaration	$1,154
Mitigated Negative Declaration	$5,772
Expanded Initial Study	$5,772
Environmental Impact Report	Based on Cost **(See Note #5)** (Deposit Required)
<u>Additional Related Fees</u>	
Merced County Clerk Filing Fee	*$50 check made out to "Merced County"*
EIR/EIS Contract Management Fee	*10% of Cost*
State Fish & Game Fees: (Check needs to be made out to Merced County and must accompany the NOD) **(See Note #8)**	
For Negative Declaration	*$2,010.25*
For EIR	*$3,070.00*

MISCELLANEOUS (cont'd)	
Restaurant Encroachment Permit (See Note #9)	$173
Staff Research Time	$53 per ½ hour
Street Closures*: (See Note #9)*	
Staff Review	$58
Council Review	$115
Temporary Outdoor Uses	$58
Will Serve Letter (Utilities)	$115
Zoning Compliance Letter (Involves City Atty)	$462
Zoning Verification Letter (Planning Staff Only)	$87
NAME CHANGES	
Subdivision Names (once public hearing notice has been published)	$289
Street Names (for subdivisions, once final subdivision map has been submitted to City Council)	$1,154
PRE-APPLICATION REVIEW (See Note #1)	
Minor (CUP's, Site Plan Approval, etc.)	$144
Major (Zone Changes, General Plan Amendments, Annexations, SUP Revisions, Tentative Maps, etc.)	$231
WATER & SEWER SERVICE REQUESTS (County Property)	
- Staff Review:	$173
- Council Review***:***	$231 + $15/acre or portion thereof
SITE PLAN REVIEW	
Minor (minor change in existing site or change in use with minor design adjustments)	$693
Major (major redesign of existing site or design of vacant site) (Large projects may be charged on an hourly basis) (See Note #6)	$1,154
Other:	
Second Residential Units	No Charge
Recycling Centers	$231

MISCELLANEOUS (cont'd)	
Restaurant Encroachment Permit (See Note #9)	$173
Staff Research Time	$53 per ½ hour
Street Closures*: (See Note #9)*	
Staff Review	$58
Council Review	$115
Temporary Outdoor Uses	$58
Will Serve Letter (Utilities)	$115
Zoning Compliance Letter (Involves City Atty)	$462
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SITE PLAN REVIEW	
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Major (major redesign of existing site or design of vacant site) (Large projects may be charged on an hourly basis) (See Note #6)	$1,154
Other:	
Second Residential Units	No Charge
Recycling Centers	$231

SITE UTILIZATION PLAN ESTABLISHMENT Residential Planned Development (RP-D) and Planned Development (P-D)	$3,463 + $115/acre
SITE UTILIZATION PLAN REVISIONS ***(See Note #4)***	$3,463 + $115/acre
TENTATIVE SUBDIVISION MAPS 1-50 Lots 50+ Lots	 $3,463 $5,772
VARIANCE Single R-1 lot All Others Multiple on one application	 $981 $1,154 $1,732
ZONE CHANGES *(Including, "to Planned Development")*	$3,463 + $115/acre
ZONING TEXT AMENDMENTS (Amendments to Title 20 of Merced Municipal Code) Re: Standards (Setbacks, signs, etc.) *Re: Land Use (Adding a land use to a zone, adjusting requirements for a specific land use, etc.)*	 $1,154 $1,732

Application Fee Notes:

1. Pre-Application Review Charge may be assessed on any request to consider a particular piece of property for development activity, including change of zoning, preliminary site plan review, preliminary review of a subdivision layout, or as otherwise determined by the Director of Development Services. This charge will be credited against any "Application Fee" subsequently received from the applicant for the subject project.
2. R-1 Type Uses. Those uses eligible for consideration as conditional uses in an R-1 residential zone or any R-1 use (principally permitted or otherwise) when considered for a conditional use permit in another zone.
3. Annexations. Fees paid at time of application are for processing by the City. If approved by the City Council, additional fees (payable to LAFCO) will be required with the new application due to the Local Agency Formation Commission (LAFCO) at that time. The final step in a completed annexation is submission to the California State Board of Equalization, which will require an additional fee (payable to the State). The base fee, a minimum of several hundred dollars, is tied to acreage and increases as the size of the annexation increases. (If an applicant wants more information on these prospective fees, please call the Merced County Planning Department at 385-7654.)

4. Site Utilization Plan Revisions. A Conditional Use Permit is also required before construction.

5. Based on Cost (Deposit Required). Application fee is based on the actual cost of time, services, and materials incurred in processing the application. With the exception of environmental reviews, the deposit is due upon application. Any costs above the deposit are due and payable prior to final Planning Commission/City Council action. The deposit and actual cost for environmental reviews will be determined on a case by case basis after the application is accepted, and the deposit is due before work commences.

6. Fee Increases or Waivers. Per MMC 20.78.020 and 20.78.030, the Director of Development Services shall have the authority to increase the fee in any individual case, not to exceed the actual cost of staff time, or waive the payment for another government agency, or non-profit, tax exempt organization, or where good cause appears.

7. Refunds. Refunds can be given if applications are withdrawn prior to public hearing However, the cost of actual staff time spent on the application will be deducted from the original cost prior to a refund being granted. Please note that refunds can only be given within 1 year after the application submittal due to budgeting constraints.

8. State Fish & Game Fees: These fees are subject to an annual increase each January 1st. Please check with the City Planning Division for the most current fee before submitting.

9. Fees Established by Code: Certain application fees are set by the Merced Municipal Code (M.M.C.):

   Application *M.M.C. Citation:*
   - Restaurant Encroachment Permit
     M.M.C. Title 12.36.060
   - Street Closure
     M.M.C. Title 12.42.050

10. Appeal Fee: If a decision is made in the appellant's favor, then the City will refund the appeal fee.

Density Bonus

A density bonus is 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.

City of Merced Zoning Ordinance Section 20.88 describes the density bonus procedures in the City in compliance with state law as it was adopted in 2005. However due to several changes in state law regarding density bonuses over the last 10 years, changes needed to be made to the City's ordinance to comply with the new standards.

Program 1.1.d of the previous Housing Element directed that the City's ordinance be brought into compliance with the latest requirements of State law. The Draft Zoning Ordinance addresses this issue and proposes a substantial overhaul of the City's Density Bonus Ordinance. Once adopted, the ordinance would comply with state law.

Housing for Persons with Disabilities

Persons with disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation; employment and commercial services; and alternative living arrangements that include on-site or nearby supportive services.

The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City.

The City of Merced ensures that new housing development comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapter 11, 1998 version of the California Code. Further, the City works with applicants who need special accommodation in their homes to ensure that application of building code requirements does not create a constraint. The Zoning Ordinance does not prohibit access ramps within setback areas which helps make retrofitting for handicap ramps a simple and streamlined process.

In an effort to assist residents in providing housing for persons with disabilities, the City adopted a "Reasonable Accommodation" ordinance in 2009. This ordinance allows certain deviations from zoning and land use restrictions in order to provide for accommodations for persons with disabilities. More information on this ordinance can be found on page 147 of this section.

Efforts to Remove Constraints for First Time Home Buyers

It can be difficult for Very Low, Low, and Moderate income first-time homebuyers to acquire sufficient savings and income to pay for a down-payment, closing costs, monthly mortgage, and tax and insurance payments. To address this problem, the City's Housing Program administers the First Time Homebuyer Program (FTHB) using CalHome 12 funds. This program offers a special low-interest, deferred-payment loan program designed to provide "silent" second mortgages of up to $35,000, funded by the Home Investment Partnerships Program (HOME). Applicants must demonstrate financial need and pre-approval for a first mortgage; the second mortgage will be

financed as a three-percent-interest, 30-year deferred loan payment. (See Section 9.3 for details.)

Efforts to Remove Constraints for Low-Income Homeowners to Maintain Safe Housing

The City considers safe housing a priority for all citizens. Unfortunately, many low-income homeowners are unable to make needed repairs to maintain safe housing. In an effort to remove the financial constraints faced by these homeowners, the City's Housing Program administers a Housing Rehabilitation Program funded by Community Development Block Grant (CDBG) funds. Through this program, homeowners can obtain a low-interest loan to make necessary repairs to their homes. In some cases, the homes are in such disrepair that it is more cost effective to demolish the existing home and reconstruct a new home.

The term, or payoff period, is usually 20 years for an amortized loan. The City also offers deferred payment loans. A deferred payment loan is one in which interest accumulates, but the borrower does not make any payments. In order to qualify for a deferred payment loan, the property must be owner-occupied and their entire housing cost is in excess of 30 percent of their household income.

Efforts to Provide Fair Housing

This is an on-going series of activities undertaken by the City of Merced's Housing Program to ensure that low and moderate-income households receive maximum benefit from the funds received by their local government. This area of activity includes constant attention to good communication between various service providing agencies in the community, knowledge of market conditions and forces that drive good policy decisions regarding the use of resources, and constant evaluation of program efforts. It also refers to the monitoring of the City's *Analysis of Impediments to Fair Housing Choice.*

Approximately $25,000 in HOME funds has been spent in recent years to contract with an outside agency to administer the City's Fair Housing Program. Currently, the City has contracted with Project Sentinel to administer this program. This is an annual program.

In FY 2014-15, Project Sentinel conducted 10 housing audits, provided 39 information referrals, and provided 45 educational workshops. Approximately 152 attended the workshops. All deficiencies found in the 10 housing audits have been satisfactorily resolved and no Fair Housing complaints have been filed with HUD.

A Fair Housing Hotline and Education program are provided annually by Project Sentinel. In addition to the workshops provided, they provide a toll-free hotline to answer fair housing questions. During FY 2014-15, the hotline received a total of 20 calls. All calls were handled via telephone and did not result in any complaints being filed with HUD.

The City has included a program in Section 9.6 to continue Fair Housing efforts.

9.5.2 Non-Governmental Constraints

Non-governmental constraints are those which are generated by the private sector and which are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area. Currently, the City is seeing signs of recovery from the recent foreclosure crisis. New home construction has increased

and the housing inventory is reportedly low compared to recent years. This is a good sign the economy is recovering, but with this drop in inventory, the City is seeing an increase in the price of housing. While the market was once flooded with foreclosures and "short sales," the number of units on the market today in foreclosure or in risk of foreclosure has drastically reduced. (A "short sale" is a sale of real estate in which the proceeds from the sale fall short of the balance owed on a loan secured by the property sold. In a "short sale", the bank or mortgage lender agrees to discount a loan balance due to an economic of financial hardship on the part of the mortgagor).

Although the price of a home is still well-below the high market values of the early 2000's, the decline in the job market in Merced still makes it difficult for many families to purchase a home. However, the more affordable a home is for a prospective landlord to purchase, the more likely it is the rent will be more affordable as well. Non-governmental constraints to affordable housing in Merced consist of three major factors: price of land, availability of financing, cost of construction, and a decrease in the job market.

The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by the City.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Prior to the recession, development costs had risen to the point where building affordable housing for all economic segments of the community was difficult to provide in Merced. In recent years, the City has reduced development costs in an effort to make development more affordable. In 2013, the City reduced its Public Facility Impact Fees (PFFP) by 55 percent and saw a reduction of over 30 percent in total fees for single-family construction. Refer to Table 9.5.8 for a fee comparison between fees in 2010, and current fees. Merced has seen an increase in building permit and construction activity over the last couple of years and continues to see interest from developers to finish the build-out of existing subdivisions that were abandoned in 2006 to 2007. In addition, the City is currently processing two new subdivision maps.

Financing Costs and Availability

Financing costs are subject to fluctuations of national economic policies and conditions. The cost of money for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the homebuyer and on the cost of constructing rental units. Interest rates are ultimately passed on to the renter by the apartment owner. Interest rates were low enough between 1994 and 2002 to allow an increase in building activity, however, a significant portion of the population was still precluded from participation in the market. Beginning in 2003 through 2007, a steady increase in mortgage rates was seen. Surprisingly, due to "creative financing" practices, many families were still able to purchase homes. In 2008, interest rates started to fall, but the foreclosure crises had already begun.

Fluctuating interest rates can have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. It is anticipated that since interest rates are currently around five

percent, home buying of existing homes will continue to increase provided other recessionary factors are overcome.

Obtaining permanent financing for qualified homebuyers does not pose an irreconcilable constraint to affordable housing. In mid 2009, interest rates have dropped below those of 2003. This decline in interest rates as well as other programs being offered through the Federal Stimulus Package should have a positive effect on providing affordable housing within Merced and the Region.

Assistance is available through the City's Down Payment Assistance program to eligible and qualified buyers. Beginning in 2005, the City's First Time Home Buyer's Program (FTHB) saw a drastic decline in applicants. The FTHB program offered down-payment assistance to low-income families. The family had to secure a primary mortgage for the purchase of the home, but the program provided up to $35,000 in down-payment assistance with a long repayment period allowing it to be affordable to low-income families. The decline in this program was primarily due to the high cost of homes within the City. Home buyers were unable to secure a primary mortgage for the home and therefore, were unable to take advantage of the FTHB program. Over the last few years, the interest in this program has seen an increase. Since FY 2009-10, the City has funded 70 first time home buyer loans.

For many years, tax increment funding was used by the Redevelopment Agency to write down costs of outstanding assessments for public improvements. This program encouraged homeownership by very-low, low and moderate-income households. Due to the dissolution by the state of all Redevelopment Agencies, this funding mechanism is no longer available.

Information Availability

Another constraint to many Merced residents seeking the procurement of housing is a lack of information and experience. First-time buyers lack the knowledge and history to procure a home purchase loan. This lack of information can be largely attributed to language barriers and a lack of marketing outreach targeted at low to moderate income citizens. The City recognizes this need and provides educational opportunities for first time home buyers.

Price of Land

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960's, raw land has cost significantly more in California than in the rest of the United States. Land costs in Merced are significantly less than in many other parts of California. Vacant residential lots in the City limits with improvements are selling for from approximately $20,000 (bank-owned property) to $35,000, in both North and South Merced. This represents a dramatic drop in land prices from 2003 when lots in North Merced were going for $70,000 and lots in South Merced were selling for $45,000. This drop is a direct reflection of the end of the "housing boom." Banks foreclosed upon a number of undeveloped and partially developed subdivisions within the City. Lots within those subdivisions have been purchased by developers and are being sold at moderate prices. This trend is expected to end as the economy improves. However, Merced had a larger supply of vacant lots with improvements (2,508 lots) in 2009. With this much available inventory, prices may remain at moderate prices for quite some time.

Measures to reduce land costs, which are traditionally available to local governments, include the use of Community Development Block Grant (CDBG), Home Partnership (HOME) and the use of government-owned surplus lands for housing projects. These measures generally benefit the construction of assisted, low-income housing. Merced historically has relied upon federal, state and local program funds to promote affordable housing in the City. The low-cost of land presents a unique opportunity for developers in that they may be able to purchase more land and develop more units for a much lower cost than in recent years.

Cost of Construction

Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvement. These costs were a substantial part of the increased housing costs during the 1990s. Builders passed those increases along to the homebuyer or renter.

The cost of residential construction in Merced is still relatively low. In 2003, a modest tract home approximately 1,650 square feet could be built for approximately $100-$110 per square foot. This estimate is still accurate today. Land costs have dropped, but the cost of construction is currently around the same level as in 2003. The cost of construction spiked from 2005 to 2008, but seems to be coming back down to a more affordable level.

Since the passage of Proposition 13 in the 1970's, local governments have faced the increasingly difficult task of trying to finance the cost of infrastructure. Infrastructure costs can no longer practically be passed on to the taxpayer through property tax backed general or special obligation bonds by the local jurisdiction. The incremental cost of facility construction has been partially financed through impact fees which are typically passed along in increased cost of housing and rents.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include allowing smaller lots, reducing processing fees, and reducing processing time. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing fees can have a significant effect on housing costs in jurisdictions where the fees represent a large percentage of the overall cost. This option might be considered for developers who would assure that housing developed with such concessions would be kept affordable to lower income households for long periods of time.

Lifestyle

The increase in housing costs in the 1990's and 2000's was partially due to consumer preference and lifestyle expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as the number of bedrooms and size of living areas. All of these lifestyle choices have costs associated with them. The trends in California emerging now, due to governmental and non-governmental constraints and the resulting increase in housing costs, are towards smaller units, smaller lots, and alternatives to the single family detached dwelling units especially in more heavily populated and urbanized areas. Over the last few years, Merced has seen an increase in smaller lots of 5,000-square-feet or less being developed.

Although the trend toward smaller lots has increased, the larger, up-scale single-family units are still preferred by many homebuyers. Many of the subdivision approved between 2005 and 2006 included smaller lots of 5,000 square feet or less. Developers have begun to

purchase those lots recently. It's anticipated that the City of Merced will see an increase in housing on smaller lots over the next few years as the inventory of these lots is built out. This could increase the availability of more affordable housing within the City.

9.5.3 *Special Constraints*

At Risk Housing Units

State law requires that each city provide an analysis and programs for preserving existing affordable multi-family rental housing units which were developed with public subsidies. The analysis must address units which may potentially be converted to market-rate housing within a ten year period from July 2010 to July 2020. There are five projects in Merced containing a total of 340 affordable housing units which were developed with federal interest rate and rental subsidies (reference Table 9.5.10). In exchange for the subsidies, the project developers agreed to retain rental rates affordable to lower income households for a specified number of years.

The potential loss of existing affordable housing units is an important issue to the City due to displacement of lower-income tenants and the limited alternative housing for such persons. It is typically less expensive to preserve the affordability of these units than to subsidize construction of new affordable units due to the inflation of land and construction costs which has occurred since the original development of these projects.

Assisted multi-family rental developments which could potentially lose affordable units by the year 2016 are Merced Commons II, Merced Gardens, Merced Meadows, and Merced West Manor, which contain a total of 340 affordable units. The Merced Commons I Apartments, containing 76 affordable units, is under contract through the year 2020.

State Law Requirements:

In accordance with State Legislation, this Housing Element includes analysis and programs for preserving assisted multi-family rental housing developments. The State Legislation was passed in 1989 in response to the potential loss of numerous affordable rental units which have received assistance from federal, state, and/or local programs.

The State Legislation was adopted as Section 1451, Statutes of 1989, which amended Section 65583 of the State of California Government Code. The state law requires that each city and county provide an analysis and program for preserving assisted rental housing developments during a ten-year period. Further, the preservation analysis and programs must be updated every five years, at the same time the other sections of each locality's housing element are updated. For the City of Merced, the current preservation analysis period is July 1, 2010 to July 1, 2020.

Pursuant to state law, the following components are included in this analysis:

- Inventory of units at risk of losing use restrictions;
- Cost analysis of preserving at-risk units versus replacing them;
- Nonprofit entities capable of acquiring and managing at-risk projects;
- Potential preservation financing sources; and,
- Efforts to preserve units at risk of losing use restrictions.

Table 9.5.10
Federally Assisted Multi-Family Housing

Project Name	Address	Assisted Units	Sec. 8	Risk Assessment*
Merced Commons I	290 Q St.	76	1/31/2020	Low Risk
Merced Commons II	290 Q St.	71	9//30/2016	Low Risk
Merced Gardens	3299 Meadows	47	12/31/2016	Low Risk
Merced Meadows	3125 Meadows	100	12/31/2016	Low Risk (Nonprofit)
Merced West Manor (a.k.a. Merced Golden Manor)	342 U St.	50	9/30/2016	Low Risk

Five multi-family rental projects in Merced, totaling 344 units, were constructed using federal subsidies. In exchange for the subsidies, the developers were required to provide the rental units to low-income residents for a specified period of time. Of these, 268 units could potentially convert to moderate and market-rate housing by the end of 2016. However, it is unlikely that this would happen since these apartments have had long-standing contracts with the Housing Authority for Section 8 vouchers.

The conversion of any low-income apartments would be a significant reduction on the amount of affordable housing available in Merced. The existing housing through the Housing Choice Voucher program (formerly Section 8) is the only means the City has to subsidize families in rental apartments, and its continuation is critical for maintaining subsidized rentals for families

Inventory of Units At Risk of Losing Subsidies:

The following summarizes each existing assisted multi-family rental housing development in the City of Merced. In addition, the narrative includes data for each project regarding ownership and other characteristics. The City conducted a comprehensive inventory of all multi-family rental units that were assisted under the following programs:

1. HUD Programs:
   - Housing Choice Voucher (formerly Section 8) Lower-Income Rental Assistance
   - New Construction
   - Substantial or Moderate Rehabilitation
   - Loan Management Set-Aside
   - Section 213 Cooperative Housing Insurance
   - Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program
   - Section 236 Interest Reduction Payment Program
   - Section 202 Direct Loans for Elderly or Handicapped
     Community Development Block Grant Program
2. FmHA Section 515 Rural Rental Housing Loans
3. State and Local Multi-Family Revenue Bond Programs
4. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

The sources used to document the project information and contract/termination dates include the California Housing Partnership Corporation's "Inventory of Federally-Subsidized Low-Income Rental Units at Risk of Conversion," and discussions with City of Merced, Merced Housing Authority, and HUD Regional Office staff.

Multi-Family Developments:

The following are descriptions of the five subsidized projects that may be at-risk of conversion to market rates during the 2010 to 2020 period.

- **Merced West Manor (a.k.a. Merced Golden Manor).** This development includes 50 units. The development is occupied by seniors and is reportedly in good condition. All 50 units in the development are affordable to low-income individuals. Merced West Manor is a recipient of HUD 221(d)(3) financing and Section 8. The earliest date of subsidy termination was 1991. Based on conversations with the HUD regional office, Merced West Association, the project owner, filed a prepay notice on 4/2/96. The new Section 8 expiration date was 9/30/2016 and is renewed on a yearly basis. The owner has no current plans to terminate the Section 8 contract.
- **Merced Gardens.** Merced Gardens includes 47 family units, all of them affordable to low income. The project is reportedly in good condition. Merced Gardens received HUD Section 221(d)(3) financing. The loan was fully repaid in 1995. However, the new Section 8 expiration date was 12/31/2016 and is renewed on a yearly basis. The owner, who has been the owner since the complex was built, has no plans of terminating the Section 8 contract.
- **Merced Commons I.** This development includes 76 units. The development is occupied by low income families and is reportedly in good condition. All 76 units are affordable to low-income families. Merced Commons I is a recipient of one of CHFA's multifamily loan programs. The earliest date of subsidy termination is 2020.
- **Merced Commons II.** This development includes 71 units and is occupied by low-income families. It is in good condition. Merced Commons II is a recipient of a multifamily loan program by CHFA. The earliest date of subsidy termination is 9/30/2016.
- **Merced Meadows.** This 100-unit project is occupied by low-income families and is reportedly in good condition. All the units are affordable to low-income families. The project receives Section 8 subsidies which expire in 2016. The "risk assessment" for this project is low because it is owned by a nonprofit corporation. Nonprofit owners have a public purpose to develop and own affordable housing. They have little incentive to remove current restrictions by terminating their Section 8 contracts or prepaying their mortgages.

Based on these findings, none of these units are currently at-risk. However, because the termination dates are within the next 6-8 months for some of the units, they may be at low risk. The City is not aware of any of the projects that plan to terminate their contracts to receive Section 8 Housing Choice Vouchers. Therefore, even though the expiration date is near, they are considered a low risk.

Costs Analysis

Based on federal and state guidelines, an order of magnitude cost analysis was conducted to compare the cost to replace each development with the cost to preserve affordability of the project.

The order of magnitude cost analysis indicates that the cost to preserve the units at Merced Commons I and II, Merced Gardens, Merced Meadows, and Merced West Manor is less than the cost to replace the units. The cost of construction and land to replace the 344 units is approximately $25 million.

Assuming an "equity" investment of 20 percent, replacement costs would total $5.1 million up front, while ongoing costs would total nearly $3.5 million annually (debt service and operating costs).

The viability of all these projects as affordable housing is enhanced by resident-based Housing Choice vouchers. Most of the 344 households currently residing in these complexes are provided with project-based Housing Choice Voucher program assistance. Housing Choice Voucher program rents in Merced are currently similar to market rents. Revenues provided by the Housing Choice Voucher program rents can compensate for the lower rents generated by the units that are not leased by households who receive program assistance.

Preservation of Financing Sources:

This section provides a brief summary of the existing public financing sources available for the preservation of affordable housing units at risk of conversion to market rate. This list of financing sources represents a sample of the type of programs that may be available during the time of potential conversion.

Community Development Block Grant (CDBG) program

The U.S. Department of Housing and Urban Development (HUD) provides an annual entitlement to the City of Merced. These funds can be utilized for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income.

Low-Income Housing Tax Credits

Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehab or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for 10 years and a state credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years.

HOME Program

HOME funds may be used for rehabilitation, acquisition and/or new construction of affordable housing. At least 90 percent of the households assisted must be at or below 60 percent of median income.

Entities Interested in Participating in California's First Right of Refusal Program

The California Department of Housing and Community Development has listed five entities with possible interests in participating in California's First Right of Refusal Program in Merced County.

ACLC, Inc.
42 N. Sutter Street, Suite 206
Stockton, CA 95202

Eskaton Properties Inc.
5105 Manzanita Ave.
Carmichael, CA 95608

Self-Help Enterprises
P.O. Box 351
Visalia, CA 93279

ROEM Development Corporation
1650 Lafayette Circle
Santa Clara, CA 65050

Housing Accessibility for the Disabled

As of January 1, 2002, in addition to the needs analysis for persons with disabilities, housing elements must analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities. In Merced, no additional fees, permits, or processing times are required for the development of housing for the disabled.

As part of the update of the housing element, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against person with disabilities and impede the availability of such housing for these individuals. However, the City has included programs in this Housing Element to assist in the development of housing for persons with disabilities. These programs include:

- Consider amending the Zoning Ordinance to allow a reduction in parking spaces for housing for persons with disabilities.
- Helping to promote and develop housing for persons with special needs.

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- The City does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its zoning ordinance.
- The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses. The Land Use Element of the General Plan does not restrict the siting of special need housing.
- The City provides information to all interested parties regarding accommodation in zoning, permit processes, and application of building codes for housing for persons with disabilities.

The City of Merced is also committed to ensuring equal opportunity housing is available to all residents. This Housing Element includes programs to ensure compliance with all accessibility requirements as well as equal housing opportunity laws. In addition, as explained below, the City has recently adopted a Reasonable Accommodation Ordinance to help meet the needs of the disabled community.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, the City allows group homes of six or fewer by right, as required by State law. No CUP or other special permitting requirements apply to such homes. Group homes for more than six residents are allowed in all of the multi-family zones within the City according to density requirements of the zone.

Building Codes

The City of Merced provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City adopted and implements the 2013 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.The City has not adopted any universal design elements in its Building Code beyond Title 24 requirements.

The State of California has removed any City discretion for review of small group homes (six or fewer residents), and the City does not impose any additional zoning, building code, or permitting procedures other than those allowed by state law. Additionally, large group homes (over 6 residents) for the mentally disabled are allowed as a conditional use in all of the residential zones in Merced. There are no residential zones in Merced that inhibit the development and/or improvement of housing for persons with disabilities.

The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements and Chapter 11 of the 2013 California Building Code. Accessible housing for the disabled can be achieved in a number of ways (wheelchair ramps, grab bars, wider halls, elevated electrical outlets, lowered switches, etc.). Some modifications that can be done can be as simple as adding a tub seat in the bathroom and marking light switches with Braille tape. Other modifications such as wheelchair ramps, removing steps, and widening hallways are more labor intensive and would require a building permit. The permit process would be the same for accessible housing modifications as they would be for modifications to single-family and multi-family units.

In accordance with enacted legislation (Chapter 671, Statutes of 2001), the City must demonstrate efforts to remove governmental constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility in the development of housing for persons with disabilities. Many of the steps the City has taken to ensure accessibility to housing for the disabled residents of the City were previously explained in this section.

The City complies with the provisions of SB520 by following California's accessibility laws which require the following for multi-family residential developments:

- Multi-family developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units are accessible.

Single-family residential developments are exempt from accessibility requirements, but accessibility features for a single-family home may be added at the request of a homeowner.

Procedures for Ensuring Reasonable Accommodations

In November 2009, the City of Merced adopted a Reasonable Accommodation Ordinance. This Ordinance is intended to

provide reasonable accommodations in the City's zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling.

A request for reasonable accommodation may be made by any person with a disability, their representative, or a developer or provider of housing for individuals with a disability. A reasonable accommodation may be approved only for the benefit of one (1) or more individuals with a disability. All applications for reasonable accommodation shall be heard by a hearing officer as defined in the City's Zoning Ordinance. However, if the project for which the request for a reasonable accommodation is made requires another discretionary permit or approval that is subject to planning commission action, the applicant may elect to have the planning commission hear the request for a reasonable accommodation and act as the hearing officer at the same time as the other discretionary permit or approval is heard. If the applicant does not request a simultaneous hearing, then the request for a reasonable accommodation shall not be heard until after a final decision has been made by the City regarding the other discretionary permit or approval.

A request for reasonable accommodation may be made by any person with a disability, their representative, or a developer or provider of housing for individuals with a disability. A reasonable accommodation may be approved only for the benefit of one (1) or more individuals with a disability.

Examples of ways in which the City has historically facilitated housing for persons with disabilities through its regulatory and permitting procedures include:

- The City's zoning code (MMC 20.62.040D) allows uncovered porches, ramps, platforms, or landing places which do not extend above the first floor of the building to extend into any required yard not more than 6 feet, provided that an open railing not more than 30 inches in height is installed. This provision has been used to approve requests for handicapped ramps for residential, commercial, institutional, or industrial structures.
- In addition, funds are available through the City's Housing Program for retrofitting structures to accommodate physically disabled residents (including improvements such as ramps, handicapped bathrooms, etc.). Since 1994, the City's Housing Program has provided such assistance to over 35 projects.
- The City allows some variation from parking standards through Section 20.58.330 (Uses Not Specified) which has been used to reduce parking requirements for senior housing projects.
- The City permits group homes of all sizes in all its residential and commercial zones (see previous page).
- The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or number of uses in any part of the City.

In light of the recent adoption of an ordinance addressing reasonable accommodation for persons with disabilities and the past practices of the City, steps have been implemented to mitigate any potential constraints to the availability of housing for persons with disabilities.

9.6 GOALS, POLICIES AND OBJECTIVES (2015)

This section describes housing goals, policies, and programs for the City of Merced. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's five-year action plan and constitute the City's local housing strategy.

Housing Element Update

The City of Merced General Plan Housing Element is consistent with, and addresses, the above-stated state goals. The goals of the 2015 City of Merced Housing Element serve at the local level to enhance and build upon State of California goals for providing safe, decent, and affordable housing available for all City residents.

Goal H-1:	New Affordable Housing Construction
Goal H-2:	Housing Conservation and Rehabilitation
Goal H-3:	Housing Affordability
Goal H-4:	City Coordination/Public Education
Goal H-5:	Quantified Objectives
Goal H-6	Equal Opportunity Housing

Policies and programs from the 2009 Housing Element have been either incorporated herein or updated, otherwise modified, or deleted as deemed appropriate.

Implementation of programs shall be on a continuous basis unless otherwise noted in the program description. Monitoring will be made annually through the General Plan status report required by Government Code 65400.

The 2015 Goals, as also stated in the 2009 Merced Housing Element, are as appropriate today as when they were originally developed. These goals encompass new construction, conservation of existing stock, affordability, coordination with other agencies, and establishing quantified objectives.

The City's Action Plan described herein is not inclusive of the student, faculty, and staff housing as planned by the University of California Merced within its 815 acres. UC Merced housing needs and implementation plans are well defined in the UC Merced Long Range Development Plan (LRDP), adopted in 2009 and revised in May 2013.

The LRDP indicated that at full development the University Community Plans included housing for 50 percent of the student population. The Draft EIR for the LRDP acknowledges that 50 percent of on-campus student housing is uncertain during early years of campus development. However, the UC Project 2020, to begin construction in 2016, aims to house up to 5,000 students on campus.

Action Plan of the 2015 Housing Element

Within the City of Merced, the primary provision of financial and technical assistance in ensuring and subsidizing affordable housing initiatives is primarily accomplished through the City's designated Housing Program. The Housing Program administers Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and other grant funds in order to increase the supply of safe, decent, and affordable housing. The Program is also involved in community development and neighborhood revitalization.

The City of Merced's 2015 Housing Element Programs in support of its stated Goals and Policies will be implemented based on the following Housing Action Plan.

Goal H-1: New Affordable Housing Construction

GOALS

- **Increase the Stock of Affordable Housing for Extremely Low, Very Low, Low, and Moderate Income Households**
- **Encourage a Mix of Housing Throughout the City to Meet the Needs of Different Income Groups**
- **Encourage the Construction of Housing and Facilities to Meet Special Needs, Including Farmworkers, Homeless, Large Families, Seniors, and People with Physical or Mental Disabilities**

POLICIES

H-1.1 Support Increased Densities In Residential Areas.

H-1.2 Support Development of Affordable Housing.

H-1.3 Pursue Joint Development Agreements.

H-1.4 Provide Priority Review and Permitting for Affordable Housing Projects.

H-1.5 Support the Construction of Second Units.

H-1.6 Pursue State and Federal Funds for New Housing Construction.

H-1.7 Support Housing to Meet Special Needs.

H-1.8 Ensure Land Availability.

Policy H-1.1
Support Increased Densities In Residential Areas

1.1.a Evaluate for Multi-Family Housing Development

The City will update the evaluation of vacant and underutilized parcels throughout the City based on the vacant sites analysis at Appendix A to determine suitability and feasibility for potential multi-family development, considering at least, but not limited to, location, size, circulation, and available infrastructure. Staff will monitor and evaluate whether the higher density sites are providing realistic development opportunities for low-income households through the general plan annual review process (Government Code 65400). In addition, staff will work to educate the public and decision-makers about affordable housing, especially multi-family developments, to help alleviate "NIMBYism" when developments are proposed and to ensure decisions regarding developments are made based on adopted plans and policies. The City will encourage developments devoted exclusively to Senior housing.

Action:	*Update the evaluation annually to identify potential multi-family development sites. Encourage development at a minimum of 80% of the maximum density. Provide brochures and other information at the counter, in the City newsletter, and on the City's website regarding "NIMBYism" and affordable housing. Provide information to decision-makers regarding affordable housing and the City's plans and policies for multi-family development.*
Responsibility:	*Planning Division, Planning Commission, and City Council*
Timeline:	*Ongoing*
Funding Source:	*General Fund*
Quantifier:	*Update of vacant sites listing annually. Evaluation of incentives to encourage development at a minimum of 80% of the maximum allowed density. Continue to provide brochures and other information to the public. Review of plans and policies for multi-family development provided to the Planning Commission and City Council.*

1.1.b Promote the Use of the Residential Planned Development Zoning Designation

Expedite processing of Residential Planned Development (RPD) permits to encourage innovative site planning, multi-level developments, clustered housing design and planned open space. Evaluate the use of incentives, such as allowing higher densities, or other incentives determined to be appropriate, to developers providing child care centers within their development. Provide more education to the public and decision-makers regarding the benefits of small lot developments.

Action:	*Continue fast-track permitting for all permit applications within a Residential Planned Development. Complete the adoption of the Draft Zoning Ordinance, which includes the use of incentives in the Density Bonus Chapter to encourage childcare centers within new developments and streamlines the approval process within RPD's; and provide the Planning Commission and City Council with more education and information on the benefits of small lot development. Consider the development of a checklist to aid in the evaluation of the quality and benefits of new housing developments. The development of the checklist should be done in consultation with the Building Industry Association (BIA).*
Responsibility:	*Planning Division, Planning Commission, and City Council*
Timeline:	*Permit Processing – Ongoing; Incentives for Child Care Center – 2016; Education for Decision-makers – Ongoing*
Funding Source:	*General Fund*
Quantifier:	*Permitted RPD's and determination on incentives for child care center; Study-sessions for Planning Commission and City Council*

1.1.c Encourage Mixed Use Development

Expand the use of mixed-use residential/office/retail developments in the City's core downtown and other appropriate commercial centers to support both affordable housing and economic development goals through priority permit processing. Proposed amendments to the City's Zoning Ordinance would allow residential uses as a principally permitted use in Central Commercial (C-C) zone which encompasses most of the downtown area and would be consistent with the City's Downtown Strategy. The City will promote development consistent with the "Downtown Strategy." In addition, proposed changes in the Zoning Ordinance update would reduce the parking requirements for residential developments near approved transit stops. The use of other incentives will be reviewed.

Action:	*Complete adoption of the Draft Zoning Ordinance and promote development consistent with the "Downtown Strategy"*
Responsibility:	*Planning Division, Housing Program, Planning Commission, and City Council*
Timeline:	*Zoning Ordinance Adoption – 2016; Development consistent with "Downtown Strategy" - Ongoing*
Funding Source:	*N/A*
Quantifier:	*Draft Zoning Ordinance adopted and 4 units completed annually;*

1.1.d Review and Update the City's Zoning Ordinance to Assure Compliance with State Law

At least annually, review changes in State law with reference to housing and update the City's Zoning Ordinance for conformity where necessary. The City is working on a comprehensive Zoning Ordinance Update which is expected to be adopted before end of 2016. The changes in the Public Review Draft (released in September 2015) include:

1. Allowing emergency shelters in the General Commercial (C-G) zone as a permitted use in compliance with Government Code Section 65583. The City will amend the zoning ordinance to allow emergency shelters as a permitted use in a General Commercial (C-G) Zone. Development standards are also included as allowed by Government Code Section 65583 to assist in the development of emergency shelters.
2. Bringing the Density Bonus Ordinance into compliance with state law.
3. Adding a section dealing with farmworker housing in compliance with Health and Safety Code 17021.6.
4. Allowing transitional and supportive housing in all residential zones in compliance with SB 2 which requires that transitional and supportive housing may only be subject to those restrictions that apply to other residential uses of the same type in the same zone.

Action:	*Complete adoption of Draft Zoning Ordinance; and review at least annually; revise as needed*
Responsibility:	*Planning Division, Planning Commission, and City Council*
Timeline:	*December 2016 and on an Annual Basis thereafter*
Funding Source:	*General Fund*
Quantifier:	*Updated Zoning Ordinance*

1.1.e Encourage Alternate Housing Types

Through priority permit processing, encourage the development of alternate housing designs that can be built on smaller footprints. The Planning Division will inform potential developers of the benefits/cost savings of alternate housing designs and smaller footprints fostering a larger return on investment (ROI) with more units per acre, thus providing more affordable housing. Priority processing saves developers time and money to help keep development affordable and is also important for them to meet State and Federal tax credit deadlines. The City's "Small Lot Design Guidelines" have been incorporated in the comprehensive Zoning Ordinance update and setback requirements have been increased providing more open space to encourage the public to be more accepting of the small lot design concept. Additionally, staff will encourage developments to build 2 and 3-story houses to provide more floor area on a smaller lot.

Action:	*Add small lot, affordable housing developments to priority processing program. Complete adoption of Draft Zoning Ordinance.*
Responsibility:	*Planning Division, Planning Commission, and City Council*
Timeline:	*Priority processing - Ongoing; Draft Zoning Ordinance adopted incorporating the "Small Lot Design Guidelines" - December 2016*
Funding Source:	*General Fund*
Quantifier:	*Number of units processed*

1.1.f Encourage the Use of the Density Bonus Provision to allow a 50% increase in the number of units allowed in medium and high density zones dedicated exclusively for Senior Housing, if at least 50% of the units are affordable to very low-income households.

Complete the adoption of the Draft Zoning Ordinance which includes the above Density Bonus provision along with a provision to allow a reduction in the number of parking spaces for "low demand" uses. Senior housing would be considered "low demand," and would be eligible for such a reduction.

Action:	*Complete the adoption of the Draft Zoning Ordinance..*
Responsibility:	*Planning Division, Planning, Commission, City Council*
Timeline:	*December 2016*
Funding Source:	*General Fund*
Quantifier:	*Updated Zoning Ordinance*

1.1.g Work with UC Merced to Develop a Student Housing Plan

Action: City staff will work with representatives of UC Merced to consider the development of a Student Housing Plan. The plan should address issues of student housing within residential neighborhoods. It should include programs to educate students on being good neighbors. It should also address the need to locate fraternity/sorority housing within Medium-High and High Density Zones until such time as they can be supported on campus. There are provisions in the draft Zoning Ordinance to regulate fraternities and sororities in the City.

Responsibility: Planning Division (working with UC Merced Officials)

Timeline: December 2018

Funding Source: General Fund

Quantifier: Adoption of Plan

1.1.h Encourage the use of the City's Lot Split Process (Parcel Map) to subdivide large parcels into smaller parcels that would be more likely to be developed for affordable housing.

Action: Encourage developers of affordable housing to consider subdividing large lots into smaller lots more suitable for affordable housing. This process is done through a staff-level approval with no public hearings before the City Council or Planning Commission. The process takes approximately 3 weeks.

Responsibility: Planning Division

Timeline: Ongoing

Funding Source: General Fund

Quantifier: Number of Lot Splits completed to accommodate affordable housing.

Policy H-1.2
Support Development of Affordable Housing

1.2.a Review Design Standards; Update for Affordability

Deviations to improvement standards contained in the Subdivision Ordinance may currently be granted by the Planning Commission through the Tentative Subdivision Map process. To reduce the need for multiple case-by-case considerations, continue periodic review of infrastructure and road requirements as well as an annual review of the City Engineering Design Standards. Identify potential revisions to reduce construction/improvement costs for new development without negative impact to quality or capacity.

This review shall be in conjunction with development representatives such as the Building Industry Association, the City Public Works, Fire and Police Departments, Planning Commission, and City Council.

Action:	*Conduct annual review*
Responsibility:	*Planning Division, Planning Commission, and City Council*
Timeline:	*Annually*
Funding Source:	*General Fund*
Quantifier:	*Up-to-date standards*

1.2.b Continue City Housing Program

Provide incentives to encourage affordable housing development, especially for Extremely Low-income Households. Encourage the construction of Child Care Centers within new developments funded through the City's Housing Program.

Action:	*The Housing Program will continue to assist below-market-rate units to be sold or rented to persons of low to moderate income. Examples of potential incentives include: Grants, fee deferment programs, low-interest financing, equity sharing, infrastructure financing assistance, etc.* *For any City financial assistance, a developer will be encouraged to meet a 17-20 unit per acre minimum in R-3 zones.* *Consider incentives, such as priority permitting to developers who include Child Care Centers within their development.* *Complete the adoption of the Draft Zoning Ordinance which includes incentives in the Density Bonus chapter for Child Care Centers.*
Responsibility:	*Housing Division, Planning Division, Planning Commission, and City Council*
Timeline:	*Ongoing for assistance, December 2016 for incentives for Child Care Centers*
Funding Source:	*Housing Program*
Quantifier:	*Assistance to development of at least 50 affordable units per year subject to funding availability.*

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Provide incentives to encourage affordable housing development, especially for Extremely Low-income Households. Encourage the construction of Child Care Centers within new developments funded through the City's Housing Program.

Action:	*The Housing Program will continue to assist below-market-rate units to be sold or rented to persons of low to moderate income. Examples of potential incentives include: Grants, fee deferment programs, low-interest financing, equity sharing, infrastructure financing assistance, etc.* *For any City financial assistance, a developer will be encouraged to meet a 17-20 unit per acre minimum in R-3 zones.* *Consider incentives, such as priority permitting to developers who include Child Care Centers within their development* *Complete the adoption of the Draft Zoning Ordinance which includes incentives in the Density Bonus chapter for Child Care Centers.*
Responsibility:	*Housing Division, Planning Division, Planning Commission, and City Council*
Timeline:	*Ongoing for assistance, December 2016 for incentives for Child Care Centers*
Funding Source:	*Housing Program*
Quantifier:	*Assistance to development of at least 50 affordable units per year subject to funding availability.*

1.2.c Conduct studies to identify the needs of disadvantaged communities per Senate Bill SB 244

Action:	*As annexations occur, conduct studies to determine the needs of disadvantaged communities within the City Sphere of Influence in proximity to the proposed annexation. Identify the areas lacking sewer and/or water availability and those areas in need of other revitalization efforts and other infrastructure upgrades (sidewalks, fire hydrants, etc.).* *Ensure that land annexed into the City for development can be supplied by the City's sewer and water facilities.*
Note:	*Possible areas that may qualify were identified in the Municipal Service Review done by LAFCO for the City's new Sphere of Influence in 2014.*
Responsibility:	*Planning Division*
Timeline:	*As funds are available and as annexations occur.*
Funding Source:	*Housing Program and General Fund (staff time) and Annexation Application Fees*
Quantifier:	*Funding obtained for disadvantaged communities.*

1.2.d Pursue funding strategies to assist disadvantaged communities.

Action: *Apply for funding such as the Community Revitalization and Investment Authority (AB 2) that focus on addressing distressed conditions in disadvantaged communities.*

Responsibility: *Housing Division and Planning Division*

Timeline: *As funds are available.*

Funding Source: *Housing Program and General Fund (staff time)*

Quantifier: *Funding obtained for disadvantaged communities.*

Policy H-1.3
Pursue Joint Development Agreements

1.3.a Participate in Joint Development Agreements

Action: *Continue City staff exploration and pursuit of feasible development agreements for joint public/private development of affordable rental and ownership housing, including senior housing, "special needs" housing, farmworkers, supportive and transitional housing, or emergency shelters for the homeless within the City. Said development agreements shall ensure affordable housing mix, appropriate covenants of affordability terms, and conditional recapture provisions. Specifically, the City will invite developers of affordable housing to participate in Joint Development Agreements. Special focus will be placed on agreements for the development of housing for extremely-low income households.*

The City's goal is to execute one agreement annually to achieve 50 units of low-mod housing.

Use development agreements to encourage the construction of child care centers within affordable housing developments, possibly through the Density Bonus provisions in the Zoning Ordinance.

Responsibility: *Housing Division*

Timeline: *Ongoing*

Funding Source: *Housing Program*

Quantifier: *Executed Project Agreement(s)*

1.3.b Encourage the construction of childcare centers within new housing developments through the use of Joint Development Agreements.

The City recognizes the need for quality childcare. In addition, the City recognizes the large amount of traffic and emissions produced by the numerous trips families make throughout the City in going to and from childcare centers. The City also recognizes that many families who need affordable housing, especially female-headed households, need childcare on-site (within apartment complexes) or within close proximity to their home or transit services.

Action: *Encourage the development of childcare centers within all housing developments, with specific emphasis on affordable housing, through the use of incentives determined to be appropriate. Joint development agreements shall be used as a mechanism to ensure childcare centers are included in developments. The Density Bonus provisions in the Zoning Ordinance can also be used.*

Responsibility: *Housing Division, Planning Division*

Timeline: *December 2019*

Funding Source: *Housing Program*

Quantifier: *Executed Project Agreements*

Policy H-1.4
Provide Priority Review and Permitting for Affordable Housing Projects

1.4 One-Stop Permit Center Fast-Tracked Processing

Action:	*Continue the City's current procedures for processing development proposals and approving permits, accelerating the permitting process for affordable and senior housing developments, as well as for housing for veterans. Also offer an expedited review to residential developments that include a childcare center. In conjunction with appropriate and affected City departments, periodically review (every 2 years) processes to maintain efficiency. Continue providing fee estimates for residential developments in a timely manner.*
Responsibility:	*Planning Division and Inspection Services Division*
Timeline:	*Every 2 years (2011, 2013, 2015)*
Funding Source:	*General Fund*
Quantifier:	*Findings; revisions, if any*

Policy H-1.5
Support the Construction of Second Units

1.5.a Encourage Homeowners to Construct Second Units

Action:	*Continue to publicize the Second Unit Ordinance and the income benefits of second unit construction to homeowners in the City. Link this promotion with information on the availability of low-interest rehabilitation loans and other funding programs to support second unit development and provide technical support as necessary to interested homeowners. Provide information on second units and their benefits via the City's website, monthly newsletter, and brochures at the front counter.*
Responsibility:	*Planning Division, Housing Program, Planning Commission, and City Council*
Timeline:	*Ongoing*
Funding Source:	*Housing Program*
Quantifier:	*Brochure published and distributed and information posted on the website, as well as the number of permits issued for second units.*

Policy H-1.6
Pursue State and Federal Funds for New Housing Construction

1.6.a Apply for Funding to Support New Housing Construction

Identify and pursue available funding sources for affordable housing development such as Multi-Family Housing loans for general, senior, and student housing (HCD, Proposition 46 Programs).

Action:	*Continue identification of potential funding resources including CDBG, HOME, CDBG-R, NSP, Multifamily Housing Program (MHP) and all other available programs and actively pursue applications to State special Proposition 1C housing development and federal programs to assist new construction of affordable housing and supporting infrastructure. The City is an entitlement City for CDBG funds and a participant in the HOME program. Funds are received annually through the City's Housing Program. In addition, the City will continue to apply for all available Neighborhood Stabilization funding, as available. Applications will be submitted annually for available funding from all viable funding sources. The City will monitor the HCD and HUD websites and all other resources to be aware of when funding opportunities become available and deadlines for submitting applications. Special focus will be given for the development of housing for Extremely-low income households.*
Responsibility:	*Housing Program, Planning Commission, and City Council*
Timeline:	*FY 2015-2016, at least annually thereafter, as funds become available.*
Funding Source:	*HUD/HCD grants*
Quantifier:	*Projected 100 Housing Units annually subject to availability of funding*

1.6.b Provide Assistance for Private and Nonprofit Applicants to State and Federal Programs

Action:	*Assist private individuals and nonprofit organizations in applying for State and Federal funds at least once each year. Assistance may take the form of information referral, consultation regarding program applications, and/or lobbying by local officials on behalf of the applicant. Special focus will be given to applicants applying for funding to assist in the development of extremely-low income housing.*
Responsibility:	*Housing Program, Planning Commission, and City Council*
Timeline:	*Annually*
Funding Source:	*General Fund*
Quantifier:	*Report of participation*

Policy H-1.7
Support Housing to Meet Special Needs

1.7.a Continue Continuum of Care Development and Participation

Action:	*The City will continue to work with Merced County and the Merced County Association of Governments to implement the Continuum of Care to address the homeless issues in Merced. The City will continue to research funding opportunities for homeless and transitional shelters and will work with other agencies to ensure the needs of the homeless community are met.*
Responsibility:	*Planning Division, Code Enforcement Division, Housing Program, Planning Commission, and City Council*
Timeline:	*FY 2015 – 2016 and annually thereafter*
Funding Source:	*Housing Program*
Quantifier:	*Funding obtained/units completed.*

1.7.b Promote and Develop Housing to Meet Special Needs

Action:	*Assist private and nonprofit developers, such as the Central Valley Coalition for Affordable Housing, by identifying potential sites and financial resources for the construction of housing to meet special needs. Such projects might include, but are not limited to: senior housing, including congregate care facilities; housing for people with physical and mental disabilities; transitional housing for the homeless; an emergency shelter for the homeless; and housing for large families, extremely low-income families, and farmworkers. The City will provide further assistance to the identified need of additional emergency shelter facilities by applying for Proposition 46 funding to provide for such facilities or by supporting other agency applications.*
Responsibility:	*Planning Division, Housing Program, Planning Commission, and City Council*
Timeline:	*Annually. Funds are committed through the Housing Program's Annual Action Plan at the beginning of each fiscal year. The Housing Program works with the City's Community Housing Development Organization (CHDO) to complete at least one project annually to provide housing to those with special needs. The City will continue to work with the CHDO and any other agencies in an effort to provide more affordable housing for extremely-low, very-low, low-income and special needs households. At a minimum, the City will provide assistance to at least one project annually devoted to affordable housing for special needs households.*
Funding Source:	*Housing Program*
Quantifier:	*Units completed*

1.7.c Assist In Obtaining Funding For Farmworker Housing

Action:	*The City shall apply for or support applications for funding for farm worker housing,. The City shall periodically review available funding programs to identify additional funding sources for farmworker housing.*
Responsibility:	*Planning Division, Housing Program, Planning Commission, and City Council*
Timeline:	*On-going. Review funding sources annually*
Funding Source:	*General Fund (staff time) / Housing Program*
Quantifier:	*Units completed*

1.7.d Assess the need for Farmworker Housing

Action: *Work with farm owners and central labor providers to determine the number of farmworkers who may need housing in the City. The resulting report should address: permanent workers, seasonal resident workers and migrant workers.*

Responsibility: *Housing Division*

Timeline: *December 2019*

Funding: *General Fund (staff time)*

Quantifier: *Completion of report*

1.7.e Provide incentives for the development of farmworker housing.

Action: *Provide fast-track permit processing; offer a reduction in the number of parking spaces required based on the number of vehicles used for transportation; Explore the use of modified site development standards, e.g. street widths, paving, curbs/gutters, placement of public works improvements, or landscaping.*

Responsibility: *Planning Division, Inspection Services, and Engineering*

Timeline: *Ongoing*

Funding: *General Fund (staff time)*

Quantifier: *Number of farmworker housing units constructed.*

1.7.f Consider amending the Zoning Ordinance to allow a reduction in parking requirements for housing for persons with disabilities.

Action: *Complete the adoption of the Draft Zoning Ordinance which includes a section to allow the reduction in required parking spaces for uses considered to be "low demand." This could include parking requirements for developments for persons with disabilities.*

Responsibility: *Planning Division*

Timeline: *December 2016*

Funding: *General Fund (staff time)*

Quantifier: *Adoption of Draft Zoning Ordinance*

Policy H-1.8
Ensure Land Availability

1.8.a In-fill and Multi-family Lot Inventory

Action: *Develop an inventory of available infill and multi-family lots based on the vacant sites analysis in Appendix A. The inventory will include location, parcel sizes, amenities, and available infrastructure. The City will keep said inventory current and information will be made available to developers.*

Responsibility: *Planning Division, and Housing Program*

Timeline: *Ongoing*

Funding Source: *General Fund*

Quantifier: *Inventory up-to-date*

1.8.b Prioritize City efforts to encourage residential development by focusing on in-fill development and densification within the existing City Limits.

Action: *City staff will encourage development within the existing City Limits and especially within the City's Core Area. Staff will analyze vacant and underutilized land to identify constraints to in-fill development. Using the information found in the analysis, staff may develop an "In-fill Strategy." Staff will work with neighborhood and business groups, as well as with other interested organizations, to identify and address their concerns and preferences related to in-fill development. In addition, staff shall consider providing incentives such as reduced parking or priority permitting for in-fill developments, especially within the City's Core Area.*

Complete the adoption of the Draft Zoning Ordinance which encourages in-fill development through the use of an overlay zone.

Responsible Agency: *Planning Division, Planning Commission, and City Council*

Timeline: *Adoption of Zoning Ordinance - December 2016; Study - December* 2018

Funding Source: *General Fund*

Quantifier: *Adoption of In-fill Strategy or overlay zoning for specific areas*

1.8.c Provide Ample Land Through Planned Annexations

Action:	*The City will continue to monitor residential land availability, and encourage and pursue annexations as necessary to maintain a 10-year supply of zoned vacant residential property.*
Responsibility:	*Planning Division, Housing Program, Local Agency Formation Commission (LAFCO)*
Timeline:	*Continuous*
Funding Source:	*General Fund*
Quantifier:	*Land Inventory*

Goal H-2: Housing Conservation and Rehabilitation

- **Ensure Quality Affordable Housing through the Conservation and Rehabilitation of the Existing Housing Stock**

POLICIES

H-2.1 Continue the City's Housing Rehabilitation Forgivable Loan Program

H-2.2 Pursue State and Federal Funds to Support Conservation and Rehabilitation

Policy H-2.1
Continue the City's Housing Rehabilitation Forgivable Loan Program

2.1.a Continue the Housing Rehabilitation Forgivable Loan Program

Action: *Continue to allocate monies from the City's Affordable Housing Program and expand the City's Housing Rehabilitation Grant Program. Through the Program, provide grants for rehabilitation of existing homes to qualifying homeowners and owners of rental properties. Grant monies may also be supplemented with Home Improvement Funds from PG&E based on fund availability and household eligibility. Program staff will continuously explore avenues of increasing available broad-based funds.*

Responsibility: *Housing Program*
Timeline: *Continuous*
Funding Source: *CDBG and HOME programs*
Quantifier: *10 rehabilitations annually*

2.1.b Identify and Notify Owners of Substandard Units

Action: *Notify property owners regarding available rehabilitation programs to remedy code violations.*

Responsibility: *Code Enforcement, Housing Program*
Timeline: *Continuous*
Funding Source: *Housing Program/Code Enforcement Program*
Quantifier: *Number of rehabilitated units*

2.1.c Provide Public Information on Preventative Maintenance and Energy Conservation

Action:	*Utilize information dissemination programs such as the City's website and monthly newsletter to educate the public on low-cost preventative maintenance, as well as energy conservation measures they can take to prolong the life and quality of their home and reduce their long-term utility and maintenance costs. Continue provision and distribution of City's "Homeowner Preventative Maintenance" brochures and referral to local lender counseling programs.*
Responsibility:	*Housing Program*
Timeline:	*Ongoing*
Funding Source:	*Housing Programs / Private Lenders / Non-Profits*
Quantifier:	*Record of presentations / information provided and in what locations*

2.1.d Conservation of At-Risk Units

Action:	*The City will continue to contact owners and operators of at-risk units at least annually to monitor when/if the units are being considered for conversion. The City will, as needed, assist potential non-profit buyers to apply for California Housing Finance Agency funding to purchase and operate "At-Risk" facilities for continued affordability. The City will investigate possible incentive programs to encourage property owners to keep their properties affordable. Staff will work with the Housing Authority to determine if they offer programs that will assist property owners in maintaining their property as affordable units.*
Responsibility:	*Housing Program*
Timeline:	*Annually*
Funding Source:	*Housing Program*
Quantifier:	*Unit Preservation*

2.1.e Encourage Energy Conservation

Action:	*The City shall continue to assist low-income homeowners and renters in securing energy audits through local utility companies. Informational flyers should be provided at City offices and other public buildings to advertise funding sources for making any necessary changes such as energy conservation fixtures and devices. All projects funded through the Housing Program shall be designed to meet all state energy efficiency standards. The City will also continue to promote its participation in the HERO program and other similar programs.*
Responsibility:	*Housing Program*
Timeline:	*Ongoing*
Funding Source:	*Housing Program / HERO Program*
Quantifier:	*Brochures developed and distributed*

2.1.f Encourage Energy Conservation and Weatherization

Action:	*The City will continue to assist low/moderate income families in obtaining information and participating in the Community Action Agency's weatherization program. This program provides weatherization materials such as weather stripping, outlet covers, and water heater insulating blankets and assists homeowners with installation.*
Responsibility:	*Housing Program*
Timeline:	*Ongoing*
Funding Source:	*Community Action Agency*
Quantifier:	*10 Household referrals annually*

Policy H-2.2
Pursue State and Federal Funds to Support Conservation and Rehabilitation

2.2 Apply for State and Federal Funds to Support Housing Conservation and Rehabilitation

Action:	*Identify and apply for funding at the State and Federal levels to help finance housing conservation and rehabilitation in the City. When possible, pursuit of State and Federal monies shall be coordinated with other local agencies and jurisdictions, private developers, and/or with local lending institutions.*
Responsibility:	*Housing Program*
Timeline:	*Annually*
Funding Source:	*Housing Program*
Quantifier:	*Awarded funds*
Monitoring:	*Annual Action Plan and CAPER report to Council per HUD requirements*

Goal H-3: Housing Affordability

- **Increase Homeownership Opportunities for Low and Moderate Income Groups**
- **Provide Financial Assistance as Needed to Extremely Low, Very Low and Low Income Renter Households**
- **Minimize Governmental Constraints to the Development, Improvement, and Maintenance of Housing.**

POLICIES

H-3.1 Provide Financial Assistance to Qualifying Homebuyers and Renters

Policy H-3.1
Provide Financial Assistance to Qualifying Homebuyers and Renters

3.1.a Pursue State and Federal Funds for Down Payment Assistance

Action: *Continue the City's revolving loan fund and grant fund programs to provide low-interest loans to first-time low and moderate-income homebuyers. Expand utilization of the loan program to provide an "affordability gap" between housing prices and household incomes to sustain a live/work environment. The loan program is funded through state, CDBG, and HOME funds. There are established guidelines setting forth terms and conditions for loans. Annually review loan amount caps, need for requirement changes, etc., to meet changing housing markets. The City will continue to apply annually, or as available, for CalHOME, BEGIN, NSP, or other applicable funds. The City will explore and pursue all other available funding as it becomes available. The City will strive to assist at least one developer annually to apply for state and/or federal tax credits. Funding assistance is identified at the beginning of each fiscal year through the Housing Program's Annual Action Plan.*

Responsibility: *Housing Program*

Timeline: *FY 2015-2016, annually thereafter*

Funding Source: *Housing Program*

Quantifier: *5-10 Low-Moderate First-time Homebuyers Down-payment Assistance Loans annually, applications for funding sources and assistance provided to developers for tax credits.*

3.1.b Coordinate with Local Agencies to Provide Housing Assistance to Extremely Low, Very Low, and Low Income Households

Action: *Work with other agencies to assist in identifying and procuring funding for extremely-low, very-low, and low- income rental programs. Examples of other agencies include, but are not limited to, Housing Authority (Housing Choice/Section 8), Community Action and Salvation Army (displaced person's temporary assistance and limited financial grants), and Continuum of Care partners (transitional housing and homeless shelters).*

Responsibility: *Housing Program*

Timeline: *Ongoing*

Funding Source: *Housing Program/General Fund*

Quantifier: *Number of successful applications*

3.1.c Minimize Governmental Constraints on Housing Development, Improvement, and Maintenance	
Action:	*Review governmental processes and regulations to identify any potential constraints to the development, improvement, or maintenance to housing. If constraints are identified, and can legally be mitigated or removed by the City, implement steps to do so.*
Responsibility:	*Planning Department, Inspection Services Department*
Timeline:	*2016, annually thereafter*
Funding Source:	*General fund (staff time)*
Quantifier:	*Completion of review and steps to remove any potential constraints.*

Goal H-4: City Coordination / Public Education

- **Coordinate Innovative Housing Efforts with Private and Nonprofit Developers as well as Other Jurisdictions and City Departments**
- **Ensure Accountability and Success of the Housing Action Plan**

POLICIES

H-4.1 Educate the Public Regarding Affordable Housing Issues and Programs

Policy H-4.1
Educate the Public Regarding Affordable Housing Issues and Programs

4.1.a Provide Ongoing Public Information on Affordable Housing Issues and Programs

Action: *Establish a community notification list including, but not limited to, Housing Authority, Chamber of Commerce, schools, grocery and drug stores, Community Resource Counsel, civic and service organizations, community centers, and social media. Distribute information flyers and give public presentations on affordable housing issues and programs in the City of Merced to such groups, in addition to City residents, developers, and local lenders, by placing program brochures, copies of City documents, and other pertinent information in the City libraries and at the Merced Civic Center and on the City's website and Facebook pages. In addition, make this information available to community-based groups serving lower income residents, such as the Lao Family Community Center, and add information to the City website.*

Consider a program for builders' and developers' informational meetings to explain available programs and designations, as well as a program to educate first time homebuyers on the process of purchasing a home.

Responsibility: *Housing Program*

Timeline: *Ongoing*

Funding Source: *Housing Program*

Quantifier: *Two presentations each year outside of the Civic Center; two inside*

4.1.b Establish a Tenant and Landlord Education Program

Action: *Continue work with the County Housing Authority, the Merced County Rental Housing Association, and other relevant organizations. Provide sponsorship of Fair Housing and Tenant/Landlord relationships and rights workshops to educate tenants and landlords on their rights and responsibilities. Provide all information on the City's website.*

Responsibility: *Housing Program*

Timeline: *Ongoing*

Funding Source: *General Fund*

Quantifier: *Three workshops each year, plus updated materials*

Goal H-5: Quantified Objectives

Income Category	New Construction	Rehabilitation	Conservation
Extremely Low-Income	459	46	60
Very Low Income	459	46	52
Low Income	574	30	44
Moderate Income	540	28	0
Above Mod. Income	1044	0	0
	3076	150	156

Table 9.6.1
Program Objectives

Program Objectives		Fiscal Year Ending 2009	2010	2011	2012	2013	Total
1.2.b ,1.3, 1.6.b, 1.7.b	Residential Infrastructure Improvements	200	200	200	200	200	1,000
	Housing Rehabilitation						
2.1.a	Moderate	10	10	10	10	10	50
2.1.a	Substantial	5	5	5	5	5	25
2.1.a	Housing Replacement	10	10	10	10	10	50
2.1.c, d, & 4.1.a	Information Dissemination	1,000	1,000	1,000	1,000	1,000	5,000
1.1.c	In-fill Development	4	4	4	4	4	20
2.1.a, c	Code Enforcement	30	30	30	30	30	150
3.1.a	First Time Homebuyers	50	100	100	50	50	350
1.2.b, 1.3, 1.6.b, 1.7.b	New Construction – Extremely Low, Very Low, and Low Income/Special Needs	204	120	120	200	200	844
1.6.a	New Construction - Extremely Low, Very Low, and Low Income Housing	80	80	100	120	110	490
2.1.a	Special Needs Housing Rehabilitation	10	10	10	10	10	50
2.1.a	Weatherization	30	30	30	30	30	150
2.1.g	Energy Programs	25	25	25	25	25	125
4.1.a, b	Program/Renters-Landlords Workshops	7	7	7	7	7	35
	Total Assisted Units	1,665	1,631	1,651	1,701	1,691	8,339

Table 9.6.2
Program Costs

	Fiscal Year Ending					
Program Costs	**2010**	**2011**	**2012**	**2013**	**2014**	**Total**
Residential Infrastructure Improvements	$200,000	$205,000	$210,125	$215,378	$220,763	$1,051,266
Housing Rehabilitation						$ -
Moderate	$150,000	$153,750	$157,594	$161,534	$165,572	$788,449
Substantial	$125,000	$128,125	$131,328	$134,611	$137,977	$657,041
Housing Replacement	$500,000	$512,500	$525,313	$538,445	$551,906	$2,628,164
Information Dissemination	$5,000	$5,000	$5,000	$5,000	$5,000	$ 25,000
In-fill Development	$100,000	$102,500	$105,063	$107,689	$110,381	$525,633
Code Enforcement	$300,000	$307,500	$315,188	$323,067	$331,144	$1,576,899
First Time Homebuyers	$750,000	$1,700,000	$1,700,000	$1,000,000	$1,000,000	$6,150,000
New Construction – Extremely Low, Very Low, and Low Income/Special Needs	$ 10,200,000	$6,000,000	$6,000,000	$ 10,000,000	$ 10,000,000	$ 42,200,000
New Construction - Extremely Low, Very Low, and Low Income Housing	$800,000	$800,000	$1,000,000	$1,800,000	$1,650,000	$6,050,000
Special Needs Housing Rehabilitation	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 75,000
Weatherization	$750	$750	$750	$750	$750	$3,750
Energy Programs	$1,250	$1,250	$1,250	$1,250	$1,250	$6,250
Program/Renters-Landlords Workshops	$700	$700	$700	$700	$700	$3,500
Contingency and Admin	$442,155	$589,811	$625,096	$645,514	$628,566	$2,931,143
Total	$ 13,589,855	$ 10,521,886	$ 10,792,407	$ 14,948,938	$ 14,819,009	$ 64,672,095
Program Funding						
CDBG	$1,526,000	$1,564,150	$1,603,254	$1,643,335	$1,684,418	$8,021,157
Proposition 46 Housing Programs	$500,000	$500,000	$500,000	$500,000	$ -	$2,000,000
HOME	$700,348	$717,857	$735,803	$754,198	$773,053	$3,681,259
Low Income Housing Tax Credits	$ 10,200,000	$6,000,000	$6,000,000	$ 10,000,000	$ 10,000,000	$ 42,200,000
Redevelopment Set aside	$600,000	$630,000	$661,500	$694,575	$729,304	$3,315,379
Program Income	$1,000,000	$1,189,430	$1,384,621	$1,585,767	$1,793,071	$6,952,889
Total	$ 14,526,348	$ 10,601,437	$ 10,885,178	$ 15,177,875	$ 14,979,846	$ 66,170,684

Goal H-6: Provide Equal Opportunity Housing

- **Promote Fair Housing Practices**

POLICIES

H-6.1 Use CDBG funds for fair housing enforcement, education, and technical assistance activities.

H-6.2 Ensure all new, multifamily construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.

H-6.3 Increase or maintain resources to establish and support outreach, public education and community development activities through community based or neighborhood organizations.

Policy H-6.1
Use CDBG funds for fair housing enforcement, education, and technical assistance activities.

6.1.a Use CDBG funds for fair housing enforcement, education, and technical assistance activities.

Action:	*Continue to contract with an outside agency to provide Fair Housing information to the City's residents and to operate a Fair Housing Hotline. Also post information regarding Fair Housing on the City's website.*
Responsibility:	*Housing Program*
Timeline:	*Ongoing – funding renewed annually*
Funding Source:	*CDBG funds*
Quantifier:	*Number of residents educated and assisted*

6.1.b Prepare a HUD Consolidated Plan every 5 Years

Action:	*Prepare a Consolidated Plan every 5 years to include certification that the City will affirmatively further fair housing, conduct an analysis to identify impediments to fair housing choice, and take actions to overcome the effects of any impediments identified.*
Responsibility:	*Housing Program, Planning Department*
Timeline:	*Every 5 years (current Plan covers 2015 – 2020))*
Funding Source:	*CDBG funds*
Quantifier:	*Preparation of Consolidated Plan every 5 years*

6.1.c Prepare an Analysis of Impediments to Fair Housing every 5 to 7 years	
Action:	*Prepare and Analysis of Impediments (AI) every 5 to 7 years and take steps to address all barriers to affordable housing identified in the report.*
Responsibility:	*Housing Program, Planning Department*
Timeline:	*Every 5 to 7 years to prepare the report. Actions to address barriers to affordable housing are an ongoing task.*
Funding:	*CDBG funds*
Quantifier:	*Completion of the AI and the number of barriers removed.*

Policy H-6.2 Ensure all new, multifamily construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.	
Action:	*Review all applications for multifamily construction to ensure all federal and State fair housing acts are being complied with. This shall be done through building permit review or other review as required (i.e., CUP, etc.).*
Responsibility:	*Planning Department, Inspection Services*
Timeline:	*Ongoing-*
Funding:	*General Fund*
Quantifier:	*Number of projects reviewed*

Policy H-6.3 Encourage a range of housing types to be constructed in subdivisions and large developments.	
Action:	*Promote Neighborhoods that contain a variety of housing types, as allowed by the R-1, R-2, R-3, R-4, and P-D zones of the Merced Zoning Ordinance.*
Responsibility	*Planning Department*
Timeline:	*Ongoing*
Funding:	*General Fund*
Quantifier:	*Number of projects approved*

Consistency with the General Plan

he Housing Element is one of seven State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. The housing element is required to be internally consistent with the other elements of the general plan. The City's *Merced Vision 2030 General Plan* was adopted on January 3, 2012.

Staff has conducted a consistency review and determined the Housing Element to be in compliance with the other elements of the General Plan and Government Code Section 65032.

Merced Theater
Mixed Use Development

9.7 PUBLIC PARTICIPATION

9.7.1 Housing Element Task Force – 2015

The City of Merced extends its appreciation for the invaluable input from the Housing Element Task Force. In addition to time devoted to workshop discussions and review of the document as it was developing, they also provided a great deal of local insight to identify needs and avenues of resolution. Members and organizations, groups, or interests they represented were:

Name	Title	Organization
Brenda Callahan-Johnson	CEO	Merced County Community Action Agency
Bill Baker	Planning Commissioner / Realtor	City of Merced Planning Commission
Christie Hendricks	Child Care Coordinator	Merced County Office of Education, Child Care Support Services
Guy Maxwell	Developer / Builder	Building Industry Association
Jill McLoed	Planning Commissioner / Nurse Practitioner	City of Merced Planning Commission
Johanna Gallegos	Housing Assistant	Central Valley Coalition for Affordable Housing
Mark Hamilton	Housing Program Supervisor	City of Merced Housing Division
Renise Ferrario	Executive Director	Merced County Housing Authority
Samantha Thompson	Early Education - MCOE	Merced County Office of Education, Child Care Support Services

The Task Force members represented a wide range of personal experience, incomes, special needs and professional knowledge of the housing industry and housing availability in the City of Merced and surrounding region.

9.7.2 Synopsis of Task Force Meetings

Four meetings were held with the Task Force Committee as a whole and several members provided information individually, relative to their fields of expertise and experiences. Agendas of the meetings are available from the City and generally reflected the following discussion topics.

Meeting #1	Review and Revision of current programs/goals
Meeting #2	Continued Review and Revision of current programs/goals.
Meeting #3	Housing Resources and Constraints
Meeting #4	New/revised Policies, Objectives and Programs

The City of Merced Council Members, City Manager, Planning and Public Works staff work closely with regional planning agencies including the Merced County Association of Governments, Housing Authority of Merced County, and the Merced County Community Action Agency. Circulation of the Housing Element occurred to all interested agencies seeking their comments.

The objectives, goals, policies, and use of funding in the Housing Element are not substantially different than those of the General Plan. In conjunction with the existing General Plan, the Planning Commission will adopt a finding of internal consistency among all City plans, policies, and ordinances. When amendments are made to the existing plans, including the General Plan, the City Council or the Planning Commission must find them to be consistent with the existing General Plan before approving the amendment. This is how the consistency among plans, amendments, and ordinances within the City of Merced is maintained.

9.7.3 Environmental Review

A programmatic environmental review is being conducted and will be circulated for comment during the public review period for the draft Housing Element. It is anticipated that a Negative Declaration will be adopted at the time of Housing Element adoption along with appropriate Findings of Consistency.

9.7.4 Performance Evaluation

At least annually, the City of Merced will review the programs of the 2015 Housing Element to track and record progress of implementation. An annual status report of housing actions will be made to the Planning Commission and City Council in the City's General Plan Annual Report in August/September of each year.

9.7.2 Provision For Update

During each annual reporting period and particularly during the required mid-program review, current information and program progress may indicate the need for adjustments to be made. Said adjustments, as appropriate, may be made during this review period.

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
236-010-010	1000 Yosemite Ave.	vacant	150230.0	150230.0	3.45	150	113	HD	R-4	Y	Flood Zone	Infill
031-331-012	345 W 12TH ST	vacant	7499.97	7500.0	0.18	7	6	HD	R-4	Y	Flood Zone	Infill
031-342-008	106 W 12TH ST	vacant	7499.97	7500.0	0.18	7	6	HD	R-4	Y	Flood Zone	Infill
031-342-010	111 W 11TH ST	vacant	7500.00	7500.0	0.18	7	6	HD	R-4	Y	Flood Zone	Infill
031-344-009	21 W 11TH ST	vacant	7499.99	7500.0	0.18	7	6	HD	R-4	Y	Flood Zone	Infill
224-010-010	570 BELLEVUE RD	vacant	869395.32	869395.3	19.96	480	360.0	HMD	PD	Y		Bellevue Ranch
224-020-008	4337 BARCLAY CIR	vacant	441604.22	441604.2	10.14	122	92.0	HMD	PD-46	Y		Bellevue Ranch
224-020-006	450 MANDEVILLE LN	vacant	300531.32	300531.3	6.90	83	63.0	HMD	PD	Y		Bellevue Ranch
052-230-082	5123 G ST	vacant	5526.91	5526.9	0.13	2	1.0	HMD	PD-42	Y		Bellevue Ranch
052230082	5132 G ST	vacant	5526.91	5526.9	0.13	4.0	3	HMD	PD	Y		Bellevue Ranch
052380013	134 E BELLEVUE	vacant	68585.98	68586.0	1.58	38.0	29	HMD	PD	Y		Bellevue Ranch
052380014	70 E BELLEVUE RD	vacant	271977.8	271977.8	6.25	150.0	113	HMD	PD	Y		Bellevue Ranch
052380032	166 E BELLEVUE RD	vacant	192951.02	192951.0	4.43	107.0	81	HMD	PD	Y		Bellevue Ranch
052-230-082	5123 G ST	vacant	10873143.1	10873143.1	249.62	1498	1123	LD	PD-42	Y		Bellevue Ranch
230-010-001	3878 N G ST	vacant	3755222.4	3755222.4	86.21	626	1	LD	R-1-6	Y		
231-010-001	3878 G ST	vacant	3755222.4	3755222.4	86.21	626	1	LD	R-1-6	Y		
061-250-091	3139 E CHILDS AVE	vacant	3063117.8	3063117.9	70.32	613	459	LD	R-1-5	Y	Flood Zone	Crossing at River
060-030-041	4700 G ST	vacant	1417960.1	1417960.1	32.56	284	213	LD	R-1-5	Y		
008-010-070	2309 E YOSEMITE AVE	vacant	1863171.4	1863171.4	42.78	257	192	LD	PD-52	Y		Moraga
222-010-005	500 W GERARD	vacant	1263580.3	1263580.3	29.01	253	190	LD	R-1-5	Y	Flood Zone	HART COL LOTS
060-030-037	4400 G ST	vacant	1217253.7	1217253.7	27.95	244	183	LD	R-1-5	Y		
259-130-018	309 E MISSION AVE	vacant	1738321.5	1738321.5	39.91	239	180	LD	PD-58	Y	Flood Zone	Mission Ranch
061-310-017	3375 BAKER DR	vacant	1104475.9	1104475.9	25.36	152	138	LD	RPD-54	Y	Flood Zone	Sierra Vista
206-010-004	633 W CARDELLA RD	vacant	716221.4	716221.4	16.45	144	107	LD	R-1-5	Y		
059-240-038	311 S N ST	vacant	647202.9	647202.9	14.86	130	97	LD	R-1-5	Y	Flood Zone	HART COL LOT 36
061-261-010	2832 E CHILDS AVE	vacant	617882.0	617882.0	14.19	124	93	LD	R-1-5	Y	Flood Zone	
206-030-007	1201 PETTINOTTI RD	vacant	816073.1	816073.2	18.74	112	84	LD	PD-57	Y		Lantana
206-223-027	3955 ARGOSY DR	vacant	815675.7	815675.7	18.73	112	84	LD	PD-46	Y	Flood Zone	University Park
061-261-006	2574 E CHILDS AVE	vacant	448305.5	448305.5	10.30	90	67	LD	R-1-5	Y	Flood Zone	
008-010-071	2850 E YOSEMITE AVE	vacant	640602.0	640602.0	14.71	88	66	LD	PD-52	Y		Moraga
206-030-008	1125 LEHIGH DR	vacant	591350.6	591350.6	13.58	81	66	LD	PD-50	Y		
230-010-020	4200 THERESA CT	vacant	588314.1	588314.1	13.51	81	61	LD	PD-42	Y		Bellevue Ranch
061-261-005	2540 E CHILDS AVE	vacant	388162.8	388162.8	8.92	78	58	LD	R-1-5	Y	Flood Zone	
206-030-022	1470 PETTINOTTI RD	vacant	389508.2	389508.2	8.95	78	1	LD	R-1-5	Y		LANTANA
061-261-024	331 COFFEE ST	vacant	361321.4	361321.4	8.30	73	54	LD	R-1-5	Y	Flood Zone	REMAINDER PM 87-
061-582-002	3375 BLIX AVE	vacant	356032.6	356032.6	8.18	72	53	LD	R-1-5	Y	Flood Zone	SANDCASTLE
061-261-016	215 COFFEE ST	vacant	324267.4	324267.4	7.45	65	49	LD	R-1-5	Y	Flood Zone	MER COL POR LOT
061-261-021	299 COFFEE ST	vacant	310826.3	310826.3	7.14	63	47	LD	R-1-5	Y	Flood Zone	PARCEL 2 PM 101-34
231-040-002	3701 MANSIONETTE DR	vacant	336431.0	336431.0	7.73	56	1	LD	R-1-6	Y		
061-261-009	2680 E CHILDS AVE	vacant	269936.5	269936.5	6.20	54	40	LD	R-1-5	Y	Flood Zone	
231-040-001	3750 MANSIONETTE DR	vacant	265549.3	265549.4	6.10	44	1	LD	R-1-6	Y		
006-050-068	1380 E YOSEMITE AVE	vacant	249067.9	249067.9	5.72	42	38	LD	R-1-6	Y		
061-582-001	328 ALBERT DR	vacant	166362.4	166362.4	3.82	34	25	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
231-040-010	881 E YOSEMITE AVE	vacant	206260.7	206260.7	4.74	34	1	LD	R-1-6	Y		
061-261-002	2500 E CHILDS AVE	vacant	143796.0	143796.0	3.31	29	22	LD	R-1-5	Y	Flood Zone	
033-060-024	2780 PARSONS AVE	vacant	165142.4	165142.4	3.80	28	21	LD	R-1-6	Y		in-fill
061-310-011	3421BAKER DR	vacant	103094.8	103094.8	2.37	21	13	LD	R-1-5	Y	Flood Zone	

APPENDIX A

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
059-330-021	1536 MASSASSO ST	vacant	91744.0	91744.0	2.11	19	14	LD	R-1-5	Y	Flood Zone	
061-541-011	2380 E CHILDS AVE	vacant	91046.0	91046.0	2.10	19	14	LD	R-1-5	Y	Flood Zone	
033-210-062	1800 E SOUTH BEAR CREEK DR	vacant	97065.8	97065.8	2.23	16	13	LD	R-1-6	Y		in-fill
059-330-026	1342 MASSASSO ST	vacant	82655.7	82655.7	1.90	14	10	LD	R-1-6	Y		in-fill
061-340-006	3200 E CHILDS AVE	vacant	83194.2	83194.2	1.91	14	10	LD	R-1-6	Y		
061-261-003		vacant	60865.2	60865.2	1.40	13	9	LD	R-1-5	Y	Flood Zone	
231-040-015	3599 GARDNER AVE	vacant	64519.2	64519.3	1.49	11	1	LD	R-1-6	Y		
058-220-025	2020 W OLIVE AVE	vacant	55797.5	55797.5	1.29	10	7	LD	R-1-6	Y		in-fill
061-310-006	3057 BAKER DR	vacant	70518.0	70518.0	1.62	10	8	LD	RPD-54	Y	Flood Zone	Sierra Vista
059-270-008	259 S N ST	vacant	43127.3	43127.3	1.00	9	6	LD	R-1-5	Y	Flood Zone	HART COL POR LOT
059-270-011	287 S N ST	vacant	43128.6	43128.6	1.00	9	6	LD	R-1-5	Y	Flood Zone	HART COL POR LOT
059-270-012	281 S N ST	vacant	43128.0	43128.0	1.00	9	6	LD	R-1-5	Y	Flood Zone	HART COL POR LOT
030-163-008	2375 O ST	vacant	45000.0	45000.0	1.04	8	7	LD	R-1-6	Y		in-fill
206-153-009	3951 SAN AUGUSTINE DR	vacant	59346.6	59346.6	1.37	8	4	LD	PD-46	Y	Flood Zone	University Park
222-021-001		vacant	30544.4	30544.4	0.71	7	5	LD	R-1-5	Y	Flood Zone	VISTA DEL SOL
061-310-010	3397 BAKER DR	vacant	29592.1	29592.1	0.68	6	4	LD	R-1-5	Y	Flood Zone	
034-021-002	201 E 23RD ST	vacant	27492.8	27492.8	0.64	5	4	LD	R-1-6	Y		in-fill
059-270-006	239 S N ST	vacant	21072.1	21072.1	0.49	5	3	LD	R-1-5	Y	Flood Zone	HART COL POR LOT
059-270-007	249 S N ST	vacant	21563.4	21563.4	0.50	5	3	LD	R-1-5	Y	Flood Zone	HART COL POR LOT
034-072-030	8 E 21ST ST	vacant	23828.0	23828.0	0.55	4	3	LD	R-1-6	Y		in-fill
058-370-041	1405 W NORTH BEAR CREEK DR	vacant	20099.3	20099.3	0.47	4	3	LD	R-1-6	Y		in-fill
008-460-030	3516 SUNSTONE CT	vacant	18040.5	18040.5	0.42	3	1	LD	R-1-6	Y		Summer Creek
032-051-006	951 O ST	vacant	15300.0	15300.0	0.36	3	2	LD	R-1-6	Y		in-fill
032-054-005	805 W 10TH ST	vacant	12816.0	12816.0	0.30	3	2	LD	R-1-6	Y		in-fill
058-331-027	1435 W NORTH BEAR CREEK DR	vacant	12822.2	12822.2	0.30	3	2	LD	R-1-6	Y		in-fill
058-331-028	1437 W NORTH BEAR CREEK DR	vacant	12593.6	12593.6	0.29	3	2	LD	R-1-6	Y		in-fill
059-070-041	1368 GRIFFIN ST	vacant	13695.3	13695.4	0.32	3	2	LD	R-1-6	Y		in-fill
206-163-005	3812 ALVISO DR	vacant	15776.1	15776.1	0.37	3	2	LD	PD-46	Y	Flood Zone	University Park
006-504-021	997 GAZELLE CT	vacant	9614.8	9614.8	0.23	2	1	LD	R-1-6	Y		
006-504-030	945 GAZELLE CT	vacant	12798.7	12798.7	0.30	2	1	LD	R-1-6	Y		
006-504-026	940 GAZELLE CT	vacant	10615.4	10615.4	0.25	2	1	LD	R-1-6	Y		
006-541-015	1297 AHWAHNEE DR	vacant	10678.2	10678.2	0.25	2	1	LD	R-1-6	Y		
006-541-021	1370 AHWAHNEE CT	vacant	13366.8	13366.8	0.31	2	1	LD	R-1-6	Y		
006-541-022	1364 AHWAHNEE CT	vacant	10635.4	10635.4	0.25	2	1	LD	R-1-6	Y		
006-541-030	1381 SILHOUETTE CT	vacant	14614.0	14614.0	0.34	2	1	LD	R-1-6	Y		
006-541-044	1372 SILHOUETTE CT	vacant	9081.3	9081.3	0.21	2	1	LD	R-1-6	Y		
006-541-034	1354 SILHOUETTE CT	vacant	9113.9	9113.9	0.21	2	1	LD	R-1-6	Y		
006-541-035	1338 SILHOUETTE CT	vacant	9108.6	9108.6	0.21	2	1	LD	R-1-6	Y		
006-541-036	1320 SILHOUETTE CT	vacant	10567.1	10567.1	0.25	2	1	LD	R-1-6	Y		
006-541-046	1337 SILHOUETTE CT	vacant	9120.5	9120.5	0.21	2	1	LD	R-1-6	Y		
006-542-042	1295 OAKMONT CT	vacant	10908.7	10908.7	0.26	2	1	LD	R-1-6	Y		
006-550-066	1352 MORAINE DOME CT	vacant	10830.9	10830.9	0.25	2	1	LD	R-1-6	Y		
007-171-011	2815 MCCOMBS DR	vacant	10639.0	10639.0	0.25	2	1	LD	R-1-6	Y		in-fill
008-060-055	1712 TEAK AVE	vacant	11798.6	11798.6	0.28	2	1	LD	R-1-6	Y		in-fill
008-322-012	2014 EL PORTAL DR	vacant	13886.9	13886.9	0.32	2	1	LD	R-1-6	Y		
008-324-001	1922 EL PORTAL DR	vacant	9575.7	9575.7	0.22	2	1	LD	R-1-6	Y		
008-324-002	1934 EL PORTAL DR	vacant	11288.9	11288.9	0.26	2	1	LD	R-1-6	Y		

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
008-324-003	1942 EL PORTAL DR	vacant	9667.1	9667.1	0.23	2	1	LD	R-1-6	Y		
008-391-006	3560 VERANDA CT	vacant	12317.0	12317.0	0.29	2	1	LD	R-1-6	Y		Summer Creek
008-391-007	3552 VERANDA CT	vacant	10729.0	10729.0	0.25	2	1	LD	R-1-6	Y		Summer Creek
008-391-017	3557 CREEKVIEW CT	vacant	13615.1	13615.1	0.32	2	1	LD	R-1-6	Y		Summer Creek
008-401-001	2310 CREEKVIEW DR	vacant	12496.3	12496.3	0.29	2	1	LD	R-1-6	Y		Summer Creek
008-401-002	2314 CREEKVIEW DR	vacant	10677.2	10677.2	0.25	2	1	LD	R-1-6	Y		Summer Creek
008-402-032	2357 CREEKVIEW DR	vacant	9354.1	9354.1	0.22	2	1	LD	R-1-6	Y		Summer Creek
008-402-033	2353 CREEKVIEW DR	vacant	11574.0	11574.0	0.27	2	1	LD	R-1-6	Y		Summer Creek
008-402-034	2349 CREEKVIEW DR	vacant	9772.9	9772.9	0.23	2	1	LD	R-1-6	Y		Summer Creek
008-450-013	2416 FREESTONE DR	vacant	9205.5	9205.5	0.22	2	1	LD	R-1-6	Y		Summer Creek
008-450-014	2410 FREESTONE DR	vacant	9151.4	9151.4	0.22	2	1	LD	R-1-6	Y		Summer Creek
008-450-016	3520 OAK CREEK WAY	vacant	9020.2	9020.2	0.21	2	1	LD	R-1-6	Y		Summer Creek
008-450-017	3542 OAK CREEK WAY	vacant	9183.6	9183.6	0.22	2	1	LD	R-1-6	Y		Summer Creek
008-450-018	2403 FREESTONE DR	vacant	9828.6	9828.6	0.23	2	1	LD	R-1-6	Y		Summer Creek
008-460-016	2493 FREESTONE DR	vacant	10147.9	10147.9	0.24	2	1	LD	R-1-6	Y		Summer Creek
008-460-018	2507 CREEKVIEW DR	vacant	10677.6	10677.7	0.25	2	1	LD	R-1-6	Y		Summer Creek
008-460-019	2504 CREEKVIEW DR	vacant	9801.8	9801.8	0.23	2	1	LD	R-1-6	Y		Summer Creek
008-460-022	2438 FREESTONE DR	vacant	10246.7	10246.7	0.24	2	1	LD	R-1-6	Y		Summer Creek
008-460-029	3507 SUNSTONE CT	vacant	9304.5	9304.5	0.22	2	1	LD	R-1-6	Y		Summer Creek
008-460-031	3550 SUNSTONE CT	vacant	10747.6	10747.6	0.25	2	1	LD	R-1-6	Y		Summer Creek
008-470-007	3395 ROBIN HOOD CT	vacant	12702.5	12702.5	0.30	2	1	LD	RPD-43	Y		Camelot Estates
008-470-008	3361 ROBIN HOOD CT	vacant	11843.6	11843.6	0.28	2	1	LD	RPD-43	Y		Camelot Estates
008-470-009	3327 ROBIN HOOD CT	vacant	10892.1	10892.1	0.26	2	1	LD	RPD-43	Y		Camelot Estates
008-470-015	3317 BANBURY LN	vacant	10590.2	10590.2	0.25	2	1	LD	RPD-43	Y		Camelot Estates
008-470-026	1902 EL PORTAL DR	vacant	10882.7	10882.7	0.25	2	1	LD	R-1-6	Y		
008-470-027	1914 EL PORTAL DR	vacant	9138.3	9138.3	0.21	2	1	LD	R-1-6	Y		
008-470-031	3320 BANBURY LN	vacant	11881.8	11881.8	0.28	2	1	LD	RPD-43	Y		Camelot Estates
032-054-007	832 W 10TH ST	vacant	14536.0	14536.0	0.34	2	1	LD	R-1-6	Y		in-fill
032-183-039	609 Q ST	vacant	9470.0	9470.0	0.22	2	1	LD	R-1-6	Y		in-fill
032-183-040	601 Q ST	vacant	9470.0	9470.0	0.22	2	1	LD	R-1-6	Y		in-fill
032-183-041	575 Q ST	vacant	9470.0	9470.0	0.22	2	1	LD	R-1-6	Y		in-fill
032-183-042	565 Q ST	vacant	9470.0	9470.0	0.22	2	1	LD	R-1-6	Y		in-fill
033-044-009	340 SANTA FE AVE	vacant	9374.4	9374.4	0.22	2	1	LD	R-1-6	Y		in-fill
033-044-010	370 SANTA FE AVE	vacant	9374.4	9374.4	0.22	2	1	LD	R-1-6	Y		in-fill
033-044-011	390 SANTA FE AVE	vacant	9374.4	9374.4	0.22	2	1	LD	R-1-6	Y		in-fill
033-044-013	430 SANTA FE AVE	vacant	9374.3	9374.3	0.22	2	1	LD	R-1-6	Y		in-fill
033-120-031	1440 E SANTA FE AVE	vacant	10025.9	10025.9	0.24	2	1	LD	R-1-6	Y		in-fill
033-120-032	1450 E SANTA FE AVE	vacant	10018.7	10018.7	0.23	2	1	LD	R-1-6	Y		in-fill
033-254-001	2166 BRISTOL CT	vacant	9260.5	9260.5	0.22	2	1	LD	R-1-6	Y		in-fill
033-261-014	2164 TRENTON CT	vacant	12949.0	12949.0	0.30	2	1	LD	R-1-6	Y		in-fill
033-261-015	2174 TRENTON CT	vacant	9174.6	9174.7	0.22	2	1	LD	R-1-6	Y		in-fill
058-331-024	1833 DRY CREEK CT	vacant	11787.0	11787.0	0.28	2	1	LD	R-1-6	Y		in-fill
058-331-025	1845 DRY CREEK CT	vacant	8500.2	8500.2	0.20	2	1	LD	R-1-6	Y		in-fill
059-070-013	1305 VIRGINIA ST	vacant	11040.0	11040.0	0.26	2	1	LD	R-1-6	Y		in-fill
061-551-001	194 HARP CT	vacant	5391.7	5391.7	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-002	188 HARP CT	vacant	5126.1	5126.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-003	176 HARP CT	vacant	5126.6	5126.6	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
061-551-004	162 HARP CT	vacant	5127.2	5127.2	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-005	156 HARP CT	vacant	5127.7	5127.8	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-006	148 HARP CT	vacant	5128.3	5128.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-007	140 HARP CT	vacant	5128.9	5128.9	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-008	136 HARP CT	vacant	5129.4	5129.4	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-009	124 HARP CT	vacant	5036.7	5036.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-010	110 HARP CT	vacant	5012.7	5012.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-011	102 HARP CT	vacant	6018.4	6018.4	0.14	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-012	105 HARP CT	vacant	6018.9	6018.9	0.14	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-013	113 HARP CT	vacant	5079.4	5079.5	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-014	121 HARP CT	vacant	5393.6	5393.6	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-015	137 HARP CT	vacant	5579.6	5579.6	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-016	145 HARP CT	vacant	5114.6	5114.6	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-017	151 HARP CT	vacant	5579.6	5579.6	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-018	165 HARP CT	vacant	5114.6	5114.6	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-019	179 HARP CT	vacant	5579.6	5579.6	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-020	183 HARP CT	vacant	5114.6	5114.6	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-021	197 HARP CT	vacant	6350.7	6350.8	0.15	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-022	196 TAMARA CT	vacant	5998.5	5998.5	0.14	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-023	182 TAMARA CT	vacant	5125.3	5125.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-024	174 TAMARA CT	vacant	5591.2	5591.2	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-025	166 TAMARA CT	vacant	5125.3	5125.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-026	150 TAMARA CT	vacant	5591.2	5591.2	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-027	146 TAMARA CT	vacant	5125.3	5125.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-028	132 TAMARA CT	vacant	5591.2	5591.2	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-029	120 TAMARA CT	vacant	5404.9	5404.9	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-030	114 TAMARA CT	vacant	5104.6	5104.6	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-031	106 TAMARA CT	vacant	6013.1	6013.1	0.14	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-032	109 TAMARA CT	vacant	5848.5	5848.6	0.14	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-033	117 TAMARA CT	vacant	5092.1	5092.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-034	123 TAMARA CT	vacant	5405.3	5405.3	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-035	131 TAMARA CT	vacant	5591.7	5591.7	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-036	143 TAMARA CT	vacant	5125.7	5125.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-037	155 TAMARA CT	vacant	5591.7	5591.7	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-038	163 TAMARA CT	vacant	5125.7	5125.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-039	175 TAMARA CT	vacant	5591.7	5591.7	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-040	187 TAMARA CT	vacant	5125.7	5125.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-041	191 TAMARA CT	vacant	5956.4	5956.5	0.14	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-050	118 TREVOR ST	vacant	5733.6	5733.6	0.14	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-551-051	104 TREVOR ST	vacant	5470.7	5470.7	0.13	2	1	LD	R-1-5	Y	Flood Zone	RENAISSANCE
061-561-010	3215 VIERRA DR	vacant	9609.4	9609.5	0.23	2	1	LD	R-1-6	Y		Renaissance
061-561-011	97 MEDIEVAL ST	vacant	9820.0	9820.0	0.23	2	1	LD	R-1-6	Y		Renaissance
061-561-022	117 DYLAN CT	vacant	12045.2	12045.2	0.28	2	1	LD	R-1-6	Y		Renaissance
061-593-001	351 DENISE DR	vacant	7228.3	7228.3	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-593-002	359 DENISE DR	vacant	5007.9	5007.9	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-593-003	365 DENISE DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-593-004	373 DENISE DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
061-593-005	379 DENISE DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-593-006	387 DENISE DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-623-008	285 ARROYO CT	vacant	7524.2	7524.2	0.18	2	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-631-014	3120 GARDENIA AVE	vacant	6050.0	6050.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-631-015	3124 GARDENIA AVE	vacant	6600.0	6600.0	0.16	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-631-016	3130 GARDENIA AVE	vacant	6600.0	6600.0	0.16	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-631-017	3136 GARDENIA AVE	vacant	6600.0	6600.0	0.16	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-631-018	3142 GARDENIA AVE	vacant	6050.0	6050.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-631-019	3148 GARDENIA AVE	vacant	7336.0	7336.0	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-632-001	391 DENISE DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-632-002	405 DENISE DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-632-003	417 DENISE DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-632-004	431 DENISE DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-632-005	455 DENISE DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-632-006	469 DENISE DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-632-007	475 DENISE DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-632-008	483 DENISE DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-632-009	497 DENISE DR	vacant	7227.7	7227.7	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-001	407 DAFFODIL DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-002	419 DAFFODIL DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-003	425 DAFFODIL DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-004	441 DAFFODIL DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-005	453 DAFFODIL DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-006	461 DAFFODIL DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-007	473 DAFFODIL DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-008	487 DAFFODIL DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-009	495 DAFFODIL DR	vacant	7227.7	7227.7	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-010	498 DENISE DR	vacant	7228.3	7228.3	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-011	486 DENISE DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-012	474 DENISE DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-013	462 DENISE DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-014	450 DENISE DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-015	438 DENISE DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-016	424 DENISE DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-017	402 DENISE DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-633-018	396 DENISE DR	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-001	422 DAFFODIL DR	vacant	7404.3	7404.3	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-002	3166 HONEYSUCKLE AVE	vacant	7927.7	7927.7	0.19	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-003	3172 HONEYSUCKLE AVE	vacant	7927.7	7927.7	0.19	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-004	3178 HONEYSUCKLE AVE	vacant	7927.7	7927.7	0.19	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-005	435 BEGONIA DR	vacant	7401.7	7401.7	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-006	449 BEGONIA DR	vacant	7163.0	7163.0	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-007	463 BEGONIA DR	vacant	7187.3	7187.4	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-008	477 BEGONIA DR	vacant	7163.0	7163.0	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-009	481 BEGONIA DR	vacant	7401.1	7401.1	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-010	3177 GARDENIA AVE	vacant	7927.7	7927.8	0.19	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-011	3171 GARDENIA AVE	vacant	7927.6	7927.6	0.19	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
061-634-012	3165 GARDENIA AVE	vacant	7927.5	7927.5	0.19	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-013	490 DAFFODIL DR	vacant	7404.9	7404.9	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-014	484 DAFFODIL DR	vacant	7166.1	7166.1	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-015	462 DAFFODIL DR	vacant	7189.0	7189.0	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-634-016	440 DAFFODIL DR	vacant	7166.1	7166.1	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-001	3151 HONEYSUCKLE AVE	vacant	6928.3	6928.3	0.16	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-002	3155 HONEYSUCKLE AVE	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-003	3163 HONEYSUCKLE AVE	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-004	3167 HONEYSUCKLE AVE	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-005	3171 HONEYSUCKLE AVE	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-006	3175 HONEYSUCKLE AVE	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-007	3179 HONEYSUCKLE AVE	vacant	5433.0	5433.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-008	3183 HONEYSUCKLE AVE	vacant	5030.0	5030.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-009	3195 HONEYSUCKLE AVE	vacant	8251.5	8251.6	0.19	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-010	416 BEGONIA DR	vacant	6419.0	6419.0	0.15	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-011	422 BEGONIA DR	vacant	6475.8	6475.9	0.15	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-012	430 BEGONIA DR	vacant	5375.0	5375.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-013	448 BEGONIA DR	vacant	5375.0	5375.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-014	460 BEGONIA DR	vacant	5375.0	5375.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-015	472 BEGONIA DR	vacant	5375.0	5375.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-016	486 BEGONIA DR	vacant	7600.1	7600.2	0.18	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-017	492 BEGONIA DR	vacant	7894.6	7894.6	0.19	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-018	3196 GARDENIA AVE	vacant	8992.1	8992.2	0.21	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-019	3190 GARDENIA AVE	vacant	6511.9	6511.9	0.15	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-020	3184 GARDENIA AVE	vacant	5481.1	5481.2	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-021	3176 GARDENIA AVE	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-022	3172 GARDENIA AVE	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-023	3168 GARDENIA AVE	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-024	3164 GARDENIA AVE	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-025	3156 GARDENIA AVE	vacant	5500.0	5500.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-635-026	3152 GARDENIA AVE	vacant	7173.1	7173.1	0.17	2	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-640-001	198 SABLE ST	vacant	7863.0	7863.0	0.19	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-002	194 SABLE ST	vacant	6551.5	6551.5	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-003	188 SABLE ST	vacant	6550.6	6550.6	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-004	176 SABLE ST	vacant	6549.7	6549.7	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-005	170 SABLE ST	vacant	6548.8	6548.8	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-006	166 SABLE ST	vacant	6547.8	6547.8	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-007	152 SABLE ST	vacant	6546.9	6546.9	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-008	148 SABLE ST	vacant	6546.0	6546.0	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-009	140 SABLE ST	vacant	6545.1	6545.1	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-010	134 SABLE ST	vacant	6544.1	6544.2	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-011	126 SABLE ST	vacant	6543.2	6543.2	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-012	114 SABLE ST	vacant	6542.3	6542.3	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-013	106 SABLE ST	vacant	6546.3	6546.3	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-014	98 HARTLEY CT	vacant	6795.5	6795.5	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-015	92 HARTLEY CT	vacant	6859.0	6859.0	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-016	84 HARTLEY CT	vacant	6827.4	6827.4	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
061-640-017	72 HARTLEY CT	vacant	6795.9	6795.9	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-018	62 HARTLEY CT	vacant	6764.4	6764.4	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-019	54 HARTLEY CT	vacant	6732.9	6732.9	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-020	46 HARTLEY CT	vacant	6701.4	6701.4	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-021	38 HARTLEY CT	vacant	6669.9	6669.9	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-022	30 HARTLEY CT	vacant	6638.4	6638.4	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-023	26 HARTLEY CT	vacant	6606.8	6606.8	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-024	22 HARTLEY CT	vacant	6169.9	6169.9	0.15	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-025	18 HARTLEY CT	vacant	9812.7	9812.7	0.23	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-026	15 HARTLEY CT	vacant	9047.6	9047.6	0.21	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-027	19 HARTLEY CT	vacant	5530.0	5530.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-028	25 HARTLEY CT	vacant	5887.3	5887.3	0.14	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-029	39 HARTLEY CT	vacant	5857.2	5857.2	0.14	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-030	45 HARTLEY CT	vacant	5827.1	5827.1	0.14	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-031	53 HARTLEY CT	vacant	5796.9	5797.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-032	59 HARTLEY CT	vacant	5766.8	5766.8	0.14	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-033	65 HARTLEY CT	vacant	5736.7	5736.7	0.14	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-034	77 HARTLEY CT	vacant	5706.5	5706.6	0.14	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-035	89 HARTLEY CT	vacant	5676.4	5676.4	0.14	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-036	97 HARTLEY CT	vacant	7232.3	7232.3	0.17	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-037	103 SABLE ST	vacant	6755.8	6755.8	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-038	115 SABLE ST	vacant	5255.5	5255.5	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-039	121 SABLE ST	vacant	5255.9	5255.9	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-040	137 SABLE ST	vacant	5256.4	5256.4	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-041	143 SABLE ST	vacant	5256.9	5256.9	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-042	151 SABLE ST	vacant	5257.3	5257.3	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-043	157 SABLE ST	vacant	5257.8	5257.8	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-044	163 SABLE ST	vacant	5258.2	5258.2	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-045	169 SABLE ST	vacant	5258.7	5258.7	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-046	175 SABLE ST	vacant	5259.2	5259.2	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-047	181 SABLE ST	vacant	5259.6	5259.6	0.13	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-640-048	195 SABLE ST	vacant	6598.3	6598.3	0.16	2	1	LD	R-1-5	Y	Flood Zone	TUSCANY EAST LOT
061-661-003	3161 DINKEY CREEK AVE	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	TH CROSSING AT
061-661-004	3159 DINKEY CREEK AVE	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	TH CROSSING AT
061-661-005	3155 DINKEY CREEK AVE	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	TH CROSSING AT
061-661-006	3151 DINKEY CREEK AVE	vacant	6226.8	6226.8	0.15	2	1	LD	R-1-5	Y	Flood Zone	TH CROSSING AT
061-662-001	3147 DINKEY CREEK AVE	vacant	5978.2	5978.2	0.14	2	1	LD	R-1-5	Y	Flood Zone	TH CROSSING AT
061-662-002	3143 DINKEY CREEK AVE	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	TH CROSSING AT
061-662-003	3139 DINKEY CREEK AVE	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	TH CROSSING AT
061-662-004	3135 DINKEY CREEK AVE	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	TH CROSSING AT
222-041-019		vacant	5595.2	5595.2	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-020	513 JANELL CT	vacant	5000.2	5000.2	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-021	525 JANELL CT	vacant	5000.2	5000.2	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-022		vacant	5000.2	5000.2	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-023	543 JANELL CT	vacant	5000.2	5000.2	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-024	561 JANELL CT	vacant	5000.2	5000.2	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-027	597 JANELL CT	vacant	5197.2	5197.2	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
222-041-028	592 JANELL CT	vacant	6452.5	6452.6	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-029	584 JANELL CT	vacant	5519.7	5519.7	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-030	576 JANELL CT	vacant	5771.5	5771.6	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-031	562 JANELL CT	vacant	5770.5	5770.5	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-032	550 JANELL CT	vacant	5770.5	5770.5	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-033	532 JANELL CT	vacant	5770.5	5770.5	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-034	524 JANELL CT	vacant	5770.5	5770.5	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-035	518 JANELL CT	vacant	5770.5	5770.5	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-036	506 JANELL CT	vacant	6256.9	6256.9	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-017	491 ANITA CT	vacant	5528.5	5528.5	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-020	441 ANITA CT	vacant	5049.1	5049.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-021	437 ANITA CT	vacant	5045.4	5045.4	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-022	421 ANITA CT	vacant	6686.1	6686.1	0.16	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-023	417 ANITA CT	vacant	9333.5	9333.5	0.22	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-025	422 ANITA CT	vacant	6142.4	6142.4	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-026	440 ANITA CT	vacant	6172.1	6172.1	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-027	462 ANITA CT	vacant	6379.9	6380.0	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-028	484 ANITA CT	vacant	6379.9	6380.0	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-029	496 ANITA CT	vacant	7229.8	7229.9	0.17	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
224-081-001	797 HEITZ WAY	vacant	11694.8	11694.8	0.27	2	1	LD	PD-42	Y		Bellevue Ranch
224-160-031	164 SPROUL CT	vacant	11247.7	11247.7	0.26	2	1	LD	PD-42	Y		Bellevue Ranch
224-160-040	4404 KERR CT	vacant	12030.0	12030.0	0.28	2	1	LD	PD-42	Y		Bellevue Ranch
224-160-041	4407 KERR CT	vacant	13058.3	13058.3	0.30	2	1	LD	PD-42	Y		Bellevue Ranch
224-171-001	594 NOBLE CT	vacant	10569.5	10569.5	0.25	2	1	LD	PD-42	Y		Bellevue Ranch
224-171-003	552 NOBLE CT	vacant	11247.2	11247.2	0.26	2	1	LD	PD-42	Y		Bellevue Ranch
224-187-019	4318 SIBLEY CT	vacant	10546.7	10546.7	0.25	2	1	LD	PD-42	Y		Bellevue Ranch
224-212-011	4302 STRATHMORE PL	vacant	11493.2	11493.2	0.27	2	1	LD	PD-42	Y		Bellevue Ranch
230-031-001	689 TALBOTT CT	vacant	10745.1	10745.2	0.25	2	1	LD	PD-42	Y		Bellevue Ranch
236-253-014	395 STANNOUS CT	vacant	6727.6	6727.6	0.16	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-015	387 STANNOUS CT	vacant	5306.7	5306.7	0.13	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-024	306 STANNOUS CT	vacant	5260.4	5260.4	0.13	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-025	322 STANNOUS CT	vacant	5063.5	5063.5	0.12	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-026	330 STANNOUS CT	vacant	5045.2	5045.2	0.12	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-027	344 STANNOUS CT	vacant	5000.1	5000.1	0.12	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-028	352 STANNOUS CT	vacant	5000.1	5000.1	0.12	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-029	364 STANNOUS CT	vacant	5200.1	5200.1	0.12	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-030	378 STANNOUS CT	vacant	5000.1	5000.1	0.12	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-031	386 STANNOUS CT	vacant	5500.1	5500.1	0.13	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-032	390 STANNOUS CT	vacant	6902.4	6902.4	0.16	2	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
259-281-007	463 RHIANON DR	vacant	5219.1	5219.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-281-009	451 RHIANON DR	vacant	5219.1	5219.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-281-010	443 RHIANON DR	vacant	5998.9	5999.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-281-011	437 RHIANON DR	vacant	5219.1	5219.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-281-012	423 RHIANON DR	vacant	5998.9	5999.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-001	496 RHIANON DR	vacant	6232.4	6232.4	0.15	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-006	453 E SAN PEDRO ST	vacant	6000.1	6000.1	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-007	449 E SAN PEDRO ST	vacant	5000.1	5000.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
259-282-008	441 E SAN PEDRO ST	vacant	5000.1	5000.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-009	435 E SAN PEDRO ST	vacant	5000.1	5000.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-010	429 E SAN PEDRO ST	vacant	6000.1	6000.1	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-011	417 E SAN PEDRO ST	vacant	5200.1	5200.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-014	416 RHIANON DR	vacant	5200.0	5200.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-015	422 RHIANON DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-016	438 RHIANON DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-018	446 RHIANON DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-019	458 RHIANON DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-021	472 RHIANON DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-282-022	480 RHIANON DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-001	492 E SAN PEDRO ST	vacant	6232.0	6232.0	0.15	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-002	497 ALLEGRA DR	vacant	6511.7	6511.7	0.15	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-003	489 ALLEGRA DR	vacant	5138.0	5138.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-004	473 ALLEGRA DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-005	465 ALLEGRA DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-006	457 ALLEGRA DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-007	445 ALLEGRA DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-008	439 ALLEGRA DR	vacant	5137.0	5137.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-009	431 ALLEGRA DR	vacant	6164.4	6164.4	0.15	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-011	434 E SAN PEDRO ST	vacant	5137.0	5137.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-012	448 E SAN PEDRO ST	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-013	456 E SAN PEDRO ST	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-014	468 E SAN PEDRO ST	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-283-016	486 E SAN PEDRO ST	vacant	5138.0	5138.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-004	469 ALLEGRA DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-005	463 ALLEGRA DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-006	453 ALLEGRA DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-007	447 ALLEGRA DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-008	439 ALLEGRA DR	vacant	5148.0	5148.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-009	433 ALLEGRA DR	vacant	6164.4	6164.4	0.15	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-011	440 ALLEGRA DR	vacant	5148.0	5148.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-012	452 ALLEGRA DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-013	462 ALLEGRA DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-015	476 ALLEGRA DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-016	488 ALLEGRA DR	vacant	5148.0	5148.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-285-005	464 WAVERLY DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-285-006	470 WAVERLY DR	vacant	5000.0	5000.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-285-007	482 WAVERLY DR	vacant	6000.0	6000.0	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-285-008	488 WAVERLY DR	vacant	5316.0	5316.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-286-002	611 COLLEEN AVE	vacant	5059.0	5059.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-286-004	623 COLLEEN AVE	vacant	6098.3	6098.3	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-286-005	631 COLLEEN AVE	vacant	5004.7	5004.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-286-006	645 COLLEEN AVE	vacant	5004.7	5004.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-286-007	653 COLLEEN AVE	vacant	6005.5	6005.5	0.14	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-286-008	659 COLLEEN AVE	vacant	5004.7	5004.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-286-009	665 COLLEEN AVE	vacant	5004.7	5004.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
259-286-010	671 COLLEEN AVE	vacant	5004.7	5004.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-286-011	677 COLLEEN AVE	vacant	5004.7	5004.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-286-012	689 COLLEEN AVE	vacant	5004.7	5004.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-292-001	391 RHIANON DR	vacant	5680.9	5680.9	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-292-012	386 PAIGE LN	vacant	5997.3	5997.3	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-002	281 PAIGE CT	vacant	6892.6	6892.6	0.16	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-003	265 PAIGE CT	vacant	5200.7	5200.7	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-005	214 PAIGE CT	vacant	5673.3	5673.3	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-006	236 PAIGE CT	vacant	5842.4	5842.4	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-007	258 PAIGE CT	vacant	5401.0	5401.0	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-008	276 PAIGE CT	vacant	5001.9	5001.9	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-010	287 RHIANON CT	vacant	5796.6	5796.6	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-012	237 RHIANON CT	vacant	5003.4	5003.4	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-013	215 RHIANON CT	vacant	5260.4	5260.4	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-014	224 RHIANON CT	vacant	5210.1	5210.2	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-015	232 RHIANON CT	vacant	5034.6	5034.6	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-017	286 RHIANON CT	vacant	5096.3	5096.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-019	291 EAST SAN PEDRO ST	vacant	6096.7	6096.7	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-020	259 EAST SAN PEDRO ST	vacant	5001.9	5001.9	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-021	235 EAST SAN PEDRO ST	vacant	5001.9	5001.9	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-001	395 EAST SAN PEDRO ST	vacant	5602.6	5602.6	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-002	377 EAST SAN PEDRO ST	vacant	6294.4	6294.4	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-003	361 EAST SAN PEDRO ST	vacant	6426.6	6426.6	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-004	345 EAST SAN PEDRO ST	vacant	5352.4	5352.4	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-005	329 EAST SAN PEDRO ST	vacant	5352.3	5352.3	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-006	317 EAST SAN PEDRO ST	vacant	6340.6	6340.6	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-007	318 RHIANON DR	vacant	6321.6	6321.6	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-008	330 RHIANON DR	vacant	5351.7	5351.7	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-009	344 RHIANON DR	vacant	5351.6	5351.6	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-010	362 RHIANON DR	vacant	5672.9	5672.9	0.14	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-011	380 RHIANON DR	vacant	6190.8	6190.8	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-294-012	392 RHIANON DR	vacant	6244.8	6244.8	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-001	604 LIM ST	vacant	9752.2	9752.2	0.23	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-002	618 LIM ST	vacant	5051.0	5051.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-011	686 LIM ST	vacant	5083.5	5083.5	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-001	603 LIM ST	vacant	5372.2	5372.2	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-002	615 LIM ST	vacant	5038.9	5038.9	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-003	621 LIM ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-004	637 LIM ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-005	643 LIM ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-006	655 LIM ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-007	661 LIM ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-008	667 LIM ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-009	675 LIM ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-010	679 LIM ST	vacant	5007.8	5007.8	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-011	685 LIM ST	vacant	5020.7	5020.8	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-013	692 LA HABRA ST	vacant	5026.4	5026.4	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
259-296-014	688 LA HABRA ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-015	680 LA HABRA ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-016	674 LA HABRA ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-017	662 LA HABRA ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-018	654 LA HABRA ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-019	648 LA HABRA ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-020	630 LA HABRA ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-021	622 LA HABRA ST	vacant	5002.3	5002.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-022	614 LA HABRA ST	vacant	5180.1	5180.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-296-023	602 LA HABRA ST	vacant	5234.7	5234.7	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-002	240 EAST SAN PEDRO ST	vacant	5001.9	5001.9	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-003	272 EAST SAN PEDRO ST	vacant	5001.9	5001.9	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-004	290 EAST SAN PEDRO ST	vacant	6125.9	6125.9	0.15	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-006	289 ALLISON CT	vacant	5072.9	5072.9	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-007	271 ALLISON CT	vacant	5037.4	5037.4	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-008	233 ALLISON CT	vacant	5003.4	5003.4	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-009	215 ALLISON CT	vacant	5287.1	5287.1	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-010	228 ALLISON CT	vacant	5225.3	5225.3	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-011	248 ALLISON CT	vacant	5034.6	5034.6	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-013	294 ALLISON CT	vacant	5119.0	5119.0	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-015	293 DENA CT	vacant	5116.3	5116.4	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-017	243 DENA CT	vacant	5003.4	5003.4	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-018	203 DENA CT	vacant	5375.3	5375.3	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-019	228 DENA CT	vacant	5396.8	5396.8	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-020	242 DENA CT	vacant	5263.3	5263.3	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-021	274 DENA CT	vacant	5190.0	5190.1	0.12	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-022	296 DENA CT	vacant	5323.5	5323.5	0.13	2	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
006-504-025	937 GAZELLE CT	vacant	8398.2	8398.2	0.20	1	1	LD	R-1-6	Y		
006-504-029	992 GAZELLE CT	vacant	7918.1	7918.1	0.19	1	1	LD	R-1-6	Y		
006-541-011	1281 AHWAHNEE DR	vacant	8721.4	8721.4	0.21	1	1	LD	R-1-6	Y		
006-541-012	1285 AHWAHNEE DR	vacant	8046.9	8046.9	0.19	1	1	LD	R-1-6	Y		
006-541-013	1289 AHWAHNEE DR	vacant	8024.0	8024.0	0.19	1	1	LD	R-1-6	Y		
006-541-014	1293 AHWAHNEE DR	vacant	8262.7	8262.7	0.19	1	1	LD	R-1-6	Y		
006-541-029	1371 SILHOUETTE CT	vacant	8857.3	8857.3	0.21	1	1	LD	R-1-6	Y		
006-542-043	1294 AHWAHNEE DR	vacant	8918.8	8918.8	0.21	1	1	LD	R-1-6	Y		
006-542-045	1282 AHWAHNEE DR	vacant	8768.4	8768.4	0.21	1	1	LD	R-1-6	Y		
006-542-046	1278 AHWAHNEE DR	vacant	8598.9	8598.9	0.20	1	1	LD	R-1-6	Y		
007-062-019	3026 OLEANDER AVE	vacant	5380.4	5380.4	0.13	1	1	LD	R-1-6	Y		in-fill
007-091-043	327 EMERALD DR	vacant	7444.0	7444.0	0.18	1	1	LD	R-1-6	Y		in-fill
007-123-010	1498 HANSEN AVE	vacant	6518.7	6518.7	0.15	1	1	LD	R-1-6	Y		in-fill
008-402-035	2345 CREEKVIEW DR	vacant	7731.0	7731.0	0.18	1	1	LD	R-1-6	Y		Summer Creek
008-301-009	1813 PEBBLE BEACH PL	vacant	7128.9	7128.9	0.17	1	1	LD	R-1-6	Y		
008-321-009	1997 EL PORTAL DR	vacant	7715.3	7715.3	0.18	1	1	LD	R-1-6	Y		
008-321-013	1945 EL PORTAL DR	vacant	7307.1	7307.1	0.17	1	1	LD	R-1-6	Y		
008-321-014	1933 EL PORTAL DR	vacant	7117.9	7117.9	0.17	1	1	LD	R-1-6	Y		
008-321-015	1927 EL PORTAL DR	vacant	7403.3	7403.3	0.17	1	1	LD	R-1-6	Y		
008-391-001	3509 VERANDA CT	vacant	8597.7	8597.7	0.20	1	1	LD	R-1-6	Y		Summer Creek

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
008-391-008	3540 VERANDA CT	vacant	6887.2	6887.2	0.16	1	1	LD	R-1-6	Y		Summer Creek
008-391-012	3507 CREEKVIEW CT	vacant	6849.3	6849.3	0.16	1	1	LD	R-1-6	Y		Summer Creek
008-391-013	3513 CREEKVIEW CT	vacant	6180.0	6180.0	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-391-014	3527 CREEKVIEW CT	vacant	6180.0	6180.0	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-391-015	3533 CREEKVIEW CT	vacant	6011.5	6011.5	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-391-016	3541 CREEKVIEW CT	vacant	6930.2	6930.2	0.16	1	1	LD	R-1-6	Y		Summer Creek
008-391-029	3563 WHITEWATER WAY	vacant	8845.2	8845.2	0.21	1	1	LD	R-1-6	Y		Summer Creek
008-402-022	2395 CREEKVIEW DR	vacant	8087.6	8087.6	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-402-023	2391 CREEKVIEW DR	vacant	6098.7	6098.7	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-402-024	2387 CREEKVIEW DR	vacant	6515.7	6515.7	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-402-025	2383 CREEKVIEW DR	vacant	6010.9	6010.9	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-402-026	2379 CREEKVIEW DR	vacant	6011.2	6011.2	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-402-027	2375 CREEKVIEW DR	vacant	6011.6	6011.6	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-402-028	2371 CREEKVIEW DR	vacant	6012.0	6012.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-402-029	2367 CREEKVIEW DR	vacant	6012.3	6012.3	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-402-030	2365 CREEKVIEW DR	vacant	6513.8	6513.8	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-402-031	2361 CREEKVIEW DR	vacant	7957.4	7957.5	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-402-036	2341 CREEKVIEW DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-402-037	2337 CREEKVIEW DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-402-038	2333 CREEKVIEW DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-402-039	2329 CREEKVIEW DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-402-040	2325 CREEKVIEW DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-402-041	2321 CREEKVIEW DR	vacant	6601.8	6601.8	0.16	1	1	LD	R-1-6	Y		Summer Creek
008-402-042	2317 CREEKVIEW DR	vacant	8208.3	8208.3	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-402-043	2315 CREEKVIEW DR	vacant	7943.2	7943.3	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-402-044	2311 CREEKVIEW DR	vacant	7062.9	7062.9	0.17	1	1	LD	R-1-6	Y		
008-402-045	2309 CREEKVIEW DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-403-004	2377 MARINER WAY	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-411-002	2305 EXPLORADOR DR	vacant	5151.6	5151.6	0.12	1	0	LD	PD-52	Y		Moraga
008-411-003	2313 EXPLORADOR DR	vacant	5007.2	5007.2	0.12	1	0	LD	PD-52	Y		Moraga
008-411-004	2317 EXPLORADOR DR	vacant	5011.3	5011.3	0.12	1	0	LD	PD-52	Y		Moraga
008-411-005	2325 EXPLORADOR DR	vacant	5015.4	5015.4	0.12	1	0	LD	PD-52	Y		Moraga
008-411-006	2329 EXPLORADOR DR	vacant	5019.4	5019.4	0.12	1	0	LD	PD-52	Y		Moraga
008-411-007	2331 EXPLORADOR DR	vacant	5023.5	5023.5	0.12	1	0	LD	PD-52	Y		Moraga
008-411-008	2335 EXPLORADOR DR	vacant	5027.6	5027.6	0.12	1	0	LD	PD-52	Y		Moraga
008-411-009	2339 EXPLORADOR DR	vacant	5031.6	5031.6	0.12	1	0	LD	PD-52	Y		Moraga
008-411-010	2343 EXPLORADOR DR	vacant	5035.7	5035.7	0.12	1	0	LD	PD-52	Y		Moraga
008-411-011	2347 EXPLORADOR DR	vacant	5039.8	5039.8	0.12	1	0	LD	PD-52	Y		Moraga
008-411-012	2351 EXPLORADOR DR	vacant	5043.8	5043.9	0.12	1	0	LD	PD-52	Y		Moraga
008-411-013	2355 EXPLORADOR DR	vacant	5047.9	5047.9	0.12	1	0	LD	PD-52	Y		Moraga
008-411-014	2359 EXPLORADOR DR	vacant	5052.0	5052.0	0.12	1	0	LD	PD-52	Y		Moraga
008-411-015	2363 EXPLORADOR DR	vacant	5056.1	5056.1	0.12	1	0	LD	PD-52	Y		Moraga
008-411-016	2367 EXPLORADOR DR	vacant	5060.1	5060.2	0.12	1	0	LD	PD-52	Y		Moraga
008-411-017	2371 EXPLORADOR DR	vacant	5064.2	5064.3	0.12	1	0	LD	PD-52	Y		Moraga
008-411-018	2375 EXPLORADOR DR	vacant	5068.3	5068.3	0.12	1	0	LD	PD-52	Y		Moraga
008-411-019	2381 EXPLORADOR DR	vacant	5072.4	5072.4	0.12	1	0	LD	PD-52	Y		Moraga
008-411-020	2387 EXPLORADOR DR	vacant	5076.4	5076.5	0.12	1	0	LD	PD-52	Y		Moraga

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
008-411-021	2393 EXPLORADOR DR	vacant	5080.3	5080.3	0.12	1	0	LD	PD-52	Y		Moraga
008-411-022	2397 EXPLORADOR DR	vacant	5448.2	5448.3	0.13	1	0	LD	PD-52	Y		Moraga
008-412-001	2310 EXPLORADOR DR	vacant	6183.6	6183.6	0.15	1	0	LD	PD-52	Y		Moraga
008-412-002	2318 EXPLORADOR DR	vacant	5311.0	5311.0	0.13	1	0	LD	PD-52	Y		Moraga
008-412-003	2322 EXPLORADOR DR	vacant	5311.0	5311.0	0.13	1	0	LD	PD-52	Y		Moraga
008-412-004	2326 EXPLORADOR DR	vacant	5311.0	5311.0	0.13	1	0	LD	PD-52	Y		Moraga
008-412-005	2330 EXPLORADOR DR	vacant	5311.0	5311.0	0.13	1	0	LD	PD-52	Y		Moraga
008-412-006	2336 EXPLORADOR DR	vacant	5311.0	5311.0	0.13	1	0	LD	PD-52	Y		Moraga
008-412-007	2340 EXPLORADOR DR	vacant	5311.0	5311.0	0.13	1	0	LD	PD-52	Y		Moraga
008-412-008	2344 EXPLORADOR DR	vacant	5311.0	5311.0	0.13	1	0	LD	PD-52	Y		Moraga
008-412-009	2348 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-010	2352 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-011	2356 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-012	2362 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-013	2366 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-014	2370 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-015	2374 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-016	2378 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-017	2382 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-018	2386 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-019	2390 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-020	2394 EXPLORADOR DR	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-021	2398 EXPLORADOR DR	vacant	5117.1	5117.1	0.12	1	1	LD	PD-52	Y		Moraga
008-412-022	2395 URDANETA WAY	vacant	5138.6	5138.6	0.12	1	1	LD	PD-52	Y		Moraga
008-412-023	2391 URDANETA WAY	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-024	2387 URDANETA WAY	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-025	2383 URDANETA WAY	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-026	2379 URDANETA WAY	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-027	2375 URDANETA WAY	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-028	2371 URDANETA WAY	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-044	2355 VACA WAY	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-045	2351 VACA WAY	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-046	2347 VACA WAY	vacant	5198.0	5198.0	0.12	1	1	LD	PD-52	Y		Moraga
008-412-047	2341 VACA WAY	vacant	5311.0	5311.0	0.13	1	1	LD	PD-52	Y		Moraga
008-412-048	2337 VACA WAY	vacant	5311.0	5311.0	0.13	1	1	LD	PD-52	Y		Moraga
008-412-049	2333 VACA WAY	vacant	5311.0	5311.0	0.13	1	1	LD	PD-52	Y		Moraga
008-412-050	2327 VACA WAY	vacant	5311.0	5311.0	0.13	1	1	LD	PD-52	Y		Moraga
008-412-051	2323 VACA WAY	vacant	5311.0	5311.0	0.13	1	1	LD	PD-52	Y		Moraga
008-412-052	2319 VACA WAY	vacant	5311.0	5311.0	0.13	1	1	LD	PD-52	Y		Moraga
008-412-053	2315 VACA WAY	vacant	5311.0	5311.0	0.13	1	1	LD	PD-52	Y		Moraga
008-412-054	2303 VACA WAY	vacant	6361.9	6362.0	0.15	1	1	LD	PD-52	Y		Moraga
008-413-001	2312 VACA WAY	vacant	6057.4	6057.4	0.14	1	1	LD	PD-52	Y		Moraga
008-413-002	2320 VACA WAY	vacant	5085.0	5085.0	0.12	1	1	LD	PD-52	Y		Moraga
008-413-003	2324 VACA WAY	vacant	5085.0	5085.0	0.12	1	1	LD	PD-52	Y		Moraga
008-413-004	2328 VACA WAY	vacant	5085.0	5085.0	0.12	1	1	LD	PD-52	Y		Moraga
008-413-005	2332 VACA WAY	vacant	5085.0	5085.0	0.12	1	1	LD	PD-52	Y		Moraga
008-413-006	2338 VACA WAY	vacant	5085.0	5085.0	0.12	1	1	LD	PD-52	Y		Moraga

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
008-413-007	2342 VACA WAY	vacant	5085.0	5085.0	0.12	1	1	LD	PD-52	Y		Moraga
008-413-008	2346 VACA WAY	vacant	5991.6	5991.6	0.14	1	1	LD	PD-52	Y		Moraga
008-413-009	2349 MALASPINA DR	vacant	7687.2	7687.2	0.18	1	1	LD	PD-52	Y		Moraga
008-413-010	2337 MALASPINA DR	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-413-011	2333 MALASPINA DR	vacant	6214.7	6214.7	0.15	1	1	LD	PD-52	Y		Moraga
008-413-012	2329 MALASPINA DR	vacant	6214.7	6214.7	0.15	1	1	LD	PD-52	Y		Moraga
008-413-013	2323 MALASPINA DR	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-413-014	2317 MALASPINA DR	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-414-003	2372 URDANETA WAY	vacant	5085.0	5085.0	0.12	1	1	LD	PD-52	Y		Moraga
008-414-004	2376 URDANETA WAY	vacant	5085.0	5085.0	0.12	1	1	LD	PD-52	Y		Moraga
008-414-005	2380 URDANETA WAY	vacant	5085.0	5085.0	0.12	1	1	LD	PD-52	Y		Moraga
008-414-006	2384 URDANETA WAY	vacant	5085.0	5085.0	0.12	1	1	LD	PD-52	Y		Moraga
008-414-007	2396 URDANETA WAY	vacant	6278.0	6278.0	0.15	1	1	LD	PD-52	Y		Moraga
008-421-001	2306 MALASPINA DR	vacant	7853.5	7853.5	0.19	1	1	LD	PD-52	Y		Moraga
008-421-002	2320 MALASPINA DR	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-003	2326 MALASPINA DR	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-004	2334 MALASPINA DR	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-005	2338 MALASPINA DR	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-006	2342 MALASPINA DR	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-007	2346 MALASPINA DR	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-008	2352 GABRIEL DR	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-009	2358 MALASPINA DR	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-018	2395 NARVAEZ WAY	vacant	6498.5	6498.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-019	2391 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-020	2387 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-021	2383 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-022	2377 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-023	2375 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-024	2369 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-025	2363 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-026	2357 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-027	2351 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-028	2345 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-030	3791 BONIFACIO WAY	vacant	7403.7	7403.8	0.17	1	1	LD	PD-52	Y		Moraga
008-421-031	3785 BONIFACIO WAY	vacant	6214.9	6214.9	0.15	1	1	LD	PD-52	Y		Moraga
008-421-032	3779 BONIFACIO WAY	vacant	6214.9	6214.9	0.15	1	1	LD	PD-52	Y		Moraga
008-421-033	3773 BONIFACIO WAY	vacant	6214.9	6214.9	0.15	1	1	LD	PD-52	Y		Moraga
008-421-034	3761 BONIFACIO WAY	vacant	6214.9	6214.9	0.15	1	1	LD	PD-52	Y		Moraga
008-421-035	3755 BONIFACIO WAY	vacant	6214.9	6214.9	0.15	1	1	LD	PD-52	Y		Moraga
008-421-036	3747 BONIFACIO WAY	vacant	6214.9	6214.9	0.15	1	1	LD	PD-52	Y		Moraga
008-421-037	3754 MAGELLAN DR	vacant	6215.2	6215.2	0.15	1	1	LD	PD-52	Y		Moraga
008-421-038	3760 MAGELLAN DR	vacant	6215.1	6215.1	0.15	1	1	LD	PD-52	Y		Moraga
008-421-039	3768 MAGELLAN DR	vacant	6215.1	6215.1	0.15	1	1	LD	PD-52	Y		Moraga
008-421-040	3774 MAGELLAN DR	vacant	6215.2	6215.2	0.15	1	1	LD	PD-52	Y		Moraga
008-421-041	3780 MAGELLAN DR	vacant	6215.1	6215.1	0.15	1	1	LD	PD-52	Y		Moraga
008-421-042	3786 MAGELLAN DR	vacant	6215.1	6215.1	0.15	1	1	LD	PD-52	Y		Moraga
008-421-043	3792 MAGELLAN DR	vacant	7404.1	7404.1	0.17	1	1	LD	PD-52	Y		Moraga

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
008-421-044	2339 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-045	2333 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-046	2327 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-047	2323 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-048	2319 NARVAEZ WAY	vacant	6497.5	6497.5	0.15	1	1	LD	PD-52	Y		Moraga
008-421-049	2307 NARVAEZ WAY	vacant	8031.9	8031.9	0.19	1	1	LD	PD-52	Y		Moraga
008-422-001	3796 WHITEWATER WAY	vacant	8400.5	8400.5	0.20	1	1	LD	PD-52	Y		Moraga
008-422-002	3797 MAGELLAN DR	vacant	7055.7	7055.7	0.17	1	1	LD	PD-52	Y		Moraga
008-422-003	3789 MAGELLAN DR	vacant	6297.7	6297.7	0.15	1	1	LD	PD-52	Y		Moraga
008-422-004	3781 MAGELLAN DR	vacant	6320.6	6320.6	0.15	1	1	LD	PD-52	Y		Moraga
008-422-005	3775 MAGELLAN DR	vacant	6343.6	6343.6	0.15	1	1	LD	PD-52	Y		Moraga
008-422-006	3769 MAGELLAN DR	vacant	6366.5	6366.6	0.15	1	1	LD	PD-52	Y		Moraga
008-422-007	3763 MAGELLAN DR	vacant	6389.6	6389.6	0.15	1	1	LD	PD-52	Y		Moraga
008-422-008	3757 MAGELLAN DR	vacant	6412.5	6412.5	0.15	1	1	LD	PD-52	Y		Moraga
008-422-009	3756 WHITEWATER WAY	vacant	7579.0	7579.0	0.18	1	1	LD	PD-52	Y		Moraga
008-422-010	3762 WHITEWATER WAY	vacant	7546.8	7546.9	0.18	1	1	LD	PD-52	Y		Moraga
008-422-011	3774 WHITEWATER WAY	vacant	7514.8	7514.8	0.18	1	1	LD	PD-52	Y		Moraga
008-422-012	3780 WHITEWATER WAY	vacant	7482.7	7482.7	0.18	1	1	LD	PD-52	Y		Moraga
008-422-013	3788 WHITEWATER WAY	vacant	7450.6	7450.6	0.18	1	1	LD	PD-52	Y		Moraga
008-423-001	3796 BONIFACIO WAY	vacant	7066.6	7066.6	0.17	1	1	LD	PD-52	Y		Moraga
008-423-002	3793 DE SOTO WAY	vacant	7066.4	7066.4	0.17	1	1	LD	PD-52	Y		Moraga
008-423-003	3785 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-004	3779 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-005	3773 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-006	3765 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-007	3751 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-008	3747 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-009	3746 BONIFACIO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-010	3750 BONIFACIO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-011	3762 BONIFACIO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-012	3778 BONIFACIO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-013	3784 BONIFACIO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-423-014	3790 BONIFACIO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-431-001	3744 WHITEWATER WAY	vacant	7611.1	7611.1	0.18	1	1	LD	PD-52	Y		Moraga
008-431-002	3747 MAGELLAN DR	vacant	6435.5	6435.5	0.15	1	1	LD	PD-52	Y		Moraga
008-431-003	3735 MAGELLAN DR	vacant	6458.4	6458.4	0.15	1	1	LD	PD-52	Y		Moraga
008-431-004	3721 MAGELLAN DR	vacant	6481.5	6481.5	0.15	1	1	LD	PD-52	Y		Moraga
008-431-005	3713 MAGELLAN DR	vacant	6504.4	6504.4	0.15	1	1	LD	PD-52	Y		Moraga
008-431-006	3705 MAGELLAN DR	vacant	7353.5	7353.5	0.17	1	1	LD	PD-52	Y		Moraga
008-431-007	3708 WHITEWATER WAY	vacant	9514.8	9514.8	0.22	1	1	LD	PD-52	Y		Moraga
008-431-008	3720 WHITEWATER WAY	vacant	7675.2	7675.2	0.18	1	1	LD	PD-52	Y		Moraga
008-431-009	3738 WHITEWATER WAY	vacant	7643.1	7643.1	0.18	1	1	LD	PD-52	Y		Moraga
008-432-001	2304 AVILES DR	vacant	8373.6	8373.6	0.20	1	1	LD	PD-52	Y		Moraga
008-432-002	2316 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-003	2320 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-004	2324 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-005	2328 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
008-432-006	2332 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-007	2336 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-008	2340 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-009	2344 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-010	2348 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-011	2352 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-012	2356 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-013	2368 AVILES DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-019	2381 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-020	2377 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-021	2369 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-022	2363 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-027	2341 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-028	2337 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-029	2333 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-030	2329 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-031	2323 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-032	2319 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-033	2315 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-034	2311 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-432-035	2307 PACHECO DR	vacant	8552.0	8552.0	0.20	1	1	LD	PD-52	Y		Moraga
008-433-001	2310 PACHECO DR	vacant	7500.3	7500.3	0.18	1	1	LD	PD-52	Y		Moraga
008-433-002	2314 PACHECO DR	vacant	7482.5	7482.5	0.18	1	1	LD	PD-52	Y		Moraga
008-433-003	2318 PACHECO DR	vacant	7563.3	7563.3	0.18	1	1	LD	PD-52	Y		Moraga
008-433-004	2322 PACHECO DR	vacant	7559.9	7559.9	0.18	1	1	LD	PD-52	Y		Moraga
008-433-005	2328 PACHECO DR	vacant	7556.4	7556.4	0.18	1	1	LD	PD-52	Y		Moraga
008-433-006	2342 PACHECO DR	vacant	7553.0	7553.0	0.18	1	1	LD	PD-52	Y		Moraga
008-433-007	2346 PACHECO DR	vacant	7549.5	7549.5	0.18	1	1	LD	PD-52	Y		Moraga
008-433-008	2350 PACHECO DR	vacant	7546.2	7546.2	0.18	1	1	LD	PD-52	Y		Moraga
008-433-009	2354 PACHECO DR	vacant	7542.7	7542.7	0.18	1	1	LD	PD-52	Y		Moraga
008-433-010	2358 PACHECO DR	vacant	7539.3	7539.3	0.18	1	1	LD	PD-52	Y		Moraga
008-433-011	2362 PACHECO DR	vacant	7535.9	7535.9	0.18	1	1	LD	PD-52	Y		Moraga
008-434-001	3742 MAGELLAN DR	vacant	6215.1	6215.1	0.15	1	1	LD	PD-52	Y		Moraga
008-434-002	3741 BONIFACIO WAY	vacant	6214.9	6214.9	0.15	1	1	LD	PD-52	Y		Moraga
008-434-003	3733 BONIFACIO WAY	vacant	6214.9	6214.9	0.15	1	1	LD	PD-52	Y		Moraga
008-434-004	3729 BONIFACIO WAY	vacant	6214.9	6214.9	0.15	1	1	LD	PD-52	Y		Moraga
008-434-005	3715 BONIFACIO WAY	vacant	6214.9	6214.9	0.15	1	1	LD	PD-52	Y		Moraga
008-434-006	3709 BONIFACIO WAY	vacant	6908.4	6908.5	0.16	1	1	LD	PD-52	Y		Moraga
008-434-007	3708 MAGELLAN DR	vacant	6908.8	6908.8	0.16	1	1	LD	PD-52	Y		Moraga
008-434-008	3716 MAGELLAN DR	vacant	6215.1	6215.1	0.15	1	1	LD	PD-52	Y		Moraga
008-434-009	3722 MAGELLAN DR	vacant	6215.2	6215.2	0.15	1	1	LD	PD-52	Y		Moraga
008-434-010	3730 MAGELLAN DR	vacant	6215.1	6215.1	0.15	1	1	LD	PD-52	Y		Moraga
008-435-001	3740 BONIFACIO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-435-002	3739 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-435-003	3735 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-435-004	3727 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-435-005	3711 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
008-435-006	3703 DE SOTO WAY	vacant	6908.6	6908.6	0.16	1	1	LD	PD-52	Y		Moraga
008-435-007	3702 BONIFACIO WAY	vacant	6908.7	6908.7	0.16	1	1	LD	PD-52	Y		Moraga
008-435-008	3714 BONIFACIO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-435-009	3728 BONIFACIO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-435-010	3732 BONIFACIO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-436-001	3742 DE SOTO WY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-436-002	3736 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-436-003	3730 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-436-004	3712 DE SOTO WAY	vacant	6215.0	6215.0	0.15	1	1	LD	PD-52	Y		Moraga
008-436-005	3704 DE SOTO WAY	vacant	8038.7	8038.7	0.19	1	1	LD	PD-52	Y		Moraga
008-437-001	2370 PACHECO DR	vacant	9425.1	9425.1	0.22	1	1	LD	PD-52	Y		Moraga
008-437-002	2374 PACHECO DR	vacant	7352.3	7352.3	0.17	1	1	LD	PD-52	Y		Moraga
008-437-003	2378 PACHECO DR	vacant	7349.1	7349.1	0.17	1	1	LD	PD-52	Y		Moraga
008-441-003	2389 PACHECO DR	vacant	8251.9	8251.9	0.19	1	1	LD	PD-52	Y		Moraga
008-441-004	2385 PACHECO DR	vacant	7345.0	7345.0	0.17	1	1	LD	PD-52	Y		Moraga
008-443-001	3692 JARDIN WAY	vacant	8463.5	8463.6	0.20	1	1	LD	PD-52	Y		Moraga
008-443-002	3680 JARDIN WAY	vacant	7619.6	7619.7	0.18	1	1	LD	PD-52	Y		Moraga
008-443-003	3664 JARDIN WAY	vacant	7596.9	7596.9	0.18	1	1	LD	PD-52	Y		Moraga
008-443-004	3652 JARDIN WAY	vacant	7574.0	7574.0	0.18	1	1	LD	PD-52	Y		Moraga
008-443-005	3634 JARDIN WAY	vacant	7551.1	7551.1	0.18	1	1	LD	PD-52	Y		Moraga
008-443-006	3622 JARDIN WAY	vacant	7528.6	7528.6	0.18	1	1	LD	PD-52	Y		Moraga
008-443-007	3610 JARDIN WAY	vacant	7733.4	7733.4	0.18	1	1	LD	PD-52	Y		Moraga
008-443-009	2398 PACHECO DR	vacant	7332.7	7332.7	0.17	1	1	LD	R-1-6	Y		
008-443-010	2394 PACHECO DR	vacant	7335.9	7336.0	0.17	1	1	LD	R-1-6	Y		
008-443-011	2390 PACHECO DR	vacant	7339.2	7339.2	0.17	1	1	LD	R-1-6	Y		
008-443-012	2386 PACHECO DR	vacant	7342.5	7342.5	0.17	1	1	LD	PD-52	Y		Moraga
008-443-013	2382 PACHECO DR	vacant	7345.8	7345.8	0.17	1	1	LD	PD-52	Y		Moraga
008-450-001	3547 OAK CREEK WAY	vacant	8179.9	8179.9	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-450-002	3541 OAK CREEK WAY	vacant	5969.0	5969.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-450-003	3537 OAK CREEK WAY	vacant	6104.5	6104.5	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-450-004	3529 OAK CREEK WAY	vacant	6194.6	6194.6	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-450-005	3523 OAK CREEK WAY	vacant	6138.7	6138.7	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-450-006	3515 OAK CREEK WAY	vacant	6080.2	6080.2	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-450-007	3509 OAK CREEK WAY	vacant	6021.7	6021.7	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-450-008	3503 OAK CREEK WAY	vacant	7946.9	7946.9	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-450-009	2403 CREEKVIEW DR	vacant	8574.3	8574.3	0.20	1	1	LD	R-1-6	Y		Summer Creek
008-450-010	2409 CREEKVIEW DR	vacant	8972.3	8972.3	0.21	1	1	LD	R-1-6	Y		Summer Creek
008-450-011	2413 CREEKVIEW DR	vacant	8871.2	8871.2	0.21	1	1	LD	R-1-6	Y		Summer Creek
008-450-012	2422 FREESTONE DR	vacant	7977.3	7977.3	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-450-015	2404 FREESTONE DR	vacant	8576.8	8576.9	0.20	1	1	LD	R-1-6	Y		Summer Creek
008-450-019	2407 FREESTONE DR	vacant	7687.7	7687.7	0.18	1	1	LD	R-1-6	Y		Summer Creek
008-450-020	2411 FREESTONE DR	vacant	7200.0	7200.0	0.17	1	1	LD	R-1-6	Y		Summer Creek
008-450-021	2417 FREESTONE DR	vacant	7200.0	7200.0	0.17	1	1	LD	R-1-6	Y		Summer Creek
008-450-022	2421 FREESTONE DR	vacant	7200.0	7200.0	0.17	1	1	LD	R-1-6	Y		Summer Creek
008-460-001	2425 FREESTONE DR	vacant	7198.5	7198.5	0.17	1	1	LD	R-1-6	Y		Summer Creek
008-460-002	2429 FREESTONE DR	vacant	6941.0	6941.0	0.16	1	1	LD	R-1-6	Y		Summer Creek
008-460-003	2433 FREESTONE DR	vacant	6247.8	6247.8	0.15	1	1	LD	R-1-6	Y		Summer Creek

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
008-460-004	2437 FREESTONE DR	vacant	6003.7	6003.7	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-005	2443 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-006	2447 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-007	2451 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-008	2457 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-009	2463 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-010	2467 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-011	2471 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-012	2477 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-013	2481 FREESTONE DR	vacant	6037.5	6037.6	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-014	2485 FREESTONE DR	vacant	6642.4	6642.4	0.16	1	1	LD	R-1-6	Y		Summer Creek
008-460-015	2489 FREESTONE DR	vacant	8348.3	8348.3	0.20	1	1	LD	R-1-6	Y		Summer Creek
008-460-017	2531 CREEKVIEW DR	vacant	8188.8	8188.8	0.19	1	1	LD	R-1-6	Y		
008-460-020	2428 FREESTONE DR	vacant	8263.4	8263.4	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-460-021	2432 FREESTONE DR	vacant	8684.4	8684.4	0.20	1	1	LD	R-1-6	Y		Summer Creek
008-460-023	3591 SUNSTONE CT	vacant	7223.4	7223.4	0.17	1	1	LD	R-1-6	Y		Summer Creek
008-460-024	3583 SUNSTONE CT	vacant	6143.9	6144.0	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-460-025	3575 SUNSTONE CT	vacant	8940.8	8940.8	0.21	1	1	LD	R-1-6	Y		Summer Creek
008-460-026	3559 SUNSTONE CT	vacant	8928.3	8928.3	0.21	1	1	LD	R-1-6	Y		Summer Creek
008-460-027	3537 SUNSTONE CT	vacant	6107.0	6107.0	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-460-028	3519 SUNSTONE CT	vacant	8016.6	8016.7	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-460-032	3588 SUNSTONE CT	vacant	7973.8	7973.8	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-460-033	2452 FREESTONE DR	vacant	7105.1	7105.1	0.17	1	1	LD	R-1-6	Y		Summer Creek
008-460-034	2456 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-035	2464 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-036	2468 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-037	2472 FREESTONE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-038	2478 FREESTONE DR	vacant	8212.3	8212.3	0.19	1	1	LD	R-1-6	Y		Summer Creek
008-460-039	2495 CREEKVIEW DR	vacant	8879.6	8879.6	0.21	1	1	LD	R-1-6	Y		Summer Creek
008-460-040	2491 CREEKVIEW DR	vacant	6034.7	6034.7	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-041	2487 CREEKVIEW DR	vacant	6026.2	6026.2	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-042	2483 CREEKVIEW DR	vacant	6026.2	6026.2	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-043	2479 CREEKVIEW DR	vacant	6026.2	6026.2	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-044	2473 CREEKVIEW DR	vacant	6026.2	6026.2	0.14	1	1	LD	R-1-6	Y		Summer Creek
008-460-045	2469 CREEKVIEW DR	vacant	7229.3	7229.4	0.17	1	1	LD	R-1-6	Y		Summer Creek
008-460-046	2465 CREEKVIEW DR	vacant	7310.2	7310.2	0.17	1	1	LD	R-1-6	Y		Summer Creek
008-460-047	2459 CREEKVIEW DR	vacant	7220.1	7220.2	0.17	1	1	LD	R-1-6	Y		Summer Creek
008-460-048	2453 CREEKVIEW DR	vacant	7588.9	7588.9	0.18	1	1	LD	R-1-6	Y		Summer Creek
008-460-049	2449 CREEKVIEW DR	vacant	7036.3	7036.3	0.17	1	1	LD	R-1-6	Y		Summer Creek
008-460-050	2445 CREEKVIEW DR	vacant	6495.4	6495.4	0.15	1	1	LD	R-1-6	Y		Summer Creek
008-460-051	2439 CREEKVIEW DR	vacant	6898.2	6898.2	0.16	1	1	LD	R-1-6	Y		Summer Creek
008-460-052	2431 CREEKVIEW DR	vacant	10692.6	10692.6	0.25	1	1	LD	R-1-6	Y		Summer Creek
008-460-053	2427 CREEKVIEW DR	vacant	9187.5	9187.6	0.22	1	1	LD	R-1-6	Y		Summer Creek
008-460-054	2419 CREEKVIEW DR	vacant	8696.5	8696.5	0.20	1	1	LD	R-1-6	Y		Summer Creek
008-470-001	2017 ROBIN HOOD LN	vacant	9100.2	9100.2	0.21	1	0	LD	RPD-43	Y		Camelot Estates
008-470-002	2009 ROBIN HOOD LN	vacant	9003.8	9003.8	0.21	1	0	LD	RPD-43	Y		Camelot Estates
008-470-003	1987 ROBIN HOOD LN	vacant	9045.1	9045.1	0.21	1	0	LD	RPD-43	Y		Camelot Estates

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Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
008-470-004	1941 ROBIN HOOD LN	vacant	9023.5	9023.5	0.21	1	0	LD	RPD-43	Y		Camelot Estates
008-470-005	1927 ROBIN HOOD LN	vacant	9559.1	9559.1	0.22	1	0	LD	RPD-43	Y		Camelot Estates
008-470-010	3314 ROBIN HOOD CT	vacant	9858.3	9858.4	0.23	1	0	LD	RPD-43	Y		Camelot Estates
008-470-011	3350 ROBIN HOOD CT	vacant	9574.5	9574.5	0.22	1	0	LD	RPD-43	Y		Camelot Estates
008-470-012	3392 ROBIN HOOD CT	vacant	10302.7	10302.7	0.24	1	0	LD	RPD-43	Y		Camelot Estates
008-470-013	3389 BANBURY LN	vacant	10292.4	10292.4	0.24	1	0	LD	RPD-43	Y		Camelot Estates
008-470-014	3351 BANBURY LN	vacant	9564.2	9564.2	0.22	1	0	LD	RPD-43	Y		Camelot Estates
008-470-016	1895 EL PORTAL DR	vacant	8837.3	8837.3	0.21	1	1	LD	R-1-6	Y		
008-470-017	1877 EL PORTAL DR	vacant	7467.5	7467.5	0.18	1	1	LD	R-1-6	Y		
008-470-018	1855 EL PORTAL DR	vacant	7483.9	7484.0	0.18	1	1	LD	R-1-6	Y		
008-470-019	1831 EL PORTAL DR	vacant	7493.9	7494.0	0.18	1	1	LD	R-1-6	Y		
008-470-020	1803 EL PORTAL DR	vacant	8922.9	8922.9	0.21	1	1	LD	R-1-6	Y		
008-470-021	1806 EL PORTAL DR	vacant	8013.3	8013.3	0.19	1	1	LD	R-1-6	Y		
008-470-022	1822 EL PORTAL DR	vacant	7410.4	7410.4	0.18	1	1	LD	R-1-6	Y		
008-470-023	1846 EL PORTAL DR	vacant	7737.2	7737.2	0.18	1	1	LD	R-1-6	Y		
008-470-024	1872 EL PORTAL DR	vacant	8316.6	8316.6	0.20	1	1	LD	R-1-6	Y		
008-470-025	1890 EL PORTAL DR	vacant	8340.0	8340.0	0.20	1	1	LD	R-1-6	Y		
008-470-028	1918 EL PORTAL DR	vacant	8101.2	8101.2	0.19	1	1	LD	R-1-6	Y		
008-470-029	1915 EL PORTAL DR	vacant	7450.6	7450.6	0.18	1	1	LD	R-1-6	Y		
008-470-030	1907 EL PORTAL DR	vacant	8738.6	8738.6	0.21	1	1	LD	R-1-6	Y		
008-470-032	3342 BANBURY LN	vacant	8824.7	8824.7	0.21	1	0	LD	RPD-43	Y		Camelot Estates
008-470-033	3368 BANBURY LN	vacant	8824.7	8824.7	0.21	1	0	LD	RPD-43	Y		Camelot Estates
008-470-034	3394 BANBURY LN	vacant	8752.9	8752.9	0.21	1	0	LD	RPD-43	Y		Camelot Estates
032-051-038	924 P ST	vacant	4312.0	4312.0	0.10	1	1	LD	R-1-6	Y		in-fill
032-054-008	845 W 10TH ST	vacant	7488.0	7488.0	0.18	1	1	LD	R-1-6	Y		in-fill
032-090-011	34 W 11TH ST	vacant	5669.0	5669.0	0.14	1	1	LD	R-1-6	Y		in-fill
032-191-014	929 W 6TH ST	vacant	6200.0	6200.0	0.15	1	1	LD	R-1-6	Y		in-fill
033-044-019	600 SANTA FE AVE	vacant	8105.6	8105.6	0.19	1	1	LD	R-1-6	Y		in-fill
033-210-046	1895 GETTTYSBURG AVE	vacant	7979.5	7979.5	0.19	1	1	LD	R-1-6	Y		in-fill
033-251-001	2169 GETTYSBURG AVE	vacant	7972.9	7972.9	0.19	1	1	LD	R-1-6	Y		in-fill
033-251-009	2047 GETTYSBURG AVE	vacant	7925.7	7925.7	0.19	1	1	LD	R-1-6	Y		in-fill
033-253-002	2785 LEXINGTON AVE	vacant	6104.1	6104.1	0.15	1	1	LD	R-1-6	Y		in-fill
033-253-003	2781 LEXINGTON AVE	vacant	6104.6	6104.6	0.15	1	1	LD	R-1-6	Y		in-fill
033-261-003	2629 MC KEE RD	vacant	8100.0	8100.0	0.19	1	1	LD	R-1-6	Y		in-fill
035-085-006	1775 CAROL AVE	vacant	8112.1	8112.1	0.19	1	1	LD	R-1-6	Y		in-fill
058-220-010	1992 W OLIVE AVE	vacant	3357.3	3357.3	0.08	1	0	LD	R-1-6	Y		in-fill
059-251-009	86 S WEST AVE	vacant	7715.0	7715.0	0.18	1	1	LD	R-1-6	Y		in-fill
059-256-026	117 MCGREGOR ST	vacant	7871.6	7871.6	0.19	1	1	LD	R-1-6	Y		in-fill
059-257-013	130 MCGREGOR ST	vacant	4756.9	4756.9	0.11	1	1	LD	R-1-6	Y		in-fill
059-310-080	1000 MASSASSO ST	vacant	8876.6	8876.6	0.21	1	1	LD	R-1-6	Y		in-fill
059-320-072	2075 TEVIN CT	vacant	7138.7	7138.7	0.17	1	1	LD	R-1-6	Y		in-fill
061-551-042	198 TREVOR ST	vacant	5979.4	5979.5	0.14	1	1	LD	R-1-6	Y		Renaissance
061-551-043	186 TREVOR ST	vacant	5125.2	5125.3	0.12	1	1	LD	R-1-6	Y		Renaissance
061-551-044	172 TREVOR ST	vacant	5591.2	5591.2	0.13	1	1	LD	R-1-6	Y		Renaissance
061-551-045	164 TREVOR ST	vacant	5125.2	5125.3	0.12	1	1	LD	R-1-6	Y		Renaissance
061-551-046	152 TREVOR ST	vacant	5591.2	5591.2	0.13	1	1	LD	R-1-6	Y		Renaissance
061-551-047	146 TREVOR ST	vacant	5125.2	5125.3	0.12	1	1	LD	R-1-6	Y		Renaissance

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Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
061-552-001	195 TREVOR ST	vacant	6437.3	6437.3	0.15	1	1	LD	R-1-6	Y		Renaissance
061-552-002	183 TREVOR ST	vacant	6092.5	6092.5	0.14	1	1	LD	R-1-6	Y		Renaissance
061-552-003	177 TREVOR ST	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Renaissance
061-552-004	161 TREVOR ST	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Renaissance
061-552-005	153 TREVOR ST	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Renaissance
061-552-006	147 TREVOR ST	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y		Renaissance
061-552-007	133 TREVOR ST	vacant	6004.2	6004.2	0.14	1	1	LD	R-1-6	Y		Renaissance
061-552-008	121 TREVOR ST	vacant	6854.9	6854.9	0.16	1	1	LD	R-1-6	Y		Renaissance
061-552-009	3259 VIERRA DR	vacant	7916.8	7916.9	0.19	1	1	LD	R-1-6	Y		Renaissance
061-552-010	3241 VIERRA DR	vacant	6895.3	6895.3	0.16	1	1	LD	R-1-6	Y		Renaissance
061-561-001	190 DYLAN CT	vacant	6391.4	6391.4	0.15	1	1	LD	R-1-6	Y		Renaissance
061-561-002	184 DYLAN CT	vacant	6078.7	6078.7	0.14	1	1	LD	R-1-6	Y		Renaissance
061-561-003	176 DYLAN CT	vacant	5999.7	5999.7	0.14	1	1	LD	R-1-6	Y		Renaissance
061-561-004	158 DYLAN CT	vacant	5999.7	5999.7	0.14	1	1	LD	R-1-6	Y		Renaissance
061-561-005	142 DYLAN CT	vacant	5451.8	5451.8	0.13	1	1	LD	R-1-6	Y		Renaissance
061-561-006	138 DYLAN CT	vacant	6610.6	6610.6	0.16	1	1	LD	R-1-6	Y		Renaissance
061-561-007	122 DYLAN CT	vacant	8275.6	8275.7	0.19	1	1	LD	R-1-6	Y		Renaissance
061-561-008	114 DYLAN CT	vacant	7078.0	7078.0	0.17	1	1	LD	R-1-6	Y		Renaissance
061-561-009	3227 VIERRA DR	vacant	5663.7	5663.7	0.14	1	1	LD	R-1-6	Y		Renaissance
061-561-012	85 MEDIEVAL ST	vacant	8236.5	8236.5	0.19	1	1	LD	R-1-6	Y		Renaissance
061-561-013	73 MEDIEVAL ST	vacant	7952.1	7952.1	0.19	1	1	LD	R-1-6	Y		Renaissance
061-561-014	61 MEDIEVAL ST	vacant	7952.1	7952.1	0.19	1	1	LD	R-1-6	Y		Renaissance
061-561-015	55 MEDIEVAL ST	vacant	7952.1	7952.1	0.19	1	1	LD	R-1-6	Y		Renaissance
061-561-016	49 MEDIEVAL ST	vacant	7952.1	7952.1	0.19	1	1	LD	R-1-6	Y		Renaissance
061-561-023	125 DYLAN CT	vacant	7308.3	7308.4	0.17	1	1	LD	R-1-6	Y		Renaissance
061-577-016	277 MONO LAKE AVE	vacant	4233.1	4233.1	0.10	1	1	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-577-017	281 MONO LAKE AVE	vacant	4233.1	4233.1	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-577-018	293 MONO LAKE AVE	vacant	5105.9	5105.9	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-001	297 OSTRANDER AVE	vacant	5428.0	5428.0	0.13	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-002	289 OSTRANDER AVE	vacant	4500.0	4500.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-003	275 OSTRANDER AVE	vacant	4500.0	4500.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-004	263 OSTRANDER AVE	vacant	5000.0	5000.0	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-005	251 OSTRANDER AVE	vacant	5000.0	5000.0	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-006	243 OSTRANDER AVE	vacant	5000.0	5000.0	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-007	237 OSTRANDER AVE	vacant	5000.0	5000.0	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-008	221 OSTRANDER AVE	vacant	5000.0	5000.0	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-009	205 OSTRANDER AVE	vacant	5728.0	5728.0	0.14	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-016	270 MONO LAKE AVE	vacant	4252.5	4252.5	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-017	288 MONO LAKE AVE	vacant	4252.5	4252.5	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-578-018	296 MONO LAKE AVE	vacant	5125.5	5125.5	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-579-001	292 OSTRANDER AVE	vacant	4554.0	4554.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-579-002	284 OSTRANDER AVE	vacant	4158.7	4158.7	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-579-003	276 OSTRANDER AVE	vacant	4154.3	4154.3	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-579-004	268 OSTRANDER AVE	vacant	4610.7	4610.7	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-579-005	250 OSTRANDER AVE	vacant	4605.3	4605.3	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-579-006	242 OSTRANDER AVE	vacant	4599.8	4599.8	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-579-007	236 OSTRANDER AVE	vacant	4594.4	4594.4	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista

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Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
061-579-008	220 OSTRANDER AVE	vacant	4588.9	4589.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-579-009	208 OSTRANDER CT	vacant	5217.0	5217.0	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-591-004	322 CARLY ANNE CT	vacant	6928.3	6928.3	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-005	316 CARLY ANNE CT	vacant	6075.8	6075.9	0.14	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-006	304 CARLY ANNE CT	vacant	6834.0	6834.0	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-007	309 CARLY ANNE CT	vacant	7592.7	7592.7	0.18	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-008	315 CARLY ANNE CT	vacant	6802.9	6802.9	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-009	327 CARLY ANNE CT	vacant	6600.0	6600.0	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-010	331 CARLY ANNE DR	vacant	7150.0	7150.0	0.17	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-011	343 CARLY ANNE DR	vacant	6600.0	6600.0	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-012	359 CARLY ANNE DR	vacant	7150.0	7150.0	0.17	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-013	367 CARLY ANNE DR	vacant	6600.0	6600.0	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-014	373 CARLY ANNE DR	vacant	6600.0	6600.0	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-591-015	381 CARLY ANNE DR	vacant	7150.0	7150.0	0.17	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-593-007	394 CARLY ANNE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-593-008	386 CARLY ANNE DR	vacant	6500.0	6500.0	0.15	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-593-009	370 CARLY ANNE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-593-010	362 CARLY ANNE DR	vacant	6500.0	6500.0	0.15	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-593-011	356 CARLY ANNE DR	vacant	7227.7	7227.7	0.17	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-594-001	350 DENISE DR	vacant	7227.7	7227.7	0.17	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-594-008	384 DENISE DR	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-594-009	378 DENISE DR	vacant	5500.0	5500.0	0.13	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-594-010	370 DENISE DR	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-594-011	364 DENISE DR	vacant	5500.0	5500.0	0.13	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-594-012	352 DENISE DR	vacant	5008.7	5008.7	0.12	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-595-021	3196 BLUE BELLS CT	vacant	6226.9	6227.0	0.15	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-595-022	3188 BLUE BELLS CT	vacant	5433.4	5433.4	0.13	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-595-023	3182 BLUE BELLS CT	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-595-024	3176 BLUE BELLS CT	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-595-025	3170 BLUE BELLS CT	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-595-026	3164 BLUE BELLS CT	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-595-027	3152 BLUE BELLS CT	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-595-028	3140 BLUE BELLS CT	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-595-029	3136 BLUE BELLS CT	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-595-030	3128 BLUE BELLS CT	vacant	7263.5	7263.5	0.17	1	1	LD	R-1-5	Y	Flood Zone	SANDCASTLE SUBD
061-600-002	191 PYRAMID CT	vacant	5689.0	5689.0	0.14	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-600-003	177 PYRAMID CT	vacant	4500.0	4500.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-600-026	191 MONO LAKE CT	vacant	5689.0	5689.0	0.14	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-600-027	173 MONO LAKE CT	vacant	4500.0	4500.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-600-028	167 MONO LAKE CT	vacant	5000.0	5000.0	0.12	1	0	LD	PD-54	Y	Flood Zone	Sierra Vista
061-600-029	139 MONO LAKE CT	vacant	4443.9	4443.9	0.11	1	0	LD	PD-54	Y	Flood Zone	Sierra Vista
061-600-030	125 MONO LAKE CT	vacant	4072.2	4072.2	0.10	1	0	LD	PD-54	Y	Flood Zone	Sierra Vista
061-600-031	117 MONO LAKE CT	vacant	5401.5	5401.6	0.13	1	0	LD	PD-54	Y	Flood Zone	Sierra Vista
061-600-032	122 MONO LAKE CT	vacant	5669.6	5669.6	0.14	1	0	LD	PD-54	Y	Flood Zone	Sierra Vista
061-600-033	134 MONO LAKE CT	vacant	4142.8	4142.8	0.10	1	0	LD	PD-54	Y	Flood Zone	Sierra Vista
061-600-034	148 MONO LAKE CT	vacant	4473.5	4473.5	0.11	1	0	LD	PD-54	Y	Flood Zone	Sierra Vista
061-611-001	3113 GRIZZLY ST	vacant	5584.9	5584.9	0.13	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
061-611-002	3119 GRIZZLY ST	vacant	5628.3	5628.4	0.13	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-003	3125 GRIZZLY ST	vacant	5632.4	5632.4	0.13	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-004	3129 GRIZZLY ST	vacant	5636.4	5636.4	0.13	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-005	3137 GRIZZLY ST	vacant	5640.4	5640.5	0.13	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-006	3143 GRIZZLY ST	vacant	5644.5	5644.5	0.13	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-007	3149 GRIZZLY ST	vacant	5648.5	5648.5	0.13	1	6	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-008	3155 GRIZZLY ST	vacant	5652.5	5652.5	0.13	1	6	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-009	3161 GRIZZLY ST	vacant	5490.5	5490.5	0.13	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-010	3165 GRIZZLY ST	vacant	4750.7	4750.7	0.11	1	1	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-011	3177 GRIZZLY ST	vacant	5183.6	5183.6	0.12	1	6	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-012	3183 GRIZZLY ST	vacant	6582.8	6582.8	0.16	1	6	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-013	3195 GRIZZLY ST	vacant	6602.5	6602.5	0.16	1	6	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-014	394 OSTRANDER AVE	vacant	3537.4	3537.4	0.09	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-015	388 OSTRANDER AVE	vacant	3393.1	3393.1	0.08	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-016	376 OSTRANDER AVE	vacant	4067.7	4067.7	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-017	368 OSTRANDER AVE	vacant	4203.3	4203.3	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-018	364 OSTRANDER AVE	vacant	4198.9	4198.9	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-019	352 OSTRANDER AVE	vacant	4660.3	4660.3	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-020	346 OSTRANDER AVE	vacant	4654.8	4654.8	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-021	330 OSTRANDER AVE	vacant	4649.4	4649.4	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-022	322 OSTRANDER AVE	vacant	4643.9	4643.9	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-611-023	306 OSTRANDER AVE	vacant	5030.0	5030.1	0.12	1	1	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-001	364 CITADEL AVE	vacant	4653.6	4653.6	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-002	376 CITADEL AVE	vacant	4725.0	4725.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-003	390 CITADEL AVE	vacant	5125.5	5125.5	0.12	1	1	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-004	395 MONO LAKE AVE	vacant	5125.5	5125.5	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-005	389 MONO LAKE AVE	vacant	4725.0	4725.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-006	373 MONO LAKE AVE	vacant	4658.5	4658.5	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-007	367 MONO LAKE AVE	vacant	4790.7	4790.7	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-008	351 MONO LAKE AVE	vacant	4233.1	4233.1	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-009	343 MONO LAKE AVE	vacant	4233.1	4233.1	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-010	331 MONO LAKE AVE	vacant	4233.1	4233.1	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-011	325 MONO LAKE AVE	vacant	4233.1	4233.1	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-612-012	307 MONO LAKE AVE	vacant	5097.8	5097.8	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-001	391 OSTRANDER AVE	vacant	5428.0	5428.0	0.13	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-002	385 OSTRANDER AVE	vacant	5000.0	5000.0	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-003	377 OSTRANDER AVE	vacant	5000.0	5000.0	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-004	363 OSTRANDER AVE	vacant	5000.0	5000.0	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-005	351 OSTRANDER AVE	vacant	4500.0	4500.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-006	345 OSTRANDER AVE	vacant	4500.0	4500.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-007	339 OSTRANDER AVE	vacant	4500.0	4500.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-008	321 OSTRANDER AVE	vacant	4500.0	4500.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-009	315 OSTRANDER AVE	vacant	5428.0	5428.0	0.13	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-010	310 MONO LAKE AVE	vacant	5125.5	5125.5	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-011	322 MONO LAKE AVE	vacant	4252.5	4252.5	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-012	336 MONO LAKE AVE	vacant	4252.5	4252.5	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-013	348 MONO LAKE AVE	vacant	4252.5	4252.5	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
061-613-014	354 MONO LAKE AVE	vacant	4252.5	4252.5	0.10	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-015	362 MONO LAKE AVE	vacant	4725.0	4725.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-016	370 MONO LAKE AVE	vacant	4725.0	4725.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-017	386 MONO LAKE AVE	vacant	4725.0	4725.0	0.11	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-613-018	398 MONO LAKE AVE	vacant	5125.5	5125.5	0.12	1	0	LD	RPD-54	Y	Flood Zone	Sierra Vista
061-621-001	106 RYE ST	vacant	6882.3	6882.3	0.16	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-621-003	136 RYE ST	vacant	6192.9	6192.9	0.15	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-622-005	159 RYE ST	vacant	6178.9	6178.9	0.15	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-622-006	175 RYE ST	vacant	6186.4	6186.5	0.15	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-622-007	193 RYE ST	vacant	6797.0	6797.0	0.16	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-001	204 ARROYO CT	vacant	7310.9	7310.9	0.17	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-002	212 ARROYO CT	vacant	6808.1	6808.1	0.16	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-003	228 ARROYO CT	vacant	6797.4	6797.4	0.16	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-004	236 ARROYO CT	vacant	6786.8	6786.8	0.16	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-005	252 ARROYO CT	vacant	6696.8	6696.8	0.16	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-006	264 ARROYO CT	vacant	5958.9	5958.9	0.14	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-007	280 ARROYO CT	vacant	7443.5	7443.5	0.18	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-009	271 ARROYO CT	vacant	6016.0	6016.0	0.14	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-010	263 ARROYO CT	vacant	6884.0	6884.0	0.16	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-011	249 ARROYO CT	vacant	6894.4	6894.4	0.16	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-012	235 ARROYO CT	vacant	6886.0	6886.0	0.16	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-013	229 ARROYO CT	vacant	6877.5	6877.5	0.16	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-623-014	207 ARROYO CT	vacant	7254.7	7254.7	0.17	1	1	LD	R-1-5	Y	Flood Zone	HARTLEY
061-631-001	395 CARLY ANNE DR	vacant	6600.0	6600.0	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-002	405 CARLY ANNE DR	vacant	7150.0	7150.0	0.17	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-003	417 CARLY ANNE DR	vacant	6600.0	6600.0	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-004	429 CARLY ANNE DR	vacant	7150.0	7150.0	0.17	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-005	437 CARLY ANNE DR	vacant	6600.0	6600.0	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-006	451 CARLY ANNE DR	vacant	7150.0	7150.0	0.17	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-007	463 CARLY ANNE DR	vacant	6600.0	6600.0	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-008	475 CARLY ANNE DR	vacant	7139.1	7139.1	0.17	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-009	483 CARLY ANNE DR	vacant	6572.6	6572.6	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-010	497 CARLY ANNE DR	vacant	8893.0	8893.0	0.21	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-011	3104 GARDENIA AVE	vacant	6657.3	6657.3	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-012	3110 GARDENIA AVE	vacant	6616.6	6616.6	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-013	3116 GARDENIA AVE	vacant	6600.0	6600.0	0.16	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-631-014	3120 GARDENIA AVE	vacant	6050.0	6050.0	0.14	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-632-010	492 CARLY ANNE DR	vacant	7228.3	7228.3	0.17	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-632-011	480 CARLY ANNE DR	vacant	6500.0	6500.0	0.15	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-632-012	468 CARLY ANNE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-632-013	452 CARLY ANNE DR	vacant	6500.0	6500.0	0.15	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-632-014	434 CARLY ANNE DR	vacant	6007.5	6007.5	0.14	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-632-015	418 CARLY ANNE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-632-016	406 CARLY ANNE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-632-017	398 CARLY ANNE DR	vacant	6000.0	6000.0	0.14	1	1	LD	R-1-6	Y	Flood Zone	Sandcastle
061-663-002	3113 DINKEY CREEK AVE	vacant	5996.3	5996.3	0.14	1	1	LD	R-1-6	Y		in-fill
206-107-001	1248 WILDCAT DR	vacant	5428.0	5428.0	0.13	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
206-107-002	1245 ORION DR	vacant	5428.0	5428.0	0.13	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-003	1241 ORION DR	vacant	6000.0	6000.0	0.14	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-004	1237 ORION DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-005	1233 ORION DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-006	1229 ORION DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-007	1225 ORION DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-008	1217 ORION DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-009	1213 ORION DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-010	1207 ORION DR	vacant	6864.7	6864.7	0.16	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-011	1210 WILDCAT DR	vacant	8035.5	8035.5	0.19	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-012	1216 WILDCAT DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-013	1222 WILDCAT DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-014	1228 WILDCAT DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-015	1234 WILDCAT DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-016	1238 WILDCAT DR	vacant	5000.0	5000.0	0.12	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-107-017	1242 WILDCAT DR	vacant	6000.0	6000.0	0.14	1	1	LD	PD-46	Y	Flood Zone	Shadow Creek
206-152-001	3956 ALVISO DR	vacant	7277.1	7277.1	0.17	1	1	LD	PD-46	Y	Flood Zone	University Park
206-152-002	3950 ALVISO DR	vacant	6245.4	6245.4	0.15	1	1	LD	PD-46	Y	Flood Zone	University Park
206-152-003	3946 ALVISO DR	vacant	6212.6	6212.6	0.15	1	1	LD	PD-46	Y	Flood Zone	University Park
206-153-001	1495 VANGUARD CT	vacant	6844.2	6844.2	0.16	1	1	LD	PD-46	Y	Flood Zone	University Park
206-153-002	1481 VANGUARD CT	vacant	5083.0	5083.0	0.12	1	1	LD	PD-46	Y	Flood Zone	University Park
206-153-003	1463 VANGUARD CT	vacant	5083.0	5083.0	0.12	1	1	LD	PD-46	Y	Flood Zone	University Park
206-153-004	1457 VANGUARD CT	vacant	5083.0	5083.0	0.12	1	1	LD	PD-46	Y	Flood Zone	University Park
206-153-005	1439 VANGUARD CT	vacant	5632.1	5632.2	0.13	1	1	LD	PD-46	Y	Flood Zone	University Park
206-153-007	1417 VANGUARD CT	vacant	8071.8	8071.8	0.19	1	1	LD	PD-46	Y	Flood Zone	University Park
206-153-008	1410 VANGUARD CT	vacant	5854.9	5854.9	0.14	1	1	LD	PD-46	Y	Flood Zone	University Park
206-153-010	1428 VANGUARD CT	vacant	8853.9	8853.9	0.21	1	1	LD	PD-46	Y	Flood Zone	University Park
206-153-011	1442 VANGUARD CT	vacant	8119.4	8119.5	0.19	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-012	1458 VANGUARD CT	vacant	5083.0	5083.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-013	1464 VANGUARD CT	vacant	5083.0	5083.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-014	1482 VANGUARD CT	vacant	5083.0	5083.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-015	1496 VANGUARD CT	vacant	6850.5	6850.5	0.16	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-016	1497 WOODBURY CT	vacant	6504.0	6504.0	0.15	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-017	1489 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-018	1483 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-019	1475 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-020	1469 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-021	1453 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-022	1443 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-023	1439 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-024	1431 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-025	1427 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-026	1411 WOODBURY CT	vacant	5578.4	5578.4	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-027	1403 WOODBURY CT	vacant	6963.9	6963.9	0.16	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-029	1416 WOODBURY CT	vacant	5578.4	5578.4	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-030	1422 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-031	1434 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
206-153-032	1440 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-033	1452 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-034	1458 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-035	1464 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-036	1470 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-037	1478 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-038	1484 WOODBURY CT	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-039	1490 WOODBURY CT	vacant	6504.0	6504.0	0.15	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-041	1485 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-042	1477 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-043	1463 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-044	1457 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-045	1451 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-046	1445 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-047	1437 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-048	1429 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-049	1421 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-050	1417 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-153-051	1409 DYNES ST	vacant	7102.7	7102.7	0.17	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-038	1359 IRVINE CT	vacant	5250.0	5250.0	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-039	1367 IRVINE CT	vacant	5250.0	5250.0	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-040	1373 IRVINE CT	vacant	5250.0	5250.0	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-041	1377 IRVINE CT	vacant	5250.0	5250.0	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-042	1381 IRVINE CT	vacant	5057.8	5057.8	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-043	1385 IRVINE CT	vacant	6160.1	6160.1	0.15	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-045	1398 IRVINE CT	vacant	6523.9	6523.9	0.15	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-047	1382 IRVINE CT	vacant	4779.1	4779.1	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-048	1378 IRVINE CT	vacant	5099.8	5099.8	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-049	1370 IRVINE CT	vacant	5202.0	5202.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-050	1364 IRVINE CT	vacant	5229.0	5229.0	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-051	1356 IRVINE CT	vacant	5256.1	5256.1	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-052	1348 IRVINE CT	vacant	5283.2	5283.2	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-053	1342 IRVINE CT	vacant	5310.5	5310.5	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-161-054	1336 IRVINE CT	vacant	7113.2	7113.2	0.17	1	0	LD	PD-46	Y	Flood Zone	University Park
206-163-001	3828 ALVISO DR	vacant	5916.3	5916.3	0.14	1	0	LD	PD-46	Y	Flood Zone	University Park
206-163-002	3824 ALVISO DR	vacant	4830.7	4830.7	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-163-003	3820 ALVISO DR	vacant	4971.5	4971.5	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-163-004	3816 ALVISO DR	vacant	5554.2	5554.2	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-001	1404 DYNES ST	vacant	6405.8	6405.8	0.15	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-002	1410 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-003	1428 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-004	1436 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-005	1442 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-006	1450 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-007	1458 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-008	1462 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-009	1470 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
206-164-010	1476 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-011	1482 DYNES ST	vacant	4830.0	4830.0	0.12	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-014	1487 ANTIOCH CT	vacant	4725.0	4725.0	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-015	1483 ANTIOCH CT	vacant	4725.0	4725.0	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-017	1471 ANTIOCH CT	vacant	4725.0	4725.0	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-018	1465 ANTIOCH CT	vacant	4725.0	4725.0	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-041	1461 LA SIERRA ST	vacant	4725.0	4725.0	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-042	1453 LA SIERRA ST	vacant	4725.0	4725.0	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-043	1447 LA SIERRA ST	vacant	4725.0	4725.0	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-044	1431 LA SIERRA ST	vacant	4725.0	4725.0	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-045	1425 LA SIERRA ST	vacant	4725.0	4725.0	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-046	1417 LA SIERRA ST	vacant	4725.0	4725.0	0.11	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-047	1411 LA SIERRA ST	vacant	5250.0	5250.0	0.13	1	0	LD	PD-46	Y	Flood Zone	University Park
206-164-048	1405 LA SIERRA ST	vacant	6237.6	6237.6	0.15	1	0	LD	PD-46	Y	Flood Zone	University Park
222-041-025	575 JANELL CT	vacant	4988.9	4989.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-041-026	581 JANELL CT	vacant	4350.4	4350.4	0.10	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-018	473 ANITA CT	vacant	4999.7	4999.7	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
222-042-019	455 ANITA CT	vacant	4999.7	4999.7	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
224-081-002	787 HEITZ WAY	vacant	7601.5	7601.6	0.18	1	0	LD	PD-42	Y		Bellevue Ranch
224-081-003	779 HEITZ WAY	vacant	6745.1	6745.1	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-081-004	773 HEITZ WAY	vacant	6563.9	6563.9	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-081-005	769 HEITZ WAY	vacant	6602.7	6602.7	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-081-006	761 HEITZ WAY	vacant	6537.8	6537.8	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-081-007	753 HEITZ WAY	vacant	6035.9	6035.9	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
224-081-008	749 HEITZ WAY	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-081-009	731 HEITZ WAY	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-081-010	725 HEITZ WAY	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-081-011	713 HEITZ WAY	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-081-012	701 HEITZ WAY	vacant	6592.7	6592.7	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-001	796 HEITZ WAY	vacant	8970.0	8970.1	0.21	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-002	790 HEITZ WAY	vacant	8844.3	8844.3	0.21	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-003	784 HEITZ WAY	vacant	5594.0	5594.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-004	776 HEITZ WAY	vacant	6462.3	6462.3	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-005	764 HEITZ WAY	vacant	6861.2	6861.2	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-006	756 HEITZ WAY	vacant	5503.1	5503.1	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-007	748 HEITZ WAY	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-008	730 HEITZ WAY	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-009	722 HEITZ WAY	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-010	716 HEITZ WAY	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-082-011	704 HEITZ WAY	vacant	6592.7	6592.7	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-001	697 HEITZ CT	vacant	6592.7	6592.7	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-002	681 HEITZ CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-003	675 HEITZ CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-004	673 HEITZ CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-005	663 HEITZ CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-006	659 HEITZ CT	vacant	6189.7	6189.7	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-007	651 HEITZ CT	vacant	6744.3	6744.3	0.16	1	0	LD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-083-008	643 HEITZ CT	vacant	5541.0	5541.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-009	637 HEITZ CT	vacant	5518.3	5518.3	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-010	631 HEITZ CT	vacant	5625.6	5625.6	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-011	623 HEITZ CT	vacant	6507.2	6507.3	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-013	608 HEITZ CT	vacant	9618.8	9618.8	0.23	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-014	614 HEITZ CT	vacant	6490.4	6490.4	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-015	626 HEITZ CT	vacant	5660.5	5660.5	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-016	632 HEITZ CT	vacant	5737.8	5737.9	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-017	640 HEITZ CT	vacant	6369.2	6369.2	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-018	648 HEITZ CT	vacant	6851.6	6851.6	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-019	656 HEITZ CT	vacant	5799.5	5799.5	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-020	664 HEITZ CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-021	670 HEITZ CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-022	678 HEITZ CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-023	684 HEITZ CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-083-024	692 HEITZ CT	vacant	6592.7	6592.7	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-001	705 NEWTON CT	vacant	6592.7	6592.7	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-002	711 NEWTON CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-003	719 NEWTON CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-004	725 NEWTON CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-005	733 NEWTON CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-006	749 NEWTON CT	vacant	5969.0	5969.0	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-017	762 NEWTON CT	vacant	5512.2	5512.3	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-018	750 NEWTON CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-019	742 NEWTON CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-020	730 NEWTON CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-021	722 NEWTON CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-022	702 NEWTON CT	vacant	7032.7	7032.7	0.17	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-023	703 SUNOL CT	vacant	7032.7	7032.7	0.17	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-024	711 SUNOL CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-025	719 SUNOL CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-026	727 SUNOL CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-027	741 SUNOL CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-028	753 SUNOL CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-029	761 SUNOL CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-030	775 SUNOL CT	vacant	5764.1	5764.1	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-031	781 SUNOL CT	vacant	6160.6	6160.6	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-032	789 SUNOL CT	vacant	6345.1	6345.2	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-033	795 SUNOL CT	vacant	9702.8	9702.8	0.23	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-034	790 SUNOL CT	vacant	10310.4	10310.4	0.24	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-035	782 SUNOL CT	vacant	7118.7	7118.8	0.17	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-036	774 SUNOL CT	vacant	6896.0	6896.0	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-037	768 SUNOL CT	vacant	6251.5	6251.5	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-038	760 SUNOL CT	vacant	6250.0	6250.0	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-039	752 SUNOL CT	vacant	6250.0	6250.0	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-091-040	744 SUNOL CT	vacant	6250.0	6250.0	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-001	695 KEENAN CT	vacant	6592.7	6592.7	0.16	1	0	LD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-092-002	687 KEENAN CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-003	679 KEENAN CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-004	671 KEENAN CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-005	665 KEENAN CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-006	659 KEENAN CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-007	653 KEENAN CT	vacant	5500.0	5500.0	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-008	645 KEENAN CT	vacant	7013.2	7013.2	0.17	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-009	645 KEENAN CT	vacant	6517.8	6517.8	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-010	631 KEENAN CT	vacant	6522.5	6522.5	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-011	623 KEENAN CT	vacant	6545.4	6545.5	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-012	603 KEENAN CT	vacant	9865.6	9865.6	0.23	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-013	602 KEENAN CT	vacant	9137.0	9137.1	0.21	1	0	LD	PD-42	Y		Bellevue Ranch
224-092-014	610 KEENAN CT	vacant	6876.8	6876.8	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-015	616 KEENAN CT	vacant	6094.4	6094.4	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-016	628 KEENAN CT	vacant	6079.0	6079.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-017	632 KEENAN CT	vacant	5815.4	5815.4	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-018	646 KEENAN CT	vacant	5500.0	5500.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-019	654 KEENAN CT	vacant	5500.0	5500.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-020	668 KEENAN CT	vacant	5500.0	5500.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-021	674 KEENAN CT	vacant	5500.0	5500.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-022	680 KEENAN CT	vacant	5500.0	5500.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-023	686 KEENAN CT	vacant	5500.0	5500.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-024	698 KEENAN CT	vacant	6592.7	6592.7	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-025	697 COPPOLA CT	vacant	6592.7	6592.7	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-026	689 COPPOLA CT	vacant	5500.0	5500.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-047	682 COPPOLA CT	vacant	6250.0	6250.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-092-048	694 COPPOLA CT	vacant	7959.5	7959.5	0.19	1	1	LD	PD-42	Y		Bellevue Ranch
224-120-004	4978 WEBBER CT	vacant	7449.4	7449.5	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-120-005	4979 WEBBER CT	vacant	7450.4	7450.5	0.18	1	1	LD	PD-43	Y		Bellevue Ranch
224-120-006	4980 WEBBER CT	vacant	7451.4	7451.5	0.18	1	1	LD	PD-44	Y		Bellevue Ranch
224-120-007	4981 WEBBER CT	vacant	7452.4	7452.5	0.18	1	1	LD	PD-45	Y		Bellevue Ranch
224-120-008	4982 WEBBER CT	vacant	7453.4	7453.5	0.18	1	1	LD	PD-46	Y		Bellevue Ranch
224-120-009	4983 WEBBER CT	vacant	7454.4	7454.5	0.18	1	1	LD	PD-47	Y		Bellevue Ranch
224-120-010	4984 WEBBER CT	vacant	7455.4	7455.5	0.18	1	1	LD	PD-48	Y		Bellevue Ranch
224-120-011	4985 WEBBER CT	vacant	7456.4	7456.5	0.18	1	1	LD	PD-49	Y		Bellevue Ranch
224-120-012	4986 WEBBER CT	vacant	7457.4	7457.5	0.18	1	1	LD	PD-50	Y		Bellevue Ranch
224-120-013	4987 WEBBER CT	vacant	7458.4	7458.5	0.18	1	1	LD	PD-51	Y		Bellevue Ranch
224-120-014	4988 WEBBER CT	vacant	7459.4	7459.5	0.18	1	1	LD	PD-52	Y		Bellevue Ranch
224-120-015	4989 WEBBER CT	vacant	7460.4	7460.5	0.18	1	1	LD	PD-53	Y		Bellevue Ranch
224-120-016	4990 WEBBER CT	vacant	7461.4	7461.5	0.18	1	1	LD	PD-54	Y		Bellevue Ranch
224-120-017	4991 WEBBER CT	vacant	7462.4	7462.5	0.18	1	1	LD	PD-55	Y		Bellevue Ranch
224-120-018	4992 WEBBER CT	vacant	7463.4	7463.5	0.18	1	1	LD	PD-56	Y		Bellevue Ranch
224-120-019	4993 WEBBER CT	vacant	7464.4	7464.5	0.18	1	1	LD	PD-57	Y		Bellevue Ranch
224-120-020	4994 WEBBER CT	vacant	7465.4	7465.5	0.18	1	1	LD	PD-58	Y		Bellevue Ranch
224-120-021	4995 WEBBER CT	vacant	7466.4	7466.5	0.18	1	1	LD	PD-59	Y		Bellevue Ranch
224-120-022	4996 WEBBER CT	vacant	7467.4	7467.5	0.18	1	1	LD	PD-60	Y		Bellevue Ranch
224-120-023	4997 WEBBER CT	vacant	7468.4	7468.5	0.18	1	1	LD	PD-61	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-120-024	4998 WEBBER CT	vacant	7469.4	7469.5	0.18	1	1	LD	PD-62	Y		Bellevue Ranch
224-120-025	4999 WEBBER CT	vacant	7470.4	7470.5	0.18	1	1	LD	PD-63	Y		Bellevue Ranch
224-120-033	4994 DEXTER CT	vacant	7478.4	7478.5	0.18	1	1	LD	PD-71	Y		Bellevue Ranch
224-120-034	4974 DEXTER CT	vacant	7479.4	7479.5	0.18	1	1	LD	PD-72	Y		Bellevue Ranch
224-120-035	4960 DEXTER CT	vacant	7480.4	7480.5	0.18	1	1	LD	PD-73	Y		Bellevue Ranch
224-120-036	4954 DEXTER CT	vacant	7481.4	7481.5	0.18	1	1	LD	PD-74	Y		Bellevue Ranch
224-120-037	4946 DEXTER CT	vacant	7482.4	7482.5	0.18	1	1	LD	PD-75	Y		Bellevue Ranch
224-120-038	4932 DEXTER CT	vacant	7483.4	7483.5	0.18	1	1	LD	PD-76	Y		Bellevue Ranch
224-120-039	4910 DEXTER CT	vacant	7484.4	7484.5	0.18	1	1	LD	PD-77	Y		Bellevue Ranch
224-160-012	4434 EVERSON WAY	vacant	7200.0	7200.0	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-013	4430 EVERSON WAY	vacant	7200.0	7200.0	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-014	4426 EVERSON WAY	vacant	8903.8	8903.8	0.21	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-015	4422 EVERSON WAY	vacant	10039.3	10039.3	0.24	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-016	108 CRAWFORD WAY	vacant	8395.4	8395.4	0.20	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-017	122 CRAWFORD WAY	vacant	6350.8	6350.8	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-018	136 CRAWFORD WAY	vacant	6483.0	6483.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-019	144 CRAWFORD WAY	vacant	7244.5	7244.5	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-020	157 SPROUL CT	vacant	7244.5	7244.5	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-021	139 SPROUL CT	vacant	6451.9	6451.9	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-022	125 SPROUL CT	vacant	6437.4	6437.4	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-023	113 SPROUL CT	vacant	6700.1	6700.1	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-024	105 SPROUL CT	vacant	9988.9	9988.9	0.23	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-025	102 SPROUL CT	vacant	10118.5	10118.5	0.24	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-026	118 SPROUL CT	vacant	6826.4	6826.4	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-027	126 SPROUL CT	vacant	6933.1	6933.1	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-028	132 SPROUL CT	vacant	6900.0	6900.0	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-029	146 SPROUL CT	vacant	6900.0	6900.0	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-030	156 SPROUL CT	vacant	7454.0	7454.0	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-032	170 SPROUL CT	vacant	7517.0	7517.0	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-033	178 SPROUL CT	vacant	6461.7	6461.7	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-034	182 SPROUL CT	vacant	6225.0	6225.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-035	196 SPROUL CT	vacant	7632.8	7632.8	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-036	4420 KERR CT	vacant	8097.3	8097.3	0.19	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-037	4416 KERR CT	vacant	6145.2	6145.2	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-038	4412 KERR CT	vacant	6550.2	6550.2	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-039	4408 KERR CT	vacant	6918.6	6918.6	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-042	4411 KERR CT	vacant	7788.1	7788.1	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-043	4415 KERR CT	vacant	7589.8	7589.8	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-044	4419 KERR CT	vacant	8286.8	8286.8	0.20	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-045	193 CRAWFORD WAY	vacant	9683.6	9683.6	0.23	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-046	185 CRAWFORD WAY	vacant	6676.7	6676.7	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-047	179 CRAWFORD WAY	vacant	6918.7	6918.7	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-048	161 CRAWFORD WAY	vacant	6944.1	6944.1	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-049	153 CRAWFORD WAY	vacant	6825.7	6825.7	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-050	141 CRAWFORD WAY	vacant	6825.0	6825.0	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-051	117 CRAWFORD WAY	vacant	6824.9	6824.9	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-052	105 CRAWFORD WAY	vacant	7792.8	7792.8	0.18	1	1	LD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-160-053	104 ROYCE LN	vacant	8305.0	8305.0	0.20	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-058	172 ROYCE LN	vacant	6882.9	6882.9	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-160-059	184 ROYCE LN	vacant	6524.1	6524.1	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-002	578 NOBLE CT	vacant	9626.6	9626.6	0.23	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-004	534 NOBLE CT	vacant	8785.5	8785.5	0.21	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-005	506 NOBLE CT	vacant	6714.4	6714.4	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-006	492 NOBLE DR	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-007	484 NOBLE DR	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-008	470 NOBLE DR	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-009	462 NOBLE DR	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-010	450 NOBLE DR	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-011	432 NOBLE DR	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-012	404 NOBLE DR	vacant	7675.0	7675.0	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-013	403 HART DR	vacant	6625.0	6625.0	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-014	439 HART DR	vacant	5250.0	5250.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-015	455 HART DR	vacant	5250.0	5250.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-016	473 HART DR	vacant	5250.0	5250.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-017	491 HART DR	vacant	5250.0	5250.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-018	507 HART DR	vacant	5250.9	5250.9	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-019	519 HART DR	vacant	5320.9	5320.9	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-020	533 HART DR	vacant	5608.0	5608.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-021	541 HART DR	vacant	6040.4	6040.4	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-022	557 HART DR	vacant	6202.3	6202.3	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-171-023	563 HART DR	vacant	6123.6	6123.6	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-175-001	488 HART DR	vacant	7296.6	7296.6	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-175-002	462 HART DR	vacant	5250.0	5250.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-175-003	440 HART DR	vacant	5250.0	5250.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-175-004	410 HART DR	vacant	7288.5	7288.5	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-175-005	4379 SIBLEY PL	vacant	6131.6	6131.7	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-175-006	4371 SIBLEY PL	vacant	6234.9	6234.9	0.15	1	6	LD	PD-42	Y		Bellevue Ranch
224-175-007	4365 SIBLEY PL	vacant	6688.6	6688.6	0.16	1	6	LD	PD-42	Y		Bellevue Ranch
224-175-008	4359 SIBLEY PL	vacant	6531.9	6532.0	0.15	1	6	LD	PD-42	Y		Bellevue Ranch
224-175-009	4353 SIBLEY PL	vacant	6147.1	6147.1	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-175-010	4364 ANDERSON WAY	vacant	5454.4	5454.4	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-175-011	4370 ANDERSON WAY	vacant	5590.2	5590.2	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-175-012	4376 ANDERSON WAY	vacant	5726.0	5726.0	0.14	1	6	LD	PD-42	Y		Bellevue Ranch
224-175-013	4382 ANDERSON WAY	vacant	5861.8	5861.8	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
224-175-014	4388 ANDERSON WAY	vacant	5997.6	5997.6	0.14	1	6	LD	PD-42	Y		Bellevue Ranch
224-176-001	392 NOBLE DR	vacant	7675.0	7675.0	0.18	1	6	LD	PD-42	Y		Bellevue Ranch
224-176-002	388 NOBLE DR	vacant	6300.0	6300.0	0.15	1	6	LD	PD-42	Y		Bellevue Ranch
224-176-003	376 NOBLE DR	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-176-007	327 HART DR	vacant	5988.9	5988.9	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-176-008	343 HART DR	vacant	5250.0	5250.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-176-009	351 HART DR	vacant	5250.0	5250.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-176-011	377 HART DR	vacant	5250.0	5250.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-176-012	385 HART DR	vacant	5250.0	5250.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-176-013	391 HART DR	vacant	6625.0	6625.0	0.16	1	1	LD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-177-001	390 HART DR	vacant	8359.2	8359.2	0.20	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-002	374 HART DR	vacant	6825.0	6825.0	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-003	362 HART DR	vacant	6898.1	6898.1	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-004	4391 WICKSON PL	vacant	9420.7	9420.8	0.22	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-005	4383 WICKSON PL	vacant	5250.2	5250.2	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-006	4375 WICKSON PL	vacant	7033.0	7033.0	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-007	4367 WICKSON PL	vacant	7121.1	7121.1	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-008	4361 WICKSON PL	vacant	6719.6	6719.6	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-009	4357 WICKSON PL	vacant	6408.8	6408.8	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-010	4349 WICKSON PL	vacant	6128.6	6128.6	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-011	4343 WICKSON PL	vacant	5794.8	5794.8	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-012	4352 SIBLEY PL	vacant	5335.6	5335.6	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-013	4358 SIBLEY PL	vacant	6186.5	6186.6	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-014	4364 SIBLEY PL	vacant	6565.8	6565.8	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-015	4376 SIBLEY PL	vacant	7117.6	7117.6	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-177-016	4386 SIBLEY PL	vacant	7438.2	7438.2	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-001	4339 WICKSON PL	vacant	5494.5	5494.5	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-002	4335 WICKSON PL	vacant	5210.7	5210.7	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-003	4331 WICKSON PL	vacant	6430.2	6430.2	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-004	4330 SIBLEY PL	vacant	6855.8	6855.8	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-005	4340 SIBLEY PL	vacant	5309.6	5309.7	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-006	4346 SIBLEY PL	vacant	5391.2	5391.2	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-019	598 GLENDON CT	vacant	9868.7	9868.7	0.23	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-020	586 GLENDON CT	vacant	6646.0	6646.0	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-021	572 GLENDON CT	vacant	6000.3	6000.3	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-022	560 GLENDON CT	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-023	554 GLENDON CT	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-024	548 GLENDON CT	vacant	5988.0	5988.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-025	530 GLENDON CT	vacant	6006.0	6006.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-026	522 GLENDON CT	vacant	6023.3	6023.3	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-027	514 GLENDON CT	vacant	6034.4	6034.4	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-028	506 GLENDON CT	vacant	6001.4	6001.4	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-029	498 GLENDON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-030	482 GLENDON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-031	470 GLENDON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-032	464 GLENDON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-033	452 GLENDON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-034	436 GLENDON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-035	428 GLENDON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-036	416 GLENDON PL	vacant	7312.0	7312.0	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-040	4310 WICKSON PL	vacant	6240.6	6240.6	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-041	4316 WICKSON PL	vacant	6216.7	6216.7	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-042	4320 WICKSON PL	vacant	6215.6	6215.6	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-043	4324 WICKSON PL	vacant	6215.6	6215.6	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-044	4328 WICKSON PL	vacant	8386.9	8386.9	0.20	1	1	LD	PD-42	Y		Bellevue Ranch
224-184-045	402 GLENDON PL	vacant	8139.3	8139.3	0.19	1	1	LD	PD-42	Y		Bellevue Ranch
224-185-001	4347 SIBLEY PL	vacant	5835.7	5835.7	0.14	1	1	LD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-185-002	411 FAWCETT LN	vacant	7470.9	7470.9	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-185-003	453 FAWCETT LN	vacant	5845.4	5845.5	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-185-004	489 FAWCETT LN	vacant	7315.7	7315.7	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-185-005	4358 ANDERSON WAY	vacant	6261.5	6261.5	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-001	4329 WICKSON PL	vacant	7159.5	7159.5	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-002	4325 WICKSON PL	vacant	5385.7	5385.7	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-003	4321 WICKSON PL	vacant	5384.8	5384.8	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-004	4317 WICKSON PL	vacant	5411.6	5411.6	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-005	4313 WICKSON PL	vacant	5540.5	5540.5	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-006	4307 WICKSON PL	vacant	7044.9	7044.9	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-007	453 GLENDON PL	vacant	5775.0	5775.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-008	461 GLENDON PL	vacant	5775.0	5775.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-009	475 GLENDON PL	vacant	5775.0	5775.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-010	483 GLENDON PL	vacant	5775.0	5775.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-011	497 GLENDON PL	vacant	7150.0	7150.0	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-012	4310 ANDERSON WAY	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-013	4316 ANDERSON WAY	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-014	4322 ANDERSON WAY	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-015	486 FAWCETT LN	vacant	8538.9	8538.9	0.20	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-016	4325 SIBLEY CT	vacant	8986.4	8986.4	0.21	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-017	4317 SIBLEY CT	vacant	9715.5	9715.5	0.23	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-018	4306 SIBLEY CT	vacant	5930.0	5930.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-187-020	4328 SIBLEY CT	vacant	8977.6	8977.6	0.21	1	1	LD	PD-42	Y		Bellevue Ranch
224-188-001	4354 WICKSON PL	vacant	6196.5	6196.6	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-188-002	4346 WICKSON PL	vacant	6215.8	6215.9	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-188-003	4340 WICKSON PL	vacant	6215.7	6215.7	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-188-004	4338 WICKSON PL	vacant	8386.4	8386.4	0.20	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-004	319 HART DR	vacant	5463.8	5463.8	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-005	305 HART DR	vacant	9722.9	9722.9	0.23	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-006	4396 WICKSON PL	vacant	8627.3	8627.3	0.20	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-007	4392 WICKSON PL	vacant	6060.1	6060.1	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-008	4386 WICKSON PL	vacant	5999.3	5999.3	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-009	4382 WICKSON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-010	4376 WICKSON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-011	4372 WICKSON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-012	4368 WICKSON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-013	4364 WICKSON PL	vacant	6000.0	6000.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-191-014	4358 WICKSON PL	vacant	6129.5	6129.5	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-001	153 BARKER LN	vacant	6800.0	6800.0	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-002	159 BARKER LN	vacant	5400.0	5400.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-003	167 BARKER LN	vacant	5400.0	5400.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-004	171 BARKER LN	vacant	5610.0	5610.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-005	175 BARKER LN	vacant	5667.7	5667.7	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-006	183 BARKER LN	vacant	5668.1	5668.1	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-007	189 BARKER LN	vacant	5288.3	5288.3	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-008	195 BARKER LN	vacant	6052.2	6052.2	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-009	4397 REVELLE DR	vacant	9114.7	9114.8	0.21	1	1	LD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-201-010	4391 REVELLE DR	vacant	5391.7	5391.7	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-011	4387 REVELLE DR	vacant	5176.9	5176.9	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-012	4383 REVELLE DR	vacant	5403.4	5403.4	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-013	4375 REVELLE DR	vacant	5485.6	5485.6	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-014	4369 REVELLE DR	vacant	5736.2	5736.2	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-015	4357 REVELLE DR	vacant	6168.9	6169.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-016	4351 REVELLE DR	vacant	6793.8	6793.8	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-017	217 FOWLER CT	vacant	7557.5	7557.5	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-018	239 FOWLER CT	vacant	4486.6	4486.6	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-019	265 FOWLER CT	vacant	7743.6	7743.6	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-020	276 FOWLER CT	vacant	10284.1	10284.1	0.24	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-021	252 FOWLER CT	vacant	6333.9	6333.9	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-022	238 FOWLER CT	vacant	4490.4	4490.4	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-201-023	214 FOWLER CT	vacant	6300.0	6300.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-202-007	154 BARKER LN	vacant	7675.0	7675.0	0.18	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-001	4397 STRATHMORE PL	vacant	6100.0	6100.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-002	4395 STRATHMORE PL	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-003	4393 STRATHMORE PL	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-004	4389 STRATHMORE PL	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-005	4387 STRATHMORE PL	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-006	4385 STRATHMORE PL	vacant	4774.6	4774.6	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-007	4381 STRATHMORE PL	vacant	4932.1	4932.1	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-008	4379 STRATHMORE PL	vacant	5188.3	5188.3	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-009	4375 STRATHMORE PL	vacant	5417.3	5417.3	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-010	4368 BIXBY WAY	vacant	5696.0	5696.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-011	4372 BIXBY WAY	vacant	5314.3	5314.3	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-012	4376 BIXBY WAY	vacant	5130.9	5130.9	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-013	4380 BIXBY WAY	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-014	4384 BIXBY WAY	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-015	4388 BIXBY WAY	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-016	4390 BIXBY WAY	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-203-017	4394 BIXBY WAY	vacant	6100.0	6100.0	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-001	147 BARKER LN	vacant	6800.0	6800.0	0.16	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-002	135 BARKER LN	vacant	5400.0	5400.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-003	131 BARKER LN	vacant	5400.0	5400.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-004	127 BARKER LN	vacant	5418.0	5418.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-005	119 BARKER LN	vacant	5708.0	5708.0	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-006	105 BARKER LN	vacant	9024.3	9024.3	0.21	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-007	4396 STRATHMORE PL	vacant	7901.5	7901.5	0.19	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-008	4394 STRATHMORE PL	vacant	5665.6	5665.6	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-009	4390 STRATHMORE PL	vacant	5395.3	5395.3	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-010	4388 STRATHMORE PL	vacant	5400.0	5400.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-011	4384 STRATHMORE PL	vacant	5400.0	5400.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-012	4382 STRATHMORE PL	vacant	5400.0	5400.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-013	4380 STRATHMORE PL	vacant	5400.0	5400.0	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-014	4378 STRATHMORE PL	vacant	5406.1	5406.1	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-204-015	4374 STRATHMORE PL	vacant	5434.5	5434.5	0.13	1	1	LD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-204-016	4372 STRATHMORE PL	vacant	5492.2	5492.2	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-004	4330 BIXBY WAY	vacant	5057.6	5057.7	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-005	4334 BIXBY WAY	vacant	4902.0	4902.1	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-006	4338 BIXBY WAY	vacant	4658.1	4658.2	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-007	4342 BIXBY WAY	vacant	4545.0	4545.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-008	4346 BIXBY WAY	vacant	4571.8	4571.8	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-009	4350 BIXBY WAY	vacant	5101.8	5101.8	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-010	4354 BIXBY WAY	vacant	5406.4	5406.4	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-011	4360 BIXBY WAY	vacant	6203.9	6203.9	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-012	4364 BIXBY WAY	vacant	6308.1	6308.1	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-013	4373 STRATHMORE PL	vacant	8053.3	8053.3	0.19	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-014	4371 STRATHMORE PL	vacant	7259.8	7259.8	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-015	4369 STRATHMORE PL	vacant	4951.5	4951.5	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-016	4367 STRATHMORE PL	vacant	4770.9	4770.9	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-017	4365 STRATHMORE PL	vacant	4590.3	4590.3	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-018	4361 STRATHMORE PL	vacant	4500.0	4500.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-019	4355 STRATHMORE PL	vacant	4500.0	4500.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-020	4351 STRATHMORE PL	vacant	4500.0	4500.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-021	4345 STRATHMORE PL	vacant	4500.0	4500.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-022	4341 STRATHMORE PL	vacant	4641.1	4641.1	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-023	4337 STRATHMORE PL	vacant	4984.7	4984.7	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-211-024	4333 STRATHMORE PL	vacant	4984.6	4984.6	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-212-001	4304 BIXBY WAY	vacant	8525.1	8525.1	0.20	1	1	LD	PD-42	Y		Bellevue Ranch
224-212-002	4306 BIXBY WAY	vacant	5574.5	5574.5	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-212-003	4310 BIXBY WAY	vacant	5316.4	5316.4	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-212-004	4312 BIXBY WAY	vacant	5014.6	5014.6	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-212-005	4314 BIXBY WAY	vacant	6191.1	6191.1	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
224-212-006	4311 STRATHMORE PL	vacant	5028.3	5028.3	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-212-007	4311 STRATHMORE PL	vacant	5028.3	5028.3	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
224-212-008	4307 STRATHMORE PL	vacant	5354.2	5354.3	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
224-212-009	4305 STRATHMORE PL	vacant	5704.3	5704.4	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
224-212-010	4303 STRATHMORE PL	vacant	9091.1	9091.1	0.21	1	0	LD	PD-42	Y		Bellevue Ranch
224-212-012	4304 STRATHMORE PL	vacant	6368.8	6368.8	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-212-013	4306 STRATHMORE PL	vacant	6512.0	6512.0	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
224-212-014	4308 STRATHMORE PL	vacant	5566.4	5566.4	0.13	1	0	LD	PD-42	Y		Bellevue Ranch
230-031-002	657 TALBOTT CT	vacant	8576.2	8576.2	0.20	1	0	LD	PD-42	Y		Bellevue Ranch
230-031-003	657 TALBOTT CT	vacant	8358.5	8358.5	0.20	1	0	LD	PD-42	Y		Bellevue Ranch
230-031-004	635 TALBOTT CT	vacant	8131.9	8132.0	0.19	1	0	LD	PD-42	Y		Bellevue Ranch
230-031-005	621 TALBOTT CT	vacant	9883.7	9883.8	0.23	1	0	LD	PD-42	Y		Bellevue Ranch
230-031-008	684 TALBOTT CT	vacant	7513.1	7513.1	0.18	1	0	LD	PD-42	Y		Bellevue Ranch
230-043-021	634 ROUND HILL DR	vacant	7630.1	7630.1	0.18	1	0	LD	PD-42	Y		Bellevue Ranch
230-043-022	610 ROUND HILL DR	vacant	9065.3	9065.3	0.21	1	0	LD	PD-42	Y		Bellevue Ranch
230-043-023	4110 MONDAVI AVE	vacant	10398.8	10398.8	0.24	1	0	LD	PD-42	Y		Bellevue Ranch
230-043-024	4116 MONDAVI AVE	vacant	8530.4	8530.5	0.20	1	0	LD	PD-42	Y		Bellevue Ranch
230-043-025	4122 MONDAVI AVE	vacant	6564.6	6564.7	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
230-043-026	4128 MONDAVI AVE	vacant	6843.5	6843.6	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
230-043-027	4134 MONDAVI AVE	vacant	7205.7	7205.7	0.17	1	0	LD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
230-043-028	4140 MONDAVI AVE	vacant	7783.2	7783.2	0.18	1	0	LD	PD-42	Y		Bellevue Ranch
230-043-029	4146 MONDAVI AVE	vacant	8748.5	8748.5	0.21	1	0	LD	PD-42	Y		Bellevue Ranch
230-043-030	4152 MONDAVI AVE	vacant	9558.9	9558.9	0.22	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-001	4175 MONDAVI AVE	vacant	9771.5	9771.5	0.23	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-002	4171 MONDAVI AVE	vacant	5918.7	5918.7	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-003	4169 MONDAVI AVE	vacant	6148.1	6148.2	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-004	4157 MONDAVI AVE	vacant	6148.1	6148.1	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-005	4153 MONDAVI AVE	vacant	6148.2	6148.2	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-006	4139 MONDAVI AVE	vacant	6148.1	6148.2	0.15	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-007	4127 MONDAVI AVE	vacant	6066.8	6066.8	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-008	4121 MONDAVI AVE	vacant	5775.6	5775.6	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-009	4113 MONDAVI AVE	vacant	6710.6	6710.6	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-010	4108 TUDAL AVE	vacant	6706.2	6706.2	0.16	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-011	4120 TUDAL AVE	vacant	5775.6	5775.6	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-012	4132 TUDAL AVE	vacant	6040.1	6040.1	0.14	1	0	LD	PD-42	Y		Bellevue Ranch
230-044-013	4136 TUDAL AVE	vacant	6250.4	6250.4	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
230-044-014	4148 TUDAL AVE	vacant	6250.5	6250.5	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
230-044-015	4154 TUDAL AVE	vacant	6250.4	6250.5	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
230-044-016	4162 TUDAL AVE	vacant	5903.5	5903.5	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
230-044-017	4170 TUDAL AVE	vacant	8531.5	8531.5	0.20	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-009	4227 CANDLE CT	vacant	5987.4	5987.4	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-010	4223 CANDLE CT	vacant	5975.9	5975.9	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-011	4219 CANDLE CT	vacant	5300.9	5300.9	0.13	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-012	4215 CANDLE CT	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-013	4211 CANDLE CT	vacant	4915.1	4915.1	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-014	4209 CANDLE CT	vacant	5031.0	5031.0	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-015	4207 CANDLE CT	vacant	4719.2	4719.2	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-016	4203 CANDLE CT	vacant	6473.7	6473.7	0.15	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-017	4202 CANDLE CT	vacant	7169.2	7169.2	0.17	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-018	4206 CANDLE CT	vacant	5870.2	5870.2	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-019	4208 CANDLE CT	vacant	6058.3	6058.3	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-020	4212 CANDLE CT	vacant	4903.9	4903.9	0.12	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-021	4214 CANDLE CT	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-022	4216 CANDLE CT	vacant	4725.0	4725.0	0.11	1	1	LD	PD-42	Y		Bellevue Ranch
230-051-023	4218 CANDLE CT	vacant	5726.8	5726.8	0.14	1	1	LD	PD-42	Y		Bellevue Ranch
231-116-026	3870 AVOCET DR	vacant	6007.6	6007.6	0.14	1	1	LD	R-1-6	Y		
231-117-006	3873 CANVASBACK CT	vacant	7525.6	7525.6	0.18	1	1	LD	R-1-6	Y		
231-117-014	3855 AVOCET DR	vacant	5829.0	5829.1	0.14	1	1	LD	R-1-6	Y		
236-253-016	373 STANNOUS CT	vacant	4824.3	4824.3	0.12	1	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-017	361 STANNOUS CT	vacant	4824.3	4824.3	0.12	1	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-018	353 STANNOUS CT	vacant	4824.3	4824.3	0.12	1	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-019	345 STANNOUS CT	vacant	4824.3	4824.3	0.12	1	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-020	339 STANNOUS CT	vacant	4840.0	4840.0	0.12	1	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-021	321 STANNOUS CT	vacant	4822.6	4822.6	0.12	1	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
236-253-022	317 STANNOUS CT	vacant	4789.0	4789.0	0.11	1	1	LD	R-1-5	Y		CAMPUS VISTA UNIT
259-282-017	442 RHIANON DR	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-284-014	470 ALLEGRA DR	vacant	5000.0	5000.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
259-286-003	617 COLLEEN AVE	vacant	4858.0	4858.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	THE MEADOWS LOT
259-293-011	269 RHIANON CT	vacant	4987.4	4987.4	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-016	264 RHIANON CT	vacant	4991.1	4991.1	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-293-022	217 EAST SAN PEDRO ST	vacant	4949.8	4949.8	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-003	630 LIM ST	vacant	4989.8	4989.8	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-004	636 LIM ST	vacant	4990.8	4990.8	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-005	644 LIM ST	vacant	4991.7	4991.7	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-006	652 LIM ST	vacant	4992.7	4992.7	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-007	658 LIM ST	vacant	4993.6	4993.6	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-008	664 LIM ST	vacant	4994.6	4994.6	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-009	670 LIM ST	vacant	4995.5	4995.5	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-295-010	676 LIM ST	vacant	4996.5	4996.5	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-001	214 EAST SAN PEDRO ST	vacant	4970.0	4970.0	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-012	276 ALLISON CT	vacant	4991.1	4991.1	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-297-016	261 DENA CT	vacant	4987.4	4987.4	0.12	1	1	LD	R-1-5	Y	Flood Zone	CYPRESS TERRACE
259-300-001	595 GRANADA CT	vacant	3774.3	3774.3	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-002	591 GRANADA CT	vacant	3504.5	3504.5	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-003	587 GRANADA CT	vacant	3260.0	3260.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-004	573 GRANADA CT	vacant	3260.0	3260.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-005	565 GRANADA CT	vacant	3260.0	3260.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-006	559 GRANADA CT	vacant	3260.0	3260.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-007	547 GRANADA CT	vacant	3260.0	3260.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-008	533 GRANADA CT	vacant	3260.0	3260.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-009	527 GRANADA CT	vacant	3853.2	3853.2	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-010	519 GRANADA CT	vacant	5823.3	5823.3	0.14	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-011	505 GRANADA CT	vacant	4801.2	4801.3	0.12	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-012	504 GRANADA CT	vacant	4495.3	4495.3	0.11	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-013	516 GRANADA CT	vacant	5581.0	5581.0	0.13	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-014	522 GRANADA CT	vacant	3748.6	3748.6	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-015	530 GRANADA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-016	538 GRANADA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-017	546 GRANADA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-018	552 GRANADA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-019	560 GRANADA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-020	572 GRANADA CT	vacant	3418.5	3418.5	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-021	584 GRANADA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-022	594 GRANADA CT	vacant	3680.3	3680.4	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-023	597 CADIZ CT	vacant	3680.4	3680.4	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-024	585 CADIZ CT	vacant	3418.5	3418.5	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-025	579 CADIZ CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-026	563 CADIZ CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-027	557 CADIZ CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-028	549 CADIZ CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-029	537 CADIZ CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-030	529 CADIZ CT	vacant	3178.8	3178.8	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-031	521 CADIZ CT	vacant	3610.6	3610.6	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-032	515 CADIZ CT	vacant	5081.6	5081.6	0.12	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
259-300-033	503 CADIZ CT	vacant	4981.2	4981.3	0.12	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-034	506 CADIZ CT	vacant	4516.1	4516.1	0.11	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-035	512 CADIZ CT	vacant	5244.2	5244.2	0.13	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-036	518 CADIZ CT	vacant	3610.6	3610.6	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-037	524 CADIZ CT	vacant	3178.8	3178.8	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-038	536 CADIZ CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-039	544 CADIZ CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-040	558 CADIZ CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-041	566 CADIZ CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-042	574 CADIZ CT	vacant	3418.5	3418.5	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-043	580 CADIZ CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-044	592 CADIZ CT	vacant	3680.3	3680.4	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-045	593 BARCELONA CT	vacant	3680.3	3680.4	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-046	581 BARCELONA CT	vacant	3418.5	3418.5	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-047	575 BARCELONA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-048	561 BARCELONA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-049	553 BARCELONA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-050	545 BARCELONA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-051	539 BARCELONA CT	vacant	3180.0	3180.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-052	531 BARCELONA CT	vacant	3177.9	3178.0	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-053	523 BARCELONA CT	vacant	3471.1	3471.1	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-054	517 BARCELONA CT	vacant	4811.7	4811.7	0.12	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-055	509 BARCELONA CT	vacant	4606.1	4606.1	0.11	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-056	502 BARCELONA CT	vacant	3777.9	3777.9	0.09	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-057	514 BARCELONA CT	vacant	5984.7	5984.7	0.14	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-058	520 BARCELONA CT	vacant	3477.2	3477.2	0.08	1	0	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-059	526 BARCELONA CT	vacant	3212.7	3212.7	0.08	1	0	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-060	534 BARCELONA CT	vacant	3216.6	3216.6	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
259-300-061	548 BARCELONA CT	vacant	3216.4	3216.4	0.08	1	1	LD	PD-58	Y	Flood Zone	Mission Ranch
008-470-036	3364 PARSONS AVE	vacant	1614.1	1614.1	0.04	0	1	LD	R-1-6	Y		
231-090-020	801 CORMORANT DR	vacant	1404.7	1404.7	0.04	0	1	LD	R-1-6	Y		
224-030-018	4001 M ST	vacant	39902976.0	39902976.0	916.05	10993	4122	LMD	PD-42	Y		Bellevue Ranch
052-230-082	5123 G St	vacant	13074748.4	13074748.4	300.16	3602	2026	LMD	PD-42	Y		Bellevue Ranch
224-010-010	570 BELLEVUE RD	vacant	679786.5	679786.5	15.61	187	105	LMD	PD-42	Y		Bellevue Ranch
206-030-013	1165 LEHIGH DR	vacant	500106.1	500106.1	11.49	138	77	LMD	PD-50	Y	Flood Zone	Terrazzo
230-010-012	70 FAHRENS I	vacant	318764.4	318764.4	7.32	88	49	LMD	PD-42	Y		Bellevue Ranch
035-140-051	1983 E CHILDS AVE	vacant	174106.3	174106.3	4.00	87	66	LMD	R-3-2	Y	Flood Zone	Infill
224-010-009	560 BELLEVUE RD	vacant	287376.3	287376.3	6.60	79	45	LMD	PD-42	Y		Bellevue Ranch
060-030-042	4200 G ST.	vacant	193778.8	193778.8	4.45	53	40	LMD	PD-53	Y		Bellevue Ranch
230-010-016	580 CARDELLA	vacant	191927.5	191927.5	4.41	53	0	LMD	PD-42	Y		Bellevue Ranch
059-240-034	190 S CANAL ST	vacant	93616.8	93616.8	2.15	47	35	LMD	R-3-2	Y	Flood Zone	Infill
059-240-035	134 S CANAL ST	vacant	86404.6	86404.6	1.99	43	32	LMD	R-3-2	Y	Flood Zone	Infill
035-140-016	125 N PARSONS AVE	vacant	95262.2	95262.2	2.19	32	24	LMD	R-2	Y	Flood Zone	Infill
230-091-001	290 CARDELLA RD	vacant	61673.5	61673.5	1.42	17	0	LMD	PD-42	Y		Bellevue Ranch
007-142-047	2929 OLEANDER AVE	vacant	42746.9	42746.9	0.99	12	0	LMD	PD-60	Y	Flood Zone	
035-020-035	165 E 13TH ST	vacant	18654.59	18654.6	0.43	12	9	LMD	R-3-1.5	Y	Flood Zone	Infill
035-150-032	2010 MERCED AVE	vacant	21261.2	21261.2	0.49	11	8	LMD	R-3-2	Y	Flood Zone	Infill

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
230-072-008	4268 KORBEL AVE	vacant	40655.4	40655.4	0.94	11	1	LMD	PD-42	Y		Bellevue Ranch
007-143-006	2922 OLEANDER AVE	vacant	19433.1	19433.1	0.45	6	0	LMD	PD-60	Y	Flood Zone	
007-143-011	2908 OLEANDER AVE	vacant	15216.9	15216.9	0.35	5	0	LMD	PD-60	Y	Flood Zone	
034-162-020	1720 GLEN AVE	vacant	11270.9	11271.0	0.26	4	6	LMD	R-2	Y	Flood Zone	Infill
035-032-024	1140 G St.	vacant	6371.56	6371.6	0.15	4	3	LMD	R-3-1.5	Y	Flood Zone	Infill
007-143-010	2912 OLEANDER AVE	vacant	7548.2	7548.2	0.18	3	0	LMD	PD-60	Y	Flood Zone	
031-023-013	1215 W 19TH ST	vacant	7585.0	7585.0	0.18	3	2	LMD	R-2	Y	Flood Zone	Infill
061-561-017	43 MEDIEVAL ST	vacant	7952.1	7952.1	0.19	3	2	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-561-018	37 MEDIEVAL ST	vacant	7952.1	7952.1	0.19	3	2	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-561-019	31 MEDIEVAL ST	vacant	7952.1	7952.1	0.19	3	2	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-561-020	25 MEDIEVAL ST	vacant	7952.1	7952.1	0.19	3	2	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-561-021	17 MEDIEVAL ST	vacant	9213.5	9213.5	0.22	3	3	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
224-120-032	4997 DEXTER CT	vacant	9305.1	9305.2	0.22	3	1	LMD	PD-42	Y		Bellevue Ranch
224-130-055	4811 KINROSS CT	vacant	9717.1	9717.1	0.23	3	1	LMD	PD-42	Y		Bellevue Ranch
224-153-006	4421 MOFFITT CT	vacant	10758.9	10758.9	0.25	3	1	LMD	PD-42	Y		Bellevue Ranch
224-184-018	595 GLENDON CT	vacant	8982.7	8982.7	0.21	3	1	LMD	PD-42	Y		Bellevue Ranch
230-150-006	614 PEGASUS DR	vacant	11506.0	11506.0	0.27	3	1	LMD	PD-42	Y		Bellevue Ranch
032-064-008	511 W 9TH ST	vacant	7500.0	7500.0	0.18	2	1	LMD	R-2	Y	Flood Zone	Infill
061-553-056	17 JACK CT	vacant	6577.2	6577.2	0.16	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-553-057	21 JACK CT	vacant	4561.4	4561.4	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-553-058	35 JACK CT	vacant	4595.3	4595.3	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-553-059	43 JACK CT	vacant	4595.3	4595.3	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-553-060	49 JACK CT	vacant	4595.3	4595.3	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-553-061	57 JACK CT	vacant	4595.3	4595.3	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-553-062	63 JACK CT	vacant	4595.3	4595.3	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-553-063	71 JACK CT	vacant	4595.3	4595.3	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-553-064	79 JACK CT	vacant	4595.3	4595.3	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-553-065	87 JACK CT	vacant	4595.3	4595.3	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-553-066	93 JACK CT	vacant	5870.1	5870.1	0.14	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-562-001	92 MEDIEVAL ST	vacant	5914.6	5914.6	0.14	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-562-002	86 MEDIEVAL ST	vacant	4595.2	4595.2	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-562-003	80 MEDIEVAL ST	vacant	4595.2	4595.2	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-562-004	74 MEDIEVAL ST	vacant	4595.2	4595.2	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-562-005	68 MEDIEVAL ST	vacant	4595.2	4595.2	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-562-006	54 MEDIEVAL ST	vacant	4595.2	4595.2	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
061-562-007	42 MEDIEVAL ST	vacant	4595.2	4595.2	0.11	2	1	LMD	R-2	Y	Flood Zone	Renaissance Phase 1
224-044-011	498 JACOBS DR	vacant	6996.9	6996.9	0.17	2	1	LMD	PD-42	Y		Bellevue Ranch
224-052-007	4633 TOLMAN WAY	vacant	5731.5	5731.6	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-052-008	4627 TOLMAN WAY	vacant	5731.5	5731.5	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-052-012	4608 BECKMAN WAY	vacant	6864.3	6864.3	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
224-052-013	4626 BECKMAN WAY	vacant	5356.8	5356.8	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-052-014	4632 BECKMAN WAY	vacant	5356.8	5356.8	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-052-015	4636 BECKMAN WAY	vacant	5356.8	5356.8	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-120-026	4915 DEXTER CT	vacant	7639.8	7639.8	0.18	2	1	LMD	PD-42	Y		Bellevue Ranch
224-120-027	4927 DEXTER CT	vacant	6000.2	6000.2	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-120-028	4945 DEXTER CT	vacant	6000.1	6000.1	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-120-029	4953 DEXTER CT	vacant	6000.1	6000.1	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-120-030	4975 DEXTER CT	vacant	6000.3	6000.3	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-120-031	4981 DEXTER CT	vacant	6210.4	6210.4	0.15	2	1	LMD	PD-42	Y		Bellevue Ranch
224-130-047	4893 KINROSS CT	vacant	7400.1	7400.1	0.17	2	1	LMD	PD-42	Y		Bellevue Ranch
224-130-048	4885 KINROSS CT	vacant	5999.9	5999.9	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-130-049	4871 KINROSS CT	vacant	6000.0	6000.0	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-130-050	4863 KINROSS CT	vacant	6000.2	6000.2	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-130-051	4855 KINROSS CT	vacant	6000.2	6000.3	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-130-052	4841 KINROSS CT	vacant	6000.3	6000.3	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-130-053	4835 KINROSS CT	vacant	6000.2	6000.2	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-130-054	4823 KINROSS CT	vacant	6267.7	6267.7	0.15	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-001	4704 BARCLAY WAY	vacant	8573.3	8573.4	0.20	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-002	4720 BARCLAY WAY	vacant	5464.7	5464.7	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-003	4734 BARCLAY WAY	vacant	5464.9	5464.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-004	4742 BARCLAY WAY	vacant	5464.7	5464.8	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-005	4750 BARCLAY WAY	vacant	5464.7	5464.7	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-006	4766 BARCLAY WAY	vacant	5464.9	5464.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-007	4780 BARCLAY WAY	vacant	5464.7	5464.7	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-008	4792 BARCLAY WAY	vacant	8632.5	8632.5	0.20	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-009	4795 BECKMAN WAY	vacant	8493.5	8493.5	0.20	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-010	4783 BECKMAN WAY	vacant	5530.8	5530.8	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-011	4777 BECKMAN WAY	vacant	5416.3	5416.3	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-012	4761 BECKMAN WAY	vacant	5462.6	5462.6	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-013	4753 BECKMAN WAY	vacant	5462.3	5462.3	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-014	4745 BECKMAN WAY	vacant	5462.7	5462.7	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-015	4739 BECKMAN WAY	vacant	5462.9	5462.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-016	4723 BECKMAN WAY	vacant	5463.8	5463.8	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-017	4707 BECKMAN WAY	vacant	8215.7	8215.7	0.19	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-018	4702 BECKMAN WAY	vacant	7354.7	7354.7	0.17	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-019	4718 BECKMAN WAY	vacant	5428.1	5428.1	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-020	4724 BECKMAN WAY	vacant	5428.1	5428.1	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-021	4736 BECKMAN WAY	vacant	5428.1	5428.1	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-022	4744 BECKMAN WAY	vacant	5428.1	5428.1	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-023	4752 BECKMAN WAY	vacant	5428.1	5428.1	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-024	4766 BECKMAN WAY	vacant	5428.1	5428.1	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-025	4770 BECKMAN WAY	vacant	5428.1	5428.1	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-029	4785 TOLMAN WAY	vacant	6835.7	6835.7	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-030	4773 TOLMAN WAY	vacant	5434.0	5434.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-031	4765 TOLMAN WAY	vacant	5427.2	5427.2	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-032	4751 TOLMAN WAY	vacant	5427.5	5427.5	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-033	4743 TOLMAN WAY	vacant	5427.6	5427.7	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-034	4737 TOLMAN WAY	vacant	5427.8	5427.8	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-035	4725 TOLMAN WAY	vacant	5427.8	5427.8	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-036	4717 TOLMAN WAY	vacant	5427.8	5427.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-140-037	4709 TOLMAN WAY	vacant	8061.7	8061.7	0.19	2	1	LMD	PD-42	Y		Bellevue Ranch
224-152-014	507 TOLMAN WAY	vacant	6516.1	6516.1	0.15	2	1	LMD	PD-42	Y		Bellevue Ranch
224-152-027	597 TOLMAN WAY	vacant	6279.7	6279.7	0.15	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-001	594 TOLMAN WAY	vacant	5849.8	5849.8	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-153-003	580 TOLMAN WAY	vacant	6000.4	6000.4	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-004	4455 MOFFITT CT	vacant	7619.4	7619.4	0.18	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-005	4439 MOFFITT CT	vacant	6861.2	6861.2	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-007	4428 MOFFITT CT	vacant	8279.7	8279.8	0.20	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-009	4458 MOFFITT CT	vacant	5683.4	5683.4	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-010	574 TOLMAN WAY	vacant	6445.8	6445.8	0.15	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-012	556 TOLMAN WAY	vacant	5407.4	5407.4	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-013	544 TOLMAN WAY	vacant	5772.3	5772.3	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-015	4451 PHELPS CT	vacant	5683.3	5683.3	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-017	4425 PHELPS CT	vacant	8279.8	8279.8	0.20	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-018	4420 PHELPS CT	vacant	8264.8	8264.8	0.19	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-020	4448 PHELPS CT	vacant	6712.6	6712.6	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-021	4456 PHELPS CT	vacant	6623.8	6623.8	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-022	4472 PHELPS CT	vacant	5958.9	5958.9	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-023	4488 PHELPS CT	vacant	5594.6	5594.6	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-024	4491 SIBLEY PL	vacant	6179.2	6179.2	0.15	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-025	4475 SIBLEY PL	vacant	5669.6	5669.6	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-026	4463 SIBLEY PL	vacant	5829.0	5829.0	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-027	4449 SIBLEY PL	vacant	5822.9	5822.9	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-028	4437 SIBLEY PL	vacant	5691.7	5691.7	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-153-030	4407 SIBLEY PL	vacant	6700.1	6700.1	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-007	532 SAMUEL WAY	vacant	5250.0	5250.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-008	518 SAMUEL WAY	vacant	5250.0	5250.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-009	502 SAMUEL WAY	vacant	6625.0	6625.0	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-010	511 GLENDON CT	vacant	7239.9	7239.9	0.17	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-011	519 GLENDON CT	vacant	5580.3	5580.3	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-012	523 GLENDON CT	vacant	5386.3	5386.4	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-013	531 GLENDON CT	vacant	5270.8	5270.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-014	547 GLENDON CT	vacant	5329.1	5329.2	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-015	563 GLENDON CT	vacant	5530.1	5530.1	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-016	575 GLENDON CT	vacant	5784.5	5784.5	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
224-184-017	589 GLENDON CT	vacant	6917.2	6917.2	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
230-052-001	4262 FREEMARK AVE	vacant	5318.6	5318.7	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-052-002	4258 FREEMARK AVE	vacant	5501.9	5501.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-052-008	4230 FREEMARK AVE	vacant	5250.0	5250.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-052-013	4225 THERESA LN	vacant	5250.0	5250.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-061-010	4273 FREEMARK AVE	vacant	5265.9	5265.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-061-011	4271 FREEMARK AVE	vacant	5289.8	5289.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-061-012	4267 FREEMARK AVE	vacant	5289.8	5289.8	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-061-013	4265 FREEMARK AVE	vacant	5289.9	5289.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-063-025	611 PHELPS DR	vacant	5483.86	5483.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-063-041	729 PHELPS DR	vacant	5250.01	5250.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-063-042	735 PHELPS DR	vacant	5250.18	5250.2	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-063-043	741 PHELPS DR	vacant	8273.76	8273.8	0.19	2	1	LMD	PD-42	Y		Bellevue Ranch
230-064-006	4264 FREEMARK AVE	vacant	5344.6	5344.6	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-064-007	4268 FREEMARK AVE	vacant	5293.6	5293.6	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-064-008	4270 FREEMARK AVE	vacant	5318.7	5318.7	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
230-064-009	4274 FREEMARK AVE	vacant	5318.6	5318.6	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-064-010	4276 FREEMARK AVE	vacant	6401.8	6401.8	0.15	2	1	LMD	PD-42	Y		Bellevue Ranch
230-071-014	4254 BERRYESA AVE	vacant	7661.3	7661.3	0.18	2	1	LMD	PD-42	Y		Bellevue Ranch
230-072-016	4291 FREEMARK AVE	vacant	5919.1	5919.1	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-073-007	4297 LASALLE DR	vacant	6592.9	6592.9	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
230-081-015	611 PHELPS DR	vacant	5483.9	5483.9	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-091-007	263 SHAFER AVE	vacant	6831.9	6831.9	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
230-091-008	251 SHAFER AVE	vacant	8014.1	8014.1	0.19	2	1	LMD	PD-42	Y		Bellevue Ranch
230-091-014	203 SHAFER AVE	vacant	5847.2	5847.2	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-102-009	231 KORBEL AVE	vacant	5250.0	5250.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-110-028	4268 KORBEL AVE	vacant	6075.0	6075.0	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-110-036	321 SHAFER AVE	vacant	6068.7	6068.7	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-110-044	4271 KORBEL AVE	vacant	8273.8	8273.8	0.19	2	1	LMD	PD-42	Y		Bellevue Ranch
230-120-007	368 SHAFER AVE	vacant	5250.2	5250.2	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-120-015	371 SULLIVAN DR	vacant	7144.0	7144.0	0.17	2	1	LMD	PD-42	Y		Bellevue Ranch
230-120-028	390 SULLIVAN DR	vacant	7625.6	7625.7	0.18	2	1	LMD	PD-42	Y		Bellevue Ranch
230-120-037	4266 KORBEL AVE	vacant	5758.3	5758.3	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-130-005	4207 PECOTA CT	vacant	6474.2	6474.2	0.15	2	1	LMD	PD-42	Y		Bellevue Ranch
230-140-010	4289 LASALLE DR	vacant	6502.0	6502.0	0.15	2	1	LMD	PD-42	Y		Bellevue Ranch
230-140-012	4283 LASALLE DR	vacant	5551.2	5551.2	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-140-013	4281 LASALLE DR	vacant	6949.8	6949.8	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
230-140-014	607 PEGASUS DR	vacant	5554.0	5554.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-140-022	4286 LASALLE DR	vacant	6628.2	6628.2	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
230-140-023	4284 LASALLE DR	vacant	5400.0	5400.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-140-024	4282 LASALLE DR	vacant	5400.0	5400.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-140-025	4278 LASALLE DR	vacant	5400.0	5400.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-140-026	4276 LASALLE DR	vacant	5400.0	5400.0	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-140-027	4272 LASALLE DR	vacant	5828.2	5828.2	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-007	4279 LASALLE DR	vacant	7641.4	7641.4	0.18	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-008	4277 LASALLE DR	vacant	5680.4	5680.4	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-009	4275 LASALLE DR	vacant	5612.3	5612.3	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-010	4271 LASALLE DR	vacant	5607.3	5607.3	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-011	4269 LASALLE DR	vacant	5447.8	5447.8	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-016	4251 LASALLE DR	vacant	5985.8	5985.8	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-018	4248 LASALLE DR	vacant	5426.4	5426.4	0.13	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-019	4250 LASALLE DR	vacant	5695.7	5695.8	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-020	4254 LASALLE DR	vacant	6038.5	6038.5	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-021	4256 LASALLE DR	vacant	6880.4	6880.4	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-022	4258 LASALLE DR	vacant	7952.3	7952.3	0.19	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-023	4260 LASALLE DR	vacant	8561.9	8561.9	0.20	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-024	4264 LASALLE DR	vacant	8657.2	8657.2	0.20	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-025	4266 LASALLE DR	vacant	7335.4	7335.4	0.17	2	1	LMD	PD-42	Y		Bellevue Ranch
230-150-026	4268 LASALLE DR	vacant	6199.7	6199.8	0.15	2	1	LMD	PD-42	Y		Bellevue Ranch
230-160-001	692 PHELPS DR	vacant	5801.5	5801.5	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-160-008	691 PEGASUS DR	vacant	6881.7	6881.7	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
230-160-010	680 PEGASUS DR	vacant	6913.1	6913.1	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
230-160-011	4274 THERESA LN	vacant	6699.8	6699.8	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
230-170-021	4241 LASALLE DR	vacant	6041.4	6041.4	0.14	2	1	LMD	PD-42	Y		Bellevue Ranch
230-170-022	4245 LASALLE DR	vacant	8113.6	8113.6	0.19	2	1	LMD	PD-42	Y		Bellevue Ranch
230-170-023	4249 LASALLE DR	vacant	6844.8	6844.9	0.16	2	1	LMD	PD-42	Y		Bellevue Ranch
170-010-001	305 PORTICO DR	vacant	2177.5	2177.5	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-002	313 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-003	319 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-004	325 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-005	331 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-006	337 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-007	341 PORTICO DR	vacant	1957.0	1957.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-008	349 PORTICO DR	vacant	2125.8	2125.8	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-009	355 PORTICO DR	vacant	2309.6	2309.6	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-010	363 PORTICO DR	vacant	2466.4	2466.4	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-011	371 PORTICO DR	vacant	2644.4	2644.4	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-013	381 PORTICO DR	vacant	2720.4	2720.4	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-014	387 PORTICO DR	vacant	2547.4	2547.4	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-015	393 PORTICO DR	vacant	2920.7	2920.7	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-018	380 PORTICO DR	vacant	2430.1	2430.1	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-019	386 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-020	392 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-021	398 PORTICO DR	vacant	2373.7	2373.7	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-022	5033 PROMENADE AVE	vacant	2531.0	2531.1	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-023	5039 PROMENADE AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-024	5043 PROMENADE AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-025	5049 PROMENADE AVE	vacant	2825.8	2825.8	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-030	5022 PROMENADE AVE	vacant	2999.5	2999.5	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-031	5014 PROMENADE AVE	vacant	2487.9	2487.9	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-032	5092 COUNTRYSIDE AVE	vacant	2853.5	2853.5	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-033	5084 COUNTRYSIDE AVE	vacant	1992.3	1992.3	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-034	5078 COUNTRYSIDE AVE	vacant	1931.1	1931.1	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-035	5066 COUNTRYSIDE AVE	vacant	2022.0	2022.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-036	5042 COUNTRYSIDE AVE	vacant	1955.3	1955.3	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-037	5036 COUNTRYSIDE AVE	vacant	1907.6	1907.6	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-010-038	5010 COUNTRYSIDE AVE	vacant	2144.9	2144.9	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-001	5058 PALISADE AVE	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-002	5052 PALISADE AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-003	5046 PALISADE AVE	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-004	5070 PALISADE AVE	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-005	5066 PALISADE AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-006	5062 PALISADE AVE	vacant	2107.2	2107.2	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-007	5082 PALISADE AVE	vacant	2116.5	2116.5	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-008	5078 PALISADE AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-009	5074 PALISADE AVE	vacant	2427.7	2427.7	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-010	5086 PALISADE AVE	vacant	2125.2	2125.2	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-011	5092 PALISADE AVE	vacant	1860.1	1860.1	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-012	5098 PALISADE AVE	vacant	1847.6	1847.6	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-013	123 PORTICO DR	vacant	2316.3	2316.3	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
170-021-014	135 PORTICO DR	vacant	1919.6	1919.6	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-015	141 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-016	149 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-017	155 PORTICO DR	vacant	1941.8	1941.8	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-018	161 PORTICO DR	vacant	1978.1	1978.1	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-019	175 PORTICO DR	vacant	1978.2	1978.2	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-020	183 PORTICO DR	vacant	1991.0	1991.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-021	197 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-022	203 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-023	217 PORTICO DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-024	225 PORTICO DR	vacant	1986.5	1986.5	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-025	241 PORTICO DR	vacant	2122.6	2122.6	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-026	257 PORTICO DR	vacant	2122.6	2122.6	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-027	279 PORTICO DR	vacant	2025.5	2025.5	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-021-028	295 PORTICO DR	vacant	2177.5	2177.5	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-022-001	5065 MOSAIC AVE	vacant	2020.6	2020.6	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-022-002	5073 MOSAIC AVE	vacant	2010.8	2010.8	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-022-003	5087 MOSAIC AVE	vacant	3284.1	3284.1	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
170-023-001	5092 MOSAIC AVE	vacant	2964.1	2964.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
170-023-002	5074 MOSAIC AVE	vacant	2360.2	2360.2	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-023-003	5062 MOSAIC AVE	vacant	2014.6	2014.6	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-023-005	5069 SAVANNAH AVE	vacant	2030.7	2030.7	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-023-006	5071 SAVANNAH AVE	vacant	2082.6	2082.6	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-023-007	5089 SAVANNAH AVE	vacant	1904.9	1904.9	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-023-008	5095 SAVANNAH AVE	vacant	2202.5	2202.5	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-001	182 PORTICO DR	vacant	2291.1	2291.1	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-002	170 PORTICO DR	vacant	2191.0	2191.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-003	156 PORTICO DR	vacant	1860.4	1860.4	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-004	142 PORTICO DR	vacant	1860.1	1860.1	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-005	130 PORTICO DR	vacant	2043.7	2043.7	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-006	5093 PALISADE AVE	vacant	2189.5	2189.5	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-007	5079 PALISADE AVE	vacant	1921.1	1921.1	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-008	5061 PALISADE AVE	vacant	1908.3	1908.3	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-010	5048 SAVANNAH AVE	vacant	1874.4	1874.4	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-011	5072 SAVANNAH AVE	vacant	1947.2	1947.2	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-024-012	5086 SAVANNAH AVE	vacant	2460.6	2460.6	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-001	5003 PROMENADE AVE	vacant	2669.5	2669.6	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-002	5017 PROMENADE AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-003	5021 PROMENADE AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-004	5025 PROMENADE AVE	vacant	2832.7	2832.7	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-005	394 MONTAGE DR	vacant	2350.2	2350.3	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-006	386 MONTAGE DR	vacant	2016.0	2016.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-007	378 MONTAGE DR	vacant	1996.4	1996.4	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-008	374 MONTAGE DR	vacant	2305.0	2305.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-009	358 MONTAGE DR	vacant	2184.2	2184.2	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-010	364 MONTAGE DR	vacant	2043.1	2043.1	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-011	370 MONTAGE DR	vacant	3169.8	3169.8	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
170-030-012	346 MONTAGE DR	vacant	2485.3	2485.3	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-013	352 MONTAGE DR	vacant	2411.5	2411.5	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-014	328 MONTAGE DR	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-015	334 MONTAGE DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-016	340 MONTAGE DR	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-017	306 MONTAGE DR	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-018	314 MONTAGE DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-030-019	322 MONTAGE DR	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-041-001	5049 MOSAIC AVE	vacant	1862.2	1862.2	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-041-002	5033 MOSAIC AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-041-003	5013 MOSAIC AVE	vacant	2091.2	2091.2	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-042-001	5046 MOSAIC AVE	vacant	1936.2	1936.2	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-042-002	5024 MOSAIC AVE	vacant	1901.1	1901.1	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-042-003	5006 MOSAIC AVE	vacant	2107.2	2107.2	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-042-004	5009 SAVANNAH AVE	vacant	2103.5	2103.5	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-042-005	5023 SAVANNAH AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-042-006	5047 SAVANNAH AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-043-001	5047 PALISADE AVE	vacant	1895.4	1895.4	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-043-002	5033 PALISADE AVE	vacant	1882.6	1882.6	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-043-003	5011 PALISADE AVE	vacant	2354.9	2354.9	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-043-004	5008 SAVANNAH AVE	vacant	2091.2	2091.2	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-043-005	5016 SAVANNAH AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-043-006	5034 SAVANNAH AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-002	252 MONTAGE DR	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-003	268 MONTAGE DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-004	282 MONTAGE DR	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-005	236 MONTAGE DR	vacant	2099.8	2099.8	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-006	242 MONTAGE DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-007	246 MONTAGE DR	vacant	2100.2	2100.2	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-008	204 MONTAGE DR	vacant	2098.9	2098.9	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-009	218 MONTAGE DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-010	230 MONTAGE DR	vacant	2070.1	2070.1	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-011	184 MONTAGE DR	vacant	2040.0	2040.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-012	192 MONTAGE DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-013	198 MONTAGE DR	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-014	166 MONTAGE DR	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-015	170 MONTAGE DR	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-016	178 MONTAGE DR	vacant	2040.0	2040.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-023	5018 PALISADE AVE	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-024	5012 PALISADE AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-025	5006 PALISADE AVE	vacant	2249.3	2249.3	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-026	5040 PALISADE AVE	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-027	5032 PALISADE AVE	vacant	1860.0	1860.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
170-044-028	5024 PALISADE AVE	vacant	2100.0	2100.0	0.05	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-015	513 TOLMAN WAY	vacant	4938.1	4938.1	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-016	519 TOLMAN WAY	vacant	4937.8	4937.8	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-017	527 TOLMAN WAY	vacant	4937.4	4937.4	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
224-152-018	531 TOLMAN WAY	vacant	4937.9	4937.9	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-019	539 TOLMAN WAY	vacant	4937.6	4937.6	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-020	547 TOLMAN WAY	vacant	4937.5	4937.5	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-021	559 TOLMAN WAY	vacant	4937.5	4937.5	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-022	565 TOLMAN WAY	vacant	4937.6	4937.6	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-023	573 TOLMAN WAY	vacant	4937.5	4937.5	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-024	579 TOLMAN WAY	vacant	4937.8	4937.8	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-025	586 TOLMAN WAY	vacant	4937.5	4937.5	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-152-026	589 TOLMAN WAY	vacant	4938.0	4938.0	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-153-002	586 TOLMAN WAY	vacant	4335.9	4335.9	0.10	1	1	LMD	PD-42	Y		Bellevue Ranch
224-153-008	4436 MOFFITT CT	vacant	4888.9	4888.9	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-153-011	562 TOLMAN WAY	vacant	5095.7	5095.7	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-153-016	4437 PHELPS CT	vacant	4889.1	4889.1	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-153-019	4436 PHELPS CT	vacant	4877.6	4877.6	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-153-029	4419 SIBLEY PL	vacant	5174.8	5174.8	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
224-173-006	4365 BRIGGS LN	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-174-004	4383 ANDERSON WAY	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-174-008	4367 ANDERSON WY	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-174-009	4368 BRIGGS LN	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-174-011	4378 BRIGGS LN	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-174-012	4382 BRIGGS LN	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-174-013	4386 BRIGGS LN	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-182-010	4330 MATHIAS WAY	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-183-004	4351 ANDERSON WAY	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-183-006	4335 ANDERSON WAY	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-183-007	4329 ANDERSON WAY	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
224-183-014	4348 BRIGGS LN	vacant	3120.0	3120.0	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-010-018	189 KORBEL AVE	vacant	2922.1	2922.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-051-001	4257 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-051-002	4255 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-051-003	4251 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-051-004	4249 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-051-005	4245 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-051-006	4239 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-003	4254 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-004	4250 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-005	4246 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-006	4238 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-007	4234 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-014	4229 THERESA LN	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-015	4231 THERESA LN	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-016	4233 THERESA LN	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-017	4237 THERESA LN	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-018	4241 THERESA LN	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-019	4245 THERESA LN	vacant	5046.9	5046.9	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-020	4249 THERESA LN	vacant	5062.5	5062.5	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-052-021	4253 THERESA LN	vacant	5062.5	5062.5	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
230-052-022	4259 THERESA LN	vacant	5068.2	5068.2	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-061-014	4263 FREEMARK AVE	vacant	5087.6	5087.6	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-061-015	4259 FREEMARK AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-026	623 PHELPS DR	vacant	4724.99	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-027	629 PHELPS DR	vacant	4725.00	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-028	635 PHELPS DR	vacant	4725.01	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-029	643 PHELPS DR	vacant	4725.01	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-030	649 PHELPS DR	vacant	4724.98	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-031	657 PHELPS DR	vacant	4725.01	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-032	661 PHELPS DR	vacant	4725.01	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-033	665 PHELPS DR	vacant	4724.98	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-034	673 PHELPS DR	vacant	4725.01	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-035	679 PHELPS DR	vacant	4725.01	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-036	683 PHELPS DR	vacant	4724.98	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-037	687 PHELPS DR	vacant	4725.01	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-038	691 PHELPS DR	vacant	4725.01	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-039	705 PHELPS DR	vacant	4725.00	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-063-040	717 PHELPS DR	vacant	4725.00	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-064-003	4273 THERESA LN	vacant	5062.2	5062.2	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-064-004	4267 THERESA LN	vacant	5062.6	5062.6	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-064-005	4263 THERESA LN	vacant	5067.7	5067.7	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-005	167 SHAFER AVE	vacant	3087.1	3087.1	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-006	161 SHAFER AVE	vacant	3055.8	3055.8	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-007	155 SHAFER AVE	vacant	3031.6	3031.6	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-008	149 SHAFER AVE	vacant	2982.4	2982.4	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-009	137 SHAFER AVE	vacant	2964.9	2964.9	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-010	125 SHAFER AVE	vacant	3014.1	3014.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-011	119 SHAFER AVE	vacant	3117.3	3117.3	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-012	113 SHAFER AVE	vacant	3259.1	3259.1	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-013	107 SHAFER AVE	vacant	4543.1	4543.1	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-015	251 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-016	4297 KORBEL AVE	vacant	3643.7	3643.7	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-017	179 SULLIVAN DR	vacant	2452.9	2452.9	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-018	4236 RUTHERFORD AVE	vacant	2407.6	2407.6	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-019	4285 FREEMARK AVE	vacant	5174.4	5174.4	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-071-020	351 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-001	4250 BERRYESA AVE	vacant	4502.1	4502.1	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-002	263 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-003	196 SHAFER AVE	vacant	2829.1	2829.2	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-004	218 SHAFER AVE	vacant	2829.1	2829.2	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-005	184 SHAFER AVE	vacant	2463.6	2463.7	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-006	180 SHAFER AVE	vacant	2452.1	2452.2	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-007	277 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-009	173 SULLIVAN DR	vacant	2453.1	2453.1	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-010	260 SHAFER AVE	vacant	2379.1	2379.2	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-011	185 SULLIVAN DR	vacant	2615.3	2615.4	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-012	256 SHAFER AVE	vacant	2378.3	2378.3	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
230-072-013	203 SULLIVAN DR	vacant	3099.1	3099.1	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-014	4247 BERRYESA AVE	vacant	3598.3	3598.3	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-015	289 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-072-017	191 SULLIVAN DR	vacant	2873.1	2873.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-073-001	236 SHAFER AVE	vacant	2405.9	2405.9	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-073-002	4244 RUTHERFORD AVE	vacant	3690.2	3690.2	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-073-003	161 SULLIVAN DR	vacant	3778.2	3778.2	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-073-004	321 SHAFER AVE	vacant	3454.5	3454.5	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-073-005	280 SHAFER AVE	vacant	2382.4	2382.4	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-073-006	4284 KORBEL AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-073-008	165 SULLIVAN DR	vacant	2453.1	2453.1	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-001	4225 BERRYESA AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-002	288 SHAFER AVE	vacant	2381.9	2381.9	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-003	337 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-004	273 SULLIVAN DR	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-005	4283 FREEMARK AVE	vacant	4733.5	4733.5	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-006	204 SULLIVAN DR	vacant	2987.8	2987.8	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-007	4283 KORBEL AVE	vacant	3096.8	3096.8	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-008	279 SULLIVAN DR	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-009	687 PHELPS DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-010	326 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-011	665 PHELPS DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-012	657 PHELPS DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-013	629 PHELPS DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-014	623 PHELPS DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-081-016	673 PHELPS DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-082-001	230 KORBEL AVE	vacant	2727.1	2727.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-082-002	206 KORBEL AVE	vacant	3153.8	3153.8	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-082-003	198 KORBEL AVE	vacant	3156.3	3156.4	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-082-004	190 KORBEL AVE	vacant	3095.4	3095.4	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-082-005	184 KORBEL AVE	vacant	2557.6	2557.6	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-082-006	178 KORBEL AVE	vacant	2562.0	2562.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-082-007	172 KORBEL AVE	vacant	2727.5	2727.5	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-082-008	160 KORBEL AVE	vacant	3089.5	3089.5	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-083-001	4221 BERRYESA AVE	vacant	3895.9	3895.9	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-083-002	4217 BERRYESA AVE	vacant	2380.2	2380.2	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-083-003	4213 BERRYESA AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-083-004	4209 BERRYESA AVE	vacant	2605.8	2605.8	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-083-005	4205 BERRYESA AVE	vacant	2621.1	2621.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-083-006	133 KORBEL AVE	vacant	2647.5	2647.5	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-083-007	139 KORBEL AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-083-008	4210 RUTHERFORD AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-083-009	4214 RUTHERFORD AVE	vacant	3977.6	3977.6	0.10	1	1	LMD	PD-42	Y		Bellevue Ranch
230-083-010	4218 RUTHERFORD AVE	vacant	2412.0	2412.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-091-002	291 SHAFER AVE	vacant	3035.7	3035.7	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-091-003	289 SHAFER AVE	vacant	2377.5	2377.5	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-091-004	287 SHAFER AVE	vacant	2451.8	2451.8	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
230-091-005	277 SHAFER AVE	vacant	2829.1	2829.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-091-006	271 SHAFER AVE	vacant	2687.3	2687.3	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-091-009	247 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-001	288 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-002	280 SHAFER AVE	vacant	2381.6	2381.6	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-003	276 SHAFER AVE	vacant	2380.8	2380.8	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-004	272 SHAFER AVE	vacant	2379.9	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-005	266 SHAFER AVE	vacant	3874.6	3874.6	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-006	260 SHAFER AVE	vacant	2943.9	2943.9	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-007	256 SHAFER AVE	vacant	3491.6	3491.6	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-008	248 SHAFER AVE	vacant	3489.5	3489.5	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-009	236 SHAFER AVE	vacant	2451.8	2451.9	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-010	224 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-092-011	218 SHAFER AVE	vacant	2829.1	2829.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-101-001	287 SULLIVAN DR	vacant	2443.8	2443.8	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-101-002	279 SULLIVAN DR	vacant	4722.5	4722.5	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-101-003	273 SULLIVAN DR	vacant	2985.3	2985.3	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-101-004	261 SULLIVAN DR	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-101-005	253 SULLIVAN DR	vacant	3885.7	3885.7	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-101-006	247 SULLIVAN DR	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-101-007	235 SULLIVAN DR	vacant	2630.0	2630.0	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-101-008	221 SULLIVAN DR	vacant	3461.8	3461.8	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-102-001	290 SULLIVAN DR	vacant	4437.4	4437.4	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-102-002	282 SULLIVAN DR	vacant	2803.1	2803.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-102-003	276 SULLIVAN DR	vacant	2935.1	2935.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-102-007	226 SULLIVAN DR	vacant	2510.8	2510.8	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-102-008	218 SULLIVAN DR	vacant	2988.0	2988.0	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-102-010	249 KORBEL AVE	vacant	2378.9	2378.9	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-102-013	273 KORBEL AVE	vacant	2850.1	2850.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-102-014	289 KORBEL AVE	vacant	2374.3	2374.3	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-103-001	294 KORBEL AVE	vacant	3027.7	3027.7	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-103-002	288 KORBEL AVE	vacant	2625.0	2625.0	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-103-003	276 KORBEL AVE	vacant	2625.0	2625.0	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-103-004	262 KORBEL AVE	vacant	2625.0	2625.0	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-103-005	246 KORBEL AVE	vacant	2624.1	2624.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-025	4284 KORBEL AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-026	4278 KORBEL AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-027	4272 KORBEL AVE	vacant	2444.0	2444.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-029	377 SHAFER AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-030	371 SHAFER AVE	vacant	2380.6	2380.6	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-031	359 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-032	359 SHAFER AVE	vacant	2994.0	2994.0	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-033	351 SHAFER AVE	vacant	3890.8	3890.8	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-034	337 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-035	329 SHAFER AVE	vacant	2766.6	2766.6	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-037	4297 KORBEL AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-038	4293 KORBEL AVE	vacant	2757.1	2757.1	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
230-110-039	4291 KORBEL AVE	vacant	2483.4	2483.4	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-040	4287 KORBEL AVE	vacant	2407.5	2407.6	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-041	4283 KORBEL AVE	vacant	5163.7	5163.7	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-042	4279 KORBEL AVE	vacant	2679.9	2679.9	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-110-043	4275 KORBEL AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-001	308 SHAFER AVE	vacant	2407.5	2407.6	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-002	314 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-003	326 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-004	340 SHAFER AVE	vacant	2366.3	2366.3	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-005	352 SHAFER AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-006	360 SHAFER AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-008	374 SHAFER AVE	vacant	2385.5	2385.5	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-009	380 SHAFER AVE	vacant	3132.8	3132.8	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-010	386 SHAFER AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-011	392 SHAFER AVE	vacant	3528.8	3528.8	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-012	393 SULLIVAN DR	vacant	3879.9	3879.9	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-013	385 SULLIVAN DR	vacant	2443.7	2443.8	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-014	379 SULLIVAN DR	vacant	3061.1	3061.1	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-016	363 SULLIVAN DR	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-017	351 SULLIVAN DR	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-018	345 SULLIVAN DR	vacant	5157.8	5157.8	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-019	339 SULLIVAN DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-020	327 SULLIVAN DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-021	313 SULLIVAN DR	vacant	4326.7	4326.7	0.10	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-022	307 SULLIVAN DR	vacant	2436.8	2436.8	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-023	314 SULLIVAN DR	vacant	3049.3	3049.3	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-024	342 SULLIVAN DR	vacant	2392.6	2392.6	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-025	360 SULLIVAN DR	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-026	374 SULLIVAN DR	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-027	380 SULLIVAN DR	vacant	3534.4	3534.4	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-029	389 KORBEL AVE	vacant	3317.2	3317.2	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-030	377 KORBEL AVE	vacant	3333.3	3333.3	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-031	365 KORBEL AVE	vacant	2631.3	2631.3	0.07	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-032	357 KORBEL AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-033	335 KORBEL AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-034	321 KORBEL AVE	vacant	2380.0	2380.0	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-035	307 KORBEL AVE	vacant	2378.1	2378.1	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-036	389 SHAFER AVE	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-120-038	4260 KORBEL AVE	vacant	3087.8	3087.8	0.08	1	1	LMD	PD-42	Y		Bellevue Ranch
230-130-001	340 KORBEL AVE	vacant	2557.7	2557.7	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch
230-130-002	4229 PECOTA CT	vacant	3967.3	3967.3	0.10	1	1	LMD	PD-42	Y		Bellevue Ranch
230-130-003	4223 PECOTA CT	vacant	3976.2	3976.3	0.10	1	1	LMD	PD-42	Y		Bellevue Ranch
230-130-004	4215 PECOTA CT	vacant	4874.8	4874.8	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-130-006	4204 PECOTA CT	vacant	4689.4	4689.5	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-130-007	4210 PECOTA CT	vacant	3954.0	3954.0	0.10	1	1	LMD	PD-42	Y		Bellevue Ranch
230-130-008	4218 PECOTA CT	vacant	3938.0	3938.0	0.10	1	1	LMD	PD-42	Y		Bellevue Ranch
230-130-009	4222 PECOTA CT	vacant	2413.8	2413.9	0.06	1	1	LMD	PD-42	Y		Bellevue Ranch

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
230-130-010	4230 PECOTA CT	vacant	3843.7	3843.7	0.09	1	1	LMD	PD-42	Y		Bellevue Ranch
230-140-001	670 PHELPS DR	vacant	4402.1	4402.1	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-140-002	658 PHELPS DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-140-011	4287 LASALLE DR	vacant	4500.0	4500.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-140-015	615 PEGASUS DR	vacant	4729.9	4729.9	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-140-016	629 PEGASUS DR	vacant	4733.0	4733.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-140-017	635 PEGASUS DR	vacant	4736.0	4736.1	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-140-018	641 PEGASUS DR	vacant	4739.1	4739.1	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-140-019	653 PEGASUS DR	vacant	4742.1	4742.1	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-140-020	659 PEGASUS DR	vacant	4745.1	4745.2	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-140-021	661 PEGASUS DR	vacant	4423.6	4423.6	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-150-001	670 PEGASUS DR	vacant	4422.7	4422.7	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-150-002	662 PEGASUS DR	vacant	4742.4	4742.4	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-150-003	656 PEGASUS DR	vacant	4737.4	4737.4	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-150-004	644 PEGASUS DR	vacant	4732.4	4732.5	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-150-005	638 PEGASUS DR	vacant	4727.5	4727.5	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-150-012	4265 LASALLE DR	vacant	4722.5	4722.5	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-150-013	4261 LASALLE DR	vacant	4717.5	4717.5	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-150-014	4259 LASALLE DR	vacant	4712.6	4712.6	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-150-015	4255 LASALLE DR	vacant	4710.0	4710.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-150-017	4246 LASALLE DR	vacant	4718.9	4718.9	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-160-002	686 PHELPS DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-160-003	680 PHELPS DR	vacant	4731.3	4731.3	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-160-004	674 PHELPS DR	vacant	4731.7	4731.8	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-160-005	673 PEGASUS DR	vacant	4737.3	4737.3	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-160-006	679 PEGASUS DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-160-007	685 PEGASUS DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-160-009	676 PEGASUS DR	vacant	4738.1	4738.1	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-160-012	4268 THERESA LN	vacant	4977.5	4977.5	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-160-013	4262 THERESA LN	vacant	4947.4	4947.4	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-170-001	4256 THERESA LN	vacant	4966.4	4966.4	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-170-002	4254 THERESA LN	vacant	4949.2	4949.2	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-170-003	4250 THERESA LN	vacant	4949.7	4949.7	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-170-004	4246 THERESA LN	vacant	4778.2	4778.2	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-170-005	4242 THERESA LN	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-170-016	4227 LASALLE DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-170-017	4229 LASALLE DR	vacant	4725.0	4725.0	0.11	1	1	LMD	PD-42	Y		Bellevue Ranch
230-170-018	4231 LASALLE DR	vacant	5158.2	5158.2	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-170-019	4235 LASALLE DR	vacant	4996.7	4996.8	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
230-170-020	4237 LASALLE DR	vacant	5101.3	5101.4	0.12	1	1	LMD	PD-42	Y		Bellevue Ranch
060-030-043	4150 G ST	vacant	756050.10	756050.1	17.36	521	131	VR	PD-53	Y		
206-030-019	1150 CARDELLA RD	vacant	599939.99	599940.0	13.78	413	104	VR	PD-50	Y		
060-030-045	175 E CARDELLA RD	vacant	541510.88	541510.9	12.44	373	94	VR	PD-53	Y		
060-030-038	4600 G ST	vacant	495836.79	495836.8	11.39	342	86	VR	PD-53	Y		
206-070-006	3640 COMPASS POINTE AVE	vacant	454070.93	454070.9	10.43	313	79	VR	PD-46	Y	Flood Zone	Improved Lots
206-010-010	507 W CARDELLA RD	vacant	428377.11	428377.1	9.84	295	74	VR	RPD-57	Y		
060-030-039	4500 G ST	vacant	420510.46	420510.5	9.66	290	73	VR	PD-61	Y		

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
259-130-034	625 S G ST	vacant	344642.6	344642.6	7.92	238	178	VR	PD-58	Y		Mission Ranch
206-010-011	1449 PETTINOTTI RD	vacant	235954.80	235954.8	5.42	163	0	VR	RPD-57	Y		
206-070-004	1175 YOSEMITE AVE	vacant	219154.12	219154.1	5.04	152	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-070-005	3779 HORIZONS AVE	vacant	212113.13	212113.1	4.87	147	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-010-012	1429 PETTINOTTI RD	vacant	133843.15	133843.2	3.08	92	0	VR	RPD-57	Y		
206-175-001	1359 HUNTINGTON DR	vacant	7000.23	7000.2	0.17	5	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-171-020	3682 SAN ONOFRE AVE	vacant	4065.68	4065.7	0.10	3	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-171-022	3664 SAN ONOFRE AVE	vacant	3642.24	3642.3	0.09	3	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-176-001	3693 DEL MAR AVE	vacant	3773.06	3773.1	0.09	3	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-176-022	1332 BELMONT DR	vacant	3894.41	3894.4	0.09	3	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-176-023	1328 BELMONT DR	vacant	3894.41	3894.4	0.09	3	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-176-024	1322 BELMONT DR	vacant	3894.41	3894.4	0.09	3	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-176-025	1318 BELMONT DR	vacant	3780.21	3780.2	0.09	3	2	VR	PD-46	Y	Flood Zone	Improved Lots
206-176-026	1310 BELMONT DR	vacant	4546.84	4546.8	0.11	3	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-176-031	3642 SAN ONOFRE AVE	vacant	3600.65	3600.7	0.09	3	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-176-032	3656 SAN ONOFRE AVE	vacant	3618.19	3618.2	0.09	3	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-007	1309 PLAYA DEL REY DR	vacant	2517.96	2518.0	0.06	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-173-001	1396 RINCON DR	vacant	2626.52	2626.5	0.07	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-173-006	1352 RINCON DR	vacant	2626.38	2626.4	0.07	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-173-007	1353 CARLSBAD DR	vacant	2517.96	2518.0	0.06	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-173-012	1391 CARLSBAD DR	vacant	2517.94	2518.0	0.06	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-173-012	1391 CARLSBAD DR	vacant	2517.94	2518.0	0.06	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-174-001	1398 CARLSBAD DR	vacant	2626.41	2626.4	0.07	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-174-002	1384 CARLSBAD DR	vacant	2500.07	2500.1	0.06	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-174-003	1370 CARLSBAD DR	vacant	2500.07	2500.1	0.06	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-174-006	1350 CARLSBAD DR	vacant	2626.38	2626.4	0.07	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-174-007	1355 BELMONT DR	vacant	2626.40	2626.4	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-174-010	1379 BELMONT DR	vacant	2500.00	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-174-011	1389 BELMONT DR	vacant	2500.00	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-174-012	1393 BELMONT DR	vacant	2626.38	2626.4	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-002	3679 VENICE AVE	vacant	2899.90	2899.9	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-003	3665 VENICE AVE	vacant	2899.92	2899.9	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-004	3653 VENICE AVE	vacant	2899.90	2899.9	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-005	3643 VENICE AVE	vacant	2899.91	2899.9	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-006	3635 VENICE AVE	vacant	2899.92	2899.9	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-007	3621 VENICE AVE	vacant	2957.70	2957.7	0.07	2	2	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-008	3614 NEWPORT AVE	vacant	2957.96	2958.0	0.07	2	2	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-009	3628 NEWPORT AVE	vacant	2900.14	2900.1	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-010	3640 NEWPORT AVE	vacant	2900.13	2900.1	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-011	3652 NEWPORT AVE	vacant	2900.14	2900.1	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-012	3668 NEWPORT AVE	vacant	2900.14	2900.1	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-175-013	3674 NEWPORT AVE	vacant	2900.13	2900.1	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-001	1348 HUNTINGTON DR	vacant	2643.08	2643.1	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-002	1342 HUNTINGTON DR	vacant	2483.80	2483.8	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-003	1336 HUNTINGTON DR	vacant	2500.00	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-004	1322 HUNTINGTON DR	vacant	2500.02	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-005	1316 HUNTINGTON DR	vacant	2500.01	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots

City of Merced
Vacant Sites Analysis

Parcel Number	Address	Use	Area	Area (rounded)	Acres	Max. Den.	Realistic Unit Capacity	Gen. Plan	Zone	Infra-structure Available	Environ. Constraints	Comments
206-177-006	1304 HUNTINGTON DR	vacant	2626.41	2626.4	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-007	1307 HERMOSA DR	vacant	2517.94	2517.9	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-008	1315 HERMOSA DR	vacant	2500.17	2500.2	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-009	1329 HERMOSA DR	vacant	2500.17	2500.2	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-010	1335 HERMOSA DR	vacant	2483.66	2483.7	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-011	1341 HERMOSA DR	vacant	2501.53	2501.5	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-177-012	1347 HERMOSA DR	vacant	2532.54	2532.5	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-001	1344 HERMOSA DR	vacant	2626.52	2626.5	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-002	1338 HERMOSA DR	vacant	2500.08	2500.1	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-003	1326 HERMOSA DR	vacant	2500.01	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-004	1320 HERMOSA DR	vacant	2500.01	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-005	1314 HERMOSA DR	vacant	2500.00	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-006	1308 HERMOSA DR	vacant	2626.38	2626.4	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-008	1321 PLAYA DEL REY DR	vacant	2500.16	2500.2	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-009	1327 PLAYA DEL REY DR	vacant	2500.16	2500.2	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-010	1331 PLAYA DEL REY DR	vacant	2500.11	2500.1	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-011	1339 PLAYA DEL REY DR	vacant	2499.92	2499.9	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-012	1345 PLAYA DEL REY DR	vacant	2517.95	2518.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-178-012	1345 PLAYA DEL REY DR	vacant	2517.95	2518.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-001	1346 PLAYA DEL REY DR	vacant	2627.51	2627.5	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-002	1342 PLAYA DEL REY DR	vacant	2499.54	2499.6	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-003	1336 PLAYA DEL REY DR	vacant	2500.01	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-004	1328 PLAYA DEL REY DR	vacant	2500.01	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-005	1322 PLAYA DEL REY DR	vacant	2500.01	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-006	1310 PLAYA DEL REY DR	vacant	2626.38	2626.4	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-007	1305 BELMONT DR	vacant	2626.39	2626.4	0.07	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-008	1311 BELMONT DR	vacant	2500.03	2500.0	0.06	2	1	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-009	1327 BELMONT DR	vacant	2500.04	2500.1	0.06	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-010	1331 BELMONT DR	vacant	2498.82	2498.8	0.06	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-011	1339 BELMONT DR	vacant	2498.69	2498.7	0.06	2	0	VR	PD-46	Y	Flood Zone	Improved Lots
206-179-012	1349 BELMONT DR	vacant	2626.58	2626.6	0.07	2	0	VR	PD-46	Y	Flood Zone	Improved Lots

Before Starting the CoC Application

The CoC Consolidated Application is made up of two parts: the CoC Application and the CoC Priority Listing, with all of the CoC's project applications either approved and ranked, or rejected. The Collaborative Applicant is responsible for submitting both the CoC Application and the CoC Priority Listing in order for the CoC Consolidated Application to be considered complete.

The Collaborative Applicant is responsible for:

- Reviewing the FY 2015 CoC Program Competition NOFA in its entirety for specific application and program requirements.
- Using the CoC Application Detailed Instructions for assistance with completing the application in e-snaps.
- Answering all questions in the CoC Application. It is the responsibility of the Collaborative Applicant to ensure that all imported and new responses in all parts of the application are fully reviewed and completed. When doing so, please keep in mind that:

- This year, CoCs will see that a few responses have been imported from the FY 2013/FY 2014 CoC Application. Due to significant changes to the CoC Application questions, most of the responses from the FY 2013/FY 2014 CoC Application could not be imported.
- For some questions, HUD has provided documents to assist Collaborative Applicants in filling out responses.
- For other questions, the Collaborative Applicant must be aware of responses provided by project applicants in their Project Applications.
- Some questions require that the Collaborative Applicant attach a document to receive credit. This will be identified in the question.
- All questions marked with an asterisk (*) are mandatory and must be completed in order to submit the CoC Application.

For Detailed Instructions click here.

1A. Continuum of Care (CoC) Identification

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

1A-1. CoC Name and Number: CA-520 - Merced City & County CoC

1A-2. Collaborative Applicant Name: Merced County Association of Governments

1A-3. CoC Designation: CA

1A-4. HMIS Lead: Merced County Community Action Agency

1B. Continuum of Care (CoC) Engagement

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

1B-1. From the list below, select those organizations and persons that participate in CoC meetings. Then select "Yes" or "No" to indicate if CoC meeting participants are voting members or if they sit on the CoC Board. Only select "Not Applicable" if the organization or person does not exist in the CoC's geographic area.

Organization/Person Categories	Participates in CoC Meetings	Votes, including electing CoC Board	Sits on CoC Board
Local Government Staff/Officials	Yes	Yes	Yes
CDBG/HOME/ESG Entitlement Jurisdiction	Yes	Yes	Yes
Law Enforcement	No	No	No
Local Jail(s)	No	No	No
Hospital(s)	Yes	Yes	No
EMT/Crisis Response Team(s)	No	No	No
Mental Health Service Organizations	Yes	Yes	Yes
Substance Abuse Service Organizations	Yes	Yes	Yes
Affordable Housing Developer(s)	Yes	Yes	Yes
Public Housing Authorities	Yes	Yes	No
CoC Funded Youth Homeless Organizations	No	No	No
Non-CoC Funded Youth Homeless Organizations	Yes	Yes	No
School Administrators/Homeless Liaisons	Yes	Yes	Yes
CoC Funded Victim Service Providers	No	No	No
Non-CoC Funded Victim Service Providers	Yes	Yes	No
Street Outreach Team(s)	Yes	Yes	Yes
Youth advocates	Yes	Yes	Yes
Agencies that serve survivors of human trafficking	No	No	No
Other homeless subpopulation advocates	Yes	Yes	Yes
Homeless or Formerly Homeless Persons	Yes	Yes	Yes
Veteran service providers	Yes	Yes	No
Faith-Based Organizations	Yes	Yes	Yes

1B-1a. Describe in detail how the CoC solicits and considers the full range of opinions from individuals or organizations with knowledge of homelessness in the geographic area or an interest in preventing and ending homelessness in the geographic area. Please provide two examples of organizations or individuals from the list in 1B-1 to answer this question.
(limit 1000 characters)

CoC has established committees that meet on an ongoing basis. Veteran service providers have been incorporated into committees and have contributed their knowledge in ways that have provided perspectives towards ending veteran homelessness that may not have happened otherwise which include ensuring housing needs and necessary supportive services are met for veterans who are ineligible for VA services; identifying inefficiencies, and redesigning the process to make it simpler and faster while still meeting necessary regulatory requirements; and using Interagency Service Planning and Navigators to Address Individual Veterans' Needs on a weekly basis. Youth advocates have also contributed knowledge towards ending youth homelessness by helping adopt ways to accurately count youth during unsheltered counts; facilitating greater community awareness of issues contributing to LGBTQ youth homelessness; and ensuring appropriate housing and services are available to address such issues.

1B-1b. List Runaway and Homeless Youth (RHY)-funded and other youth homeless assistance providers (CoC Program and non-CoC Program funded) who operate within the CoC's geographic area. Then select "Yes" or "No" to indicate if each provider is a voting member or sits on the CoC Board.

Youth Service Provider (up to 10)	RHY Funded?	Participated as a Voting Member in at least two CoC Meetings within the last 12 months (between October 1, 2014 and November 15, 2015).	Sat on the CoC Board as active member or official at any point during the last 12 months (between October 1, 2014 and November 15, 2015).
Merced Union High School District	No	Yes	Yes
Merced County Office of Education	No	No	No
Atwater Elementary School District	No	No	No
Livingston Union School District	No	No	No
Los Banos Unified School District	No	No	No
Merced City Elementary School District	No	No	No
McSwain Union Elemenatry School District	No	No	No
Hilmar Unified School District	No	No	No
Planada Elementary School District	No	No	No
Winton School District	No	No	No

1B-1c. List the victim service providers (CoC Program and non-CoC Program funded) who operate within the CoC's geographic area. Then select "Yes" or "No" to indicate if each provider is a voting member or sits on the CoC Board.

Victim Service Provider for Survivors of Domestic Violence (up to 10)	Participated as a Voting Member in at least two CoC Meetings within the last 12 months (between October 1, 2014 and November 15, 2015).	Sat on CoC Board as active member or official at any point during the last 12 months (between October 1, 2014 and November 15, 2015).
Valley Crisis Center	Yes	No

1B-2. Does the CoC intend to meet the timelines for ending homelessness as defined in Opening Doors?

Opening Doors Goal	CoC has established timeline?
End Veteran Homelessness by 2015	Yes
End Chronic Homelessness by 2017	No
End Family and Youth Homelessness by 2020	Yes
Set a Path to End All Homelessness by 2020	Yes

1B-3. How does the CoC identify and assign the individuals, committees, or organizations responsible for overseeing implementation of specific strategies to prevent and end homelessness in order to meet the goals of Opening Doors? (limit 1000 characters)

CoC encourages all members to be part of one or more committees that address the goals of Opening Doors and each committee recruits appropriate members. Specific committees were tasked with ending homelessness among veterans, youth and families, and chronically homeless persons. Veteran service providers were recruited to be part of one of committees that focus on ending veteran homelessness. Such providers include those who are instrumental in implementing HUD VASH and SSVF and outreach and engagement workers who focus on the chronically homeless and such veterans. Youth and family service providers were recruited to be part of committees that focusses on ending youth and family homelessness. The Planning and Development Committee was tasked with ending homelessness among chronically homeless persons and outreach and engagement teams and permanent supportive housing providers were specifically recruited for this committee.

1B-4. Explain how the CoC is open to proposals from entities that have not previously received funds in prior CoC Program competitions, even if the CoC is not applying for any new projects in 2015. (limit 1000 characters)

The CoC conducted a workshop to solicit proposals for the permanent housing bonus shortly after HUD released the CoC NOFA and application in esnaps. Notices concerning the workshop were sent to all persons and agencies that make up the CoC. Most of these agencies do not currently receive CoC funding. In addition, a notice was posted on the CoC web site. The factors that were used to determine whether to include a new project were identical to the Project Quality Thresholds noted in the NOFA regarding new permanent housing project applications on pages 29 and 30. A new project review committee consisting of members of the CoC Board ensured that these thresholds were applied to the new PH Bonus applications. The Board decided that serving all chronically homeless persons and not just those with mental illness was an important determining factor.

1B-5. How often does the CoC invite new members to join the CoC through a publicly available invitation?	Quarterly

1C. Continuum of Care (CoC) Coordination

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

1C-1. Does the CoC coordinate with other Federal, State, local, private and other entities serving homeless individuals and families and those at risk of homelessness in the planning, operation and funding of projects? Only select "Not Applicable" if the funding source does not exist within the CoC's geographic area.

Funding or Program Source	Coordinates with Planning, Operation and Funding of Projects
Housing Opportunities for Persons with AIDS (HOPWA)	Yes
Temporary Assistance for Needy Families (TANF)	Yes
Runaway and Homeless Youth (RHY)	No
HeadStart Program	No
Other housing and service programs funded through Federal, State and local government resources.	Yes

1C-2. The McKinney-Vento Act, as amended, requires CoCs to participate in the Consolidated Plan(s) (Con Plan(s)) for the geographic area served by the CoC. The CoC Program interim rule at 24 CFR 578.7(c)(4) requires that the CoC provide information required to complete the Con Plan(s) within the CoC's geographic area, and 24 CFR 91.100(a)(2)(i) and 24 CFR 91.110(b)(1) requires that the State and local Con Plan jurisdiction(s) consult with the CoC. The following chart asks for information about CoC and Con Plan jurisdiction coordination, as well as CoC and ESG recipient coordination.

CoCs can use the CoCs and Consolidated Plan Jurisdiction Crosswalk to assist in answering this question.

	Number	Percentage
Number of Con Plan jurisdictions with whom the CoC geography overlaps	1	
How many Con Plan jurisdictions did the CoC participate with in their Con Plan development process?	1	100.00 %
How many Con Plan jurisdictions did the CoC provide with Con Plan jurisdiction level PIT data?	1	100.00 %
How many of the Con Plan jurisdictions are also ESG recipients?	1	
How many ESG recipients did the CoC participate with to make ESG funding decisions?	1	100.00 %

How many ESG recipients did the CoC consult with in the development of ESG performance standards and evaluation process for ESG funded activities?	1	100.00 %

1C-2a. Based on the responses selected in 1C-2, describe in greater detail how the CoC participates with the Consolidated Plan jurisdiction(s) located in the CoC's geographic area and include the frequency, extent, and type of interactions between the CoC and the Consolidated Plan jurisdiction(s).
(limit 1000 characters)

The CoC consults and collaborates with the City of Merced, which is the only Con Plan jurisdiction within the boundaries of the CoC, monthly. The type of interactions that occur throughout each month include planning meetings (2hours/month), phone calls, (2hours/month), and emails (2hours/month). A representative from the City of Merced attends CoC representatives meetings and is often on the agenda to give reports and a representative from the City of Merced is a CoC Board member. Together, these meetings occur at least once a month. The CoC provides homeless count and survey data for the Con Plan and other city documents and reports. Also, the City of Merced participates in the homeless count and is recruiting staff members as counters for the 2016 count. The City of Merced also participates in the updates of the 10-year plan to end homelessness particularly concerning those recommendations that focus on affordable and permanent supportive housing.

1C-2b. Based on the responses selected in 1C-2, describe how the CoC is working with ESG recipients to determine local ESG funding decisions and how the CoC assists in the development of performance standards and evaluation of outcomes for ESG-funded activities.
(limit 1000 characters)

Neither the County nor any of the six cities that make up the County are ESG recipients. All of Merced County is eligible for ESG funds directly from the California Department of Housing and Community Development (HCD). CoC representatives have participated in the public comment opportunities provided by HCD which has shaped the ESG process. Also, the CoC has set up a process in compliance with HCD requirements that consists of having the Merced CoC establish local priorities, solicit local applications, review local applications, and recommend applications for funding to HCD that consist of best practices such as permanent supportive housing, a housing first approach, and rapid rehousing. Merced CoC has also made scaling up street outreach and engagement workers as a local funding priority.

1C-3. Describe the how the CoC coordinates with victim service providers and non-victim service providers (CoC Program funded and non-CoC funded) to ensure that survivors of domestic violence are provided housing and services that provide and maintain safety and security. Responses must address how the service providers ensure and maintain the safety and security of participants and how client choice is upheld.
(limit 1000 characters)

If a victim of domestic violence presents to a homeless assistance provider, they are able to call Valley Crisis Center (VCC), the local DV agency, 24 hours per day to best serve the client(s). Client is given information and services offered and able to make own decision about best housing option. VCC gathers data for each client as well as case and counseling notes which are locked behind two locks for security. All interactions and services are confidential. In order to talk about a client specifically with any outside program or individual, the client must sign a time banded release of information. If the client chooses to work in a coordinated manner between VCC and a homeless assistance provider, they must sign a release, and even then only needed information is shared. When a DV victim engages with VCC, they are connected with many community resources. If they qualify for any government benefits and are not enrolled, VCC staff will walk client through this process.

1C-4. List each of the Public Housing Agencies (PHAs) within the CoC's geographic area. If there are more than 5 PHAs within the CoC's geographic area, list the 5 largest PHAs. For each PHA, provide the percentage of new admissions that were homeless at the time of admission between October 1, 2014 and March 31, 2015, and indicate whether the PHA has a homeless admissions preference in its Public Housing and/or Housing Choice Voucher (HCV) program. (Full credit consideration may be given for the relevant excerpt from the PHA's administrative planning document(s) clearly showing the PHA's homeless preference, e.g. Administration Plan, Admissions and Continued Occupancy Policy (ACOP), Annual Plan, or 5-Year Plan, as appropriate).

Public Housing Agency Name	% New Admissions into Public Housing and Housing Choice Voucher Program from 10/1/14 to 3/31/15 who were homeless at entry	PHA has General or Limited Homeless Preference
Housing Authority of the County of Merced	4.00%	Yes-Both

If you select "Yes--Public Housing," "Yes--HCV," or "Yes--Both" for "PHA has general or limited homeless preference," you must attach documentation of the preference from the PHA in order to receive credit.

1C-5. Other than CoC, ESG, Housing Choice Voucher Programs and Public Housing, describe other subsidized or low-income housing opportunities that exist within the CoC that target persons experiencing homelessness.
(limit 1000 characters)

There are several subsidized or low-income housing opportunities that exist within the CoC that target persons experiencing homelessness which include: 1) HOPWA; 2) California Veterans Housing and Homeless Prevention Bond Act; 3) California Multifamily Housing Program; 4) Mental Health Services Act Housing Program; 5) Low-Income Housing Tax Credits; 6) CDBG Program; and 7) HOME Program; Projects for Assistance in Transition from Homelessness program; SAMHSA homeless programs which include Grants for the Benefit of Homeless Individuals, Cooperative Agreements to Benefit Homeless Individuals, and Treatment Systems for the Homeless; and Runaway and Homeless Youth programs, and Family Violence Prevention & Services programs. Number of affordable housing units used to house people experiencing homelessness will be approximately 22 during the next 12 months. 14 units will be PSH and the remainder affordable units for persons who are homeless under HUD's definition.

1C-6. Select the specific strategies implemented by the CoC to ensure that homelessness is not criminalized in the CoC's geographic area. Select all that apply. For "Other," you must provide a description (2000 character limit)

Engaged/educated local policymakers:	X
Engaged/educated law enforcement:	X
Implemented communitywide plans:	
No strategies have been implemented:	

1D. Continuum of Care (CoC) Discharge Planning

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

1D-1. Select the systems of care within the CoC's geographic area for which there is a discharge policy in place that is mandated by the State, the CoC, or another entity for the following institutions? Check all that apply.

Foster Care:	X
Health Care:	X
Mental Health Care:	X
Correctional Facilities	X
None:	

1D-2. Select the systems of care within the CoC's geographic area with which the CoC actively coordinates to ensure that institutionalized persons that have resided in each system of care for longer than 90 days are not discharged into homelessness. Check all that apply.

Foster Care:	X
Health Care:	X
Mental Health Care:	X
Correctional Facilities:	X
None:	

1D-2a. If the applicant did not check all boxes in 1D-2, explain why there is no coordination with the institution(s) and explain how the CoC plans to coordinate with the institution(s) to ensure persons discharged are not discharged into homelessness.
(limit 1000 characters)

not-applicable

1E. Centralized or Coordinated Assessment (Coordinated Entry)

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

CoCs are required by the CoC Program interim rule to establish a Centralized or Coordinated Assessment system – also referred to as Coordinated Entry. Based on the recent Coordinated Entry Policy Brief, HUD's primary goals for coordinated entry processes are that assistance be allocated as effectively as possible and that it be easily accessible regardless of where or how people present for assistance. Most communities lack the resources needed to meet all of the needs of people experiencing homelessness. This combined with the lack of a well-developed coordinated entry processes can result in severe hardships for persons experiencing homelessness who often face long wait times to receive assistance or are screened out of needed assistance. Coordinated entry processes help communities prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Coordinated entry processes also provide information about service needs and gaps to help communities plan their assistance and identify needed resources.

1E-1. Explain how the CoC's coordinated entry process is designed to identify, engage, and assist homeless individuals and families that will ensure those who request or need assistance are connected to proper housing and services.
(limit 1000 characters)

Coordinated entry system is linked to street outreach efforts throughout the CoC jurisdiction so that people sleeping on the streets are prioritized for assistance in the same way as all other homeless persons. VI-SPDAT is used as an outreach tool that helps determine chronicity and medical vulnerability. Outreach workers administer VI-SPDAT on the streets, in encampments, and out of site areas that identifies best type of support and housing interventions that fit their needs including PSH with a Housing First approach and RRH. CoC advertises the CE process in various ways that include: 1) leaving business cards of outreach workers; 2) leaving flyers that describe the process and includes contact information; 3) leaving information at service sites; 4) leaving information at public locations; 5) educating mainstream service providers; and 6) at events that attract homeless persons; 7) seasonal shelter programs; 8) 2-1-1 help line; and 9) meal programs at community centers and parks.

1E-2. CoC Program and ESG Program funded projects are required to participate in the coordinated entry process, but there are many other organizations and individuals who may participate but are not required to do so. From the following list, for each type of organization or individual, select all of the applicable checkboxes that indicate how that organization or individual participates in the CoC's coordinated entry process. If the organization or person does not exist in the CoC's geographic area, select "Not Applicable." If there are other organizations or persons that participate not on this list, enter the information, click "Save" at the bottom of the screen, and then select the applicable checkboxes.

Organization/Person Categories	Participates in Ongoing Planning and Evaluation	Makes Referrals to the Coordinated Entry Process	Receives Referrals from the Coordinated Entry Process	Operates Access Point for Coordinated Entry Process	Participates in Case Conferencing	Not Applicable
Local Government Staff/Officials	X				X	
CDBG/HOME/Entitlement Jurisdiction	X					
Law Enforcement	X					
Local Jail(s)						X
Hospital(s)		X				
EMT/Crisis Response Team(s)						X
Mental Health Service Organizations	X	X	X		X	
Substance Abuse Service Organizations		X	X		X	
Affordable Housing Developer(s)	X					
Public Housing Authorities	X	X	X			
Non-CoC Funded Youth Homeless Organizations	X					
School Administrators/Homeless Liaisons	X				X	
Non-CoC Funded Victim Service Organizations						X
Street Outreach Team(s)		X	X		X	
Homeless or Formerly Homeless Persons	X	X			X	

United Way	X	X	X	X	X	

1F. Continuum of Care (CoC) Project Review, Ranking, and Selection

Instructions

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

1F-1. For all renewal project applications submitted in the FY 2015 CoC Program Competition complete the chart below regarding the CoC's review of the Annual Performance Report(s).

How many renewal project applications were submitted in the FY 2015 CoC Program Competition?	8
How many of the renewal project applications are first time renewals for which the first operating year has not expired yet?	0
How many renewal project application APRs were reviewed by the CoC as part of the local CoC competition project review, ranking, and selection process for the FY 2015 CoC Program Competition?	8
Percentage of APRs submitted by renewing projects within the CoC that were reviewed by the CoC in the 2015 CoC Competition?	100.00%

1F-2. In the sections below, check the appropriate box(s) for each section to indicate how project applications were reviewed and ranked for the FY 2015 CoC Program Competition. (Written documentation of the CoC's publicly announced Rating and Review procedure must be attached.)

Type of Project or Program (PH, TH, HMIS, SSO, RRH, etc.)	X
Performance outcomes from APR reports/HMIS	
Length of stay	
% permanent housing exit destinations	X
% increases in income	X

Monitoring criteria	
Participant Eligibility	X
Utilization rates	X
Drawdown rates	X
Frequency or Amount of Funds Recaptured by HUD	X

Need for specialized population services	
Youth	
Victims of Domestic Violence	
Families with Children	
Persons Experiencing Chronic Homelessness	X
Veterans	X

None	

1F-2a. Describe how the CoC considered the severity of needs and vulnerabilities of participants that are, or will be, served by the project applications when determining project application priority. (limit 1000 characters)

CoC did consider the severity of needs and vulnerabilities of participants that are, or will be, served by the project applications as outlined in its written standards. Projects serving those persons with highest needs and greatest barriers towards obtaining and maintaining housing on their own were factored into the CoC's review, ranking, and selection process. For example, projects serving, and new projects proposing to serve, CH Individuals and Families with the Longest History of Homelessness and with the Most Severe Service Needs were given weighted performance consideration. This also included history of high utilization of crisis services of emergency rooms, jails, and psychiatric facilities and significant health or behavioral health challenges and/or functional impairments which require a significant level of support in order to maintain permanent housing. Projects serving, or proposing to serve, higher percentages of persons coming from the streets were also considered.

1F-3. Describe how the CoC made the local competition review, ranking, and selection criteria publicly available, and identify the public medium(s) used and the date(s) of posting. In addition, describe how the CoC made this information available to all stakeholders. (Evidence of the public posting must be attached)
(limit 750 characters)

The CoC Board nominated and selected a Grant Review Committee of non-conflicted CoC members. Each agency requesting renewal funding completed a "Letter of Intent to Renew" to state information based on HUD performance criteria identified in 2014 and 2015 NOFAs for the committee to review. The information was used to make recommendations to the CoC Board for approval to reallocate and select and rank renewal and new project in Tier 1 and 2 which the CoC Board did. The CoC Board used the ranking and scoring criteria that was posted on the CoC's web site on October 11 and sent to all CoC members on October 15.

1F-4. On what date did the CoC and Collaborative Applicant publicly post all parts of the FY 2015 CoC Consolidated Application that included the final project application ranking? (Written documentation of the public posting, with the date of the posting clearly visible, must be attached. In addition, evidence of communicating decisions to the CoC's full membership must be attached.)	11/18/2015
1F-5. Did the CoC use the reallocation process in the FY 2015 CoC Program Competition to reduce or reject projects for the creation of new projects? (If the CoC utilized the reallocation process, evidence of the public posting of the reallocation process must be attached.)	No
1F-5a. If the CoC rejected project application(s) on what date did the CoC and Collaborative Applicant notify those project applicants their project application was rejected in the local CoC competition process? (If project applications were rejected, a copy of the written notification to each project applicant must be attached.)	11/02/2015

1F-6. Is the Annual Renewal Demand (ARD) in the CoC's FY 2015 CoC Priority Listing equal to or less than the ARD on the final HUD-approved FY 2015 GIW?	Yes

1G. Continuum of Care (CoC) Addressing Project Capacity

Instructions

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

1G-1. Describe how the CoC monitors the performance of CoC Program recipients. (limit 1000 characters)

The CoC monitors agencies providing services within the CoC. The monitoring includes a review of program activities, client eligibility; HMIS grievance procedures, posting of privacy notices, HMIS Security, and data sharing agreements. The CoC requires program recipients to submit a Letter of Intent (LOI) to renew to the CoC. The LOI consists of questions regarding the following; LOCCs drawdowns; cost effectiveness; match review; HMIS participation; and monitoring findings. The CoC conducts a monthly review of data entered in HMIS. The HMIS data review is an assessment of HUD performance standards, bed utilization, and data elements. Agencies failing to meet performance standards are offered technical assistance.

1G-2. Did the Collaborative Applicant review and confirm that all project applicants attached accurately completed and current dated form HUD 50070 and form HUD-2880 to the Project Applicant Profile in e-snaps?	Yes
1G-3. Did the Collaborative Applicant include accurately completed and appropriately signed form HUD-2991(s) for all project applications submitted on the CoC Priority Listing?	Yes

2A. Homeless Management Information System (HMIS) Implementation

Intructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

2A-1. Does the CoC have a governance charter that outlines the roles and responsibilities of the CoC and the HMIS Lead, either within the charter itself or by reference to a separate document like an MOU? In all cases, the CoC's governance charter must be attached to receive credit. In addition, if applicable, any separate document, like an MOU, must also be attached to receive credit.	Yes
2A-1a. Include the page number where the roles and responsibilities of the CoC and HMIS Lead can be found in the attached document referenced in 2A-1. In addition, in the textbox indicate if the page number applies to the CoC's attached governance charter or the attached MOU.	p. 12 and p. 20
2A-2. Does the CoC have a HMIS Policies and Procedures Manual? If yes, in order to receive credit the HMIS Policies and Procedures Manual must be attached to the CoC Application.	Yes
2A-3. Are there agreements in place that outline roles and responsibilities between the HMIS Lead and the Contributing HMIS Organizations (CHOs)?	Yes

2A-4. What is the name of the HMIS software used by the CoC (e.g., ABC Software)? Applicant will enter the HMIS software name (e.g., ABC Software).	ServicePoint
2A-5. What is the name of the HMIS software vendor (e.g., ABC Systems)? Applicant will enter the name of the vendor (e.g., ABC Systems).	Bowman Systems

2B. Homeless Management Information System (HMIS) Funding Sources

Instructions

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

2B-1. Select the HMIS implementation coverage area: Single CoC

*** 2B-2. In the charts below, enter the amount of funding from each funding source that contributes to the total HMIS budget for the CoC.**

2B-2.1 Funding Type: Federal - HUD

Funding Source	Funding
CoC	$82,709
ESG	$0
CDBG	$0
HOME	$0
HOPWA	$0
Federal - HUD - Total Amount	$82,709

2B-2.2 Funding Type: Other Federal

Funding Source	Funding
Department of Education	$0
Department of Health and Human Services	$0
Department of Labor	$0
Department of Agriculture	$0
Department of Veterans Affairs	$0
Other Federal	$22,030
Other Federal - Total Amount	$22,030

2B-2.3 Funding Type: State and Local

Funding Source	Funding
City	$0
County	$0
State	$0
State and Local - Total Amount	$0

2B-2.4 Funding Type: Private

Funding Source	Funding
Individual	$0
Organization	$0
Private - Total Amount	$0

2B-2.5 Funding Type: Other

Funding Source	Funding
Participation Fees	$0
Other - Total Amount	$0

2B-2.6 Total Budget for Operating Year	$104,739

2C. Homeless Management Information System (HMIS) Bed Coverage

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

2C-1. Enter the date the CoC submitted the 2015 HIC data in HDX, (mm/dd/yyyy): 05/12/2015

2C-2. Per the 2015 Housing Inventory Count (HIC) indicate the number of beds in the 2015 HIC and in HMIS for each project type within the CoC. If a particular housing type does not exist in the CoC then enter "0" for all cells in that housing type.

Project Type	Total Beds in 2015 HIC	Total Beds in HIC Dedicated for DV	Total Beds in HMIS	HMIS Bed Coverage Rate
Emergency Shelter beds	130	12	86	72.88%
Safe Haven (SH) beds	0	0	0	
Transitional Housing (TH) beds	120	0	57	47.50%
Rapid Re-Housing (RRH) beds	0	0	0	
Permanent Supportive Housing (PSH) beds	75	0	20	26.67%
Other Permanent Housing (OPH) beds	0	0	0	

2C-2a. If the bed coverage rate for any housing type is 85% or below, describe how the CoC plans to increase this percentage over the next 12 months.
(limit 1000 characters)

The primary reason for low bed coverage rates for emergency shelter, transitional housing, and permanent housing is because of the Rescue Mission's lack of participation in HMIS. The Rescue Mission is now willing to participate in HMIS. This will mean that 20 ES beds, 34 TH beds, and 53 PH beds will be entered into HMIS.

2C-3. HUD understands that certain projects are either not required to or discouraged from participating in HMIS, and CoCs cannot require this if they are not funded through the CoC or ESG programs. This does NOT include domestic violence providers that are prohibited from entering client data in HMIS. If any of the project types listed in question 2C-2 above has a coverage rate of 85% or below, and some or all of these rates can be attributed to beds covered by one of the following programs types, please indicate that here by selecting all that apply from the list below. (limit 1000 characters)

VA Domiciliary (VA DOM):	X
VA Grant per diem (VA GPD):	
Faith-Based projects/Rescue mission:	X
Youth focused projects:	
HOPWA projects:	
Not Applicable:	

2C-4. How often does the CoC review or assess its HMIS bed coverage? Quarterly

2D. Homeless Management Information System (HMIS) Data Quality

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

2D-1. Indicate the percentage of unduplicated client records with null or missing values and the percentage of "Client Doesn't Know" or "Client Refused" during the time period of October 1, 2013 through September 30, 2014.

Universal Data Element	Percentage Null or Missing	Percentage Client Doesn't Know or Refused
3.1 Name	0%	0%
3.2 Social Security Number	0%	10%
3.3 Date of birth	0%	0%
3.4 Race	0%	0%
3.5 Ethnicity	0%	0%
3.6 Gender	0%	0%
3.7 Veteran status	0%	0%
3.8 Disabling condition	0%	0%
3.9 Residence prior to project entry	0%	0%
3.10 Project Entry Date	0%	0%
3.11 Project Exit Date	0%	0%
3.12 Destination	0%	28%
3.15 Relationship to Head of Household	0%	0%
3.16 Client Location	0%	0%
3.17 Length of time on street, in an emergency shelter, or safe haven	0%	0%

2D-2. Identify which of the following reports your HMIS generates. Select all that apply:

CoC Annual Performance Report (APR):	X
ESG Consolidated Annual Performance and Evaluation Report (CAPER):	
Annual Homeless Assessment Report (AHAR) table shells:	X

None	

2D-3. If you submitted the 2015 AHAR, how many AHAR tables (i.e., ES-ind, ES-family, etc) were accepted and used in the last AHAR? 2

2D-4. How frequently does the CoC review data quality in the HMIS? Quarterly

2D-5. Select from the dropdown to indicate if standardized HMIS data quality reports are generated to review data quality at the CoC level, project level, or both? Both Project and CoC

2D-6. From the following list of federal partner programs, select the ones that are currently using the CoC's HMIS.

VA Supportive Services for Veteran Families (SSVF):	X
VA Grant and Per Diem (GPD):	
Runaway and Homeless Youth (RHY):	
Projects for Assistance in Transition from Homelessness (PATH):	
None:	

2D-6a. If any of the federal partner programs listed in 2D-6 are not currently entering data in the CoC's HMIS and intend to begin entering data in the next 12 months, indicate the federal partner program and the anticipated start date.
(limit 750 characters)

The CoC does not have VA Grant and Per Diem, Runaway and Homeless Youth and PATH funding. There is however, SSVF funding and the CoC is aware of the need to integrate the program into HMIS but has not establish a timeline for doing so.

2E. Continuum of Care (CoC) Sheltered Point-in-Time (PIT) Count

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

The data collected during the PIT count is vital for both CoCs and HUD. Communities need accurate data to determine the size and scope of homelessness at the local level so they can best plan for services and programs that will appropriately address local needs and measure progress in addressing homelessness. HUD needs accurate data to understand the extent and nature of homelessness throughout the country, and to provide Congress and the Office of Management and Budget (OMB) with information regarding services provided, gaps in service, and performance. This information helps inform Congress' funding decisions, and it is vital that the data reported is accurate and of high quality.

2E-1. Did the CoC approve the final sheltered PIT count methodology for the 2015 sheltered PIT count?	Yes
2E-2. Indicate the date of the most recent sheltered PIT count (mm/dd/yyyy):	01/22/2015
2E-2a. If the CoC conducted the sheltered PIT count outside of the last 10 days of January 2015, was an exception granted by HUD?	Not Applicable
2E-3. Enter the date the CoC submitted the sheltered PIT count data in HDX, (mm/dd/yyyy):	05/12/2015

2F. Continuum of Care (CoC) Sheltered Point-in-Time (PIT) Count: Methods

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

2F-1. Indicate the method(s) used to count sheltered homeless persons during the 2015 PIT count:

Complete Census Count:	X
Random sample and extrapolation:	
Non-random sample and extrapolation:	

2F-2. Indicate the methods used to gather and calculate subpopulation data for sheltered homeless persons:

HMIS:	X
HMIS plus extrapolation:	
Interview of sheltered persons:	X
Sample of PIT interviews plus extrapolation:	

2F-3. Provide a brief description of your CoC's sheltered PIT count methodology and describe why your CoC selected its sheltered PIT count methodology.
(limit 1000 characters)

Methodology included: 1) prior to the PIT count, the HIC that was submitted to HUD in 2014 was updated to include new ES, TH, and overflow beds including motel vouchers or deleted any that were no longer in existence; 2) HMIS was used to verify the beds of participating programs and the total number of occupied beds during the night of the PIT and was used to collect subpopulation data; 3) a program survey was completed by
each non-HMIS participating program that included questions that gathered the same information which was gathered through HMIS (the survey was administered by staff); 4) HMIS data and extrapolation techniques was used to estimate the subpopulation information because of missing HMIS data; and 5) data collected through HMIS and the program survey was combined which provided the number of sheltered persons and the breakdown of the number of persons within each subpopulation. These activities ensured the accuracy of data particularly of all subpopulation data.

2F-4. Describe any change in methodology from your sheltered PIT count in 2014 to 2015, including any change in sampling or extrapolation method, if applicable. Do not include information on changes to the implementation of your sheltered PIT count methodology (e.g., enhanced training and change in partners participating in the PIT count). (limit 1000 characters)

not-applicable

2F-5. Did your CoC change its provider coverage in the 2015 sheltered count? No

2F-5a. If "Yes" in 2F-5, then describe the change in provider coverage in the 2015 sheltered count. (limit 750 characters)

not-applicable

2G. Continuum of Care (CoC) Sheltered Point-in-Time (PIT) Count: Data Quality

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

2G-1. Indicate the methods used to ensure the quality of the data collected during the sheltered PIT count:

Training:	X
Provider follow-up:	X
HMIS:	X
Non-HMIS de-duplication techniques:	X

2G-2. Describe any change to the way your CoC implemented its sheltered PIT count from 2014 to 2015 that would change data quality, including changes to training volunteers and inclusion of any partner agencies in the sheltered PIT count planning and implementation, if applicable. Do not include information on changes to actual sheltered PIT count methodology (e.g., change in sampling or extrapolation method). (limit 1000 characters)

not-applicable

2H. Continuum of Care (CoC) Unsheltered Point-in-Time (PIT) Count

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

The unsheltered PIT count assists communities and HUD to understand the characteristics and number of people with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground. CoCs are required to conduct an unsheltered PIT count every 2 years (biennially) during the last 10 days in January; however, CoCs are strongly encouraged to conduct the unsheltered PIT count annually, at the same time that it does the annual sheltered PIT count. The last official PIT count required by HUD was in January 2015.

2H-1. Did the CoC approve the final unsheltered PIT count methodology for the most recent unsheltered PIT count?	Yes
2H-2. Indicate the date of the most recent unsheltered PIT count (mm/dd/yyyy):	01/22/2015
2H-2a. If the CoC conducted the unsheltered PIT count outside of the last 10 days of January 2015, was an exception granted by HUD?	Not Applicable
2H-3. Enter the date the CoC submitted the unsheltered PIT count data in HDX (mm/dd/yyyy):	05/12/2015

2I. Continuum of Care (CoC) Unsheltered Point-in-Time (PIT) Count: Methods

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

2I-1. Indicate the methods used to count unsheltered homeless persons during the 2015 PIT count:

Night of the count - complete census:	X
Night of the count - known locations:	X
Night of the count - random sample:	
Service-based count:	X
HMIS:	

2I-2. Provide a brief description of your CoC's unsheltered PIT count methodology and describe why your CoC selected its unsheltered PIT count methodology. (limit 1000 characters)

The CoC conducted a PIT count with interviews. The methods involved two instruments; the Unsheltered Count Instrument and the Subpopulation Survey. The unsheltered Count Instrument was used to count the total number of persons; single individuals and members of families and where they were located. The Subpopulation survey asked a total of 15 questions that provided information needed for all of the subpopulations required by HUD. 50 volunteers were divided into teams and each team was assigned a zone which included encampments and non-residential service sites. The teams went out from 6:30-9:30am and returned the count instruments to deployment center. The next day volunteers went out and surveyed unsheltered persons out on the streets and at service-based programs for homeless persons. All of the data was inputted onto a spreadsheet followed by data cleaning. Any inconsistencies were noted and corrected. The data was then tallied and broken out by subpopulations.

2I-3. Describe any change in methodology from your unsheltered PIT count in 2014 (or 2013 if an unsheltered count was not conducted in 2014) to 2015, including any change in sampling or extrapolation method, if applicable. Do not include information on changes to implementation of your sheltered PIT count methodology (e.g., enhanced training and change in partners participating in the count).
(limit 1000 characters)

not-applicable

2I-4. Does your CoC plan on conducting an unsheltered PIT count in 2016? Yes

(If "Yes" is selected, HUD expects the CoC to conduct an unsheltered PIT count in 2016. See the FY 2015 CoC Program NOFA, Section VII.A.4.d. for full information.)

2J. Continuum of Care (CoC) Unsheltered Point-in-Time (PIT) Count: Data Quality

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

2J-1. Indicate the steps taken by the CoC to ensure the quality of the data collected for the 2015 unsheltered population PIT count:

Training:	X
"Blitz" count:	X
Unique identifier:	
Survey question:	X
Enumerator observation:	X
None:	

2J-2. Describe any change to the way the CoC implemented the unsheltered PIT count from 2014 (or 2013 if an unsheltered count was not conducted in 2014) to 2015 that would affect data quality. This includes changes to training volunteers and inclusion of any partner agencies in the unsheltered PIT count planning and implementation, if applicable. Do not include information on changes to actual methodology (e.g., change in sampling or extrapolation method). (limit 1000 characters)

not-applicable

3A. Continuum of Care (CoC) System Performance

Instructions

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

3A-1. Performance Measure: Number of Persons Homeless - Point-in-Time Count.

* 3A-1a. Change in PIT Counts of Sheltered and Unsheltered Homeless Persons

Using the table below, indicate the number of persons who were homeless at a Point-in-Time (PIT) based on the 2014 and 2015 PIT counts as recorded in the Homelessness Data Exchange (HDX).

		2014 PIT (for unsheltered count, most recent year conducted)	2015 PIT	Difference
Universe: Total PIT Count of sheltered and unsheltered persons		927	1,053	126
Emergency Shelter Total		91	99	8
Safe Haven Total		0	0	0
Transitional Housing Total		68	56	-12
Total Sheltered Count		159	155	-4
Total Unsheltered Count		768	898	130

3A-1b. Number of Sheltered Persons Homeless - HMIS.

Using HMIS data, CoCs must use the table below to indicate the number of homeless persons who were served in a sheltered environment between October 1, 2013 and September 30, 2014.

		Between October 1, 2013 and September 30, 2014
Universe: Unduplicated Total sheltered homeless persons		516
Emergency Shelter Total		499
Safe Haven Total		0
Transitional Housing Total		20

3A-2. Performance Measure: First Time Homeless.

Describe the CoC's efforts to reduce the number of individuals and families who become homeless for the first time. Specifically, describe what the CoC is doing to identify risk factors for becoming homeless for the first time.
(limit 1000 characters)

A county-wide homeless prevention strategy has been implemented that has helped identify specific risk factors based on fact-finding with general assistance, mainstream, and prevention assistance providers that include unemployment, underemployment, sudden death or illness, and temporary and permanent disability. This strategy includes a county-wide homeless RRH prevention strategy in conjunction with the CES which was implemented with CoC and ESG recipients for individuals and families and provides rental and utility cash assistance to households with the highest likelihood of becoming homeless. Distinguishing criteria includes household income at or below 30% of AMI and whether or not a household has a history of homelessness or not. For families who become homeless, short-term shelter is provided as bridge housing with low barriers until PH is obtained and families receive ongoing case management to help prepare them to maintain their housing after they move in.

3A-3. Performance Measure: Length of Time Homeless.

Describe the CoC's efforts to reduce the length of time individuals and families remain homeless. Specifically, describe how your CoC has reduced the average length of time homeless, including how the CoC identifies and houses individuals and families with the longest lengths of time homeless.
(limit 1000 characters)

VI-SPDAT has been implemented including questions regarding the length of time the client has been on the streets or in ES as part of the CES. Client's length of homelessness, disability status, and chronicity determine the client's ranking on the CES Prioritization list. CoC also uses HMIS to record episodes of homelessness by program participants who exit ES, RRH, TH, and PSH projects. The current method also uses APRs to monitor participants' Destination at Program Exit. This report includes the ability to drill into detailed destination data with client name to provide full audit and monitoring capabilities. HMIS will be used to generate the percentage of each destination data element to ensure how many participants exit to Permanent destination, and which agency is performing positive in housing stability. CoC is increasing the supply of PSH and RRH as a strategy to reduce LOT homeless. Households with the longest LOT homeless are housed first.

* 3A-4. Performance Measure: Successful Permanent Housing Placement or Retention.

In the next two questions, CoCs must indicate the success of its projects in placing persons from its projects into permanent housing.

3A-4a. Exits to Permanent Housing Destinations:

In the chart below, CoCs must indicate the number of persons in CoC funded supportive services only (SSO), transitional housing (TH), and rapid re-housing (RRH) project types who exited into permanent housing destinations between October 1, 2013 and September 30, 2014.

		Between October 1, 2013 and September 30, 2014
Universe: Persons in SSO, TH and PH-RRH who exited		25
Of the persons in the Universe above, how many of those exited to permanent destinations?		4
% Successful Exits		16.00%

3A-4b. Exit To or Retention Of Permanent Housing:

In the chart below, CoCs must indicate the number of persons who exited from any CoC funded permanent housing project, except rapid re-housing projects, to permanent housing destinations or retained their permanent housing between October 1, 2013 and September 31, 2014.

		Between October 1, 2013 and September 30, 2014
Universe: Persons in all PH projects except PH-RRH		5
Of the persons in the Universe above, indicate how many of those remained in applicable PH projects and how many of those exited to permanent destinations?		5
% Successful Retentions/Exits		100.00%

3A-5. Performance Measure: Returns to Homelessness:

Describe the CoC's efforts to reduce the rate of individuals and families who return to homelessness. Specifically, describe at least three strategies your CoC has implemented to identify and minimize returns to homelessness, and demonstrate the use of HMIS or a comparable database to monitor and record returns to homelessness. (limit 1000 characters)

Four implemented strategies include: 1) expanding the number of RRH programs through CoC funds, ESG funds, and state funds such as the CA Homeless Support Program; 2) providing wrap-around services with case management after households obtain PH in order to help maintain housing; 3) developing landlord liaison relationships as 1st point of contact for tenant issues and serve as mediator as needed; and 4) identifying individuals and families who return to homelessness through the CES which is imbedded into HMIS and creates a unique identifier upon entry. HMIS reports are run and data is reviewed to determine returns to homelessness. The CoC Data and Performance committee reviews reports with CoC staff then makes observations and recommendations to the CoC Board to help minimize returns to homelessness.

3A-6. Performance Measure: Job and Income Growth.

Describe specific strategies implemented by CoC Program-funded projects to increase the rate by which homeless individuals and families increase income from employment and non-employment sources (include at least one specific strategy for employment income and one for non-employment related income, and name the organization responsible for carrying out each strategy).
(limit 1000 characters)

Every homeless person entering into a residential component of the CoC is assessed for employment as part of a housing first approach. At least one case manager identifies and provides the services needed for employable residents that include pre-employment supports which likely involve life skills such as proper grooming and confidence-building. Other necessary services include job-readiness activities such as effective resumes and interview preparation, and job searching are obtained through referrals as noted in 3A-6a. Residents that are temporarily or not employable are helped with non-employment related income through the Merced County Human Services Agency which provides a wide-range of cash benefits including CalWorks, CalFresh, General Relief, and Medi-Cal. There are several office locations. Case managers help provide transportation when necessary, complete necessary paperwork, and assist residents with follow-up to ensure benefits are received.

3A-6a. Describe how the CoC is working with mainstream employment organizations to aid homeless individuals and families in increasing their income.
(limit 1000 characters)

Primary organizations include Worknet which offers training and education programs and services that include Employer-site, on-the-job training, subsidized wages for employees in training, customized training programs, industry-specific education programs, and skills enhancement. Worknet also provides various events, workshops, and other technical assistance and training activities that also help overcome barriers. There are also specialized programs for youth, older workers, people with disabilities, dislocated workers, Veterans. The Human Services Agency also has a Welfare to Work Program for CalWorks recipients that provides training, counseling, education, etc., counseling and referrals for a variety of mental health and substance abuse problems, and a child care program that provide child care payments to providers on behalf of CalWORKs recipients in approved work or training programs. 80% of TH and PSH projects are regularly connecting participants with employment services.

3A-7. Performance Measure: Thoroughness of Outreach.

How does the CoC ensure that all people living unsheltered in the CoC's geographic area are known to and engaged by providers and outreach teams?
(limit 1000 characters)

Coordination between outreach teams and housing and homeless assistance providers consists of targeted street outreach to all unsheltered individuals and families including those who are CH and hardest to reach. Outreach workers engage unsheltered persons by entering them into a CES by administering the VI-SPDAT which determines chronicity and medical vulnerability of homeless persons and helps identify the best type of support and housing interventions that fit their needs. For families, placement in shelters as bridge housing only occurs when a family's homelessness cannot be immediately prevented. RRH assistance is provided as quickly as possible in order to limit their stay in temporary housing. For individuals, placement in shelters as bridge housing is needed when appropriate PH is not yet available. A housing first approach is used so such persons are able to maintain their temporary housing and in order to help assure that such persons maintain their housing once obtained.

3A-7a. Did the CoC exclude geographic areas from the 2015 unsheltered PIT count where the CoC determined that there were no unsheltered homeless people, including areas that are uninhabitable (e.g., deserts)?	Yes

3A-7b. What was the the criteria and decision-making process the CoC used to identify and exclude specific geographic areas from the CoC's unsheltered PIT count?
(limit 1000 characters)

Of the six cities that make up the county, five of them participated in the 2015 homeless count. Efforts were made to include the city that did not participate. However, the CoC was unable to recruit volunteers and thus a count was not conducted. Efforts will be made regarding the upcoming 2016 count and the CoC anticipates recruiting volunteers to in order to ensure that a count is conducted in this city.

3B. Continuum of Care (CoC) Performance and Strategic Planning Objectives

Objective 1: Ending Chronic Homelessness

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

Opening Doors, Federal Strategic Plan to Prevent and End Homelessness (as amended in 2015) establishes the national goal of ending chronic homelessness. Although the original goal was to end chronic homelessness by the end of 2015, that goal timeline has been extended to 2017. HUD is hopeful that communities that are participating in the Zero: 2016 technical assistance initiative will continue to be able to reach the goal by the end of 2016. The questions in this section focus on the strategies and resources available within a community to help meet this goal.

3B-1.1. Compare the total number of chronically homeless persons, which includes persons in families, in the CoC as reported by the CoC for the 2015 PIT count compared to 2014 (or 2013 if an unsheltered count was not conducted in 2014).

		2014 (for unsheltered count, most recent year conducted)	2015	Difference
Universe: Total PIT Count of sheltered and unsheltered chronically homeless persons		364	221	-143
Sheltered Count of chronically homeless persons		13	35	22
Unsheltered Count of chronically homeless persons		351	186	-165

3B-1.1a. Using the "Differences" calculated in question 3B-1.1 above, explain the reason(s) for any increase, decrease, or no change in the overall TOTAL number of chronically homeless persons in the CoC, as well as the change in the unsheltered count, as reported in the PIT count in 2015 compared to 2014. To possibly receive full credit, both the overall total and unsheltered changes must be addressed.
(limit 1000 characters)

The total PIT count of sheltered and unsheltered chronically homeless persons decreased (-143) between 2014 and 2015 and the unsheltered count of chronically homeless persons also decreased (-65) between 2014 and 2015. 58% of adults counted were chronically homeless in 2014 and only 25% in 2015. The percentage of adults that had a disability was nearly the same for both years. However, the length of time homeless was not. Thus, many persons with disabilities in 2015 were not counted as chronically homeless because they were not homeless less than one year or not four times in three years.

3B-1.2. From the FY 2013/FY 2014 CoC Application: Describe the CoC's two year plan (2014-2015) to increase the number of permanent supportive housing beds available for chronically homeless persons and to meet the proposed numeric goals as indicated in the table above. Response should address the specific strategies and actions the CoC will take to achieve the goal of ending chronic homelessness by the end of 2015.
(read only)

The CoC has begun to implement a two year plan that will increase the number of PSH beds for CH persons. The plan consists of increasing the number of PSH for CH persons by 1) encouraging PSH programs that do not serve 100% CH to serve 100% CH; 2) requiring PSH programs to fill vacant beds with CH; 3) reallocating other CoC funded TH beds to PSH for CH; 4) supporting the creation of PSH for CH persons through non-CoC sources of funding. Such funds include state, county, and city funding sources. Support will include funding for the acquisition, rehabilitation, and new construction of units and beds for CH persons; and 5) supporting private investments such as social impact bonds or financing and private foundation grants to support the operations of a PSH for CH. CoC will offer training workshops as well as on-site technical consultation to provide assistance to PSH staff and board members. CoC will monitor the action steps noted above throughout the year through the CoC ranking and review process.

3B-1.2a. Of the strategies listed in the FY 2013/FY 2014 CoC Application represented in 3B-1.2, which of these strategies and actions were accomplished?
(limit 1000 characters)

1) encouraging PSH programs that do not serve 100% CH to serve 100% CH and 2) requiring PSH programs to fill vacant beds with CH were accomplished as the result in changes in project policies. Also, CoC did offer training workshops as well as on-site technical consultation to provide assistance to PSH staff and board members and the CoC monitored the action steps in 3B1-2 throughout the year through the CoC ranking and review process.

3B-1.3. Compare the total number of PSH beds (CoC Program and non-CoC Program funded) that were identified as dedicated for use by chronically homeless persons on the 2015 Housing Inventory Count, as compared to those identified on the 2014 Housing Inventory Count.

	2014	2015	Difference
Number of CoC Program and non-CoC Program funded PSH beds dedicated for use by chronically homelessness persons identified on the HIC.	22	14	-8

3B-1.3a. Explain the reason(s) for any increase, decrease or no change in the total number of PSH beds (CoC Program and non CoC Program funded) that were identified as dedicated for use by chronically homeless persons on the 2015 Housing Inventory Count compared to those identified on the 2014 Housing Inventory Count. (limit 1000 characters)

There was actually a two bed increase for chronically homeless persons. Turning Point Merced had 10 beds for chronically homeless in 2014 and in 2015 but the 10 beds in 2015 were mistakenly forgotten on the 2015 HIC.

3B-1.4. Did the CoC adopt the orders of priority in all CoC Program-funded PSH as described in Notice CPD-14-012: Prioritizing Persons Experiencing Chronic Homelessness in Permanent Supportive Housing and Recordkeeping Requirements for Documenting Chronic Homeless Status ?

Yes

3B-1.4a. If "Yes", attach the CoC's written standards that were updated to incorporate the order of priority in Notice CPD-14-012 and indicate the page(s) that contain the CoC's update.

pages 3 - 4

3B-1.5. CoC Program funded Permanent Supportive Housing Project Beds prioritized for serving people experiencing chronic homelessness in FY2015 operating year.

Percentage of CoC Program funded PSH beds prioritized for chronic homelessness		FY2015 Project Application
Based on all of the renewal project applications for PSH, enter the estimated number of CoC-funded PSH beds in projects being renewed in the FY 2015 CoC Program Competition that are not designated as dedicated beds for persons experiencing chronic homelessness.		36
Based on all of the renewal project applications for PSH, enter the estimated number of CoC-funded PSH beds in projects being renewed in the FY 2015 CoC Program Competition that are not designated as dedicated beds for persons experiencing chronic homelessness that will be made available through turnover in the FY 2015 operating year.		7

Based on all of the renewal project applications for PSH, enter the estimated number of PSH beds made available through turnover that will be prioritized beds for persons experiencing chronic homelessness in the FY 2015 operating year.	7
This field estimates the percentage of turnover beds that will be prioritized beds for persons experiencing chronic homelessness in the FY 2015 operating year.	100.00%

3B-1.6. Is the CoC on track to meet the goal of ending chronic homelessness by 2017? No

This question will not be scored.

3B-1.6a. If "Yes," what are the strategies implemented by the CoC to maximize current resources to meet this goal? If "No," what resources or technical assistance will be implemented by the CoC to reach the goal of ending chronically homeless by 2017?
(limit 1000 characters)

In addition to the strategies and resources that are being implemented in 3B-1.2a, the CoC is 1) focusing more intensely on CH individuals and families through assertive street outreach and engagement into areas and encampments where CH persons are known to live; 2) engaging CH households through the coordinated entry system to help link them to the appropriate PSH provider and level of supportive services; 3) increasing resources to provide bridge housing for CH households who need a short-term stay while awaiting permanent housing availability that includes low barrier shelter and vouchered stays in motels; 4) connecting CH households to mainstream resources including Medi-Cal and behavioral health services while awaiting PSH placement; 5) connecting CH households to community resources such as food, transportation, money management, housing counseling services, etc. to ensure they maintain their housing; and 6) emphasizing a consumer-driven mindset that is choice-based.

3B. Continuum of Care (CoC) Strategic Planning Objectives

Objective 2: Ending Homelessness Among Households with Children and Ending Youth Homelessness

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

Opening Doors outlines the goal of ending family (Households with Children) and youth homelessness by 2020. The following questions focus on the various strategies that will aid communities in meeting this goal.

3B-2.1. What factors will the CoC use to prioritize households with children during the FY2015 Operating year? (Check all that apply).

Vulnerability to victimization:	X
Number of previous homeless episodes:	X
Unsheltered homelessness:	X
Criminal History:	X
Bad credit or rental history (including not having been a leaseholder):	X
Head of household has mental/physical disabilities:	X
N/A:	

3B-2.2. Describe the CoC's plan to rapidly rehouse every family that becomes homeless within 30 days of becoming homeless on the street or entering shelter.
(limit 1000 characters)

The CoC's plan to rapidly rehouse every family that becomes homeless within 30 days of becoming homeless on the street or entering shelter includes: 1) providing bridge housing or shelter for no more than 30 days while case managers ready families to obtain housing through rapid rehousing assistance. Case management assistance will occur at least once a month to help families maintain their housing. For families who become homeless for the first time, rapid rehousing assistance will be provided to divert them from the shelter system if possible. There are two raid rehousing programs for families that did not exist more than a year ago. These programs are operated by the County's Human Services Agency and the Merced County Rescue Mission.

3B-2.3. Compare the number of RRH units available to serve families from the 2014 and 2015 HIC.

		2014	2015	Difference
RRH units available to serve families in the HIC:		0	64	64

3B-2.4. How does the CoC ensure that emergency shelters, transitional housing, and permanent housing (PSH and RRH) providers within the CoC do not deny admission to or separate any family members from other members of their family based on age, sex, or gender when entering shelter or housing? (check all strategies that apply)

CoC policies and procedures prohibit involuntary family separation:	X
There is a method for clients to alert CoC when involuntarily separated:	
CoC holds trainings on preventing involuntary family separation, at least once a year:	X
None:	

3B-2.5. Compare the total number of homeless households with children in the CoC as reported by the CoC for the 2015 PIT count compared to 2014 (or 2013 if an unsheltered count was not conducted in 2014).

PIT Count of Homelessness Among Households With Children

	2014 (for unsheltered count, most recent year conducted)	2015	Difference
Universe: Total PIT Count of sheltered and unsheltered homeless households with children:	12	23	11
Sheltered Count of homeless households with children:	11	23	12
Unsheltered Count of homeless households with children:	1	0	-1

3B-2.5a. Explain the reason(s) for any increase, decrease or no change in the total number of homeless households with children in the CoC as reported in the 2015 PIT count compared to the 2014 PIT count. (limit 1000 characters)

The increase was in sheltered households with children which was due to a new shelter program that did not exist in 2014. The new program, Room at the Inn had 12 members of households with children in 2015.

3B-2.6. Does the CoC have strategies to address the unique needs of unaccompanied homeless youth (under age 18, and ages 18-24), including the following:

Human trafficking and other forms of exploitation?	Yes
LGBTQ youth homelessness?	Yes
Exits from foster care into homelessness?	Yes
Family reunification and community engagement?	Yes
Positive Youth Development, Trauma Informed Care, and the use of Risk and Protective Factors in assessing youth housing and service needs?	Yes
Unaccompanied minors/youth below the age of 18?	Yes

3B-2.6a. Select all strategies that the CoC uses to address homeless youth trafficking and other forms of exploitation.

Diversion from institutions and decriminalization of youth actions that stem from being trafficked:	X
Increase housing and service options for youth fleeing or attempting to flee trafficking:	
Specific sampling methodology for enumerating and characterizing local youth trafficking:	
Cross systems strategies to quickly identify and prevent occurrences of youth trafficking:	
Community awareness training concerning youth trafficking:	

N/A:	

3B-2.7. What factors will the CoC use to prioritize unaccompanied youth (under age 18, and ages 18-24) for housing and services during the FY2015 operating year? (Check all that apply)

Vulnerability to victimization:	X
Length of time homeless:	X
Unsheltered homelessness:	X
Lack of access to family and community support networks:	X
N/A:	

3B-2.8. Using HMIS, compare all unaccompanied youth (under age 18, and ages 18-24) served in any HMIS contributing program who were in an unsheltered situation prior to entry in FY 2013 (October 1, 2012 - September 30, 2013) and FY 2014 (October 1, 2013 - September 30, 2014).

		FY 2013 (October 1, 2012 - September 30, 2013)	FY 2014 (October 1, 2013 - September 30, 2104)	Difference
Total number of unaccompanied youth served in HMIS contributing programs who were in an unsheltered situation prior to entry:		37	45	8

3B-2.8a. If the number of unaccompanied youth and children, and youth-headed households with children served in any HMIS contributing program who were in an unsheltered situation prior to entry in FY 2014 is lower than FY 2013, explain why. (limit 1000 characters)

not-applicable

3B-2.9. Compare funding for youth homelessness in the CoC's geographic area in CY 2015 to projected funding for CY 2016.

	Calendar Year 2015	Calendar Year 2016	Difference
Overall funding for youth homelessness dedicated projects (CoC Program and non-CoC Program funded):	$0.00	$0.00	$0.00
CoC Program funding for youth homelessness dedicated projects:	$0.00	$0.00	$0.00
Non-CoC funding for youth homelessness dedicated projects (e.g. RHY or other Federal, State and Local funding):	$0.00	$0.00	$0.00

3B-2.10. To what extent have youth housing and service providers and/or State or Local educational representatives, and CoC representatives participated in each other's meetings over the past 12 months?

Cross-Participation in Meetings	# Times
CoC meetings or planning events attended by LEA or SEA representatives:	18
LEA or SEA meetings or planning events (e.g. those about child welfare, juvenille justice or out of school time) attended by CoC representatives:	2
CoC meetings or planning events attended by youth housing and service providers (e.g. RHY providers):	16

3B-2.10a. Given the responses in 3B-2.10, describe in detail how the CoC collaborates with the McKinney-Vento local eduction liaisons and State educational coordinators. (limit 1000 characters)

CoC and school district liaisons work together to develop safeguards to protect students from discrimination based on homelessness by having local education stakeholders on committees who are involved in strategic planning activities regarding homelessness and children. As a result, there is a joint process to identify families experiencing, or at risk of homelessness that often happens while complying with the immediate enrollment mandate because of the lack of, or inaccurate, paperwork. Efforts to confirm the student’s living situation are grounded in sensitivity and respect bearing in mind the best interest of the student. Thus, verifying the living status of students through landlords and law enforcement is not practiced. Relationships have been established with shelters and transitional housing programs to assist in identifying students in ways not to create barriers and not embarrass families by conducting minimal investigation to verify the living situation and conditions.

3B-2.11. How does the CoC make sure that homeless participants are informed of their eligibility for and receive access to educational services? Include the policies and procedures that homeless service providers (CoC and ESG Programs) are required to follow. In addition, include how the CoC, together with its youth and educational partners (e.g. RHY, schools, juvenilee justice and children welfare agencies), identifies participants who are eligible for CoC or ESG programs. (limit 2000 characters)

The CoC has regular meetings with local school district liaisons and mutually provide information and resources. Together, they work with CoC and ESG funded programs to identify homeless children and youth through the coordinated entry system. Once placed in a CoC and ESG funded program, program representatives' work with liaisons through designated staff to ensure the identification of homeless youth and children. They also work together to inform homeless families of eligibility for McKinney-Vento education services which includes ensuring that families are aware of educational rights through regular school mailings and handouts at the beginning of the school year. Such materials are provided in English and Spanish and reviewed orally between families, children, youth, case managers, and liaisons. More specifically, they assure families receive a letter verifying eligibility for services, ensure transportation (bused to their school of origin if possible); formally reviews educational rights with parents; posts Educational Rights at program sites; provide mutual advocacy when educational rights are violated, have access to academic tutoring and counseling, and incorporate education in exit planning with clients. If possible, they help ensure every homeless child and youth remain enrolled in the school of their original residence prior to becoming homeless. When necessary, they give families and youth access to shelters and transitional housing programs closet to the school where they are enrolled. Also, when necessary, they work together to help enroll children escaping Domestic Violence in a school of their choice within the district and establish procedures to protect their safety and rights. CoC and ESG funded programs inform liaisons when children have exited their programs to help ensure their education continues uninterrupted.

3B. Continuum of Care (CoC) Performance and Strategic Planning Objectives

Objective 3: Ending Veterans Homelessness

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

Opening Doors outlines the goal of ending Veteran homelessness by the end of 2015. The following questions focus on the various strategies that will aid communities in meeting this goal.

3B-3.1. Compare the total number of homeless Veterans in the CoC as reported by the CoC for the 2015 PIT count compared to 2014 (or 2013 if an unsheltered count was not conducted in 2014).

	2014 (for unsheltered count, most recent year conducted)	2015	Difference
Universe: Total PIT count of sheltered and unsheltered homeless veterans:	84	88	4
Sheltered count of homeless veterans:	11	14	3
Unsheltered count of homeless veterans:	73	74	1

3B-3.1a. Explain the reason(s) for any increase, decrease or no change in the total number of homeless veterans in the CoC as reported in the 2015 PIT count compared to the 2014 PIT count. (limit 1000 characters)

The slight increase in the total number of homeless veterans is due to the concentrated efforts to identify veterans who are homeless than in past years due to the CoCs efforts to end homelessness by the end of 2015. Such efforts are described in this section under 3.2, 3.3, and 3.5a.

3B-3.2. How is the CoC ensuring that Veterans that are eligible for VA services are identified, assessed and referred to appropriate resources, i.e. HUD-VASH and SSVF? (limit 1000 characters)

Several ways include: 1) having street outreach teams create a community-wide list of veterans that includes CH and hardest-to-reach; 2) implementing a CES in which street outreach workers and other homeless services staff enter veterans into the system, via the list, that helps match them to appropriate housing and services; 3) sharing the community-wide list of veterans across agencies that prioritize veterans eligible for VA housing programs; 4) coordinating an interagency group that meets weekly to implement action plans for veterans on the list who have been determined to be eligible for VA services; 5) assigning veterans to housing navigators that help identify housing, including bridge housing if needed, and help veterans obtain and maintain PH; 6) implementing a Housing First approach that moves veterans into PH as quickly as possible with right level of services; and 7) ensuring right level of services including connections to employment and legal services if needed.

3B-3.3. For Veterans who are not eligible for homeless assistance through the U.S Department of Veterans Affairs Programs, how is the CoC prioritizing CoC Program-funded resources to serve this population? (limit 1000 characters)

An action plan for veterans who are determined to be ineligible for VA services is initiated by the interagency group and assigned to housing navigators who implement a housing first approach. The primary housing resources include Shelter+Care program and PSH units. The total number of shelter+care certificates is 8 and the total number of PSH units is 149. Approximately, 20% of the total number of PSH units and units subsidized by S+C turnover annually. CoC Program-funded projects prioritize veterans and their families who cannot be effectively assisted with VA services. When it is determined a veteran cannot be effectively assisted with VA housing and services and has the same level of need as a non-veteran (as determined using a standardized assessment tool) the veteran receives priority. In addition to the CoC Program-funded resources noted above, other such resources include Section 8 Housing Choice Voucher Program; HOPWA, and HOME Program tenant-based rental assistance.

3B-3.4. Compare the total number of homeless Veterans in the CoC AND the total number of unsheltered homeless Veterans in the CoC, as reported by the CoC for the 2015 PIT Count compared to the 2010 PIT Count (or 2009 if an unsheltered count was not conducted in 2010).

	2010 (or 2009 if an unsheltered count was not conducted in 2010)	2015	% Difference
Total PIT count of sheltered and unsheltered homeless veterans:	22	88	300.00%
Unsheltered count of homeless veterans:	13	74	469.23%

3B-3.5. Indicate from the dropdown whether you are on target to end Veteran homelessness by the end of 2015. Yes

This question will not be scored.

3B-3.5a. If "Yes," what are the strategies being used to maximize your current resources to meet this goal? If "No," what resources or technical assistance would help you reach the goal of ending Veteran homelessness by the end of 2015? (limit 1000 characters)

In addition, to the strategies and resources noted in 3B-3.2 and 3B-3.3, maximization includes 1) connecting veterans with mainstream resources outside of VA system for veterans ineligible for VA benefits and services and veterans who do but VA benefits can be supplemented; 2) communicating and integrating VA services with non-VA community-based organizations including CoC members in order to provide resources that VA services do not provide, or provide but supplement VA services, which include food, transportation, child care, housing counseling services, financial planning, etc.; 3) increasing resources to provide bridge housing for veterans who need a short-term stay while awaiting permanent housing availability that includes low barrier shelter, vouchered stays in motels, and low barrier transitional housing programs; and 4) increasing resources to help veterans with furnishing permanent housing that includes furniture and other household items.

4A. Accessing Mainstream Benefits

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

4A-1. Does the CoC systematically provide information to provider staff about mainstream benefits, including up-to-date resources on eligibility and mainstream program changes that can affect homeless clients? Yes

4A-2. Based on the CoC's FY 2015 new and renewal project applications, what percentage of projects have demonstrated that the project is assisting project participants to obtain mainstream benefits, which includes all of the following within each project: transportation assistance, use of a single application, annual follow-ups with participants, and SOAR-trained staff technical assistance to obtain SSI/SSDI?

FY 2015 Assistance with Mainstream Benefits

Total number of project applications in the FY 2015 competition (new and renewal):	9
Total number of renewal and new project applications that demonstrate assistance to project participants to obtain mainstream benefits (i.e. In a Renewal Project Application, "Yes" is selected for Questions 3a, 3b, 3c, 4, and 4a on Screen 4A. In a New Project Application, "Yes" is selected for Questions 5a, 5b, 5c, 6, and 6a on Screen 4A).	0
Percentage of renewal and new project applications in the FY 2015 competition that have demonstrated assistance to project participants to obtain mainstream benefits:	0%

4A-3. List the healthcare organizations you are collaborating with to facilitate health insurance enrollment (e.g. Medicaid, Affordable Care Act options) for program participants. For each healthcare partner, detail the specific outcomes resulting from the partnership in the establishment of benefits for program participants.
(limit 1000 characters)

The Merced City and County CoC is in a Medicaid expansion State which is California.
A list of the healthcare organizations with whom the CoC has been collaborating to facilitate health insurance enrollment of project participants (clients) include: 1) Merced County Health Care Consortium ACA Readiness Project; 2) California Endowment's Building Healthy Communities Merced; 3) Central California Alliance for Health; 4) Livingston Community Heath; 5) Golden Valley Health Center – Merced; 6) Healthy House; 7)Horisons Unlimited 8)Co. Human Services Agency's ACA inmate program; 9) Farmer's Ins. Broker in Livingston, CA.

4A-4. What are the primary ways that the CoC ensures that program participants with health insurance are able to effectively utilize the healthcare benefits available?

Educational materials:	X
In-Person Trainings:	X
Transportation to medical appointments:	X
Not Applicable or None:	

4B. Additional Policies

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

4B-1. Based on the CoC's FY 2015 new and renewal project applications, what percentage of Permanent Housing (PSH and RRH), Transitional Housing (TH) and SSO (non-Coordinated Entry) projects in the CoC are low barrier? Meaning that they do not screen out potential participants based on those clients possessing a) too little or little income, b) active or history of substance use, c) criminal record, with exceptions for state-mandated restrictions, and d) history of domestic violence.

FY 2015 Low Barrier Designation

Total number of PH (PSH and RRH), TH and non-Coordinated Entry SSO project applications in the FY 2015 competition (new and renewal):	8
Total number of PH (PSH and RRH), TH and non-Coordinated Entry SSO renewal and new project applications that selected "low barrier" in the FY 2015 competition:	6
Percentage of PH (PSH and RRH), TH and non-Coordinated Entry SSO renewal and new project applications in the FY 2015 competition that will be designated as "low barrier":	75%

4B-2. What percentage of CoC Program-funded Permanent Supportive Housing (PSH), RRH, SSO (non-Coordinated Entry) and Transitional Housing (TH) FY 2015 Projects have adopted a Housing First approach, meaning that the project quickly houses clients without preconditions or service participation requirements?

FY 2015 Projects Housing First Designation

Total number of PSH, RRH, non-Coordinated Entry SSO, and TH project applications in the FY 2015 competition (new and renewal):	8
Total number of PSH, RRH, non-Coordinated Entry SSO, and TH renewal and new project applications that selected Housing First in the FY 2015 competition:	5
Percentage of PSH, RRH, non-Coordinated Entry SSO, and TH renewal and new project applications in the FY 2015 competition that will be designated as Housing First:	63%

4B-3. What has the CoC done to ensure awareness of and access to housing and supportive services within the CoC's geographic area to persons that could benefit from CoC-funded programs but are not currently participating in a CoC funded program? In particular, how does the CoC reach out to for persons that are least likely to request housing or services in the absence of special outreach?

Direct outreach and marketing:	X
Use of phone or internet-based services like 211:	X
Marketing in languages commonly spoken in the community:	X
Making physical and virtual locations accessible to those with disabilities:	X
Not applicable:	

4B-4. Compare the number of RRH units available to serve any population from the 2014 and 2015 HIC.

		2014	2015	Difference
RRH units available to serve any population in the HIC:		0	9	9

4B-5. Are any new proposed project applications requesting $200,000 or more in funding for housing rehabilitation or new construction? No

4B-6. If "Yes" in Questions 4B-5, then describe the activities that the project(s) will undertake to ensure that employment, training and other economic opportunities are directed to low or very low income persons to comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) and HUD's implementing rules at 24 CFR part 135?
(limit 1000 characters)

4B-7. Is the CoC requesting to designate one or more of its SSO or TH projects to serve families with children and youth defined as homeless under other Federal statutes?	No

4B-7a. If "Yes" in Question 4B-7, describe how the use of grant funds to serve such persons is of equal or greater priority than serving persons defined as homeless in accordance with 24 CFR 578.89. Description must include whether or not this is listed as a priority in the Consolidated Plan(s) and its CoC strategic plan goals. CoCs must attach the list of projects that would be serving this population (up to 10 percent of CoC total award) and the applicable portions of the Consolidated Plan.
(limit 2500 characters)

4B-8. Has the project been affected by a major disaster, as declared by President Obama under Title IV of the Robert T. Stafford Act in the 12 months prior to the opening of the FY 2015 CoC Program Competition?	No

4B-8a. If "Yes" in Question 4B-8, describe the impact of the natural disaster on specific projects in the CoC and how this affected the CoC's ability to address homelessness and provide the necessary reporting to HUD.
(limit 1500 characters)

4B-9. Did the CoC or any of its CoC program recipients/subrecipients request technical assistance from HUD in the past two years (since the submission of the FY 2012 application)? This response does not affect the scoring of this application.	Yes

4B-9a. If "Yes" to Question 4B-9, check the box(es) for which technical assistance was requested.

This response does not affect the scoring of this application.

CoC Governance:	
CoC Systems Performance Measurement:	
Coordinated Entry:	
Data reporting and data analysis:	
HMIS:	X
Homeless subpopulations targeted by Opening Doors: veterans, chronic, children and families, and unaccompanied youth:	X
Maximizing the use of mainstream resources:	
Retooling transitional housing:	
Rapid re-housing:	
Under-performing program recipient, subrecipient or project:	
Not applicable:	

4B-9b. If TA was received, indicate the type(s) of TA received, using the categories listed in 4B-9a, the month and year it was received and then indicate the value of the TA to the CoC/recipient/subrecipient involved given the local conditions at the time, with 5 being the highest value and a 1 indicating no value.

This response does not affect the scoring of this application.

Type of Technical Assistance Received	Date Received	Rate the Value of the Technical Assistance
Vets@Home	10/01/2015	4
HMIS	04/15/2015	4
HMIS	02/19/2015	5

4C. Attachments

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Application Detailed Instructions, the CoC Application Instructional Guides and the FY 2015 CoC Program NOFA. Please submit technical questions to the HUDExchange Ask A Question.

For required attachments related to rejected projects, if the CoC did not reject any projects then attach a document that says "Does Not Apply".

Document Type	Required?	Document Description	Date Attached
01. 2015 CoC Consolidated Application: Evidence of the CoC's Communication to Rejected Projects	Yes	Letter of Denial ...	11/12/2015
02. 2015 CoC Consolidated Application: Public Posting Evidence	Yes		
03. CoC Rating and Review Procedure	Yes	Ranking and Scori...	11/12/2015
04. CoC's Rating and Review Procedure: Public Posting Evidence	Yes	Proof of Posting	11/12/2015
05. CoCs Process for Reallocating	Yes	Process for Reall...	11/12/2015
06. CoC's Governance Charter	Yes	CoC Governance Ch...	11/11/2015
07. HMIS Policy and Procedures Manual	Yes	HMIS Policies and...	11/11/2015
08. Applicable Sections of Con Plan to Serving Persons Defined as Homeless Under Other Fed Statutes	No		
09. PHA Administration Plan (Applicable Section(s) Only)	Yes	Housing Authority...	11/16/2015
10. CoC-HMIS MOU (if referenced in the CoC's Goverance Charter)	No		
11. CoC Written Standards for Order of Priority	No	Written Standards...	11/10/2015
12. Project List to Serve Persons Defined as Homeless under Other Federal Statutes	No		
13. Other	No	Consolidated Plan...	11/11/2015
14. Other	No		
15. Other	No		

Attachment Details

Document Description: Letter of Denial to DMH

Attachment Details

Document Description:

Attachment Details

Document Description: Ranking and Scoring Criteria

Attachment Details

Document Description: Proof of Posting

Attachment Details

Document Description: Process for Reallocation

Attachment Details

Document Description: CoC Governance Charter

Attachment Details

Document Description: HMIS Policies and Procedures

Attachment Details

Document Description:

Attachment Details

Document Description: Housing Authority Homeless Preference

Attachment Details

Document Description:

Attachment Details

Document Description: Written Standards for Order of Priority

Attachment Details

Document Description:

Attachment Details

Document Description: Consolidated Plan Certification

Attachment Details

Document Description:

Attachment Details

Document Description:

Submission Summary

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1A. Identification	11/12/2015
1B. CoC Engagement	11/12/2015
1C. Coordination	11/17/2015
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1G. Addressing Project Capacity	11/12/2015
2A. HMIS Implementation	11/12/2015
2B. HMIS Funding Sources	11/13/2015
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2D. HMIS Data Quality	11/12/2015
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2F. Sheltered Data - Methods	11/12/2015
2G. Sheltered Data - Quality	11/12/2015
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2I. Unsheltered Data - Methods	11/12/2015
2J. Unsheltered Data - Quality	11/12/2015
3A. System Performance	11/12/2015
3B. Objective 1	11/13/2015
3B. Objective 2	11/13/2015
3B. Objective 3	11/13/2015
4A. Benefits	11/12/2015
4B. Additional Policies	11/13/2015
4C. Attachments	Please Complete
Submission Summary	No Input Required

Permanent Housing Bonus Application - Message (HTML)

LE MESSAGE

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Fri 10/30/2015 2:20 PM

Joe Colletti - Urban Initiatives

Permanent Housing Bonus Application

Azevedo, Maria

ear Maria,

egret to inform you that your application for a new Permanent Housing Bonus was not chosen for inclusion in the 2015 CoC Homeless Assistance Program application by the New Project Review Panel which is made up of three members of the CoC Board. There was one other proposal hich was chosen. The reasons for not including your application include:

- your project focused on CH persons with severe mental illness whereas the other proposal focused on all chronically homeless persons;
- your renewal project has had units vacant for long period of times whereas this was not the case for the agency who submitted the other proposal who is also a HUD-funded PSH provider;
- there were unspent funds for both of your renewal projects in the past whereas the agency who submitted the other proposal did not have any unspent funds concerning its renewal projects.

ease note the following which is from p. 4 of the 2105 COC NOFA:

oject applicants whose project was rejected may appeal the local CoC competition decision to HUD if the project applicant believes it was denied the opportunity to participate in the local CoC planning process in a reasonable manner by submitting a Solo Application in *e-snaps* directly to HUD prior to the plication deadline of **7:59:59 p.m. eastern time on November 20, 2015**. The CoC's notification of rejection of the project in the local competition must be attached to the Solo Application. If the CoC fails to provide written notification outside of *e-snaps*, the Solo Applicant must attach evidence that it tempted to participate in the local CoC planning process and submitted a project application that met the local deadlines, along with a statement that the CoC did not provide the Solo Applicant written notification of the CoC rejecting the project in the local CoC competition. CoCs that fail to provide jection notification to a project applicant that submitted its project application within the local deadline will not receive the maximum number of points available in Section VII.A.2.b. of this NOFA.

you have any questions or comments, please let me know. --- Joe

oe Colletti, PhD
13.446.6700

Give Me a Place to Stand and I Will Move the World." - Archimedes

ee more about Joe Colletti.

Ask me anything

6:27 P
11/12/2

Ranking and Scoring Criteria
for the Merced City and County Continuum of Care
2015 Continuum of Care Application

All renewal and new projects must pass HUD's eligibility and threshold requirements to be funded. It is anticipated that all renewal projects will be submitted to HUD as part of the 2015 CoC application and that one new project application for the Permanent Housing Bonus will also be submitted. The following guidelines can also be found on www.MercedCoC.com.

Renewal Projects:

The Merced CoC Board will rank and score renewal projects in accordance with the following Project Renewal Thresholds that are noted on pages 32 and 33 of the HUD issued CoC 2015 NOFA:

f. *Project Renewal Threshold.* A CoC must consider the need to continue funding for projects expiring in CY 2016. Renewal projects must meet minimum project eligibility, capacity, timeliness, and performance standards identified in this NOFA or they will be rejected from consideration for funding.

(1) When considering renewal projects for award, HUD will review information in LOCCS; Annual Performance Reports (APRs); and information provided from the local HUD CPD Field Office, including monitoring reports and A-133 audit reports as applicable, and performance standards on prior grants, and will assess projects using the following criteria on a pass/fail basis:

(a) Whether the project applicant's performance met the plans and goals established in the initial application as amended;
(b) Whether the project applicant demonstrated all timeliness standards for grants being renewed, including that standards for the expenditure of grant funds have been met;
(c) The project applicant's performance in assisting program participants to achieve and maintain independent living and record of success, except HMIS-dedicated projects are not required to meet this standard; and
(d) Whether there is evidence that a project applicant has been unwilling to accept technical assistance, has a history of inadequate financial accounting practices, has indications of project mismanagement, has a drastic reduction in the population served, has made program changes without prior HUD approval, or has lost a project site.

(2) HUD reserves the right to reduce or reject a funding request from the project applicant for the following reasons:

(a) Outstanding obligation to HUD that is in arrears or for which a payment schedule has not been agreed upon;
(b) Audit finding(s) for which a response is overdue or unsatisfactory;
(c) History of inadequate financial management accounting practices;
(d) Evidence of untimely expenditures on prior award;
(e) History of other major capacity issues that have significantly affected the operation of the project and its performance;
(f) History of not reimbursing sub-recipients for eligible costs in a timely manner, or at least quarterly; and
(g) History of serving ineligible program participants, expending funds on ineligible costs, or failing to expend funds within statutorily established timeframes.

g. *Resolution of Outstanding Civil Rights Matters Threshold.* In order for a project application to be eligible for rating and ranking by HUD, the project applicant and the proposed sub-recipient must meet the civil rights threshold requirements in Section III.C.2.b. of the FY 2015 General Section.

Scoring will be based on the responses in the Letter of Intent to Renew provided by agencies seeking to renew their projects. Scores will be based on a 100 points and will be broken down as follows:

1. Performance Measures (20 pts)
2. Financial Reporting and Claims Submission (10 pts)
3. HMIS Participation and Data Quality (20 pts)
4. Independent Audit (10 pts)
5. Match (5 pts)
6. Leveraging (5 pts)
7. Housing Quality Standards (5 pts)
8. Review CoC Membership Involvement (20 pts)
9. Participation in Centralized/Coordinated Entry System (no assigned points)
10. HEARTH Act Compliance (5 pts)

New Projects

The Merced CoC Board will evaluate new project applications in accordance with the following New Project Thresholds that are noted on pages 32 and 33 of the HUD issued CoC 2015 NOFA:

e. *Project Quality Threshold.* HUD will review all new project applications to determine if they meet the following project quality threshold requirements with clear and convincing evidence. Any project requesting renewal funding will be considered as having met these requirements through its previously approved grant application unless information to the contrary is received (e.g., monitoring findings, results from investigations by the Office of Inspector General, consistently slow draws from LOCCS, consistently late APRs) and if the renewal project has compliance issues which results in the project not operating in accordance with 24 CFR part 578. These projects are required to meet the requirements outlined in this section of this NOFA. The housing and services proposed must be appropriate to the needs of the program participants and the community. A determination that a project meets the project quality threshold is not a determination by HUD that a recipient is in compliance with applicable fair housing and civil rights requirements.

(1) To be considered as meeting project quality threshold, new permanent housing–permanent supportive housing and rapid re-housing–project applications must receive at least 3 out of the 5 points available for the criteria below. New permanent housing project applications that do not receive at least 3 points will be rejected.

(a) Whether the type, scale, and location of the housing fit the needs of the program participants (1 point);
(b) Whether the type and scale of the supportive services fit the needs of the program participants–this includes all supportive services, regardless of funding source (1 point);

(c) Whether the specific plan for ensuring program participants will be individually assisted to obtain the benefits of the mainstream health, social, and employment programs for which they are eligible to apply meets the needs of the program participants (1 point);
(d) Whether program participants are assisted to obtain and remain in permanent housing in a manner that fits their needs (1 point); and,
(e) Whether at least 75 percent of the proposed program participants come from the street or other locations not meant for human habitation, emergency shelters, safe havens, or fleeing domestic violence (1 point).

mercedcoc.com

MERCED CITY AND COUNTY CONTINUUM OF CARE

A Public and Private Partnership Committed to Preventing and Ending Homelessness among:

- Home
- CoC Representatives
- Governance Charter
- Newsletters
- Publications
- Links
- Homeless and Need Help?
- Contact Us

A Status Report of the Merced County 10 Year Plan to End Homelessness (click here)

NEWS

Merced Sun-Star, March 4, 2015, Vet housed in Merced

Recent Releases:

Scoring and Ranking Criteria for Renewal and New Project Applications for 2015 CoC Application to HUD. Click here.

Merced CoC launches Merced 100+ Volunteer Campaign. Click here to learn more.

Merced CoC is seeking a Collaborative Applicant. For more info click here

The Merced County 2015 Homeless Count and Survey is now available (PDF). Click here

Resource Brochure 2015 (PDF)

Folleto de Recursos 2015 (PDF)

A guide for "Housing Assistance and Services for Homeless Veterans" is now available (PDF). Click here.

CoC Written Standards for Permanent Supportive Housing, Rapid Re-housing, and Transitional Housing (PDF). Click here.

Ask me anything

8:01 AM
10/21/2015

Process for Reallocation
for Merced City and County CoC

All renewal projects are reviewed by the CoC Board to determine if a project should be considered for reallocation.

Through the reallocation process, the CoC ensures that projects submitted with the CoC Collaborative Application best align with the HUD CoC funding priorities and contribute to a competitive application that secures HUD CoC dollars to address and end homelessness in Merced County. The CoC will make decisions based on alignment with HUD guidelines, performance measures, and unspent project funds. Reallocated projects will be encouraged to seek funders that will support the contributions these projects make to the CoC.

The recommendation for reallocation is based on any one of the following HUD criteria:

1) Outstanding obligation to HUD that is in arrears or for which a payment schedule has not been agreed upon;
2) Audit finding(s) for which a response is overdue or unsatisfactory;
3) History of inadequate financial management accounting practices;
4) Evidence of untimely expenditures on prior award;
5) History of other major capacity issues that have significantly impacted the operation of the project and its performance;
6) Timeliness in reimbursing sub recipients for eligible costs. HUD will consider a project applicant as meeting this standard if it has drawn down grant funds at least once per month; or
7) History of serving ineligible persons, expending funds on ineligible costs, or failing to expend funds within statutorily established timeframes.

HMIS Data Quality. The CoC evaluates all programs on their HMIS quality for the operating year. It is expected that programs will have no greater than 10% of missing values for any of the universal data elements; programs are able to correct incomplete data to improve the percentages. Data quality outcomes are collected via the monthly Performance Report Cards and APRs generated for each project.

Merced City and County Continuum of Care
Governance Charter

In accordance with the Interim Rule of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) which was enacted into law on May 20, 2009, the Merced City and County Continuum of Care (Merced County CoC) in consultation with the collaborative applicant (as described in Section VIII.b) and the HMIS Lead Agency (as described in Section IX.b) as required by the Interim Rule, has developed, followed, and will "update annually a governance charter, which will include all procedures and policies needed to comply with subpart B of this part and with HMIS requirements as prescribed by HUD; and a code of conduct and recusal process for the board, its chair(s), and any person acting on behalf of the board" as described in § 578.7(a)(5) Responsibilities of the Continuum of Care.

Subpart B of the Interim Rule is noted in Appendix A: Subpart B of the Interim Rule and a code of conduct and recusal process for the board, its chair(s), and any person acting on behalf of the board is noted in Appendix B: Conflict of Interest.

I. Name:

The name of the organization is Merced City and County Continuum of Care (hereinafter referred to as the "Merced County CoC)."

II. Geographic Boundaries:

The Merced County CoC is responsible for the area that the U.S. Department of Housing and Urban Development (HUD) has designated for CA-520 Merced City and County CoC which is the boundaries of the County of Merced hereinafter referred to as the "geographic area".

III. Purpose:

The Merced County CoC serves as the HUD-designated primary decision-making group whose primary purpose and scope is to implement the Continuum of Care program which is authorized by subtitle C of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381-11389). The program is designed to:

a. Promote communitywide commitment to the goal of ending homelessness;
b. Provide funding for efforts by nonprofit providers, States, and local governments to quickly rehouse homeless individuals (including unaccompanied youth) and families,

while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness;

c. Promote access to and effective utilization of mainstream programs by homeless individuals and families; and

d. Optimize self-sufficiency among individuals and families experiencing homelessness.

as noted in § 578.1 Purpose and scope of the Interim Rule of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act).

As described in the Interim Rule, HUD:

> "uses the term Continuum of Care to refer to the organizations that carry out the duties and responsibilities assigned to the collaborative applicant, with the exception of applying to HUD for grant funds. The clarification is necessary in this rule because Continuums of Care are not required to be legal entities, but HUD can enter into contractual agreements with legal entities only."

The Continuum of Care is furthered described:

> "to mean the group that is organized to carry out the responsibilities required under this part and that is composed of representatives of organizations" as noted in Section V: Membership below.

IV. Meetings

The Merced County CoC will conduct meetings of the full membership with published agendas at least four times a year. Meetings will be held at the Merced Civic Center unless otherwise noticed in advance.

V. Representatives:

1. There shall be two categories of Representatives: Organization Representatives and Community-At-Large Representatives.

Organization Representatives:

Membership is defined as representatives from relevant organizations participating in the responsibilities of the Merced County CoC through active participation in its board, committees and working groups.

Representatives from relevant organizations within the geographic area will be members of the Merced County CoC. Within the geographic area is defined as being located and/or providing relevant services within the geographic area. Relevant organizations include:

> "nonprofit homeless assistance providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, and organizations that serve veterans and homeless and formerly homeless individuals."

as noted in § 578.5 Establishing the Continuum of Care of the Interim Rule.

The list of organizational groups noted above is expanded to include entities that provide:

- Substance abuse recovery;
- Youth services;
- Employment services;
- Neighborhood associations;
- Civic organizations;
- Mainstream resources.

Organization representatives approved by the CoC in a duly authorized election may vote at any meeting of the CoC provided that they have attended at least the prior meeting.

Community-At-Large Representatives:

There will be an unrestricted number of Community-At-Large Members representing the general community. However, any such members must reside in the Merced area and may not be involved, as a staff member, board member, or volunteer, with any Organization Member. Individuals approved as Community-At-Large Members by the CoC in a duly authorized election may vote at any meeting of the CoC provided that they have attended at least the immediately prior meeting.

a. Nominations

A public invitation within the geographic area for new members to join will be extended at least annually in accordance with the Interim Rule of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) as described in § 578.7 Responsibilities of the Continuum of Care.

Membership is achieved through a request to be added to the Merced County CoC by registering as a representative and a commitment to actively participate in the responsibilities of the Merced County CoC.

b. Election

Election to the Merced County CoC can happen during any scheduled meeting and is determined by a majority vote of all members present. Those members elected will be seated immediately.

c. Terms

There is no term limit. Membership, however, may be terminated by the Merced County CoC in accordance with subsection h Removal below.

d. Quorum

A number equal to a majority of those serving on the Merced County CoC will constitute a quorum for the transaction of business at any meeting.

e. Voting

At all meetings, business items may be decided by arriving at a consensus. If a vote is necessary, all votes will be by voice, hand, or ballot at the will of the majority in attendance. No member may vote on any item which presents a real or perceived conflict-of-interest.

Only one (1) representative from each Organization may vote on behalf of that organization, based on written authorization from the organization. Each organization shall indicate in writing the names of the persons, in priority order, who may represent the organization. Organizations approved by the CoC in a duly authorized election may vote at any meeting of the CoC provided that they have attended at least the prior meeting.

Individuals approved as Community-At-Large Members by the CoC in a duly authorized election may vote at any meeting of the CoC provided that they have attended at least the immediately prior meeting.

f. Conflict of Interest

Members must comply with the conflict of interest and recusal process found in the Appendix B: Conflict of Interest which is §578.95 Conflicts of interest in the Interim Rule of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act).

g. Proxies

The use of proxies is not allowed for members.

h. Removal

Any member of the Merced County CoC may be removed by a majority of all members present during a scheduled meeting.

i. Standards of Conduct

Standards of conduct for CoC representatives include respecting one another by refraining from distractions, interruptions, rudeness, and brash behaviors that are even perceived as such by another and accusing others in verbal and written communications that are unnecessary, undeserved, and unfounded; and who will demonstrate exemplary leadership in public settings on behalf of CoC.

VI. Officers

The officers of the Merced County CoC will be two (2) Chairs, a Chair and a Vice-Chair and a Secretary. One Chair will be a representative of a public agency and one Chair will be a representative from a private agency. The Collaborative Applicant, described below in Section VIII b.) will assign the Secretary.

Chair is responsible for scheduling and setting the agenda for meetings and will give all notices required by law or by this Governance Charter when necessary.

Vice-Chair will perform responsibilities of the Chair when Chair is absent.

Secretary will keep accurate records of the acts and proceedings of all meetings including the names of those in attendance. The Secretary will have general charge of Merced County CoC records and will keep or cause to be kept all such records at the principal

office of the Merced County CoC (see Article VII). The Secretary will chair meetings in the case of the absence of Chair and Vice-Chair.

a. Nominations

Nominations will be made by members of the Merced County CoC during the first regular meeting of a new calendar year.

b. Election

Officers will be elected during the first regular meeting of a new calendar year.

c. Term

Each officer will hold office for a term of one (1) year or until their successors have been elected and qualified. Officers may serve up to two (2) consecutive terms. No person may hold more than one (1) office.

d. Vacancies

Vacancies among the officers may be filled by a vote of the majority of Merced County CoC representatives at any meeting at which a quorum is present.

e. Vote

Officers will be allowed to vote.

f. Compensation

Officers will not be compensated for their services.

VII. Principal Office

The principal office of the Merced County CoC is located at 369 West 18th Street, Merced, CA 95340.

VIII. Organizational Relationships:

a. Continuum of Care Board

The Merced County CoC in consultation with, and approval by, the Collaborative Applicant will establish a board of 9 members (note: number should be an odd number) to act on its behalf

using the process established as a requirement by § 578.7(a)(3)[1] and must comply with the conflict-of-interest requirements at § 578.95(b)[2]. The board must:

- Be representative of the relevant organizations and of projects serving homeless subpopulations; and
- Include at least one homeless or formerly homeless individual.

Subpopulations will include all the subpopulations that HUD requires a CoC to address in terms of ending homelessness which are:

- Chronic Substance Abusers;
- Chronically Homeless Individuals;
- Chronically Homeless Families;
- Families;
- Persons with HIV/AIDS;
- Seriously Mentally Ill;
- Veterans;
- Veterans – Females;
- Victims of Domestic Violence;
- Unaccompanied Youth Under Age 18;
- Youth Age 18 – 24.

The board will <u>not</u> consist of representatives from agencies that receive Continuum of Care Homeless Assistance or Emergency Solutions Grant (ESG) funding unless representatives from agencies that do not receive Continuum of Care Homeless Assistance or Emergency Solutions Grant (ESG) funding for one or more of the subpopulations listed above cannot be recruited as board members. Such representatives from agencies will include staff members and board members.

The officers of the CoC Board will be two (2) Chairs, a Chair and Vice-Chair and a Secretary. One Chair will be a representative of a public agency and one Chair will be a representative from a private agency. The Collaborative Applicant will assign the Secretary.

i. Nominations

Nominations will be made by members of the Merced County CoC in consultation with the Collaborative Applicant.

[1] Adopt and follow a written process to select a board to act on behalf of the Continuum of Care. The process must be reviewed, updated, and approved by the Continuum at least once every 5 years.
[2] No Continuum of Care board member may participate in or influence discussions or resulting decisions concerning the award of a grant or other financial benefits to the organization that the member represents.

ii. Election

CoC Board members will be elected during the first regular meeting of a new calendar year.

iii. Term

CoC Board members will hold office for a term of two or three (3) years to ensure staggered terms or until their successors have been elected and qualified. Board members may serve up to two (2) consecutive terms.

iv. Vacancies

Vacancies among the board members may be filled by a vote of the majority of CoC Board representatives at any meeting at which a quorum is present.

This process will be reviewed, updated, and approved by the Merced County CoC at least once every 5 years in accordance with the Interim Rule of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) as described in § 578.7 Responsibilities of the Continuum of Care.

v. Meetings

Meetings of the full Board with published agendas will occur at least four times a year. Meetings will be held at the principal office noted in Section VII below unless otherwise noticed in advance.

vi. Quorum

A number equal to a majority of those serving on the Continuum of Care Board will constitute a quorum for the transaction of business at any meeting.

vii. Voting

At all meetings, business items may be decided by arriving at a consensus. If a vote is necessary, all votes will be by voice, hand, or ballot at the will of the majority in attendance. Each representative will have one vote. No member may vote on any item which presents a real or perceived conflict-of-interest.

viii. Conflict of Interest

Members must comply with the conflict of interest and recusal process found in the Appendix B: Conflict of Interest which is §578.95 Conflicts of interest in the Interim Rule of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act).

ix. Standards of Conduct

Standards of conduct for CoC board members include demonstrating the highest standards of ethical conduct including respecting one another by refraining from distractions, interruptions, rudeness, and brash behaviors that are even perceived as such by another and accusing others in verbal and written communications that are unnecessary, undeserved, and unfounded; and who will demonstrate exemplary leadership in public settings on behalf of CoC.

b. Continuum of Care Legal Entity (Collaborative Applicant)

The Merced County CoC legal entity is the Merced County Association of Governments (MCAG). The agency will function as the Collaborative Applicant and submit grants to HUD on behalf of the Merced County CoC. Submission will be in compliance with § 578.9 Preparing an application for funds which states that a CoC must:

- Design, operate, and follow a collaborative process for the development of applications and approve the submission of applications in response to a NOFA published by HUD under § 578.19 of this subpart;
- Establish priorities for funding projects in the geographic area;
- Determine if one application for funding will be submitted for all projects within the geographic area or if more than one application will be submitted for the projects within the geographic area;
  - If more than one application will be submitted, designate an eligible applicant to be the collaborative applicant that will collect and combine the required application information from all applicants and for all projects within the geographic area that the Continuum has selected for funding. The collaborative applicant will also apply for Continuum of Care planning activities. If the Continuum is an eligible applicant, it may designate itself;
  - If only one application will be submitted, that applicant will be the collaborative applicant and will collect and combine the required application information from all projects within the geographic area that the Continuum has selected for funding and apply for Continuum of Care planning activities.

c. Continuum of Care Committees

The Merced County CoC will appoint committees, subcommittees, or working groups when necessary. Such groups will include:

- Homeless Management Information System (HMIS) Committee;
- Homeless Count and Survey Committee;

- Performance Review Committee;
- Planning and Development Committee;
- Ten-Year Plan Implementation Committee.

See Appendix C for a description of the committees.

Committees should meet at least four times a year.

CoC will also determine the appropriate number of committee members and whether a committee meeting will be an open or closed meeting. The Homeless Management Information System (HMIS) Committee will be a closed committee meeting.

ii. Standards of Conduct

Standards of conduct for CoC committee members include demonstrating the highest standards of ethical conduct including respecting one another by refraining from distractions, interruptions, rudeness, and brash behaviors that are even perceived as such by another and accusing others in verbal and written communications that are unnecessary, undeserved, and unfounded; and who will demonstrate exemplary leadership in public settings on behalf of CoC.

IX. Responsibilities:

The four major responsibilities of the Merced County CoC consists of operating the Continuum of Care, designating an HMIS for the Continuum of Care, planning for the Continuum of Care, and preparing an application for funds which is in accordance with § 578.7 Responsibilities of the Continuum of Care and in the Interim Rule and § 578.79 Preparing an Application for Funds and are as follows:

a. **Operating the Continuum of Care**. The Merced County CoC will:

1. Hold meetings of the full membership, with published agendas, at least four times a year;
2. Make an invitation publicly available for new members to join at least annually;
3. Adopt and follow a written process to select a board to act on behalf of the Continuum of Care. The process must be reviewed, updated, and approved by the Continuum at least once every 5 years;
4. Appoint additional committees, subcommittees, or workgroups;

5. In consultation with the collaborative applicant and the HMIS Lead, develop, follow, and update annually a governance charter, which will include all procedures and policies needed to comply with subpart B of this part and with HMIS requirements as prescribed by HUD; and a code of conduct and recusal process for the board, its chair(s), and any person acting on behalf of the board;
6. Consult with recipients and sub-recipients to establish performance targets appropriate for population and program type, monitor recipient and sub-recipient performance, evaluate outcomes, and take action against poor performers;
7. Evaluate outcomes of projects funded under the Emergency Solutions Grants program and the Continuum of Care program, and report to HUD;
8. In consultation with recipients of Emergency Solutions Grants program funds within the geographic area, establish and operate either a centralized or coordinated assessment system that provides an initial, comprehensive assessment of the needs of individuals and families for housing and services. The Continuum must develop a specific policy to guide the operation of the centralized or coordinated assessment system on how its system will address the needs of individuals and families who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or stalking, but who are seeking shelter or services from non-victim service providers. This system must comply with any requirements established by HUD by Notice;
9. In consultation with recipients of Emergency Solutions Grants program funds within the geographic area, establish and consistently follow written standards for providing Continuum of Care assistance. At a minimum, these written standards must include:
    - **a.** Policies and procedures for evaluating individuals' and families' eligibility for assistance under this part;
    - **b.** Policies and procedures for determining and prioritizing which eligible individuals and families will receive transitional housing assistance;
    - **c.** Policies and procedures for determining and prioritizing which eligible individuals and families will receive rapid rehousing assistance;
    - **d.** Standards for determining what percentage or amount of rent each program participant must pay while receiving rapid rehousing assistance;
    - **e.** Policies and procedures for determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance; and
    - **f.** Where the Continuum is designated a high-performing community, as described in Subpart G, policies and procedures set forth in 24 CFR 576.400(e)(vi), (e)(vii), (e)(viii), and (e)(ix).

b. **Designating and operating an HMIS**. The Merced County CoC will:

1. Designate a single Homeless Management Information System (HMIS) for the geographic area;
2. Designate an eligible applicant to manage the Continuum's HMIS, which will be known as the HMIS Lead;
3. Review, revise, and approve a privacy plan, security plan, and data quality plan for the HMIS;
4. Ensure consistent participation of recipients and subrecipients in the HMIS; and
5. Ensure the HMIS is administered in compliance with requirements prescribed by HUD.

See Appendix D for HMIS Lead Agency responsibilities.

c. **Continuum of Care planning**. The Merced County CoC will develop a plan that includes:

1. Coordinating the implementation of a housing and service system within its geographic area that meets the needs of the homeless individuals (including unaccompanied youth) and families. At a minimum, such system encompasses the following:
   a. Outreach, engagement, and assessment;
   b. Shelter, housing, and supportive services;
   c. Prevention strategies.
2. Planning for and conducting, at least biennially, a point-in-time count of homeless persons within the geographic area that meets the following requirements:
   a. Homeless persons who are living in a place not designed or ordinarily used as a regular sleeping accommodation for humans must be counted as unsheltered homeless persons;
   b. Persons living in emergency shelters and transitional housing projects must be counted as sheltered homeless persons;
   c. Other requirements established by HUD by Notice.

3. Conducting an annual gaps analysis of the homeless needs and services available within the geographic area;

4. Providing information required to complete the Consolidated Plan(s) within the Continuum's geographic area;
5. Consulting with State and local government Emergency Solutions Grants program recipients within the Continuum's geographic area on the plan for allocating Emergency Solutions Grants program funds and reporting on and evaluating the performance of Emergency Solutions Grants program recipients and sub-recipients.

d. Preparing an application for funds. The Merced County CoC will:

1. Design, operate, and follow a collaborative process for the development of applications and approve the submission of applications in response to a NOFA published by HUD under § 578.19 of this subpart;

2. Establish priorities for funding projects in the geographic area;

3. Determine if one application for funding will be submitted for all projects within the geographic area or if more than one application will be submitted for the projects within the geographic area;
   a. If more than one application will be submitted, designate an eligible applicant to be the collaborative applicant that will collect and combine the required application information from all applicants and for all projects within the geographic area that the Continuum has selected funding. The collaborative applicant will also apply for Continuum of Care planning activities. If the Continuum is an eligible applicant, it may designate itself;
   b. If only one application will be submitted, that applicant will be the collaborative applicant and will collect and combine the required application information from all projects within the geographic area that the Continuum has selected for funding and apply for Continuum of Care planning activities;

4. The Continuum retains all of its responsibilities, even if it designates one or more eligible applicants other than itself to apply for funds on behalf of the Continuum. This includes approving the Continuum of Care application.

X. Provisions to Amend Governance Charter

This governance charter may be amended upon a two-thirds majority of all members present during a scheduled meeting.

Appendix A: Subpart B of the Interim Rule

Subpart B – Establishing and Operating a Continuum of Care

§ 578.5 Establishing the Continuum of Care.
(a) The Continuum of Care. Representatives from relevant organizations within a geographic area shall establish a Continuum of Care for the geographic area to carry out the duties of this part. Relevant organizations include nonprofit homeless assistance providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, and organizations that serve veterans and homeless and formerly homeless individuals.
(b) The board. The Continuum of Care must establish a board to act on behalf of the Continuum using the process established as a requirement by § 578.7(a)(3) and must comply with the conflict-of-interest requirements at § 578.95(b). The board must:
(1) Be representative of the relevant organizations and of projects serving homeless subpopulations; and

(2) Include at least one homeless or formerly homeless individual.

(c) Transition. Continuums of Care shall have 2 years [from August 30, 2012] to comply with the requirements of paragraph (b) of this section.

§ 578.7 Responsibilities of the Continuum of Care.
(a) Operate the Continuum of Care. The Continuum of Care must:
(1) Hold meetings of the full membership, with published agendas, at least semi-annually;

(2) Make an invitation for new members to join publicly available within the geographic at least annually;

(3) Adopt and follow a written process to select a board to act on behalf of the Continuum of Care. The process must be reviewed, updated, and approved by the Continuum at least once every 5 years;

(4) Appoint additional committees, subcommittees, or workgroups;

(5) In consultation with the collaborative applicant and the HMIS Lead, develop, follow, and update annually a governance charter, which will include all procedures and policies needed to comply with subpart B of this part and with HMIS requirements as prescribed by HUD; and a code of conduct and recusal process for the board, its chair(s), and any person acting on behalf of the board;

(6) Consult with recipients and subrecipients to establish performance targets appropriate for population and program type, monitor recipient and subrecipient performance, evaluate outcomes, and take action against poor performers;

(7) Evaluate outcomes of projects funded under the Emergency Solutions Grants program and the Continuum of Care program, and report to HUD;

(8) In consultation with recipients of Emergency Solutions Grants program funds within the geographic area, establish and operate either a centralized or coordinated assessment system that provides an initial, comprehensive assessment of the needs of individuals and families for housing

and services. The Continuum must develop a specific policy to guide the operation of the centralized or coordinated assessment system on how its system will address the needs of individuals and families who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or stalking, but who are seeking shelter or services from nonvictim service providers. This system must comply with any requirements established by HUD by Notice.

(9) In consultation with recipients of Emergency Solutions Grants program funds within the geographic area, establish and consistently follow written standards for providing Continuum of Care assistance. At a minimum, these written standards must include:
(i) Policies and procedures for evaluating individuals' and families' eligibility for assistance under this part;

(ii) Policies and procedures for determining and prioritizing which eligible individuals and families will receive transitional housing assistance;

(iii) Policies and procedures for determining and prioritizing which eligible individuals and families will receive rapid rehousing assistance;

(iv) Standards for determining what percentage or amount of rent each program participant must pay while receiving rapid rehousing assistance;

(v) Policies and procedures for determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance; and

(vi) Where the Continuum is designated a high-performing community, as described in Subpart G, policies and procedures set forth in 24 CFR 576.400(e)(vi), (e)(vii), (e)(viii), and (e)(ix).

(b) Designating and operating an HMIS. The Continuum of Care must:
(1) Designate a single Homeless Management Information System (HMIS) for the geographic area;

(2) Designate an eligible applicant to manage the Continuum's HMIS, which will be known as the HMIS Lead;

(3) Review, revise, and approve a privacy plan, security plan, and data quality plan for the HMIS.

(4) Ensure consistent participation of recipients and subrecipients in the HMIS; and

(5) Ensure the HMIS is administered in compliance with requirements prescribed by HUD.

(c) Continuum of Care planning. The Continuum must develop a plan that includes:
(1) Coordinating the implementation of a housing and service system within its geographic area that meets the needs of the homeless individuals (including unaccompanied youth) and families. At a minimum, such system encompasses the following:

(i) Outreach, engagement, and assessment;

(ii) Shelter, housing, and supportive services;

(iii) Prevention strategies.

(2) Planning for and conducting, at least biennially, a point-in-time count of homeless persons within the geographic area that meets the following requirements:

(i) Homeless persons who are living in a place not designed or ordinarily used as a regular sleeping accommodation for humans must be counted as unsheltered homeless persons.

(ii) Persons living in emergency shelters and transitional housing projects must be counted as sheltered homeless persons.

(iii) Other requirements established by HUD by Notice.

(3) Conducting an annual gaps analysis of the homeless needs and services available within the geographic area;

(4) Providing information required to complete the Consolidated Plan(s) within the Continuum's geographic area;

(5) Consulting with State and local government Emergency Solutions Grants program recipients within the Continuum's geographic area on the plan for allocating Emergency Solutions Grants program funds and reporting on and evaluating the performance of Emergency Solutions Grants program recipients and subrecipients.

§ 578.9 Preparing an application for funds.
(a) The Continuum must:
(1) Design, operate, and follow a collaborative process for the development of applications and approve the submission of applications in response to a NOFA published by HUD under § 578.19 of this subpart;

(2) Establish priorities for funding projects in the geographic area;

(3) Determine if one application for funding will be submitted for all projects within the geographic area or if more than one application will be submitted for the projects within the geographic area;
(i) If more than one application will be submitted, designate an eligible applicant to be the collaborative applicant that will collect and combine the required application information from all applicants and for all projects within the geographic area that the Continuum has selected funding. The collaborative applicant will also apply for Continuum of Care planning activities. If the Continuum is an eligible applicant, it may designate itself;

(ii) If only one application will be submitted, that applicant will be the collaborative applicant and will collect and combine the required application information from all projects within the geographic area that the Continuum has selected for funding and apply for Continuum of Care planning activities;

(b) The Continuum retains all of its responsibilities, even if it designates one or more eligible applicants other than itself to apply for funds on behalf of the Continuum. This includes approving the Continuum of Care application.

§ 578.11 Unified Funding Agency.
(a) Becoming a Unified Funding Agency. To become designated as the Unified Funding Agency (UFA) for a Continuum, a collaborative applicant must be selected by the Continuum to apply to HUD to be designated as the UFA for the Continuum.

(b) Criteria for designating a UFA. HUD will consider these criteria when deciding whether to designate a collaborative applicant a UFA:
(1) The Continuum of Care it represents meets the requirements in § 578.7;

(2) The collaborative applicant has financial management systems that meet the standards set forth in 24 CFR part 84.21 (for nonprofit organizations) and 24 CFR part 85.20 (for States);

(3) The collaborative applicant demonstrates the ability to monitor subrecipients; and

(4) Such other criteria as HUD may establish by NOFA.

(c) Requirements. HUD-designated UFAs shall:
(1) Apply to HUD for funding for all of the projects within the geographic area and enter into a grant agreement with HUD for the entire geographic area.

(2) Enter into legally binding agreements with subrecipients, and receive and distribute funds to subrecipients for all projects within the geographic area.

(3) Require subrecipients to establish fiscal control and accounting procedures as necessary to assure the proper disbursal of and accounting for federal funds in accordance with the requirements of 24 CFR parts 84 and 85 and corresponding OMB circulars.

(4) Obtain approval of any proposed grant agreement amendments by the Continuum of Care before submitting a request for an amendment to HUD.

§ 578.13 Remedial action.
(a) If HUD finds that the Continuum of Care for a geographic area does not meet the requirements the Act or its implementing regulations, or that there is no Continuum for a geographic area, HUD may take remedial action to ensure fair distribution of grant funds within the geographic area. Such measures may include:
(1) Designating a replacement Continuum of Care for the geographic area;

(2) Designating a replacement collaborative applicant for the Continuum's geographic area; and

(3) Accepting applications from other eligible applicants within the Continuum's geographic area.

(b) HUD must provide a 30-day prior written notice to the Continuum and its collaborative applicant and give them an opportunity to respond.

Appendix B: Conflict of Interest

§ 578.95 Conflicts of interest (of the Interim Rule of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act).

(a) Procurement. For the procurement of property (goods, supplies, or equipment) and services, the recipient and its subrecipients must comply with the codes of conduct and conflict-of-interest requirements under 24 CFR 85.36 (for governments) and 24 CFR 84.42 (for private nonprofit organizations).

(b) Continuum of Care board members. No Continuum of Care board member may participate in or influence discussions or resulting decisions concerning the award of a grant or other financial benefits to the organization that the member represents.

(c) Organizational conflict. An organizational conflict of interest arises when, because of activities or relationships with other persons or organizations, the recipient or subrecipient is unable or potentially unable to render impartial assistance in the provision of any type or amount of assistance under this part, or when a covered person's, as in paragraph (d)(1) of this section, objectivity in performing work with respect to any activity assisted under this part is or might be otherwise impaired. Such an organizational conflict would arise when a board member of an applicant participates in decision of the applicant concerning the award of a grant, or provision of other financial benefits, to the organization that such member represents. It would also arise when an employee of a recipient or subrecipient participates in making rent reasonableness determinations under § 578.49(b)(2) and § 578.51(g) and housing quality inspections of property under § 578.75(b) that the recipient, subrecipient, or related entity owns.

(d) Other conflicts. For all other transactions and activities, the following restrictions apply:

(1) No covered person, meaning a person who is an employee, agent, consultant, officer, or elected or appointed official of the recipient or its subrecipients and who exercises or has exercised any functions or responsibilities with respect to activities assisted under this part, or who is in a position to participate in a decision-making process or gain inside information with regard to activities assisted under this part, may obtain a financial interest or benefit from an assisted activity, have a financial interest in any contract, subcontract, or agreement with respect to an assisted activity, or have a financial interest in the proceeds derived from an assisted activity, either for him or herself or for those with whom he or she has immediate family or business ties, during his or her tenure or during the one-year period following his or her tenure.

(2) Exceptions. Upon the written request of the recipient, HUD may grant an exception to the provisions of this section on a case-by-case basis, taking into account the cumulative effects of the criteria in paragraph (d)(2)(ii) of this section, provided that the recipient has satisfactorily met the threshold requirements of paragraph (d)(2)(ii) of this section.

(i) Threshold requirements. HUD will consider an exception only after the recipient has provided the following documentation:

(A) Disclosure of the nature of the conflict, accompanied by a written assurance, if the recipient is a government, that there has been public disclosure of the conflict and a description of how the public disclosure was made; and if the recipient is a private nonprofit organization, that the conflict has been disclosed in accordance with their written code of conduct or other conflict-of-interest policy; and

(B) An opinion of the recipient's attorney that the interest for which the exception is sought would not violate State or local law, or if the subrecipient is a private nonprofit organization, the exception would not violate the organization’s internal policies.

(ii) Factors to be considered for exceptions. In determining whether to grant a requested exception after the recipient has satisfactorily met the threshold requirements under paragraph (c)(3)(i) of this section, HUD must conclude that the exception will serve to further the purposes of the Continuum of Care program and the effective and efficient administration of the recipient's or subrecipient’s project, taking into account the cumulative effect of the following factors, as applicable:

(A) Whether the exception would provide a significant cost benefit or an essential degree of expertise to the program or project that would otherwise not be available;

(B) Whether an opportunity was provided for open competitive bidding or negotiation;

(C) Whether the affected person has withdrawn from his or her functions, responsibilities, or the decision-making process with respect to the specific activity in question;

(D) Whether the interest or benefit was present before the affected person was in the position described in paragraph (c)(1) of this section;

(E) Whether undue hardship will result to the recipient, the subrecipient, or the person affected, when weighed against the public interest served by avoiding the prohibited conflict;

(F) Whether the person affected is a member of a group or class of persons intended to be the beneficiaries of the assisted activity, and the exception will permit such person to receive generally the same interests or benefits as are being made available or provided to the group or class; and

(G) Any other relevant considerations.

Appendix D: HMIS Lead Agency Responsibilities

The Merced County Community Action Agency is the HUD grantee responsible for administering the Merced HMIS program and the HMIS Lead Agency which has the responsibility to establish, support, and manage HMIS in a manner that will meet HUD's standards for data quality, privacy, security, and other requirements for organizations participating in HMIS.

Responsibilities include:

1. Oversees the day-to-day administration of the HMIS system;
2. Provides staffing for operation of HMIS;
3. Provides technical support to participating agencies;
4. Ensures system integrity and availability;
5. Provides training on software and related issues;
6. Ensures HMIS software is capable of producing required reporting including summary reports of unduplicated client records;
7. Ensures participation in Annual Homeless Assessment Report (AHAR) and submission of usable data;
8. Ensures participation and reviews accuracy of data in the annual Housing Inventory Chart (HIC) and submission of usable data;
9. Ensures participation and reviews accuracy of data for the annual Point-in-Time (PIT) chart;
10. Ensures compliance with all applicable federal and state laws regarding protection of client privacy and confidentiality regulations;
11. Executes Participation Agreements with each contributing HMIS organization and ensures that each HMIS user has signed a HMIS User Agreement;
12. Ensures and maintains written agreements with participating agencies who share client level data that describes the level of data element or program information sharing among the data sharing HMIS agencies.
13. Provides information on HMIS agency performance for CoC annual ranking,

Appendix E: Description of Committees

Homeless Management Information System (HMIS) Committee: ensures the implementation of HMIS which includes reviewing performance including APR reports, overcoming any challenges and barriers impacting implementation, compliance with HMIS Data and Technical Standards, and integrative use with homeless counts and subpopulation data.

Homeless Count and Survey Committee: ensures the implementation of an annual homeless count and survey and provides other homeless research reports & evaluations.

Performance Review Committee: coordinates year-round efforts to complete activities related to project review and selection process of new & renewal applications. Such efforts include a) rating and performance measures, including APR performance and threshold performance review; b) open solicitation methods; and c) voting and decision-making methods. The committee also reviews and responds to written complaints received by the CoC.

Planning and Development Committee: responsibilities include annual housing and services gap analysis; developing a coordinated assessment system; guaranteeing educational assurances for homeless children; improving CoC-wide participation in disaster planning; ensuring homeless program compliance with fair housing and needs of LGBTQ population; ensuring mainstream resources for eligible households; tracking policies that influence and promote the activities noted above and make recommendations to CoC to support such policies; and develop, implement, and evaluate a homeless prevention program that targets rental and utilities assistance for at-risk homeless likely to become homeless and a prevention policy for persons leaving systems of care who have no identified housing.

Ten-Year Plan Implementation Committee: 1) implements and evaluates the action steps outlined in the 10-Year Plan to End Homelessness including the integration of the plan with other guiding elements such as the Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the Housing Element of General Plans; 2) ensures that strategies which promote housing first, rapid rehousing, and targeted street outreach and homeless prevention are put into practice; and 3) identifies various public and private resources to implement CoC priorities.

Merced City and County Continuum of Care
HMIS Policies and Procedures

A. Background

In 2001, Congress directed the US Department of Housing and Urban Development (HUD) data and analysis on the extent of homelessness. HUD requires each Continuum of Care (CoC) to have a Homeless Management Information System (HMIS) designed to facilitate data collection.

Below are HUD funded programs required to participate in the HMIS:

- Emergency Solutions Grant (ESG)
- Housing Opportunities for People with AIDS (HOPWA)
- Continuum of Care Program (comprises the Supportive Housing Program, Shelter Plus Care Program, and the Single Room Occupancy Program)

Programs that receive other sources of funding are not required to participate in the HMIS, but are strongly encouraged by HUD to do so in order to contribute to a better understanding of local homelessness.

Merced HMIS is a response to the HUD mandated implementation of a Homeless Management Information System (HMIS) database. Merced HMIS is an online database used by homeless and at-risk service providers that records demographic and service usage data and produces an unduplicated count of the people using those services.

B. Mission Statement

Merced HMIS will use HMIS to advance the provision of quality services for homeless and at risk of becoming homeless persons, improve data collection, and promote more responsive policies to prevent and end homelessness in the County of Merced.

C. Vision

Merced HMIS is dedicated to providing the best possible, highest quality regional HMIS to enhance the delivery of services for persons who are homeless or at risk of homelessness. Specifically, Merced HMIS will:

- Facilitate the coordination of service delivery for homeless and at risk homeless persons;
- Enable agencies to track referrals and services provided, report outcomes, and manage client data using an accessible, user-friendly and secured technology; and
- Enhance the ability of policy makers and advocates to gauge the extent of homelessness and plan services appropriately throughout Merced County.

D. HMIS Lead Agency

The Merced County Community Action Agency is the HUD grantee responsible for administering the Merced HMIS program and the HMIS Lead Agency which has the responsibility to establish, support, and manage HMIS in a manner that will meet HUD's standards for data quality, privacy, security, and other requirements for organizations participating in HMIS.

Responsibilities include:

1. Oversees the day-to-day administration of the HMIS system;
2. Provides staffing for operation of HMIS;
3. Provides technical support to participating agencies;
4. Ensures system integrity and availability;
5. Provides training on software and related issues;
6. Ensures HMIS software is capable of producing required reporting including summary reports of unduplicated client records;
7. Ensures participation in Annual Homeless Assessment Report (AHAR) and submission of usable data;
8. Ensures participation and reviews accuracy of data in the annual Housing Inventory Chart (HIC) and submission of usable data;
9. Ensures participation and reviews accuracy of data for the annual Point-in-Time (PIT) chart;
10. Ensures compliance with all applicable federal and state laws regarding protection of client privacy and confidentiality regulations;
11. Executes Participation Agreements with each contributing HMIS organization and ensures that each HMIS user has signed a HMIS User Agreement;
12. Ensures and maintains written agreements with participating agencies who share client level data that describes the level of data element or program information sharing among the data sharing HMIS agencies.
13. Provides information on HMIS agency performance for CoC annual ranking

E. Participating Agencies

Participating Agencies are homeless service providers and other Referring Agencies that use the Merced HMIS for the purposes of data entry, data editing, data reporting and referral. Relationships between the Merced CoC and Participating Agencies are governed by any standing agency-specific agreements or contracts already in place, the HMIS Participating Agency Memorandum of Understanding (MOU), and the contents of this Governance Charter. All Participating Agencies are required to abide by the policies and procedures outlined in this Charter.

F. Participating Agency Responsibilities

All HMIS participating agencies must agree to the policies in this document in order to participate in the Merced HMIS. A signed agreement is required of all end users and participating agencies. This section details technical, staffing assignments and training that must be fulfilled prior to being granted access to the system.

Adherence to Agreements and Standard Documents

Prior to obtaining access to the Merced HMIS, every agency must adopt the following documents:

1. *2014* Housing and Urban Development (HUD) Data and Technical Standards;
2. HMIS Participating Agency MOU - The agreement made between the Participating Agency Executive Management and the HMIS Lead Agency, which outlines agency responsibilities regarding participation in the HMIS. This document is legally binding and encompasses all state and federal laws relating to privacy protections and data sharing of client specific information;
3. Interagency Data Sharing Agreement - Must be established between agencies if sharing of client level data above and beyond the minimum shared elements (Central Intake) is to take place;
4. Client Consent/Information Release Forms - To be implemented and monitored by agencies *that* would require clients to authorize in writing the entering and/or sharing of their personal information electronically with other Participating Agencies throughout Merced HMIS where applicable;
5. HMIS User Agreement - Signed by each HMIS User and the user will agree to abide by standard operating procedures and ethics of HMIS;
6. Privacy Notice - Each Participating Agency will post a written explanation describing the agency's privacy policies regarding data entered into Merced HMIS;
7. Mandatory Collection Notice
8. Client Revocation of Consent to Release Information Form- Client revokes permission to share or release personal information in Merced HMIS;
9. Grievance Form - The client has a right to file with the HMIS Lead Agency if he/she feels that the Participating Agency has violated his/her rights;
10. ~~Transfer of Data Agreement - The agreement made between the Participating Agency Executive Director and HMIS Lead Agency to integrate, upload, or migrate data from the agency's existing system to Merced HMIS;~~
11. Termination of Employee - This form is to notify the HMIS System Administrator that the referenced employee will no longer work for the organization and thus all access to the HMIS needs to be revoked.

All agencies will be subject to periodic on-site security monitoring to validate compliance of the agency's information security protocols and technical standards.

Staffing Responsibilities

Each Participating Agency will need to have staff to fulfill the following roles. The responsibilities assigned to these individuals will vary. However, all functions must be assigned and communicated to the HMIS System Administrator.

Executive Management will:

1. Sign the HMIS Participating MOU and any other required forms prior to accessing Merced HMIS;
2. Authorize data access to agency staff and assigns responsibility for custody of the data;
3. Establish, adopt and enforce business controls and agrees to ensure organizational adherence to Merced HMIS Policies and Procedures;
4. Communicate control and protection requirements to HMIS Users and other agency staff as required;
5. Assume responsibility for the integrity and protection of client-level data entered into the system;
6. Assume liability for any misuse of the software by agency staff;
7. Assume responsibility for posting Privacy Notice;
8. Assume the responsibility for the maintenance and disposal of on- site computer equipment;
9. Provide written permission to the HMIS System Administrator to perform the decryption of data to upgrade Merced HMIS technology;
10. Provide written permission to the HMIS System Administrator to perform the decryption of agency data to upgrade Merced HMIS database server to new technology when the database becomes obsolete;
11. Periodically reviews system access control decisions.
12. *Ensure Agency End-User participation in HMIS trainings and data collection functions*

Outcome/Program Manager and/or Agency Administrator will

1. Serve as the liaison between agency managers, HMIS Users and Outcome Specialists;
2. Attend required Outcomes Management training, Agency Administrator training, and Technical Assistance (TA) sessions;
3. Develop and enter into Merced HMIS the outcome performance targets and milestones;
4. Report system problems and data-related inconsistencies to HMIS System Administrator or Outcome Specialist as needed;
5. Attend HMIS End User Meeting.

HMIS End User will

1. Complete training on the appropriate use of Merced HMIS prior to accessing the system;

2. Acknowledge an understanding of this Governance Charter;
3. Adhere to any agency policies that affect the security and integrity of client information;
4. Be responsible for Merced HMIS Data Quality (Data quality refers to the timeliness of entry, accuracy and completeness of information collected and reported in HMIS);
5. *Be responsible to attend and actively participate in HMIS trainings and data collection functions*
6. Sign HMIS End-User Policies and Procedures and any other required forms prior to accessing system;
7. Report system problems and data-related inconsistencies to Agency Administrator or Outcome Manager as appropriate;
8. Obtain client signature on Client Consent/Information Release Form, *if required by the participating agency;*
9. Give client written copy of Statement of Client Rights;
10. Verbally communicates client's rights and uses of client's data.

All HMIS Users must complete training appropriate to their functions as described in Item B. Staff Responsibilities prior to gaining access to Merced HMIS. OHS will provide training to all users at the beginning of the agency's Merced HMIS implementation and periodic refresher training for other users as needed.

Identified training tracks include:

11. Outcomes Management Training;
12. Privacy/Ethics Training;
13. Data Security Training;
14. Data Quality Training;
15. HMIS User's Training;
16. Bed Utilization Training;
17. Report Training.

G. Client Rights

Clients served by agencies participating in the Merced HMIS have the rights described in this section.

<u>Communication</u>

Communication rights include the following:

1. Clients have a right to privacy and confidentiality;
2. Clients have a right to not answer any questions unless entry into the Agency's program requires it;
3. Client information may not be shared without informed consent (posting of Privacy Notice and Mandatory Collection Notice);
4. Every client has a right to an understandable explanation of Merced HMIS and what "consent to participate" means. The explanation shall include:

a. Type of information collected;
b. How the information will be used;
c. Under what circumstances the information will be used;
d. That refusal to provide consent to collect information shall not be grounds for refusing entry to the program;
e. A copy of the consent shall be given to the client upon request, and assigned copy kept on file at the Participating Agency, if applicable;
f. A copy of the Privacy Notice shall be made available upon client request;
g. A copy of the Statement of Client Rights shall be made available upon client request.

Participation Opt Out

Clients have a right not to have their personal identifying information in Merced HMIS shared outside the agency, and services cannot be refused if the client chooses to opt out of participation in the HMIS. However, clients may be refused program entry for not meeting other agency eligibility criteria.

In the event that a client previously gave consent to share information in Merced HMIS and chooses at a later date to revoke consent (either to enter or to share), a Client Revocation of Consent to Release Information Form must be completed and kept on file.

Access to Records

A client has the right to request access to his/her personal information stored in Merced HMIS from the authorized agency personnel. The agency, as the custodian of the client data, has the responsibility to provide the client with the requested information except where exempted by state and federal law.

When requested, a client has the right to:

- View his or her own data contained within Merced HMIS, or
- Receive a printed copy of his or her own data contained within Merced HMIS.

No client shall have access to another client's records within Merced HMIS. However, parental/guardian access will be decided based upon existing agency guidelines. The information contained in the Central Intake section of Merced HMIS can be provided at any agency the client requests it from, as long as the client has previously given the other agency consent to share and that consent is still in force.

Grievances

The client has the right to file a grievance with Participating Agency. All Participating Agencies must have written grievance procedures that can be provided to a client on demand. If, after

following the grievance procedure, the grievance is not resolved, the complaint may be escalated to the HMIS Lead Agency (See Appendix for Grievance Form).

Merced Continuum of Care (CoC):

Written Standards for Providing Continuum of Care Assistance

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH Act): Continuum of Care Program (24 CFR Part 578) describes in § 578.7 Responsibilities of the Continuum of Care, subsection (a) Operate the Continuum of Care (9), the Continuum of Care must

> "In consultation with recipients of Emergency Solutions Grants program funds within the geographic area, establish and consistently follow written standards for providing Continuum of Care assistance."[1]

This subsection also states that at a minimum, written standards must include "policies and procedures for evaluating individuals' and families' eligibility for assistance" for

1. permanent supportive housing;
2. rapid rehousing; and
3. transitional housing.

However, written standards for the Merced CoC will also include:

4. coordinated assessment;
5. seasonal shelter;
6. year-round shelter;
7. bridge housing; and
8. homeless prevention.

These written standards will be developed as HUD provides more guidance.

This subsection also states that written standards must also include

> "polices and procedures for determining and prioritizing which eligible individuals and families will receive" transitional housing, rapid rehousing, and permanent supportive housing assistance.

I. Determining Written Standards for Permanent Supportive Housing

A. Background information

[1] The Interim Rule for the Emergency Solutions Grant Program does not provide information concerning transitional housing beyond the Interim Rule for the HEARTH Act Continuum of Care program because in order for a transitional facility to receive ESG funds, the facility cannot require occupants to sign leases or occupancy agreements whereas CoC funded transitional housing programs must require occupants to sign leases or occupancy agreements.

In regards to rapid rehousing, § 578.7 Responsibilities of the Continuum of Care (a) (9) of the HEARTH Act Interim Rule notes that

> In consultation with recipients of Emergency Solutions Grants program funds within the geographic area, establish and consistently follow written standards for providing Continuum of Care assistance. At a minimum, these written standards must include:
>
> - Policies and procedures for evaluating individuals' and families' eligibility for assistance under this part;
> - Policies and procedures for determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance.

Permanent supportive housing is considered permanent housing. HUD's regulatory definition of "permanent housing" states:

> "The term 'permanent housing' means community-based housing without a designated length of stay, and includes both permanent supportive housing and rapid re-housing."

HUD also states

> "Additionally, in the regulatory definition of "permanent housing," HUD clarifies that to be permanent housing, "the program participant must be the tenant on a lease for a term of at least one year that is renewable and is terminable only for cause. The lease must be renewable for terms that are a minimum of one month long. HUD has determined that requiring a lease for a term of at least one year that is renewable and terminable only for cause, assists program participants in obtaining stability in housing, even when the rental assistance is temporary. These requirements are consistent with Section 8 requirements."

B. Eligible clients

As stated in the 2014 CoC NOFA under *Beds Dedicated to the Chronically Homeless*

> "The total number of permanent supportive housing beds in the CoC's geographic area that are dedicated specifically for use by the chronically homeless, per 24 CFR 578.3, as reported in the CoC's Housing Inventory Count (HIC). For permanent supportive housing beds, when a participant exits the program, the bed must be filled by another chronically homeless participant unless there are no chronically homeless persons located within the CoC's geographic area. This concept only applies to permanent supportive housing projects. (see p. 18)"

Also stated in the 2014 CoC NOFA under *Non-Dedicated Permanent Supportive Housing Beds*

> "Permanent supportive housing beds within a CoC's geographic area that are not currently dedicated specifically for use by the chronically homeless. CoCs and projects are

strongly encouraged to prioritize the chronically homeless in non-dedicated permanent supportive housing beds as they become available through turnover. This concept only pertains to permanent supportive housing projects (see p. 19)."

Eligible clients must also meet eligibility criteria as defined in the NOFA under which the program was funded.

C. Prioritizing Permanent Supportive Housing

On July 28, 2014, HUD published Notice: CPD-14-012 "Notice on Prioritizing Persons Experiencing Chronic Homelessness and Other Vulnerable Homeless Persons in Permanent Supportive Housing and Recordkeeping Requirements for Documenting Chronic Homeless Status."

HUD stated that to "ensure that all PSH beds funded through the CoC Program are used as strategically and effectively as possible, PSH needs to be targeted to serve persons with the highest needs and greatest barriers towards obtaining and maintaining housing on their own–persons experiencing chronic homelessness (see p. 2)."

HUD also stated that "CoCs are strongly encouraged to adopt and incorporate into the CoC's written standards and coordinated assessment system" that are consistent with the order of priority established by HUD in the notice concerning CoC Program-funded Permanent Supportive Housing and Permanent Supportive Housing Beds Not Dedicated or Prioritized for Persons Experiencing Chronic Homelessness (see pages 2 and 3).

Thus, with "adoption by CoCs and incorporation into the CoC's written standards, **all** recipients of CoC Program-funded PSH must then follow this order of priority, consistent with their current grant agreement, which will result in this intervention being targeted to the persons who need it the most (see p. 3).

HUD's "Order of Priority in CoC Program-funded Permanent Supportive Housing" is as follows:

- First Priority–Chronically Homeless Individuals and Families with the Longest History of Homelessness and with the Most Severe Service Needs.
- Second Priority–Chronically Homeless Individuals and Families with the Longest History of Homelessness.
- Third Priority–Chronically Homeless Individuals and Families with the Most Severe Service Needs.
- Fourth Priority–All Other Chronically Homeless Individuals and Families.

HUD's "Order of Priority in Permanent Supportive Housing Beds Not Dedicated or Prioritized for Persons Experiencing Chronic Homelessness" is as follows:

- First Priority–Homeless Individuals and Families with a Disability with the Most Severe Service Needs.

- Second Priority–Homeless Individuals and Families with a Disability with a Long Period of Continuous or Episodic Homelessness.
- Third Priority–Homeless Individuals and Families with Disability Coming from Places Not Meant for Human Habitation, Safe Havens, or Emergency Shelters.
- Fourth Priority–Homeless Individuals and Families with a Disability Coming from Transitional Housing.

Details of both sets of order of priority can be found on pages 6 – 10 of the notice.

A glossary of key terms for this notice can be found on pages 3 – 5.

The notice also requires "Recordkeeping Requirements for Documenting Chronic Homeless Status." HUD stated that this notice "establishes recordkeeping requirements for all recipients of CoC Program-funded PSH that are required to document a program participant's status as chronically homeless as defined in 24 CFR 578.3 and in accordance with 24 CFR 578.103. Further, HUD expects that where CoCs have adopted the orders of priority in Section III. of this Notice into their written standards, the CoC as well as recipients of CoC Program-funded PSH, will maintain evidence of implementing these priorities."

A. CoC Records

In addition to the records required in 24 CFR 578.103, it is recommended that the CoC should supplement such records with the following:

1. Evidence of written standards that incorporate the priorities in Section III. of this Notice, as adopted by the CoC;
2. Evidence of a standardized assessment tool;
3. Evidence that the written standards were incorporated into the coordinated assessment policies and procedures.

Details for 1 -3 can be found on pages 11 – 12 of the notice.

B. Recipient Recordkeeping Requirements

In addition to the records required in 24 CFR 578.103, recipients of CoC Program-funded PSH that is required by grant agreement to document chronically homeless status of program participants in some or all of its PSH beds must maintain the following records:

1. Written Intake Procedures;
2. Evidence of Chronically Homeless Status
    a. Evidence of homeless status
    b. Evidence of the duration of the homelessness:
        - Evidence that the homeless occasion was continuous, for at least one year;

- Evidence that the household experienced at least four separate homeless occasions over 3 years;
- Evidence of diagnosis with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability.

Details for 1 -2 can be found on pages 11 – 12 of the notice.

D. Written Standards

Written Standard #1: No Designated Length of Stay

- **Program participants are provided housing without a designated length of stay that permits them to live as independently as possible.**

In Program Components and Eligible Costs (Subpart D) of the Preamble of the HEARTH Act (see p. 25) the following is noted:

> "Consistent with the definition of permanent housing in section 401 of the McKinney-Vento Act and § 578.3 of this interim rule, the permanent housing component is community-based housing without a designated length of stay that permits formerly homeless individuals and families to live as independently as possible. The interim rule clarifies that Continuum of Care funds may be spent on two types of permanent housing: permanent supportive housing for persons with disabilities (PSH) and rapid rehousing that provides temporary assistance (i.e., rental assistance and/or supportive services) to program participants in a unit that the program participant retains after the assistance ends."

Written Standard #2: Lease Agreement

- **The program participant must be the tenant on a lease for a term of at least one year that is renewable and is terminable only for cause. The lease must be renewable for terms that are a minimum of one month long.**

On page 12 of the Preamble of the HEARTH Act Interim Rule,

> "HUD clarifies that to be permanent housing, "the program participant must be the tenant on a lease for a term of at least one year that is renewable and is terminable only for cause. The lease must be renewable for terms that are a minimum of one month long. HUD has determined that requiring a lease for a term of at least one year that is renewable and terminable only for cause, assists program participants in obtaining stability in housing, even

when the rental assistance is temporary. These requirements are consistent with Section 8 requirements."

Also, § 578.77 Calculating occupancy charges and rent (a) states the following about occupancy agreements:

> "(a) Occupancy agreements and leases. Recipients and subrecipients must have signed occupancy agreements or leases (or subleases) with program participants residing in housing."

Written Standard #3: Restricted Assistance and Disabilities

- **Permanent supportive housing can only provide assistance to individuals with disabilities and families in which one adult or child has a disability.**

§ 578.37 Program components and uses of assistance (a) (1) (i) states that

> "Permanent supportive housing for persons with disabilities (PSH). *PSH can only provide assistance to individuals with disabilities and families in which one adult or child has a disability*. Supportive services designed to meet the needs of the program participants must be made available to the program participants."

Written Standard #4: Supportive Services

- **Supportive services designed to meet the needs of program participants must be made available to the program participants.**

§ 578.37 Program components and uses of assistance (a) (1) (i) states that

> "Permanent supportive housing for persons with disabilities (PSH). PSH can only provide assistance to individuals with disabilities and families in which one adult or child has a disability. *Supportive services designed to meet the needs of the program participants must be made available to the program participants*."

Written Standard #5: Duration of Supportive Services Assistance

- **Supportive services to enable program participants to live as independently as possible must be provided throughout the duration of their residence**

§ 578.53 Supportive services (b) (2) states that

> "Permanent supportive housing projects must provide supportive services for the residents to enable them to live as independently as is practicable throughout the duration of their residence in the project."

Written Standard #6: One Person per Bedroom

- **Two individuals in a shared housing situation must have their own lease and their own bedroom unless the two individuals are presented together as a household**

Information received from HUD Exchange on February 9, 2015 is as follows:

> "Under the CoC Program, all housing that is leased with Continuum of Care program funds, or for which rental assistance payments are made with Continuum of Care program funds, must meet the applicable Housing Quality Standards (HQS) under 24 CFR 982.401 of this title, except that 24 CFR 982.401(j) applies only to housing occupied by program participants receiving tenant-based rental assistance.
>
> HQS dictates that, at a minimum, the unit must have a living room, a kitchen, and a bathroom. HQS requirements also dictates that the bathroom must be contained within the unit, afford privacy (usually meaning a door, although no lock is required), and be for the exclusive use of the occupants. Additionally, the unit must have suitable space and equipment to store, prepare, and serve food in a sanitary manner. This includes a requirement for an oven and stove or range, a refrigerator of appropriate size for the family, and a kitchen sink with hot and cold running water. Hot plates are not acceptable substitutes for stoves or ranges. However, a microwave oven may be used in place of a conventional oven, stove, or range if the oven/stove/range are tenant supplied or if microwaves are furnished in both subsidized and unsubsidized units in the building or premises.
>
> The CoC Program also allows for shared housing/roommate situations in projects with leasing or rental assistance funds. **Each household must have the bedroom size that fits their household size. In other words, 2 individuals in a shared housing situation must have their own lease, and their own bedroom. The only situation where 2 people would be sharing one bedroom would be if they presented together as a household**.
>
> For more information about Housing Quality Standards, please refer to Chapter 10 of the HCVP Guidebook: www.hud.gov/offices/adm/hudclips/guidebooks/7420.10G/7420g10GUID.pdf."

Written Standard #7: Program Income

- **Program income generated from rent and occupancy charges may be collected from program participants and added to funds committed to the project by HUD and used for eligible program activities**

§ 578.97 Program income includes the following:

> "(a) Defined. Program income is the income received by the recipient or subrecipient directly generated by a grant-supported activity.

(b) Use. Program income earned during the grant term shall be retained by the recipient, and added to funds committed to the project by HUD and the recipient, used for eligible activities in accordance with the requirements of this part. Costs incident to the generation of program income may be deducted from gross income to calculate program income, provided that the costs have not been charged to grant funds.
(c) Rent and occupancy charges. Rents and occupancy charges collected from program participants are program income. In addition, rents and occupancy charges collected from residents of transitional housing may be reserved, in whole or in part, to assist the residents from whom they are collected to move to permanent housing."

Also, § 578.49 Leasing (b) (7) states the following about program income

"Program income. Occupancy charges and rent collected from program participants are program income and may be used as provided under § 578.97."

Written Standard #8: Calculating Occupancy Charges and Rent

- **if occupancy charges are imposed, they may not exceed the highest of: 1) 30 percent of the family's monthly adjusted income (adjustment factors include the number of people in the family, age of family members, medical expenses, and child-care expenses); 2) 10 percent of the family's monthly income; or 3) If the family is receiving payments for welfare assistance from a public agency and a part of the payments (adjusted in accordance with the family's actual housing costs) is specifically designated by the agency to meet the family's housing costs, the portion of the payments that is designated for housing costs.**

§ 578.77 Calculating occupancy charges and rent (b) (1) (2) (3) notes the following about occupancy agreements

"(b) Calculation of occupancy charges. Recipients and subrecipients are not required to impose occupancy charges on program participants as a condition of residing in the housing. However, if occupancy charges are imposed, they may not exceed the highest of:
(1) 30 percent of the family's monthly adjusted income (adjustment factors include the number of people in the family, age of family members, medical expenses, and child-care expenses);

(2) 10 percent of the family's monthly income; or

(3) If the family is receiving payments for welfare assistance from a public agency and a part of the payments (adjusted in accordance with the family's actual housing costs) is specifically designated by the agency to meet the family's housing costs, the portion of the payments that is designated for housing costs."

Written Standard #9: Examining Program Participant's Initial Income

- **a program participant's initial income must be examined at least annually to determine the amount of the contribution toward rent payable by the program participant and adjustments to a program participant's contribution toward the rental payment must be made as changes in income are identified.**

§578.77 Calculating occupancy charges and rent (c)(2) states that

> "Recipients or subrecipients must examine a program participant's income initially, and at least annually thereafter, to determine the amount of the contribution toward rent payable by the program participant. Adjustments to a program participant's contribution toward the rental payment must be made as changes in income are identified."

§578.103 Recordkeeping requirements (7) (i) (ii) states that the recipient or subrecipient must keep records for each program participant that document:

> "(i) The services and assistance provided to that program participant, including evidence that the recipient or subrecipient has conducted an annual assessment of services for those program participants that remain in the program for more than a year and adjusted the service package accordingly, and including case management services as provided in § 578.37(a)(1)(ii)(F); and
>
> (ii) Where applicable, compliance with the termination of assistance requirement in § 578.91."

Written Standard #10: Verifying Program Participant's Initial Income

- **each program participant must agree to supply the information or documentation necessary to verify the program participant's income.**

§578.77 Calculating occupancy charges and rent (c)(3) states that

> "As a condition of participation in the program, each program participant must agree to supply the information or documentation necessary to verify the program participant's income. Program participants must provide the recipient or subrecipient with information at any time regarding changes in income or other circumstances that may result in changes to a program participant's contribution toward the rental payment."

§578.103 Recordkeeping requirements (6) (i) (ii) (iii) and (iv) states that the following documentation of annual income must be kept by recipient or subrecipient:

> "(i) Income evaluation form specified by HUD and completed by the recipient or subrecipient; and

(ii) Source documents (e.g., most recent wage statement, unemployment compensation statement, public benefits statement, bank statement) for the assets held by the program participant and income received before the date of the evaluation;

(iii) To the extent that source documents are unobtainable, a written statement by the relevant third party (e.g., employer, government benefits administrator) or the written certification by the recipient's or subrecipient's intake staff of the oral verification by the relevant third party of the income the program participant received over the most recent period; or

(iv) To the extent that source documents and third-party verification are unobtainable, the written certification by the program participant of the amount of income that the program participant is reasonably expected to receive over the 3-month period following the evaluation."

Written Standard #11: Recalculating Occupancy Charges and Rent

- **if there is a change in family composition (e.g., birth of a child) or a decrease in the resident's income during the year, the resident may request an interim reexamination, and the occupancy charge will be adjusted accordingly.**

§ 578.77 Calculating occupancy charges and rent (b) (4) notes the following about recalculating occupancy charges and rent

"(4) Income. Income must be calculated in accordance with 24 CFR 5.609 and 24 CFR 5.611(a). Recipients and subrecipients must examine a program participant's income initially, and if there is a change in family composition (e.g., birth of a child) or a decrease in the resident's income during the year, the resident may request an interim reexamination, and the occupancy charge will be adjusted accordingly."

Written Standard #12: Supportive Services Agreement

- **program participants may be required to take part in supportive services that are not disability-related services (including substance abuse treatment services) provided through the project as a condition of continued participation in the program. However, HUD tends to believe that these kind of requirements can be barriers and should be rare and minimal if used as all.**

§ 578.75 General operations (h) states that

"Recipients and subrecipients may require the program participants to take part in supportive services that are not disability-related services provided through the project as a condition of continued participation in the program. Examples of disability-related services include, but are not limited to, mental health services, outpatient health services, and provision of medication, which are provided to a person with a disability to address

a condition caused by the disability. Notwithstanding this provision, if the purpose of the project is to provide substance abuse treatment services, recipients and subrecipients may require program participants to take part in such services as a condition of continued participation in the program."

From "HOUSING FIRST IN PERMANENT SUPPORTIVE HOUSING" (see www.hudexchange.info/ resources/ documents/Housing-First-Permanent-Supportive-Housing-Brief.pdf)

> ***"Supportive services are voluntary, but can and should be used to persistently engage tenants to ensure housing stability*** - Supportive services are proactively offered to help tenants achieve and maintain housing stability, but tenants are not required to participate in services as a condition of tenancy. Techniques such as harm reduction and motivational interviewing may be useful. Harm reduction techniques can confront and mitigate the harms of drug and alcohol use through non-judgmental communication while motivational interviewing may be useful in helping households acquire and utilize new skills and information."

Written Standard #13: Termination of Assistance

- **Assistance may be terminated to a program participant who violates program requirements or conditions of occupancy by providing a formal process that recognizes the due process of law.**

On page 37 of the Preamble of the HEARTH Act, the following is stated concerning termination of assistance:

> "The interim rule provides that a recipient may terminate assistance to a participant who violates program requirements or conditions of occupancy. The recipient must provide a formal process that recognizes the due process of law. Recipients may resume assistance to a participant whose assistance has been terminated.
>
> Recipients that are providing permanent supportive housing for hard-to-house populations of homeless persons must exercise judgment and examine all circumstances in determining whether termination is appropriate. Under this interim rule, HUD has determined that a participant's assistance should be terminated only in the most severe cases. HUD is carrying over this requirement from the Shelter Plus Care program."

II. Determining Written Standards for Rapid Rehousing

A. Background information

In regards to rapid rehousing, § 578.7 Responsibilities of the Continuum of Care (a) (9) of the HEARTH Act Interim Rule notes that

> In consultation with recipients of Emergency Solutions Grants program funds within the geographic area, establish and consistently follow written standards for providing Continuum of Care assistance. At a minimum, these written standards must include:
>
> - Policies and procedures for evaluating individuals' and families' eligibility for assistance under this part;
> - Policies and procedures for determining and prioritizing which eligible individuals and families will receive rapid rehousing assistance;
> - Standards for determining what percentage or amount of rent each program participant must pay while receiving rapid rehousing assistance;

Rapid rehousing is considered permanent housing. HUD's regulatory definition of "permanent housing" states:

> "The term 'permanent housing' means community-based housing without a designated length of stay, and includes both permanent supportive housing and rapid re-housing."

HUD also states

> "Additionally, in the regulatory definition of "permanent housing," HUD clarifies that to be permanent housing, "the program participant must be the tenant on a lease for a term of at least one year that is renewable and is terminable only for cause. The lease must be renewable for terms that are a minimum of one month long. HUD has determined that requiring a lease for a term of at least one year that is renewable and terminable only for cause, assists program participants in obtaining stability in housing, even when the rental assistance is temporary. These requirements are consistent with Section 8 requirements."

Types of rapid rehousing assistance include:

- Rental assistance;
- Case management;
- Supportive services;
- security deposits.

B. Eligible Clients

Eligible clients must meet HUD's Category 1 definition of homelessness which is:

Individuals and families who lack a fixed, regular, and adequate nighttime residence:

- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, etc.
- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low income individuals); or
- An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

For information on HUD's other homeless categories, eligible for other CoC funds, visit: www.onecpd.info/resources/documents/HEARTH_HomelessDefinition_FinalRule.pdf

Eligible clients must also meet eligibility criteria as defined in the NOFA under which the program was funded.

C. Prioritizing Rapid Rehousing

Recently, HUD provided guidance for rapid rehousing in terms of prioritizing subpopulations. HUD noted in a SNAPS In Foucs: Rapid Re-Housing As a Model and Best Practice, August 6, 2014, that

> "Rapid re-housing can be effective for many populations, such as families with children, youth aging out of foster care, domestic violence survivors, single adults, and veterans, but should be targeted to those households that would not be able to get out of homelessness without the assistance. It is particularly a key strategy for achieving the Opening Doors goal of ending family, youth, and child homelessness by 2020.
>
> Rapid re-housing should prioritize people with more challenges, including those with no income, poor employment prospects, troubled rental histories, and criminal records. Providers should link participants with community resources that will help them achieve longer-term stability and well-being. Now is the time for communities to be working together to establish written standards for administering rapid re-housing and thinking strategically about how this type of assistance will be used most effectively within the CoC."

Recently, HUD also noted on www.hudexchange.info/resources/documents/Rapid-Re-Housing-Brief.pdf that

> "Rapid re-housing is an effective intervention for many different types of households experiencing homelessness, including those with no income, with disabilities, and with poor rental history. The majority of households experiencing homelessness are good candidates for rapid re-housing. The only exceptions are households that can exit

homelessness with little or no assistance, those who experience chronic homelessness and who need permanent supportive housing, and households who are seeking a therapeutic residential environment, including those recovering from addiction."

Thus, the Merced CoC will prioritize the following subpopulations:

- families with children;
- youth aging out of foster care;
- domestic violence survivors;
- single adults;
- and veterans

that can exit homelessness with little or no assistance, those who experience chronic homelessness and who need permanent supportive housing, and households who are seeking a therapeutic residential environment, including those recovering from addiction.

D. Written Standards

Written Standard #1: Lease Agreement

- **The program participant must be the tenant on a lease for a term of at least one year that is renewable and is terminable only for cause. The lease must be renewable for terms that are a minimum of one month long.**

On page 12 of the Preamble of the HEARTH Act Interim Rule,

> "HUD clarifies that to be permanent housing, "the program participant must be the tenant on a lease for a term of at least one year that is renewable and is terminable only for cause. The lease must be renewable for terms that are a minimum of one month long. HUD has determined that requiring a lease for a term of at least one year that is renewable and terminable only for cause, assists program participants in obtaining stability in housing, even when the rental assistance is temporary. These requirements are consistent with Section 8 requirements."

Written Standard #2: Rental Assistance

- **Program participants may receive short-term (up to 3 months) and/or medium-term (for 3 to 24 months) tenant-based rental assistance**

§ 578.37 Program components and uses of assistance (a) (1) (ii) states that

> "Continuum of Care funds may provide supportive services, as set forth in § 578.53, and/or **short-term (up to 3 months) and/or medium-term (for 3 to 24 months) tenant-based rental assistance**, as set forth in § 578.51(c), as necessary to help a homeless individual or family,

with or without disabilities, move as quickly as possible into permanent housing and achieve stability in that housing."

Written Standard #3: Amount of Rental Assistance

- **Standards for determining the share of rent and utilities costs that each program participant must pay, if any, will be based on the following guidelines:**
    - **The maximum amount of rent that a participant will pay can be up to 100% of the rental amount;**
    - **The maximum percentage of income paid by participants towards rent at program completion shall be no more than 50%. However, in certain circumstances, on a case-by-case basis, there may be participants whose rental share may exceed 50% of the rent based on their financial circumstances. In general, the goal will be that participants pay generally no more than 50% of their income in rent;**
    - **100% of the cost of rent in rental assistance may be provided to program participants. However to maximize the number of households that can be served with rapid re-housing resources, it is expected that the level of need will be based on the goal of providing only what is necessary for each household to be stably housed for the long term;**
    - **Rental assistance cannot be provided for a unit unless the rent for that unit is at or below the Fair Market Rent limit, established by HUD;**
    - **The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units.**

§ 578.37 Program components and uses of assistance (a) (1) (ii) (F) states that a Continuum of Care

> "May set a maximum amount or percentage of rental assistance that a program participant may receive, a maximum number of months that a program participant may receive rental assistance, and/or a maximum number of times that a program participant may receive rental assistance. The recipient or subrecipient may also require program participants to share in the costs of rent. For the purposes of calculating rent for rapid rehousing, the rent shall equal the sum of the total monthly rent for the unit and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public housing authority for the area in which the housing is located."

Written Standard #4: Duration of Assistance

- **Program participants may receive up to 24 months of rental assistance. However, it is expected that program participants will only receive the level of assistance necessary to be stably housed for the long-term.**

§ 578.37 Program components and uses of assistance (a) (1) (ii) states that

> "Continuum of Care funds may provide supportive services, as set forth in § 578.53, and/or short-term (up to 3 months) and/or medium-term (for 3 to 24 months) tenant-based rental assistance, as set forth in § 578.51(c), as necessary to help a homeless individual or family, with or without disabilities, move as quickly as possible into permanent housing and achieve stability in that housing."

Written Standard #5: Security Deposits including Last Month's Rent

- **Program participants may receive funds for security deposits in an amount not to exceed 2 months of rent.**

§ 578.51 Rental assistance (a) (2) states that

> "Grant funds may be used for security deposits in an amount not to exceed 2 months of rent. An advance payment of the last month's rent may be provided to the landlord, in addition to the security deposit and payment of first month's rent."

Written Standard #6: Receiving Rental Assistance through Other Sources

- **Rental assistance cannot be provided to a program participant who is already receiving rental assistance, or living in a housing unit receiving rental assistance or operating assistance through other federal, State, or local sources.**

§ 578.51 Rental assistance (a) Use states that

> "Grant funds may be used for rental assistance for homeless individuals and families. Rental assistance cannot be provided to a program participant who is already receiving rental assistance, or living in a housing unit receiving rental assistance or operating assistance through other federal, State, or local sources."

Written Standard #7: Case Management

- Program participants must meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability.

§ 578.37 Program components and uses of assistance (a) (1) (ii) (F) states the following requirement

> "Require the program participant to meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability. The project is exempt from this requirement if the Violence Against Women Act of 1994 (42 U.S.C. 13925 *et seq.*) or the Family Violence Prevention and Services Act (42 U.S.C. 10401 *et seq.*) prohibits the recipient carrying out the project from making its housing conditional on the participant's acceptance of services."

Written Standard #8: Supportive Services

- **Program participants may receive supportive services as set forth in § 578.53 (see Appendix A)**

§ 578.37 Program components and uses of assistance (a) (1) (ii) states that

> "Continuum of Care funds may provide **supportive services**, as set forth in § 578.53, and/or short-term (up to 3 months) and/or medium-term (for 3 to 24 months) tenant-based rental assistance, as set forth in § 578.51(c), as necessary to help a homeless individual or family, with or without disabilities, move as quickly as possible into permanent housing and achieve stability in that housing."

Written Standard #9: Duration of Supportive Services

- **Program participants may receive supportive services for no longer than 6 months after rental assistance stops**

§ 578.37 Program components and uses of assistance (a) (1) (ii) (F) states that the Continuum of Care "May provide supportive services for no longer than 6 months after rental assistance stops."

Written Standard #10: Re-evaluation

- **Program participants must be re-evaluated, not less than once annually, in order to determine whether program participants lack sufficient resources and support networks necessary to retain housing without Continuum of Care assistance and the types and amounts of assistance that the program participant needs to retain housing.**

§ 578.37 Program components and uses of assistance (a) (1) (ii) (E) states that the Continuum of Care

"Must re-evaluate, not less than once annually, that the program participant lacks sufficient resources and support networks necessary to retain housing without Continuum of Care assistance and the types and amounts of assistance that the program participant needs to retain housing. The recipient or subrecipient may require each program participant receiving assistance to notify the recipient or subrecipient of changes in the program participant's income or other circumstances (e.g., changes in household composition) that affect the program participant's

need for assistance. When notified of a relevant change, the recipient or subrecipient must reevaluate the program participant's eligibility and the amount and types of assistance that the program participant needs."

III. Determining Written Standards for Transitional Housing

A. Background Information

This section proposes written standards for transitional housing based upon information provided in the HEARTH Act.

Under § 578.3 Definitions of the HEARTH Act, the following is stated:

> "Transitional housing means housing, where all program participants have signed a lease or occupancy agreement, the purpose of which is to facilitate the movement of homeless individuals and families into permanent housing within 24 months or such longer period as HUD determines necessary. The program participant must have a lease or occupancy agreement for a term of at least one month that ends in 24 months and cannot be extended."

B. Eligible Clients

Eligible clients must meet HUD's Category 1 definition of homelessness which is:

Individuals and families who lack a fixed, regular, and adequate nighttime residence:

- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, etc.
- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low income individuals); or
- An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

For information on HUD's other homeless categories, eligible for other CoC funds, visit: www.onecpd.info/resources/documents/HEARTH_HomelessDefinition_FinalRule.pdf

Eligible clients must also meet eligibility criteria as defined in the NOFA under which the program was funded.

C. Prioritizing Transitional Housing

Domestic violence survivors and youth ages 18 – 24 will be prioritized for transitional housing if they are not assessed as chronically homeless.[2] All chronically homeless individuals and families will not be served through transitional housing.[3] Such households will be served by permanent supportive housing through a Housing First approach. Also, eligible single veterans and veterans with families, will be served by permanent supportive housing through the HUD VASH voucher program or the Supportive Services for Veteran Families program.

D. Written Standards

Written Standard #1:

The program participant must have a lease or occupancy agreement for a term of at least one month that ends in 24 months and cannot be extended" unless a "homeless individual or family may remain in transitional housing for a period longer than 24 months, if permanent housing for the individual or family has not been located or if the individual or family requires additional time to prepare for independent living" as noted in § 578.79 Limitation on transitional housing.

Under § 578.51 Rental assistance, (l) Leases (2) Initial lease for transitional housing, the following is required:

> "Program participants in transitional housing must enter into a lease agreement for a term of at least one month. The lease must be automatically renewable upon expiration, except on prior notice by either party, up to a maximum term of 24 months."

Written Standard #2:

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[2] In the HEARTH Act, chronically homeless is defined as (1) An individual who: (i) Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and (ii) Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years; and (iii) Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability; (2) An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or (3) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

[3] Chronically homeless households are no longer considered chronically homeless once they become residents of transitional housing programs. As a result, such households are no longer eligible for permanent supportive housing programs that are restricted to serve only chronically homeless households. In addition, HUD strongly encourages permeant supportive housing providers to fill vacant beds with chronically homeless households.

The lease with program participant "must be automatically renewable upon expiration, except on prior notice by either party, up to a maximum term of 24 months."

Under § 578.37 Program components and uses of assistance, subsection (2), transitional housing is further described in the HEARTH Act as follows:

> "Transitional housing facilitates the movement of homeless individuals and families to PH within 24 months of entering TH. Grant funds may be used for acquisition, rehabilitation, new construction, leasing, rental assistance, operating costs, and supportive services."

Written Standard #3:

In order to facilitate the movement of program participants to PH within 24 months of entering TH, grant funds may be used for all of the following activities: acquisition, rehabilitation, new construction, leasing, rental assistance, operating costs, and supportive services.

Under § 578.53 Supportive services (b) Duration, the following is also noted:

> (1) "For a transitional housing project, supportive services must be made available to residents throughout the duration of their residence in the project."
>
> (3) "Services may also be provided to former residents of transitional housing and current residents of permanent housing who were homeless in the prior 6 months, for no more than 6 months after leaving transitional housing or homelessness, respectively, to assist their adjustment to independent living."

Written Standard #4:

Supportive services must be made available to program participants "throughout the duration of their residence" and such services "may also be provided to former residents of transitional housing and current residents of permanent housing who were homeless in the prior 6 months, for no more than 6 months after leaving transitional housing or homelessness, respectively, to assist their adjustment to independent living."

Under § 578.77 Calculating occupancy charges and rent, the following guidelines are provided:

> "(a) Occupancy agreements and leases. Recipients and subrecipients must have signed occupancy agreements or leases (or subleases) with program participants residing in housing.
> (b) Calculation of occupancy charges. Recipients and subrecipients are not required to impose occupancy charges on program participants as a condition of residing in the housing. However, if occupancy charges are imposed, they may not exceed the highest of:

(1) 30 percent of the family's monthly adjusted income (adjustment factors include the number of people in the family, age of family members, medical expenses, and child-care expenses);

(2) 10 percent of the family's monthly income; or

(3) If the family is receiving payments for welfare assistance from a public agency and a part of the payments (adjusted in accordance with the family's actual housing costs) is specifically designated by the agency to meet the family's housing costs, the portion of the payments that is designated for housing costs.

(4) Income. Income must be calculated in accordance with 24 CFR 5.609 and 24 CFR 5.611(a). Recipients and subrecipients must examine a program participant's income initially, and if there is a change in family composition (e.g., birth of a child) or a decrease in the resident's income during the year, the resident may request an interim reexamination, and the occupancy charge will be adjusted accordingly."

Written Standard #5:

Recipients and subrecipients of funding for transitional housing "are not required to impose occupancy charges on program participants as a condition of residing" in transitional housing. "However, if occupancy charges are imposed, they may not exceed the highest of:

(1) 30 percent of the family's monthly adjusted income (adjustment factors include the number of people in the family, age of family members, medical expenses, and child-care expenses);

(2) 10 percent of the family's monthly income; or

(3) If the family is receiving payments for welfare assistance from a public agency and a part of the payments (adjusted in accordance with the family's actual housing costs) is specifically designated by the agency to meet the family's housing costs, the portion of the payments that is designated for housing costs.

(4) Income. Income must be calculated in accordance with 24 CFR 5.609 and 24 CFR 5.611(a). Recipients and subrecipients must examine a program participant's income initially, and if there is a change in family composition (e.g., birth of a child) or a decrease in the resident's income during the year, the resident may request an interim reexamination, and the occupancy charge will be adjusted accordingly.

Under § 578.79 Limitation on transitional housing, the following is stated:

"A homeless individual or family may remain in transitional housing for a period longer than 24 months, if permanent housing for the individual or family has not been located or if the individual or family requires additional time to prepare for independent living.

> However, HUD may discontinue assistance for a transitional housing project if more than half of the homeless individuals or families remain in that project longer than 24 months."

Written Standard #6:

Assistance for a transitional housing project may be discontinued "if more than half of the homeless individuals or families remain in that project longer than 24 months."

As noted on page 1, § 578.7 Responsibilities of the Continuum of Care, subsection (a) Operate the Continuum of Care (9), states that written standards must also include

> "polices and procedures for determining and prioritizing which eligible individuals and families will receive" transitional housing, rapid rehousing, and permanent supportive housing assistance.

Prioritizing which eligible individuals and families will receive transitional housing has been the focus of a few HUD publications during the past few years. On September 18, 2013, "What about Transitional Housing" was the emphasis of SNAPS Weekly Focus.

> "It is time for CoCs to look at transitional housing programs with a critical eye – look at recent research, review each program's eligibility criteria, analyze outcomes and occupancy rates, and make sure the services offered (and paid for) actually match the needs of people experiencing homelessness within the CoC. Many transitional housing programs may need to change their program design or serve a different population. For example, some may need to remove strict eligibility criteria that result in those families that really need intensive services being screened out (often resulting in low occupancy). In other cases, the best course of action is to reallocate the transitional housing program in favor of a more promising model.
>
> For many years, using HUD funds for transitional housing was the only funding alternative for serving families and individuals that did not need permanent supportive housing. With rapid re-housing now eligible under both the CoC Program and the Emergency Solutions Grants (ESG) program, there is an alternative and promising option for families with low-barriers that need shorter interventions. Rapid re-housing can be done with a lower cost per household – increasing the total number of households that can be served with the same amount of funding. If the majority of households served in your CoC's transitional housing are families with lower barriers, you should consider reallocating those projects into new rapid re-housing projects for families.
>
> Similarly, as CoCs move to a more direct Housing First approach, eligible households with disabilities that will need long-term assistance likely do not need an interim stay in transitional housing. For example, a CoC that has a high number of people in transitional housing ***waiting*** for placement into permanent supportive housing should consider reallocating those transitional housing units into new permanent supportive housing.

We know that there are families and individuals who need more assistance than rapid re-housing offers but who do not qualify for permanent supportive housing. Transitional housing should be reserved for those populations that most need that type of intervention – programs that serve domestic violence survivors and youth and those that provide substance abuse treatment come to mind first – rather than being used either as a holding pattern for those that really need permanent supportive housing or those that need less intensive interventions."

Appendix A: Supportive Services

§ 578.53 Supportive services.
(a) In general. Grant funds may be used to pay the eligible costs of supportive services that address the special needs of the program participants. If the supportive services are provided in a supportive service facility not contained in a housing structure, the costs of day-to-day operation of the supportive service facility, including maintenance, repair, building security, furniture, utilities, and equipment are eligible as a supportive service.
(1) Supportive services must be necessary to assist program participants obtain and maintain housing.

(2) Recipients and subrecipients shall conduct an annual assessment of the service needs of the program participants and should adjust services accordingly.

(b) Duration.
(1) For a transitional housing project, supportive services must be made available to residents throughout the duration of their residence in the project.

(2) Permanent supportive housing projects must provide supportive services for the residents to enable them to live as independently as is practicable throughout the duration of their residence in the project.

(3) Services may also be provided to former residents of transitional housing and current residents of permanent housing who were homeless in the prior 6 months, for no more than 6 months after leaving transitional housing or homelessness, respectively, to assist their adjustment to independent living.

(4) Rapid rehousing projects must require the program participant to meet with a case manager not less than once per month as set forth in § 578.37(a)(1)(ii)(F), to assist the program participant in maintaining long-term housing stability.

(c) Special populations. All eligible costs are eligible to the same extent for program participants who are unaccompanied homeless youth; persons living with HIV/AIDS; and victims of domestic violence, dating violence, sexual assault, or stalking.
(d) Ineligible costs. Any cost that is not described as an eligible cost under this section is not an eligible cost of providing supportive services using Continuum of Care program funds. Staff training and the costs of obtaining professional licenses or certifications needed to provide supportive services are not eligible costs.
(e) Eligible costs.
(1) Annual Assessment of Service Needs. The costs of the assessment required by § 578.53(a)(2) are eligible costs.

(2) Assistance with moving costs. Reasonable one-time moving costs are eligible and include truck rental and hiring a moving company.

(3) Case management. The costs of assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant(s) are eligible costs. Component services and activities consist of:

(i) Counseling;

(ii) Developing, securing, and coordinating services;

(iii) Using the centralized or coordinated assessment system as required under § 578.23(c)(9).

(iv) Obtaining federal, State, and local benefits;

(v) Monitoring and evaluating program participant progress;

(vi) Providing information and referrals to other providers;

(vii) Providing ongoing risk assessment and safety planning with victims of domestic violence, dating violence, sexual assault, and stalking; and

(viii) Developing an individualized housing and service plan, including planning a path to permanent housing stability.

(4) Child care. The costs of establishing and operating child care, and providing child-care vouchers, for children from families experiencing homelessness, including providing meals and snacks, and comprehensive and coordinated developmental activities, are eligible.

(i) The children must be under the age of 13, unless they are disabled children.

(ii) Disabled children must be under the age of 18.

(iii) The child-care center must be licensed by the jurisdiction in which it operates in order for its costs to be eligible.

(5) Education services. The costs of improving knowledge and basic educational skills are eligible.

(i) Services include instruction or training in consumer education, health education, substance abuse prevention, literacy, English as a Second Language, and General Educational Development (GED).

(ii) Component services or activities are screening, assessment and testing; individual or group instruction; tutoring; provision of books, supplies, and instructional material; counseling; and referral to community resources.

(6) Employment assistance and job training. The costs of establishing and operating employment assistance and job training programs are eligible, including classroom, online and/or computer instruction, on-the-job instruction, services that assist individuals in securing employment, acquiring learning skills, and/or increasing earning potential. The cost of providing reasonable stipends to program participants in employment assistance and job training programs is also an eligible cost.

(i) Learning skills include those skills that can be used to secure and retain a job, including the acquisition of vocational licenses and/or certificates.

(ii) Services that assist individuals in securing employment consist of:

(A) Employment screening, assessment, or testing;

(B) Structured job skills and job-seeking skills;

(C) Special training and tutoring, including literacy training and pre-vocational training;

(D) Books and instructional material;

(E) Counseling or job coaching; and

(F) Referral to community resources.

(7) Food. The cost of providing meals or groceries to program participants is eligible.

(8) Housing search and counseling services. Costs of assisting eligible program participants to locate, obtain, and retain suitable housing are eligible.

(i) Component services or activities are tenant counseling; assisting individuals and families to understand leases; securing utilities; and making moving arrangements.

(ii) Other eligible costs are:

(A) Mediation with property owners and landlords on behalf of eligible program participants;

(B) Credit counseling, accessing a free personal credit report, and resolving personal credit issues; and

(C) The payment of rental application fees.

(9) Legal services. Eligible costs are the fees charged by licensed attorneys and by person(s) under the supervision of licensed attorneys, for advice and representation in matters that interfere with the homeless individual or family's ability to obtain and retain housing.

(i) Eligible subject matters are child support; guardianship; paternity; emancipation; legal separation; orders of protection and other civil remedies for victims of domestic violence, dating violence, sexual assault, and stalking; appeal of veterans and public benefit claim denials; landlord tenant disputes; and the resolution of outstanding criminal warrants.

(ii) Component services or activities may include receiving and preparing cases for trial, provision of legal advice, representation at hearings, and counseling.

(iii) Fees based on the actual service performed (i.e., fee for service) are also eligible, but only if the cost would be less than the cost of hourly fees. Filing fees and other necessary court costs are also eligible. If the subrecipient is a legal services provider and performs the services itself, the eligible costs are the subrecipient's employees' salaries and other costs necessary to perform the services.

(iv) Legal services for immigration and citizenship matters and issues related to mortgages and homeownership are ineligible. Retainer fee arrangements and contingency fee arrangements are ineligible.

(10) Life skills training. The costs of teaching critical life management skills that may never have been learned or have been lost during the course of physical or mental illness, domestic violence, substance abuse, and homelessness are eligible. These services must be necessary to assist the program participant to function independently in the community. Component life skills training are the budgeting of resources and money
management, household management, conflict management, shopping for food and other needed items, nutrition, the use of public transportation, and parent training.

(11) Mental health services. Eligible costs are the direct outpatient treatment of mental health conditions that are provided by licensed professionals. Component services are crisis interventions; counseling; individual, family, or group therapy sessions; the prescription of psychotropic medications or explanations about the use and management of medications; and combinations of therapeutic approaches to address multiple problems.

(12) Outpatient health services. Eligible costs are the direct outpatient treatment of medical conditions when provided by licensed medical professionals including:

(i) Providing an analysis or assessment of an individual's health problems and the development of a treatment plan;

(ii) Assisting individuals to understand their health needs;

(iii) Providing directly or assisting individuals to obtain and utilize appropriate medical treatment;

(iv) Preventive medical care and health maintenance services, including in-home health services and emergency medical services;

(v) Provision of appropriate medication;

(vi) Providing follow-up services; and

(vii) Preventive and non-cosmetic dental care.

(13) Outreach services. The costs of activities to engage persons for the purpose of providing immediate support and intervention, as well as identifying potential program participants, are eligible.

(i) Eligible costs include the outreach worker's transportation costs and a cell phone to be used by the individual performing the outreach.

(ii) Component activities and services consist of: initial assessment; crisis counseling; addressing urgent physical needs, such as providing meals, blankets, clothes, or toiletries; actively connecting and providing people with information and referrals to homeless and mainstream programs; and publicizing the availability of the housing and/or services provided within the geographic area covered by the Continuum of Care.

(14) Substance abuse treatment services. The costs of program participant intake and assessment, outpatient treatment, group and individual counseling, and drug testing are eligible. Inpatient detoxification and other inpatient drug or alcohol treatment are ineligible.

(15) Transportation. Eligible costs are:

(i) the costs of program participant's travel on public transportation or in a vehicle provided by the recipient or subrecipient to and from medical care, employment,
child care, or other services eligible under this section.

(ii) Mileage allowance for service workers to visit program participants and to carry out housing quality inspections;

(iii) The cost of purchasing or leasing a vehicle in which staff transports program participants and/or staff serving program participants;

(iv) The cost of gas, insurance, taxes, and maintenance for the vehicle;

(v) The costs of recipient or subrecipient staff to accompany or assist program participants to utilize public transportation; and

(vi) If public transportation options are not sufficient within the area, the recipient may make a one-time payment on behalf of a program participant needing car repairs or maintenance required to operate a personal vehicle, subject to the following:

(A) Payments for car repairs or maintenance on behalf of the program participant may not exceed 10 percent of the Blue Book value of the vehicle (Blue Book refers to the guidebook that compiles and quotes prices for new and used automobiles and other vehicles of all makes, models, and types);

(B) Payments for car repairs or maintenance must be paid by the recipient or subrecipient directly to the third party that repairs or maintains the car; and

(C) The recipients or subrecipients may require program participants to share in the cost of car repairs or maintenance as a condition of receiving assistance with car repairs or maintenance.

(16) Utility deposits. This form of assistance consists of paying for utility deposits. Utility deposits must be a one-time fee, paid to utility companies.

(17) Direct provision of services. If the a service described in paragraphs (e)(1) through (e)(16) of this section is being directly delivered by the recipient or subrecipient, eligible costs for those services also include:

(i) The costs of labor or supplies, and materials incurred by the recipient or subrecipient in directly providing supportive services to program participants; and

(ii) The salary and benefit packages of the recipient and subrecipient staff who directly deliver the services.

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Con solidated Plan.

(Type or clearly print the following information:)

Applicant Name: Merced County Association of Governments

Project Name: CA-520 Merced City and County CoC

Location of the Project: City of Merced; Merced County (see attached list)

Name of the Federal Program to which the applicant is applying: FY2015 Continuum of Care Homeless Assistance Program

Name of Certifying Jurisdiction: City of Merced

Certifying Official of the Jurisdiction Name: John M. Bramble

Title: City Manager

Signature: John M. Bramble

Date: 11-05-2015

FY2015 CoC Homeless Assistance Program

CA-520 Certification of Consistency with the Consolidated Plan Project List

Agency Name	Project Name	Geocode
Merced County Mental Health Dpt	Project Home Start 2012	62250
Merced County Mental Health Dpt	Project Hope Westside 2010	69047
Sierra Saving Grace Homeless Services	SSG Supportive Housing Project	62250
Sierra Saving Grace Homeless Services	SSGHP Renewal Project FY2014	62250
Turning Point Community Services	Turning Point Merced	69047
Turning Point Community Services	Turning Point Merced Bonus	69047
Community Social Model Advocates	Rose Julia Riordan Tranquility Village	69047
Merced County Community Action Agency	Homeless Management Information System	62250

Before Starting the Project Listings for the CoC Priority Listing

The FY2015 CoC Consolidated Application requires 2 submissions. Both this Project Priority Listing AND the CoC Consolidated Application MUST be submitted.

The FY 2015 CoC Priority Listing contains the following forms:

1. Reallocation Forms
2. Project Listings
   a. New Project Listing – will list the new project applications created through Reallocation and the Permanent Housing Bonus that have been approved and ranked or rejected by the CoC.
   b. Renewal Project Listing – will list all of the eligible renewal project applications that have been approved and ranked or rejected by the CoC.
   c. UFA Costs Project Listing – applicable and only visible for those 4 Collaborative Applicants that were designated as a Unified Funding Agency (UFA) during the FY 2015 CoC Program Registration process. Only 1 UFA Costs project application is permitted.
   d. CoC Planning Project Listing – will list the CoC planning project application submitted by the Collaborative Applicant. Only 1 CoC Planning project per CoC is permitted.
3. Attachments:
   a. Final HUD-approved GIW
   b. HUD-2991 – Certification of Consistency with the Consolidated Plan

Things to Remember
- The Priority Listing ranks the projects in order of priority all new project applications created through Reallocation and the Permanent Housing Bonus as well as renewal project applications and identifies any project applications rejected by the CoC.
- Collaborative Applicants are strongly encouraged to list all project applications on the FY2015 CoC Ranking Tool located on the HUD Exchange to ensure a ranking number is used only once. The FY 2015 CoC Ranking Tool will assist the Collaborative Applicant during the ranking process among the four Project Listings.
- Any project applications rejected by the Collaborative Applicant must select the reason for rejection.
- Collaborative Applicants should notify all project applicants no later than 15 days before the application deadline regarding whether their project applications will be included as part of the CoC Priority Listing submission.
- If the Collaborative Applicant needs to amend a project for any reason after ranking has been completed, the ranking of other projects will not be affected; however, the Collaborative Applicant must be sure to rank the amended project once it is returned to the CoC Project Listing and verify that the rank number assigned has not been assigned to another project on a different Project Listing.

Only 1 CoC Planning project can be ranked on the CoC Planning Project Listing.

Only 1 UFA cost project can be ranked on the UFA Cost Project Listing.

Additional training resources are available online on the CoC Training page of the HUD Exchange at: https://www.onecpd.info/e-snaps/guides/coc-program-competition-resources/

1A. Continuum of Care (CoC) Identification

Instructions:

The fields on this screen are read only and reference the information entered during the CoC Registration process. Updates cannot be made at this time. If the information on this screen is not correct, contact the HUD Exchange Ask A Question (AAQ) at https://www.hudexchange.info/ask-a-question/.

Collaborative Applicant Name: Merced County Association of Governments

2. Reallocation

Instructions:

For guidance on completing this form, please reference the FY 2015 CoC Priority Listing Detailed Instructions. Submit technical question to the e-snaps HUD Exchange Ask A Question (AAQ) at https://www.hudexchange.info/get-assistance/.

2-1 Is the CoC reallocating funds from one or more eligible renewal grant(s) that will expire in calendar year 2016 into one or more new projects?	No

3. Reallocation - Grant(s) Eliminated

CoCs that intend to reallocate eligible renewal funds to create a new project application (as detailed in the FY 2015 CoC Program Competition NOFA) may do so by eliminating one or more expiring eligible renewal projects. CoCs that are eliminating projects entirely must identify those projects on this form.

Amount Available for New Project: (Sum of All Eliminated Projects)				
Eliminated Project Name	**Grant Number Eliminated**	**Component Type**	**Annual Renewa l Amount**	**Type of Reallocation**
This list contains no items				

4. Reallocation - Grant(s) Reduced

CoCs planning to use reallocation may do so by reducing one or more expiring eligible renewal projects. CoCs that are reducing projects must identify those projects on this form.

Amount Available for New Project (Sum of All Reduced Projects)					
Reduced Project Name	**Reduced Grant Number**	**Annual Renewal Amount**	**Amount Retained**	**Amount available for new project**	**Reallocation Type**
This list contains no items					

5. Reallocation - New Project(s)

Collaborative Applicants must identify the new project(s) the CoC plans to create and enter the requested information for each project.

Sum of All New Reallocated Project Requests
(Must be less than or equal to total amount(s) eliminated and/or reduced)

Current Priority #	New Project Name	Component Type	Transferred Amount	Reallocation Type
This list contains no items				

6. Reallocation: Balance Summary

Instructions

For guidance on completing this form, please reference the FY 2015 CoC Priority Listing Detailed Instructions. Submit technical question to the e-snaps HUD Exchange Ask A Question (AAQ) at https://www.hudexchange.info/get-assistance/

6-1 Below is the summary of the information entered on the reallocated forms. The last field "Remaining Reallocation Balance" should equal '0'. If there is a positive balance remaining, this means that more funds are being eliminated or reduced than the new project(s) requested. If there is a negative balance remaining, this means that more funds are being requested for the new reallocated project(s) than have been reduced or eliminated from other eligible renewal projects.

Reallocation Chart: Reallocation Balance Summary

Reallocated funds available for new project(s):	$0
Amount requested for new project(s):	
Remaining Reallocation Balance:	$0

Continuum of Care (CoC) New Project Listing

Instructions:

Prior to starting the New Project Listing, Collaborative Applicants should carefully review the "FY 2015 CoC Priority Listing Detailed Instructions" and the "CoC Priority Listing Instructional Guide," both of which are available at: https://www.hudexchange.info/e-snaps/guides/coc-program-competition-resources/.

To upload all new project applications that were created through Reallocation or the Permanent Housing Bonus that have been submitted to this CoC Project Listing, click on the "Update List" button. This process may take a few minutes based upon the number of new projects created through reallocation that need to be located in the e-snaps system. The Collaborative Applicant may update each of the Project Listings simultaneously. The Collaborative Applicant can wait for the Project Listings to be updated or can log out of e-snaps and come back later to view the updated list(s). To review a project on the New Project Listing, click on the magnifying glass next to each project to view project details. To view the actual project application, click on the orange folder. If there are errors identified by the Collaborative Applicant, the project can be amended back to the project applicant to make the necessary changes by clicking on the amend icon.

Project Name	Date Submitted	Grant Term	Applicant Name	Budget Amount	Rank	Comp Type
Housing First Rap...	2015-10-20 18:38:...	1 Year	Merced County Men...	$118,817	X	PH
Sierra Saving Gra...	2015-11-13 15:55:...	1 Year	Sierra Saving Gra...	$118,817	B9	PH

Continuum of Care (CoC) Renewal Project Listing

Instructions:

Prior to starting the Renewal Project Listing, Collaborative Applicants should carefully review the "CoC Priority Listing Detailed Instructions" and the "CoC Priority Listing Instructional Guide," both of which are available at: https://www.hudexchange.info/e-snaps/guides/coc-program-competition-resources/

To upload all renewal project applications that have been submitted to this Renewal Project Listing, click on the "Update List" button. This process may take a few minutes based upon the number of renewal projects that need to be located in the e-snaps system. The Collaborative Applicant may update each of the Project Listings simultaneously. The Collaborative Applicant can wait for the Project Listings to be updated or can log out of e-snaps and come back later to view the updated list(s). To review a project on the Renewal Project Listing, click on the magnifying glass next to each project to view project details. To view the actual project application, click on the orange folder. If there are errors identified by the Collaborative Applicant, the project can be amended back to the project applicant to make the necessary changes by clicking on the amend icon.

The Collaborative Applicant certifies that there is a demonstrated need for all renewal permanent supportive housing and rapid re-housing projects listed on the Renewal Project Listing. X

The Collaborative Applicant does not have any renewal permanent supportive housing or rapid re-housing renewal projects. ☐

Project Name	Date Submitted	Grant Term	Applicant Name	Budget Amount	Rank	Comp Type
Project Home Star...	2015-11-04 20:22:...	1 Year	Merced County Men...	$133,885	W3	PH
Project Hope West...	2015-11-04 20:18:...	1 Year	Merced County Men...	$149,097	W4	PH
Rose Julia Riorda...	2015-11-10 14:00:...	1 Year	Community Social ...	$44,904	W7	TH
Sierra Saving Gra...	2015-11-13 15:47:...	1 Year	Sierra Saving Gra...	$38,454	W2	PH
Sierra Saving Gra...	2015-11-13 15:42:...	1 Year	Sierra Saving Gra...	$78,419	W1	PH
HMIS Renewal 2015	2015-11-13 18:08:...	1 Year	Merced County Com...	$82,709	W5	HMIS
Merced Bonus	2015-11-13 18:53:...	1 Year	Turning Point Com...	$40,021	W6	PH

Turning Point Merced	2015-11-13 18:57:...	1 Year	Turning Point Com...	$90,123	W8	PH

Continuum of Care (CoC) Planning Project Listing

Instructions:

Prior to starting the CoC Planning Project Listing, Collaborative Applicants should carefully review the "CoC Priority Listing Detailed Instructions" and the "CoC Priority Listing Instructional Guide," both of which are available at: https://www.hudexchange.info/e-snaps/guides/coc-program-competition-resources

To upload the CoC planning project application that has been submitted to this CoC Planning Project Listing, click on the "Update List" button. This process may take a few minutes as the project will need to be located in the e-snaps system. The Collaborative Applicant may update each of the Project Listings simultaneously. The Collaborative Applicant can wait for the Project Listings to be updated or can log out of e-snaps and come back later to view the updated list(s). To review the CoC Planning Project Listing, click on the magnifying glass next to view the project details. To view the actual project application, click on the orange folder. If there are errors identified by the Collaborative Applicant, the project can be amended back to the project applicant to make the necessary changes by clicking on the amend icon.

Only one CoC Planning project application can be submitted by a Collaborative Applicant and must match the Collaborative Applicant information on the CoC Applicant Profile. Any additional CoC Planning project applications must be rejected.

Project Name	Date Submitted	Grant Term	Applicant Name	Budget Amount	Comp Type
This list contains no items					

Funding Summary

Instructions

For additional information, carefully review the "CoC Priority Listing Detailed Instructions" and the "CoC Priority Listing Instructional Guide," both of which are available at: https://www.hudexchange.info/e-snaps/guides/coc-program-competition-resources

This page contains the total budget summaries for each of the project listings for which the Collaborative Applicant approved and ranked or rejected project applications. The Collaborative Applicant must review this page to ensure the totals for each of the categories is accurate. The "Total CoC Request" indicates the total funding request amount the Collaborative Applicant will submit to HUD for funding consideration. As stated previously, only 1 UFA Cost project application (for UFA designated Collaborative Applicants only) and only 1 CoC Planning project application can be submitted and only the Collaborative Applicant designated by the CoC is eligible to request these funds.

Title	Total Amount
Renewal Amount	$657,612
New Amount	$118,817
CoC Planning Amount	$0
UFA Costs	$0
Rejected Amount	$118,817
TOTAL CoC REQUEST	$776,429

Attachments

Document Type	Required?	Document Description	Date Attached
1. Certification of Consistency with the Consolidated Plan	Yes	Consolidated Plan...	11/12/2015
2. FY 2015 HUD-approved Grant Inventory Worksheet	Yes	Grant Inventory W...	11/12/2015
3. FY 2015 CoC Ranking Tool	No	CoC Ranking Tool	11/12/2015
4. Other	No		
5. Other	No		

Attachment Details

Document Description: Consolidated Plan Certification

Attachment Details

Document Description: Grant Inventory Worksheet - Approved by HUD

Attachment Details

Document Description: CoC Ranking Tool

Attachment Details

Document Description:

Attachment Details

Document Description:

Submission Summary

Page	Last Updated
Before Starting	No Input Required
1A. Identification	10/20/2015
2. Reallocation	11/16/2015
3. Grant(s) Eliminated	No Input Required
4. Grant(s) Reduced	No Input Required
5. New Project(s)	No Input Required
6. Balance Summary	No Input Required
7A. CoC New Project Listing	11/16/2015
7B. CoC Renewal Project Listing	11/16/2015
7D. CoC Planning Project Listing	No Input Required
Attachments	11/12/2015
Submission Summary	No Input Required

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Con solidated Plan.

(Type or clearly print the following information:)

Applicant Name: Merced County Association of Governments

Project Name: CA-520 Merced City and County CoC

Location of the Project: City of Merced; Merced County (see attached list)

Name of the Federal Program to which the applicant is applying: FY2015 Continuum of Care Homeless Assistance Program

Name of Certifying Jurisdiction: City of Merced

Certifying Official of the Jurisdiction Name: John M. Bramble

Title: City Manager

Signature: John M. Bramble

Date: 11-05-2015

FY2015 CoC Homeless Assistance Program

CA-520 Certification of Consistency with the Consolidated Plan Project List

Agency Name	Project Name	Geocode
Merced County Mental Health Dpt	Project Home Start 2012	62250
Merced County Mental Health Dpt	Project Hope Westside 2010	69047
Sierra Saving Grace Homeless Services	SSG Supportive Housing Project	62250
Sierra Saving Grace Homeless Services	SSGHP Renewal Project FY2014	62250
Turning Point Community Services	Turning Point Merced	69047
Turning Point Community Services	Turning Point Merced Bonus	69047
Community Social Model Advocates	Rose Julia Riordan Tranquility Village	69047
Merced County Community Action Agency	Homeless Management Information System	62250

	A	B	C	D	E	F	G	H	I
1	**Rank**	**Applicant Name**	**Project Name**	**Request**	**Component**	**Amount**	**Tier 1**	**Tier 2**	**Total**
2									
3	1	Sierra Saving Grace Homeless Project	SSG Supportive Housing Project	Renewal	PH	$ 78,419	$ 78,419		
4	2	Sierra Saving Grace Homeless Project	SSGHP Renewal Project FY2014	Renewal	PH	$ 38,454	$ 38,454		
5	3	Merced County Department of Mental Health	Project Home Start 2014	Renewal	PH	$ 133,885	$ 133,885		
6	4	Merced County Department of Mental Health	Project Hope Westside 2014	Renewal	PH	$ 149,097	$ 149,097		
7	5	Merced County Community Action Board	HMIS Renewal 2014	Renewal	HMIS	$ 82,709	$ 82,709		
8	6	Turning Point Community Programs	Merced Bonus-2015	Renewal	PH	$ 40,021	$ 40,021		
9	7	Community Social Model Advocates, Inc	Rose Julia Riordan Tranquility Village	Renewal	TH	$ 44,904	$ 36,385		
10								$ 8,519	
11	8	Turning Point Community Programs	Turning Point Merced-renewal for 2015	Renewal	PH	$ 90,123		$ 90,123	
12					**Total:**	**$ 657,612**	**$ 558,970**	**$ 98,642**	**$ 657,612**
13									
14	9	Sierra Saving Grace Homeless Project	Sierra Saving Grace Bonus Project	New	PH	$118,817			

DRAFT INITIAL STUDY #16-11/NEGATIVE DECLARATION FOR THE 2016 HOUSING ELEMENT FOR THE CITY OF MERCED

CHAPTER ONE – INTRODUCTION

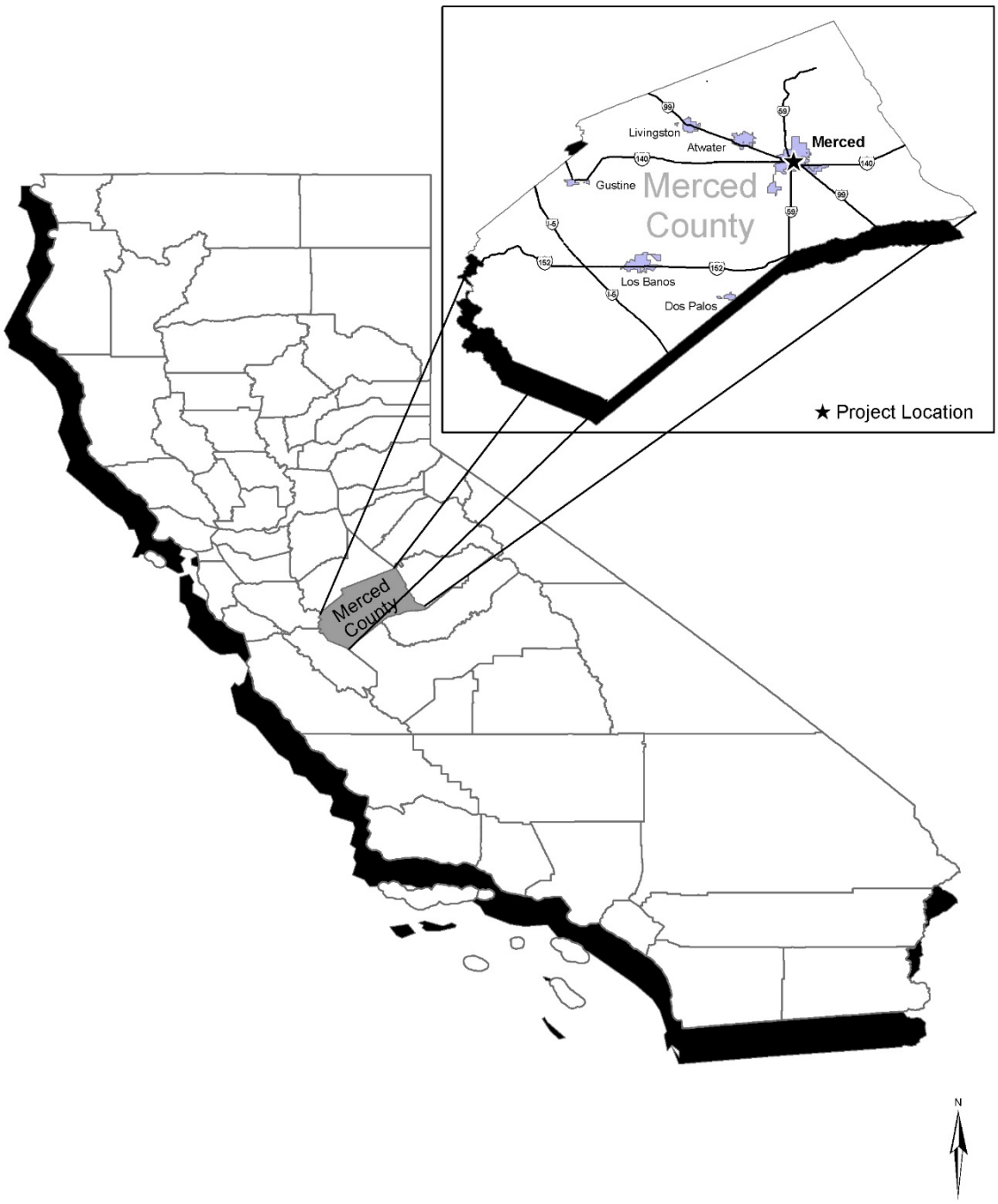
1.1 Purpose and Authority

The proposed project for which this Initial Study/Negative Declaration has been prepared is the approval of a Housing Element of the General Plan for the City of Merced. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code 21000 et. Seq. The City of Merced will act as the lead agency for this project pursuant to CEQA.

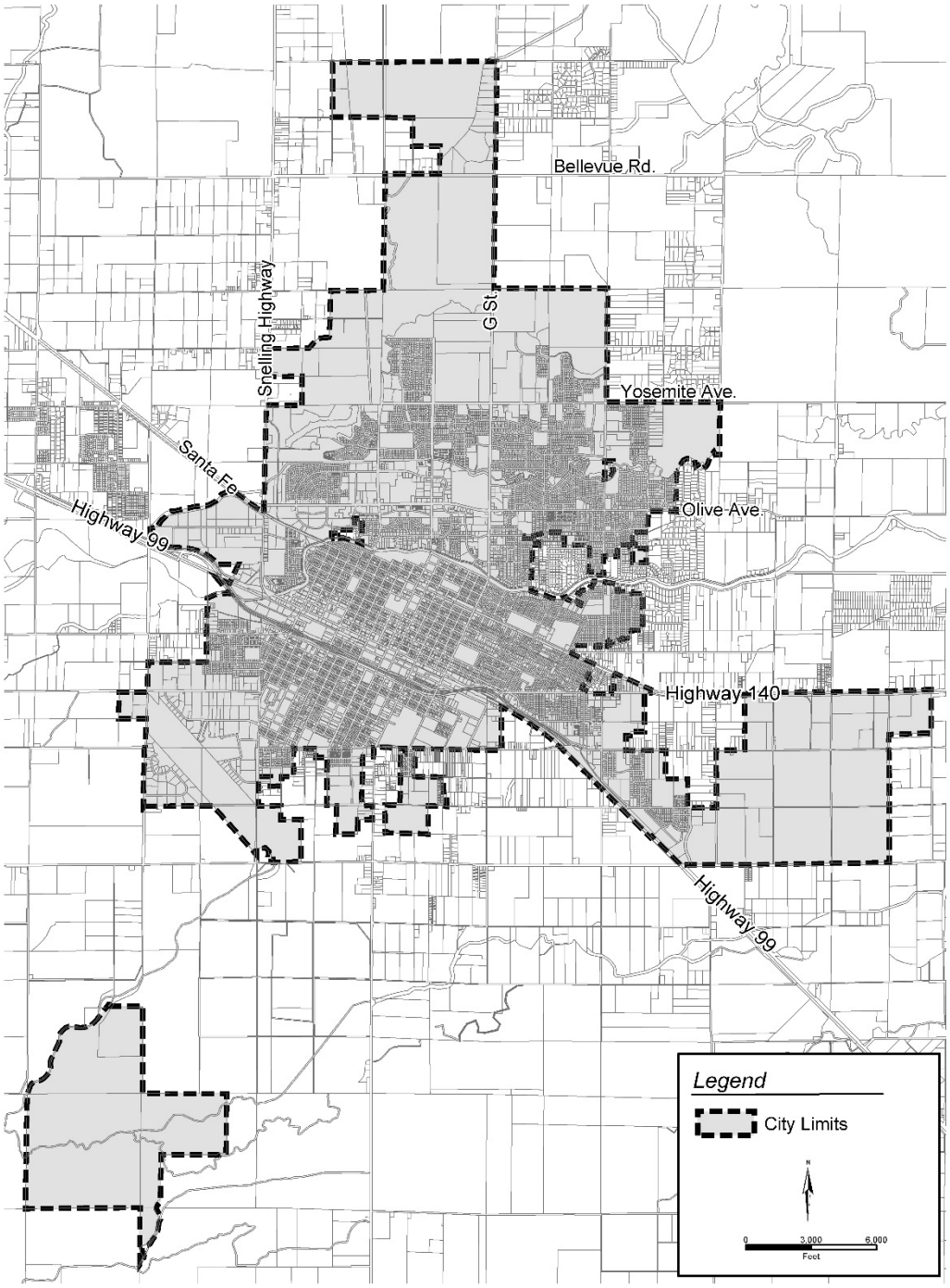
1.2 Determination

On the basis of the Initial Study it has been determined that the project will have no significant effect on the environment. Therefore, a Negative Declaration is proposed for adoption.

APPENDIX C

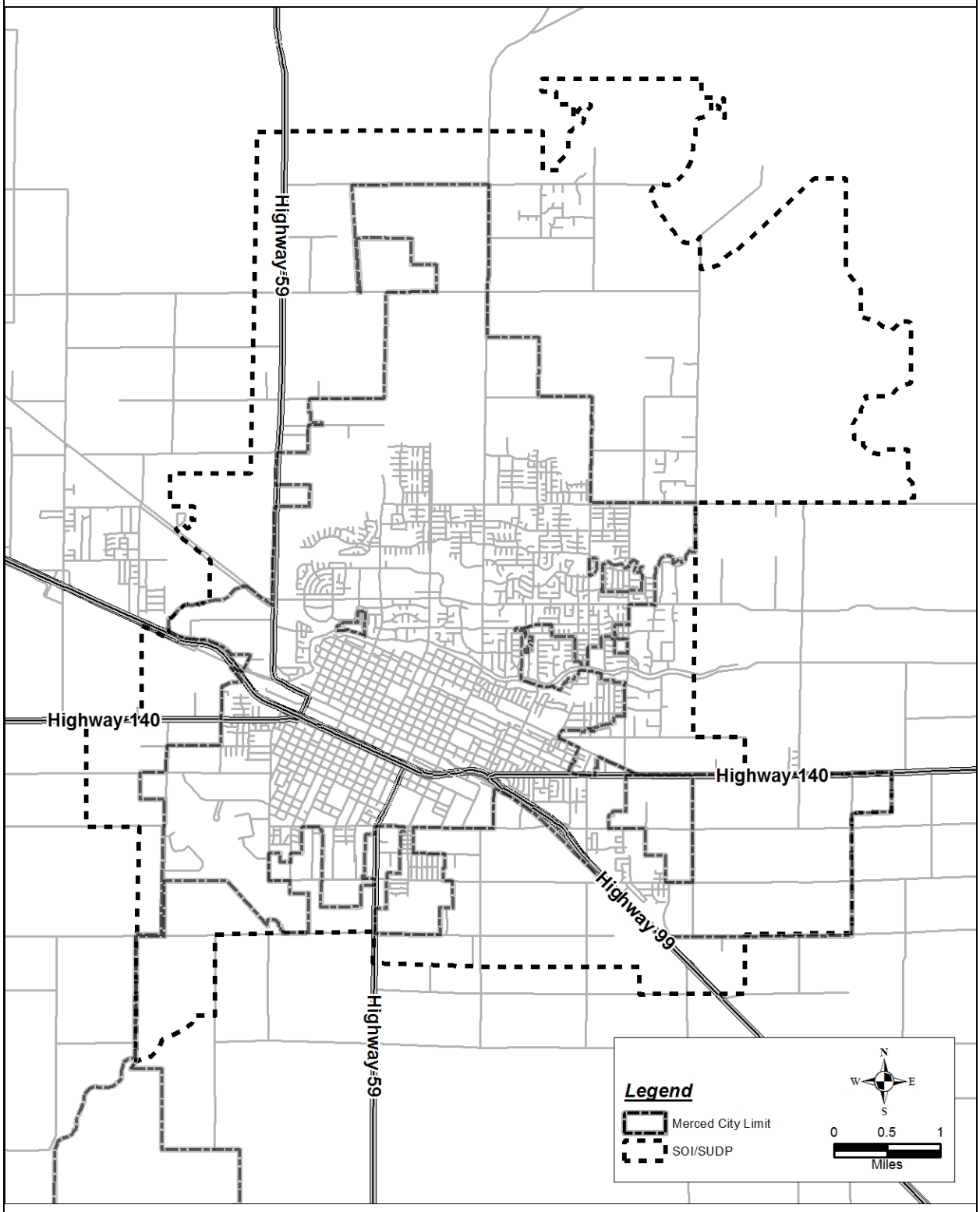


	REGIONAL LOCATION MAP DRAFT INITIAL STUDY/NEGATIVE DECLARATION	Figure 1 -1



MERCED CITY LIMITS MAP
DRAFT INITIAL STUDY/NEGATIVE DECLARATION

Figure
1 - 2



SPHERE OF INFLUENCE (SOI)
DRAFT INITIAL STUDY/NEGATIVE DECLARATION

Figure 1 - 3

CHAPTER TWO – PROJECT SUMMARY

2.1 Project Location

The City of Merced is located approximately 104 miles southeast of Sacramento, 53 miles northwest of Fresno, and 112 miles south of San Francisco, in the Central Valley of California.

2.2 Project Description

The proposed project includes the certification and adoption of the City of Merced's Housing Element of the General Plan, 2016. Policies to be adopted under the Housing Element will include those to facilitate the procurement of housing and financing, to improve older areas of the town, to provide assistance for maintenance and construction of housing units, to diversify available housing, to encourage reductions in energy usage, and to protect the existing quality of life. (All development will be in accordance with General Plan policies and EIR mitigation in the General Plan EIR and applicable Project EIR's.) Adoption of the Housing Element will not include the approval of any specific projects. A determination has also been made that there is adequate residential land to accommodate the Regional Housing Needs Allocation (RHNA) and no land use changes will result from implementation of the element. Further, when specific actions are undertaken they will receive environmental review. Projects proposed as a result of the Element's adoption will be evaluated for specific impacts before their approval and development.

CHAPTER THREE – ENVIRONMENTAL CHECKLIST FORM

1. Project title: City of Merced, Housing Element of the General Plan

2. Lead agency name and address:
   City of Merced
   678 West 18th Street
   Merced, CA 95340

3. Contact person and phone number:
   Julie Nelson, Associate Planner
   (209) 385-6858

4. Project location:
   The proposed project is located in Merced County, California. The geographic area covered by the project includes the City of Merced's Sphere of Influence (SOI)(Figure 1-3).

5. Project sponsor's name and address:
   City of Merced
   Julie Nelson, Associate Planner
   678 West 18th Street
   Merced, CA 95340

6. General Plan Designation: Housing Element of the General Plan

7. Zoning: N/A

8. Description of project:
   The proposed project includes the certification and adoption of the City of Merced's Housing Element of the General Plan. Policies to be adopted under the Housing Element will include those to facilitate the procurement of housing and financing, to improve older areas of the town, to provide assistance for maintenance and construction of housing units, to diversify available housing, to encourage reductions in energy usage, and to protect the existing quality of life as part of the *Merced Vision 2030 General Plan*. Adoption of the Housing Element will not include the approval of any specific projects. Projects proposed as a result of the Element's adoption will be evaluated for specific impacts before their approval and development.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:
   The City of Merced is located in Merced County and is the largest city within the county. The topography of the community is characterized by flat land approximately 155-180 feet in elevation.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
    California Department of Housing and Community Development (HCD).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT

is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____	April 28, 2016
Julie Nelson, Associate Planner	Date
_____	April 28, 2016
Kim Espinosa, Planning Manager	Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than

significant level (mitigation measures from Section 17, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

SAMPLE QUESTION

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
1. AESTHETICS -- Would the project:	☐	☐	☐	☒
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

Response: The adoption of the Merced Housing Element will implement plans and policies regarding data acquisition, improvements to existing housing conditions, and reduction of energy use. There will be no adverse aesthetic impacts associated with the project. (Project Description.).

b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

Response: See Response 1a).

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒

Response: See Response 1a).

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Response: See Response 1a).

2. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
(1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

Response: The adoption of the City's Housing Element will implement policies and programs supporting improvements to housing conditions in the city. It will not result in a conversion of farmland, a conflict with zoning, or a conversion of agricultural land to non-agricultural use beyond that analyzed in the adopted General Plan.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

Response: See Response 2a).

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Response: See Response 2a).

3. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
quality plan?				

Response: The City's Housing Element is in compliance with the General Plan, and its adoption will not conflict with the implementation of any air quality plan. Individual projects proposed as a result of the adoption of the Housing Element will be evaluated for their compliance with applicable air quality plans.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒

Response: Adoption of the Housing Element and accordingly the plans supporting housing improvements, data acquisition, and energy use reduction, will not violate any air quality standards. Specific projects proposed as a result of the Element's adoption will be evaluated for their impacts on air quality.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒

Response: See Response 3b).

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒

Response: See Response 3b).

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Response: There will be no objectionable odors created as a result of the adoption of the Housing Element. (Project Description.)

4. BIOLOGICAL RESOURCES -- Would the project:	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

Response: Adoption of the City of Merced's Housing Element will not impact any biological resources. Specific projects proposed as a result of the Element's adoption will be assessed for their potential impacts to biological resources.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒

Response: See Response 4a).

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

Response: See Response 4a).

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

Response: See Response 4a).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
Response: See Response 4a).				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
Response: See Response 4a).				
5. CULTURAL RESOURCES -- Would the project:	☐	☐	☐	☒
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	☐	☐	☐	☒
Response: Adoption of the City's Housing Element will not impact any cultural resources. Projects proposed after the Element's adoption will be evaluated for potential impacts to cultural resources. (Project Description.)				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	☐	☐	☐	☒
Response: See Response 5a).				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
Response: See Response 5a).				
d) Disturb any human remains, including	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
those interred outside of formal cemeteries?				

Response: See Response 5a).

6. GEOLOGY AND SOILS -- Would the project:	☐	☐	☐	☒
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒

Response: Adoption of the City's Housing Element will have no impact related to geology and soils. As projects are proposed after the Element's adoption, their specific sites will be assessed for potential safety and environmental hazards associated with geology and soils. (Project Description.)

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Response: See Response 6a).				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
Response: See Response 6a).				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
Response: See Response 6a).				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
Response: See Response 6a).				
7. HAZARDS AND HAZARDOUS MATERIALS Would the project:	☐	☐	☐	☒
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
Response: Adoption of the City's Housing Element will not result in any safety or environmental issues related to hazardous materials. Specific projects proposed after the Element's adoption will be evaluated for their potential impacts.				
b) Create a significant hazard to the	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
Response: See Response 7a).				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
Response: See Response 7a).				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
Response: See Response 7a).				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
Response: The projects proposed as a result of the adoption of the Housing Element will be evaluated for potential impacts and hazards associated with their location with respect to the airport. (City Limits Map, Figure 1-2.)				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
working in the project area?				

Response: The project is not in the vicinity of a private airstrip. (City Limits Map, Figure 1-2.)

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Response: The proposed Housing Element is in compliance with the City's General Plan and will have no effect on an adopted emergency response or evacuation plan. (General Plan.)

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Response: See Response 7a).

8. HYDROLOGY AND WATER QUALITY -- Would the project:	☐	☐	☐	☒
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

Response: The adoption of the Housing Element's plans to improve housing conditions in the City of Merced will not affect water quality or waste discharge. Individual projects will be assessed for potential impacts to water quality. (Project Description.)

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
land uses or planned uses for which permits have been granted)?				

Response: As indicated in the Housing Element of the General Plan, the City of Merced relies on groundwater as its only water supply for the city. Twenty wells with a combined capacity of 46,500 gallons per minute (gpm) provide the City's total water supply. The City's distribution system consist of four elevated storage tanks and the piping system. Currently, all wells are active production wells. The groundwater basin underlying the City of Merced is part of the larger San Joaquin Valley groundwater basin. The District has adequate water supply to meet the growing demands over the next twenty years. (Merced Urban Water Management Plan)

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒

Response: Adoption of the Housing Element will not result in an alteration of drainage patterns. Individual project sites will be assessed according to their potential to alter drainage prior to their approval. (Project Description.)

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒

Response: See Response 8c).

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Response: The City of Merced Housing Element, 2016, included additions to and improvements of infrastructure in order to insure the continued availability of storm water capacity. The adoption of the Housing Element will not result in an increase of runoff water. Individual projects will be assessed for their contribution to excessive and polluted runoff.

f) Otherwise substantially degrade water quality?	☐	☐	☐	☒

Response: There are no aspects of the proposed project that would conceivably degrade water quality. Specific projects proposed after the Element's adoption will be evaluated for potential impacts to water quality. (Project Description.)

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

The City's storm water disposal system is mainly composed of Merced Irrigation District (MID) facilities, including water distribution canals and laterals, drains, and natural channels that traverse the area. The Draft City of Merced Storm Drain Master Plan, April 2002, provides additional information including phasing and priorities and mitigation of storm water quality along with proposed locations for detention basins required of new developments.

Projects proposed as a result of this adoption of the Housing Element will be based on their location in these areas and the construction limitations associated with the areas.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

Response: See Response 8g).

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

Response: See Response 8g).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Response: Two major categories of flooding hazard affect the City of Merced. The greatest risk is from storm runoff, particularly in the urban areas located within the Merced floodplain. The second hazard is the remote risk of failure of one of the local or adjacent counties' dams. Impacts from dam failure could affect virtually every urban area within the City.

Each project or building permit is now reviewed under the City's "Flood Damage Prevention Ordinance" (Section 17.48 of the Merced Municipal Code) to ensure that new construction in these areas is properly designed to minimize hazard to life and property.

9. LAND USE AND PLANNING - Would the project:	☐	☐	☐	☒
a) Physically divide an established community?	☐	☐	☐	☒

Response: The Housing Element proposes to adopt plans and policies to improve existing housing quality, to construct new housing, to increase housing affordability and availability, and to reduce energy consumption. Adoption and implementation of these plans will not result in the division of an existing subdivision. (Project Description.)

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Response: The proposed Housing Element upholds the policies set forth in the General Plan and therefore will not interfere with other plans or policies. (General Plan.)

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Response: The City's Housing Element is in compliance with the General Plan and will not conflict with a habitat or natural community conservation plan.)

10. MINERAL RESOURCES -- Would the project:	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

Response: Adoption of the Element's plans and policies for improving existing housing conditions, reducing energy consumption, and making information and housing assistance readily available will not affect any mineral resources. Projects proposed as a result of the Element's adoption will be evaluated for the presence of mineral resources and recovery sites on the project site. (Project Description.)

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Response: See Response 10a).

11. NOISE Would the project result in:	☐	☐	☐	☒
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒

Response: The Housing Element is in compliance with the General Plan and proposes to improve existing housing and living conditions in the City. Individual projects will be assessed according to the policies set forth in the General Plan concerning their compatibility and environmental effects on surrounding land uses. Thus, conflicts of land uses resulting in increased ambient noise levels will be minimal. (Project Description.)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☐	☒
Response: See Response 11a).				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
Response: See Response 11a).				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
Response: See Response 11a).				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
Response: The Merced Municipal Airport is located in the southwest area of the City. Projects proposed as a result of the adoption of the Housing Element will be evaluated for potential impacts and hazards associated with their location with respect to the airport. (City Limits Map, Figure1-2.)				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
Response: The project is not located in the vicinity of a private airstrip. (City Limits Map, Figure1-2.)				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
12. POPULATION AND HOUSING -- Would the project:	☐	☐	☐	☒
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

Response: Adoption of the policies will support improvements to existing housing, and the provision of housing to accommodate the expected population growth, and will not induce substantial unpredicted population growth. (Project Description.)

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Response: The proposed project includes plans for improving housing conditions and will not result in the displacement of housing or people. (Project Description.)

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Response: See Response 12b).

13. PUBLIC SERVICES --	☐	☐	☐	☒
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Response: The City's law enforcement is provided by the City of Merced Police Department, and its fire protection is provided through the City of Merced Fire Department, using the Central Station concept. The City's public schools are operated by school districts, which are autonomous governmental agencies separate from the City. They have their own elected officials and source of funding. Merced College, one of the California community colleges, provides educational development to the Merced County residents. The plans to be adopted include those to improve housing conditions and economics of the City. Land is currently available for the construction of new schools, and law enforcement and fire protection are sufficient in the City and supporting areas to protect the projected growth with the addition of new facilities as needed. (City of Merced Vision 2030 General Plan.)

14. RECREATION --	☐	☐	☐	☒
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

Response: Local recreational facilities in the City of Merced include regional parks, community parks, neighborhood parks, greenways/bikeways, and mini parks. Adoption of the City's Housing Element will not affect the use of or demand for existing recreational facilities. Specific projects proposed after the Element's adoption will be evaluated with respect to their effect on recreational facilities. (City of Merced Vision 2030 Plan.)

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
the environment?				

Response: There are no recreational facilities included in the proposed project. (Project Description.)

15. TRANSPORTATION/TRAFFIC -- Would the project:	☐	☐	☐	☒
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☒

Response: The City's street system is developed around a one-mile grid system of a major north-south roadways which include Highway 59, "R" Street, "G" Street and Parsons Avenue. This north-south network distributes traffic throughout the community. East-west arterials carry traffic to convenient north-south major arterials on expressway connection for access to community destinations, or to Highway 99 and regional destinations.

Plans and studies are underway that would provide adequate roadways to accommodate the growth. (City of Merced Vision 2030 General Plan.)

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒

Response: See Response 15a).

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

Response: There are no structures or design features included in the proposed project that would impact air traffic patterns. (Project Description.)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

Response: The proposed project is for the adoption of plans and policies to improve housing conditions. There will be no redesign of roadways to introduce dangerous features. (Project Description.)

e) Result in inadequate emergency access?	☐	☐	☐	☒

Response: Accessibility will not be affected by the Element's plans supporting housing improvements as there are no changes in road design or layout involved in the project. (Project Description.)

f) Result in inadequate parking capacity?	☐	☐	☐	☒

Response: Adoption of the plans supporting housing improvements will not result in inadequate parking capacity. (Project Description.)

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Response: The Element's plans for improvements to housing, financing, and energy consumption will not interfere with any alternative transportation plans. (Project Description.)

16. UTILITIES AND SERVICE SYSTEMS: Would the project:	☐	☐	☐	☒
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Response: The design capacity of the City's wastewater treatment plant is 12 million gallons per day (M&D). This facility, located in the southwest part of the City about two miles south of the airport, can be expanded and upgraded to meet the City's needs. The City has plans to expand its wastewater treatment plant as growth occurs. This expansion is expected to serve the projected SOI population of 150,000 as well as new businesses and industries. Therefore, implementation of the Element's plans and policies will not exceed the capacity of wastewater treatment facilities or requirements. (Final EIR, Merced Vision 2030 General Plan.)

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

Response: See Responses 16a) and 16c).

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

Response: Merced's Vision 2030 General Plan EIR indicates several measures, including diversion structures, retention basins, and other crossings and culverts that provide a reduction of the impacts of storm water flow. Merced's Vision 2030 General Plan EIR holds as one of its policies the improvement of infrastructure within the City for the better handling of storm water flows. Thus, there is adequate capacity of the City's storm water drainage system to handle additional flows resulting from the Housing Element's adoption and implementation. (City of Merced Vision 2030 Plan.)

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Response: See Response 8a) and 8b).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Response: See Response 16a).

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

Response: The City of Merced is served by the Highway 59 landfill, which is operated by the County. The County of Merced has expanded its operation with an additional 91 acres, and 124 acres set aside for future growth. This has produced a thirty year landfill capacity. The proposed project will not result in the creation of solid waste. Individual projects proposed after the Element's adoption will be evaluated based on their potential for creation of solid waste. (City of Merced Vision 2030 General Plan.)

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Response: See Response 16f).

17. MANDATORY FINDINGS OF SIGNIFICANCE --	☐	☐	☐	☒
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
of California history or prehistory?				

Response: The adoption of the City's Housing Element will have no effect on the environment through the reduction of habitat or impacts to biological resources. Individual projects proposed as a result of the Element's adoption will be assessed for their potential impacts to biological resources prior to approval. (Project Description.)

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively Considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)	☐	☐	☐	☒

Response: The adoption of the City's Housing Element will result in the eventual approval of projects for improvements to existing housing, construction of new housing, improvements to accessibility of housing and financing, reduction of energy usage, and creation of a population and housing database. According to the City's General Plan and Conservation Element, existing infrastructure is sufficient to accommodate the predicted growth. Specific projects proposed as a result of the Element's adoption will be assessed based on their potential impacts to services and conditions of the City.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Response: The project will result in the adoption of plans to improve the living conditions of the citizens of Merced and will not result in any adverse impacts to human beings. (Project Description.)

18. GREENHOUSE GAS EMISSIONS -	☐	☐	☐	☒
a) Would the project generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Response:
The issue of project-generated Greenhouse Gas (GHG) Emissions is a reflection of the larger concern of Global Climate Change. While GHG emissions can be evaluated on a project level, overall, the issue reflects a more regional or global concern. CEQA requires all projects to discuss a project's GHG contributions. However, from the standpoint of CEQA, GHG impacts on global climate change are inherently cumulative. The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; however, it can safely be assumed that existing conditions do not measurably contribute to a noticeable incremental change in the global climate.

The adoption of the City's Housing Element would not result in immediate construction of a project, and will therefore, not generate greenhouse gas emissions, either directly or indirectly. Individual projects proposed as a result of the Element's adoption will be assessed for their potential impacts to greenhouse gas emissions prior to approval. (Project Description.)

b) Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases??	☐	☐	☐	☒

Response: The adoption of the City's Housing Element will result in the eventual approval of projects for improvements to existing housing, construction of new housing, improvements to accessibility of housing and financing, reduction of energy usage, and creation of a population and housing database. The proposed Housing Element would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Future construction based on the Housing Element would be subject to further environmental review prior to construction.