
City of Merced

MEMORANDUM

DATE: June 3, 2020
TO: Planning Commission
FROM: Kim Espinosa, Planning Manager
SUBJECT: 2019 General Plan Annual Progress Report
ACTION: Accept for Information Only

State law requires that all cities and counties (recently expanded to include Charter Cities such as Merced) submit an annual report on the status of the General Plan and progress on its implementation to their legislative bodies, known as a General Plan Annual Progress Report (APR). State law also requires that all cities and counties create an annual progress report that describes the community's progress toward implementing their Housing Element. This Housing Element Annual Progress Report (HPR) has detailed data requirements and the State has developed a standardized spreadsheet format for submitting the required data.

Both reports are supposed to be provided to the California Office of Planning Research (OPR) and the Department of Housing and Community Development (HCD) by April 1 of each year. The City's HPR was submitted to the State on April 1, 2020, and was reviewed by the City Council at its regular meeting of April 20, 2020. (Highlights of the HPR has been provided at Section II of the report.) However, a General Plan APR is also required.

The General Plan Annual Progress Report (Attachment A) has been prepared to summarize the status of the *Merced Vision 2030 General Plan*, adopted in January 2012, and steps that have been taken to implement General Plan policies and implementing actions. The report also includes a summary of General Plan and Specific/Community Plan Amendments that were approved from January 1, 2019, through December 31, 2019.

The Planning Commission should review the report and offer any suggestions or comments that they wish. The Commission should then accept the report for information only. City staff will then forward the report to the City Council at their July 6, 2020, meeting. After City Council review, the APR report will be forwarded to the State to supplement the HPR already submitted.

Attachments

- A. 2019 General Plan Annual Progress Report



City of Merced

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GENERAL PLAN ANNUAL PROGRESS REPORT

(January 1, 2019, to December 31, 2019)

INTRODUCTION

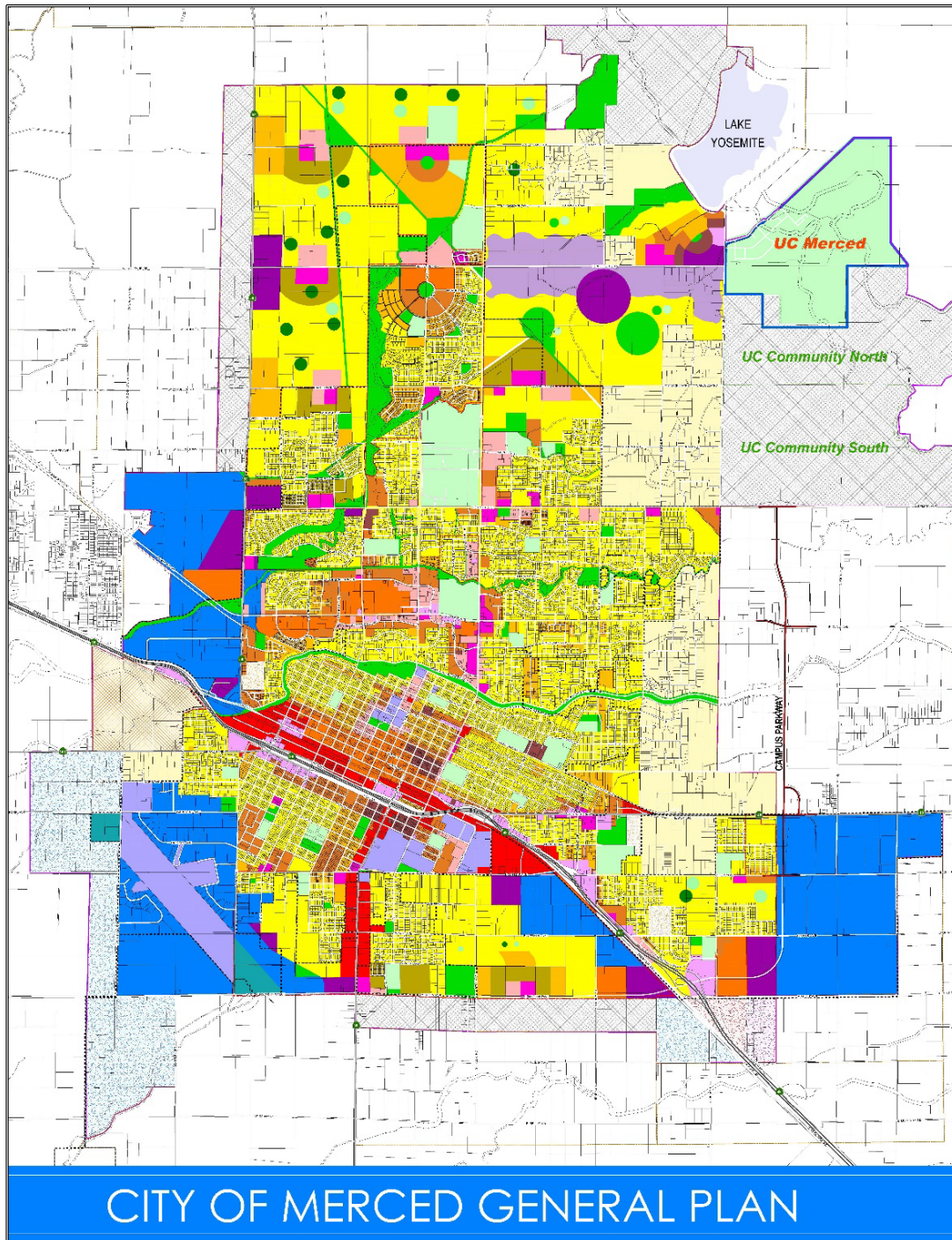
Government Code Section 65400 and 65700 requires that all cities and counties submit an annual report on the status of the General Plan and progress on its implementation to their legislative bodies, known as a General Plan Annual Progress Report (APR). (In 2018, the requirement was expanded to require charter cities, such as Merced, to also submit such reports starting in 2019.) The State does not have a standardized form or format/content guidance for General Plan APR's.

State law also requires that all cities and counties create an annual progress report that describes the community's progress toward implementing their Housing Element. This Housing Element Annual Progress Report (HPR) has detailed data requirements and the State has developed a standardized spreadsheet format for submitting the required data. The HPR also fulfills certain statutory requirements to report other housing information, such as the City's progress toward meeting its share of regional housing needs, certain rezoning activities, actions taken towards completion of Housing Element programs, and local efforts to remove governmental constraints to the development of housing per Government Code Sections 65584.3(c) and 65584.5(b)(5).

Both reports are supposed to be provided to the California Office of Planning Research (OPR) and the Department of Housing and Community Development (HCD) by April 1 of each year. The City's HPR was submitted to the State on April 1, 2020, and was reviewed by the City Council at its regular meeting of April 20, 2020. (Highlights of the HPR has been provided at Section II of this report.) Due to the State law changes regarding charter cities, a General Plan APR is also required.

This General Plan Annual Progress Report has been prepared to summarize the status of the *Merced Vision 2030 General Plan*, adopted in January 2012, and steps that have been taken to implement General Plan policies and implementing actions. This report also includes a summary of General Plan and Specific/Community Plan Amendments that were approved from January 1, 2019, through December 31, 2019.

This APR was presented to the Merced City Planning Commission at its regularly scheduled meeting of June 3, 2020, and to the Merced City Council at its regularly scheduled meeting of July 6, 2020. After City Council review, this APR report will be forwarded to the State to supplement the HPR already submitted.



I. STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS

A) General Plan Elements and Implementation Progress

Each of the seven mandatory general plan elements were prepared and/or updated in full compliance with the General Plan Guidelines established by the Office of Planning and Research, which were in effect at the time of the most recent update. This section contains a summary of actions taken to implement each of the General Plan elements. The table below indicates the date that each of the required elements were last updated along with the same information for the four optional elements included in the *Merced Vision 2030 General Plan*:

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

Land Use Element: The Land Use Element was comprehensively updated and adopted in January 2012 as part of the *Merced Vision 2030 General Plan*. Since that time, one (1) amendment to the Land Use Element text has been approved involving the adoption of the Bellevue Community Plan in 2015, and 19 amendments to the Land Use Diagram involving a total of approximately 173 acres (out of the over 28,575 acres within the Sphere of Influence) have been approved (see Appendix A for details). After annexing over 2,200 acres of residential, commercial, and industrial land to the City’s inventory from 2000-2009, due to the economic downturn, only one annexation has been completed since then, 15 acres of commercial/industrial land in 2019. Staff is currently working on three annexation requests totaling 565 acres in North and South Merced. The City is also currently working on the North Merced Annexation Feasibility Study for a 7,600-acre study

area in North Merced between the current City limits and UC Merced, reviewing options for possible future annexations. Since 2012, the City has approved several new commercial developments (Merced Gateways and Campus Parkway Plaza at Mission & Highway 99, Yosemite Crossings at Yosemite & G, the expansion/redevelopment of the Merced Mall and Sears on Olive Avenue, and others) which will add over 1.2 million square feet of new commercial facilities when completed. In addition, the City has approved several large multi-family projects (Merced Stations at Yosemite & Lake, Regency Court at Merrill & G, Childs & B Supportive Housing, The Tioga renovation on N Street, and others), which will add over 980 new apartment units when completed. On a continuing basis, City staff applies the General Plan land use policies regarding the promotion of a variety of housing types, the appropriate locations of new commercial and industrial land uses, and the protection of residential neighborhoods through code enforcement, interface overlay, and other tools.

Circulation Element: The Transportation and Circulation Element was comprehensively updated and adopted in January 2012 as part of the *Merced Vision 2030 General Plan*. The Element was amended in 2013 to reflect the changes required for the 2013 Bicycle Transportation Plan and in 2015 to reflect the changes required for the Bellevue Community Plan. Since 2012, three (3) other amendments to the Circulation Element have been approved, two involving the spacing of curb cuts on arterials and the other regarding abandonment of a short segment of Mission Avenue adjacent to Highway 99. The City's Public Facilities Impact Fee program (last revised in 2012) will help fund needed transportation improvements throughout the Merced Area. In 2019, the City adopted the Alternative Transportation Plan/Safe Routes to School Plan, which replaced the 2013 Bicycle Transportation Plan. City staff continues to work with MCAG, the County, and Caltrans staff on Regional Transportation Plan and Measure V projects. City staff also continues to implement policies relating to circulation/access and bicycle/pedestrian facilities to all new development projects.

Open Space/Conservation Elements: The Open Space and Conservation Elements were combined into one element, which was comprehensively updated and adopted in January 2012 as part of the *Merced Vision 2030 General Plan* and was amended in 2016 to address changes required by the adoption of the Local Hazard Mitigation Plan. Unfortunately, since 2012, due to funding issues and the slowdown in residential construction until 2017, no new City parks have been built although the City has been actively applying for grants. The City Parks and Open Space Master Plan was last updated in 2004 and needs to be updated to reflect the current Sphere of Influence. The City continues to implement policies regarding the

preservation/conservation of the creeks, wildlife habitat, Scenic Corridors, agricultural land adjacent to the Sphere of Influence, soil, and water resources as they apply to individual development projects.

Housing Element: The City's Housing Element was adopted in 2016, per the deadline established under state law, and found to be in compliance with State law by the Department of Housing and Community Development (HCD). The federal government requires that each jurisdiction also have a "Consolidated Plan" in order to receive Community Development Block Grant (CDBG) funds. Housing Elements and Consolidated Plans have many similar requirements and features. The City of Merced adopted Consolidated Plans in 2010, 2015, and is in the process of adopting one in 2020. Since 2012, the City of Merced has issued permits for 1,717 new single-family homes and 277 multi-family units with many pending in 2020. Several housing related issues were addressed in the 2016 adoption of the Zoning Ordinance Update, including updates to conform to State law regarding density bonuses, accessory dwelling units, by-right housing, homeless shelters, and transitional/supportive housing. A separate Housing Element Annual Progress Report (HPR) has been prepared and was submitted to the State on April 1, 2020. Highlights of the HPR are discussed in Section II of this report.

Noise Element: The Noise Element was comprehensively updated and adopted in January 2012 as part of the *Merced Vision 2030 General Plan*. Noise policies are enforced on an ongoing basis by City staff for individual development projects.

Safety Element: The Safety Element was comprehensively updated and adopted in January 2012 as part of the *Merced Vision 2030 General Plan* and amended in 2016 to reflect changes required by the adoption of the Local Hazard Mitigation Plan. Since 2012, City staff has applied policies regarding disaster preparedness, seismic safety, flooding, fires, airport safety, crime, and hazardous waste to various development projects as they undergo City review. City programs continue to implement the policies that relate to fire prevention (weed abatement, etc.), community policing, building and fire codes, flood prevention, and annual review and "dress rehearsals" of the City's Emergency Plan.

Urban Expansion Element: The Urban Expansion Element was comprehensively updated and adopted in January 2012 as part of the *Merced Vision 2030 General Plan*. In 2014, the Local Agency Formation Commission (LAFCO) adopted the City's revised Sphere of Influence as outlined in the General Plan. After annexing over 2,200 acres of residential, commercial, and industrial land to the City's inventory from 2000-2009, due to the economic downturn, only one

annexation has been completed since then, 15 acres of commercial/industrial land in 2019. Staff is currently working on three annexation requests totaling 565 acres in North and South Merced. The City is also currently working on the North Merced Annexation Feasibility Study for a 7,600-acre study area in North Merced between the current City limits and UC Merced, reviewing options for possible future annexations. All of these annexations are analyzed based on the annexation criteria established in the General Plan.

Public Facilities & Services Element: The Public Facilities and Services Element was comprehensively updated and adopted in January 2012 as part of the *Merced Vision 2030 General Plan* and was amended in 2017 to reflect the change in location for a new Central Police Station. In 2012, the City adopted a revised Public Facilities Financing Plan along with the Public Facilities Impact Fee program to help fund the over \$300 million in transportation, public safety, and open space/parks projects needed to implement the *Merced Vision 2030 General Plan* over the next 20 years. (The fee program itself will raise approximately \$84 million with developer construction, grants, Measure V, and other sources funding the other portions.) A 5-year update of the Public Facilities Financing Plan and impact fee program began in 2019 and is expected to be completed in 2020. Several master planning efforts for meeting the City's infrastructure needs associated with growth have been completed or are in progress, including working with the County and neighboring jurisdictions on Sustainable Groundwater Management Act (SGMA) plans and implementation, updates to the Wastewater Master Plan for collection, preparations for future expansion of the Wastewater Treatment Plant, and others. The City continues to work with the local school districts on the location of future schools.

Urban Design Element: The Urban Design Element was comprehensively updated and adopted in January 2012 as part of the *Merced Vision 2030 General Plan*. Since 2012, several implementing actions of the Urban Design Element were completed, including the comprehensive Zoning Ordinance Update in 2016, the first comprehensive update to the Zoning Code since its adoption in the early 1960's. The Zoning Ordinance Update completely updated, reorganized, and modernized the Code to be more user friendly and included the addition of several new zoning districts to match General Plan land use designations. From 2017 through 2019, further Zoning Code revisions were completed to add commercial cannabis business permits, to add several land uses to the Commercial Shopping Center zone, and to update the provisions for accessory dwelling units (ADU's) per State law. The ADU ordinance will need to be updated again in 2020 to meet further recent changes in State law. In 2019, City staff completed a minor revision to the sign ordinance to

address some pressing issues regarding shopping center signs and hired a consultant to begin the long-awaited comprehensive update of the City's Sign Ordinance, which should be completed in 2020. Aesthetic policies involving the undergrounding of new utilities, minimum landscape standards for new developments, and design review within Planned Developments and the Downtown area are also carried out on an ongoing basis.

Sustainable Development Element: The Sustainable Development Element was comprehensively updated and adopted in January 2012 as part of the *Merced Vision 2030 General Plan*. In 2012, the City adopted the Climate Action Plan in response to one of the implementing actions in this element. This chapter includes the City's policies on air quality which are mandatory for jurisdictions within the San Joaquin Valley Air Pollution Control District. City staff applies its policies regarding air quality, cultural resources, historic preservation, health, and energy conservation on new developments within the City of Merced on an ongoing basis. Mitigation measures for air quality impacts are now routinely adopted for many large development projects.

B) Summary of General Plan and Specific Plan Amendments

General Plan Amendments (Approved—January 1, 2019 to December 31, 2019)

Three General Plan Amendments were approved for the period of January 1, 2019, to December 31, 2019 (see table below). No general plan amendments were denied in 2019. Three (3) general plan amendments are currently pending and undergoing environmental review.

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #18-03	206-050-017 (10.73 acres)	Southwest Corner of San Augustine Drive & Pacific Drive	Business Park (BP) to High Medium Density Residential (HMD)	March 18, 2019 (CC Res. #2019-09)
GPA #19-01	N/A (380 linear feet of right-of-way)	Mission Avenue between Highway 99 and Coffee St	Amend Circulation Element to Remove Mission Avenue from Highway 99 to Coffee St	May 20, 2019 (CC Res. #2019-25)
GPA #19-02	008-310-053 (0.52 acres)	Southeast Corner of McKee Road and Yosemite Avenue	Low Density Residential (LD) to Neighborhood Commercial (CN)	Oct. 7, 2019 (CC Res. #2019-63)

A total of 26 General Plan Amendments have been approved since the 2012 adoption of the General Plan (8 years ago). Three (3) such amendments were approved in 2012, 5 in 2013, 3 in 2014, 5 in 2015, 2 in 2016, 3 in 2017, 2 in 2018, and 3 in 2019. Please refer to Appendix A of the *Merced Vision 2030 General Plan* for information on all general plan amendments approved since adoption of the General Plan in January 2012 (Appendix A of this report). Since 2012, one general plan amendment (#15-01) in 2016 was tabled by the City Council for further consideration and was subsequently withdrawn by the applicant.

Specific and Community Plan Amendments (2019)

One (1) amendment (see #18-03 above within the Fahrens Creek Specific Plan area) was approved within the City’s seven adopted Specific or Community Plans in 2019. The seven adopted Specific or Community Plans include the Campus North Specific Plan (originally adopted in 1985 and amended in 1990, 1997, and 2000), the Northeast Yosemite Specific Plan (adopted in 1989 and amended in 1993, 1994, 1997, 1998, 1999, 2002, 2004, 2006, 2009, 2013, 2016, and 2017), the Fahrens Creek Specific Plan (adopted in 2001 and amended in 2006, 2015, and 2019), the Fahrens Park Specific Plan (adopted in 1978 and amended in 1984, 1990, 1999, and 2013), the Bellevue Ranch Master Development Plan (adopted in 1995 and amended in 2008, 2012, and 2018), the South Merced Community Plan (adopted in 2008), and the Bellevue Community Plan (adopted in 2015).

C) Other Development Applications Considered

In 2019, the Planning Commission and City Council also considered other development applications which did not involve any amendments to the General Plan. In 2019, the Planning staff considered administrative applications and the Planning Commission and/or City Council held public hearings and considered many applications as shown in the Table below.

DEVELOPMENT APPLICATION STATISTICS (2019)

Development Applications	# Processed	# Approved	# Denied or Withdrawn	# Pending
Abandonments (Streets/Easements)	4	3	1	0
Administrative CUP (Signs)	1	1	0	0
Annexations/Pre-zoning	4	1	0	3
City-Owned Real Property Requests	16	3	3 (Withdrawn)	0
Commercial Cannabis Permits (New)	2	2	0	0
Comm. Cannabis Permits (Renewals)	13	13	0	0
Conditional Use Permits (CUP)	8	7	1 (Denied)	0
Design Review	2	2	0	0
Environmental Reviews (i.e. Cat Ex, Neg. Dec., Mit. Neg. Dec.)	42	39	1 (Denied)	2
Final Subdivision Maps	10	4	0	6
Land Use Determinations (<i>Public Convenience & Necessity</i>)	2	2	0	0
Minor Subdivisions (<i>Lot Splits, Mergers, Lot Line Adjustments</i>)	11	9	0	2
Minor Use Permits & Modifications	18	18	0	0
Preliminary Applications	12	n/a	n/a	n/a
Sewer/Water Requests	0	0	0	0
Site Plan Review	19	15	0	4
Street Closures (City Council & Staff)	23	22	0	1
Tentative Subdivision Maps & Extensions	6	6	0	0
Zone Changes	11	1	0	0
Zoning Ordinance Amendments	4	4	0	0

II. HOUSING ELEMENT ANNUAL PROGRESS REPORT

As noted previously, a separate Housing Element Annual Progress Report (HPR) was prepared and submitted to the State on April 1, 2020. The HPR is submitted to the State in a series of tables in spreadsheet format as per State guidelines. Highlights of the 2019 HPR are presented below.

A) Housing Development Applications and Annual Building Activity

Table A of the 2019 HPR contains all the housing development applications (over 600) submitted to the City in 2019, including applications for entitlements (i.e. conditional use permits and tentative maps) as well as applications for building permits for all housing units. Table A2 is somewhat duplicative of Table A in that it lists all the building permits and certificates of occupancy (again over 600) issued for housing, including single-family and multi-family. Since the entitlement, permit, and construction process of housing units often spans multiple years, many units are reported in several HPR's as they move through the entitlement process in one year, building permits in the next year and perhaps construction and certificate of occupancy in the next year. Due to the length of and amount of detail in these Tables, a summary only of the data in Tables A and A2 is shown below.

Table A: Housing Applications Summary	
Total Housing Applications Submitted:	631
Number of Proposed Units in All Applications Received:	1,283
Total Housing Units Approved:	840
Total Housing Units Disapproved:	444

Table A2: Building Permits Issued by Affordability Summary		
Income Level		2019
Very Low and Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	18
Above Moderate		650
Total Units		668

However, in preparing this report, an error in Table A was found, so a corrected Table A is shown below. Table A reported three housing entitlements (Conditional Use Permits #1235, #1231, and #1238) which involved 3 units, 428 units, and 214 units respectively. The 3 units in CUP #1235 on Alexander Avenue were reported

as disapproved in error as they were actually approved. The 428 units in CUP #1231 at Yosemite & McKee were indeed disapproved and were reported correctly. However, a revised project at that same location for 214 units was listed as approved, but should not have been listed as either approved or disapproved because although the Planning Commission had approved the project in 2019, an appeal was pending before the City Council in 2020. There were 12 single-family building permits disapproved for various reasons.

Table A: Housing Applications Summary		CORRECTED
Total Housing Applications Submitted:		631
Number of Proposed Units in All Applications Received:		1,283
Total Housing Units Approved:		629
Total Housing Units Disapproved:		440

B) Regional Housing Needs (2016-2024)

As part of the Housing Element process, the City of Merced’s share of the regional housing needs for an 8-year period, as defined by the State and then distributed at the regional level by the Merced County Association of Governments (MCAG), is established. Table B of the 2019 reflects the City of Merced’s Share of the Regional Housing Needs (RHNA) from 2016 to 2024 as well as the progress in meeting those needs.

Table B: Regional Housing Needs Allocation Progress									
Permitted Units Issued by Affordability									
Income Level		RHNA Allocation by Income Level	2016	2017	2018	2019	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	1351						1351	
	Non-Deed Restricted								
Low	Deed Restricted	966						966	
	Non-Deed Restricted								
Moderate	Deed Restricted	886					163	723	
	Non-Deed Restricted			145		18			
Above Moderate		2348	n/a	82	629	650	1361	987	
Total RHNA		5551							
Total Units			n/a	227	629	668	1524	4027	

Note: Units serving extremely low-income households are included in the very low-income totals

C) Sites Identified or Rezoned to Meet Housing Shortfall

Table C of the HPR shows any sites that have been identified or rezoned in order to meet any shortfall of housing sites to meet the City’s share of regional housing needs. The City’s Housing Element identified adequate sites to meet the City’s share of regional housing needs so no sites are reported in Table C.

D) Housing Element Programs Implementation

Table D of the HPR describes progress of all Housing Element programs, including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Housing Element.

Table D: Housing Element Program Implementation Status			
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.8.a - In-fill and Multi-family Lot Inventory	Develop an inventory of available infill and multi family lots based on the vacant sites analysis in Appendix A.	Ongoing	This inventory is updated as needed and is made available to the public.
H1.8.b-Prioritize City efforts to encourage residential development by focusing on in-fill development and densification within the existing City Limits.	City staff will encourage development within the existing City Limits and especially within the City's Core Area. Staff will analyze vacant an underutilized land to identify constraints to in-fill development. Using the information found in the analysis, staff may develop an "In-fill" Strategy."	Ongoing	Staff continues to work with developers to develop in-fill sites. The City is currently processing 2 applications that would provide approximately 434 units within 2 mixed-use developments on in-fill sites. Additionally, 30 more units were approved on an in-fill site within a mixed-use project. The Tioga Apartment project is also an in-fill development within the downtown core area that provided 70 rehabilitated apartment units. Although the study described in this policy has not been completed, the City is making good progress with the implementation of this policy.
H1.8.c - Provide Ample Land Through Planned Annexations	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.	Ongoing	The City is currently working on an annexation that would include 540 housing units. This project recently increased the number of units from 330 to 540. Additionally, the City is considering the annexation of approximately 7,600 acres of land that would provide a large area for future residential development. This annexation area is currently undergoing a feasibility study to determine if the City should pursue this project.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.2.1-Review Design Standards, Update for Affordability	Conduct annual review of design standards.	Ongoing	Review is conducted at least annually. Planning staff works with the Engineering Department to update any design standards that may be out of date. The Engineering Dept. is currently working on a comprehensive update of the City's Standard Designs.
H1.1.d - Review and Update the City's Zoning Ordinance to Assure Compliance with State Law	Review Zoning Ordinance at least annually to assure compliance with state law. Complete comprehensive Zoning Ordinance update.	Completion of Zoning Ordinance Update by 2016 and annually thereafter.	The City completed the comprehensive Zoning Ordinance Update and the new Zoning Ordinance became effective October 19, 2016. The City does an annual review to ensure compliance with state laws and would make any amendments necessary to implement any new laws. In 2019, the City updated the ADU ordinance and will be making further updates in 2020 to make sure the Zoning Ordinance complies with state law.
H1.4 - One-Stop Permit Center Fast Tracked Processing	Continue the City's current procedures for processing development proposals and approving permits; accelerating the approval process for affordable and senior housing developments.	Every 2 years	Procedures remain in place to expedite the approval process for affordable and senior housing. City staff reviews these procedures every 2 years to determine if changes or updates to the current procedures need to be made. The City has implemented a review process in compliance with SB 35. In addition, the City submitted an application for SB 2 funding and is awaiting an award. The City committed to developing an "off-the-shelf" plan for ADU's and pre-designed duplex units to help expedite the development process and reduce development costs.
H3.1.c - Minimize Governmental Constraints on Housing Development, Improvements, and Maintenance	Review governmental processes and regulations to identify any potential constraints to the development, improvement, or maintenance to housing.	2016, annually thereafter	The City continues to review our development processes and regulations to identify any potential constraints. The adoption of the new Zoning Ordinance in October 2016, eliminated some of the previous constraints by bringing the City's Zoning Ordinance into compliance with state requirements. The Housing Department is currently working on updating the City's Analysis to Impediments to Housing. The City will review that document once complete to determine if there are any processes that need to be changed as a result of the analysis.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.2.b - Continue City Housing Program	Provide incentives to encourage affordable housing development through the use of grant funds such as CDBG and HOME funds.	Ongoing	The City continues to receive CDBG and HOME funds to be used to help develop new affordable housing and maintain existing affordable housing units. The Housing Program works with Habitat for Humanity, Stanislaus County to perform rehabilitation projects on owner-occupied single-family homes and works with developers to provide new affordable housing projects (both single-family and multi-family). Currently, the City is working with the Central Valley Coalition for Affordable Housing to construct a new 68-unit affordable housing apartment complex (Gateway Terrace II). It's expected that this project will begin construction prior to the end of 2020.
H1.6.a - Apply for Funding to Support New Housing Construction	Continue to seek potential funding sources and actively pursue funding for affordable housing.	Ongoing	The City continues to actively seek different funding opportunities to help support the development of affordable housing. The City currently receives CDBG and HOME Funds.
H2.2 - Apply for State and Federal Funds to Support Housing Conservation and Rehabilitation	Identify and apply for funding at the State and Federal levels to help finance housing conservation and rehabilitation in the City.	Annually	The City Housing Program Manager reviews funding opportunities and applies for those funds when appropriate. The City currently received CDBG & HOME funds to assist in the rehabilitation and conservation of existing housing units for income eligible households.
H2.1.a - Continue the Housing Rehabilitation and Forgivable Loan Program	Continue to allocate monies from the City's Affordable Housing Program and expand the City's Housing Rehabilitation Grant Program.	Ongoing	The City continues to work with Habitat for Humanity of Stanislaus County to provide grants for low-income homeowners to rehabilitate existing dwelling units through a forgivable loan program. For calendar year 2017, six homes were rehabilitated through this program.
H1.2.b - Continue City Housing Program	Provide incentives to encourage affordable housing development through the use of grant funds such as CDBG and HOME funds.	Ongoing	CDBG and HOME funds have been used for the rehabilitation of 13 units in 2017. Three housing units have been purchased to provide permanent supportive housing through a cooperative effort between the City and the Merced Rescue Mission and Sierra Saving Grace. Additionally, funds have been used to provide a deposit for permanent housing for 27 homeless individuals and/or families through a program operated by the Merced Rescue Mission.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.2.c - Provide Public Information on Preventative Maintenance and Energy Conservation	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.	Ongoing	The City continues to provide information on homeowner maintenance through the dissemination of brochures and information on the City's website.
H2.1.f - Encourage Energy Conservation and Weatherization	The City will continue to assist low/moderate income families in obtaining information and participating in the Community Action Agency's weatherization program.	Ongoing	The City Housing Program continues to refer homeowners to the Community Action Agency for assistance with energy conservation and weatherization.
H3.1.b - Coordinate with Local Agencies to Provide Housing Assistance to Extremely Low-, Very Low, and Low-Income Households	Work with other agencies to assist in identifying and procuring funding for extremely low-, very low-, and low-income rental programs.	Ongoing	The City continues to work with the Merced County Housing Authority, the Community Action Agency, the Salvation Army, and other Continuum of Care partners to provide funding for income-eligible households. Recently the City implemented a program in conjunction with the Merced Rescue Mission and Sierra Saving Grace to provide deposit assistance for income-eligible households to obtain permanent rental housing. In 2017, 27 households received assistance through this program.
H6.1.a - Use CDBG funds for fair housing enforcement, education, and technical assistance activities.	Continue to contract with an outside agency to provide Fair Housing information to the City's residents.	Ongoing	The City continues to contract with an outside agency for fair housing enforcement.

E) Commercial Development Bonus

Table E of the HPR shows any affordable housing units approved within a commercial development per Government Code Section 65915.7. The City has not utilized this program and thus had nothing to report in 2019.

F) Units Rehabilitated, Preserved, or Acquired

Table F of the HPR is an optional table where jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. Units may only be credited to the RHNA when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code Section 65583.1(c)(2). The City has no such program that meets that criteria, but reported the information below to show units that were rehabilitated through the City’s Housing Program for which there are programs identified in the Housing Element.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				TABLE F: Units Rehabilitated, Preserved, or Acquired
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	City of Merced Housing Element Program
Rehabilitation Activity			3	3	HE Policy 1.2.b & 2.1.a - CDBG & HOME funds used to rehabilitate affordable housing units for owner and renter occupancy with Habitat for Humanity, Stanislaus County.
Preservation of Units At-Risk	43			43	HE Policy 2.1.d - Conservation of At-Risk Units. The City will continue to assist property owners to maintain affordable housing units.
Acquisition of Units	4			4	HE Policy 2.2 - CDBG fund used to acquire 4 dwelling units for permanent supportive housing
Total Units by Income	47		3	50	

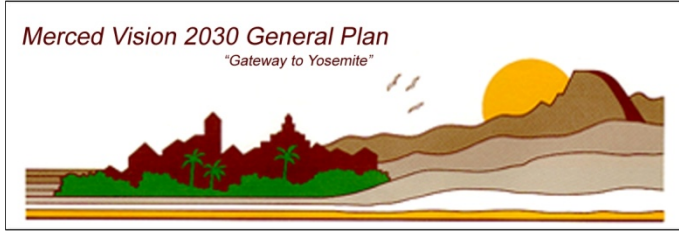
G) Locally Owned Land That Has Been Sold

Table G of the HPR is an optional table which identifies any sites, that were owned by the local jurisdiction that were identified in the Housing Element as required to meet the regional housing needs, that were sold or disposed of in the reporting year. The City of Merced has no such sites.

Appendix

A) General Plan Amendments (2012-Present)

[ref: KE\2020 GP\AnnualRpt\2019\2019 Gen Plan AnnRpt.doc]



Appendix A

General Plan Amendments

(Approved Since January 3, 2012 Adoption of General Plan; unless otherwise noted, all of the below are changes to the Land Use Diagram, Figure 2.3.)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #11-04	170-010-001 to -039; 170-030-001 to -028; 170-022-001 to -003; 170-041-001 to -0113; & 170-044-001 (8.5 acres)	Northeast Corner of Bellevue Road & Barclay Drive	Low Medium Density Residential (LMD) to Neighborhood Commercial (CN)	January 17, 2012 (CC Res #2012-08)
GPA #11-05	231-040-004 (n/a)	Northeast Corner of Yosemite Avenue & G Street	Curb Cut Allowed (Exception to General Plan Policy)	January 17, 2012 (CC Res #2012-07)
GPA #12-02	59-240-027 & 59-240-036 (5.6 acres)	Southeast Corner of Childs Avenue & Canal Street	Low, Low Medium, & High Medium Density Residential (LD/LMD/HMD) to Neighborhood Commercial (CN)	November 19, 2012 (CC Res #2012-81)
GPA #12-01	58-020-058 (Portion of 8.2 acres)	Building #3 of Fahrens Park Plaza at Southeast Corner of Highway 59 & Buena Vista Drive	Business Park (BP) to Neighborhood Commercial (CN)	January 22, 2013 (CC Res #2013-03)
GPA #12-03	231-040-002 (7.5 acres)	Southwest Corner of Mercy Avenue & Mansionette Drive	Low Density Residential (LD) to Professional/Commercial Office (CO)	May 6, 2013 (CC Res #2013-19)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #13-01	Citywide	Citywide	Bicycle Transportation Plan Adopted; Revisions to Figure 4.9 and pages 4-24, 4-25, & 4-26	September 16, 2013 (CC Res. #2013-44)
GPA #13-03	034-122-013 034-122-014 (1.4 acres)	South side of E. 21 st Street, 380 feet west of Yosemite Park Way	High Medium Density Residential (HMD) and Commercial Office (CO) to Thoroughfare Commercial (CT)	October 17, 2013 (CC Res. #2013-46)
GPA #13-02	34-011-007 & 34-011-024 (1.93 acres)	Northeast corner of G Street and E. 23 rd Street	Neighborhood Commercial (CN) and Low Density Residential (LMD) to General Commercial (CG)	November 4, 2013 (CC Res. #2013-49)
GPA #13-05	230-220-055 (2.6 acres)	Northwest corner of M Street and Yosemite Avenue	Low Density Residential (LMD) to Professional/Commercial Office (CO)	January 21, 2014 (CC Res. #2014-03)
GPA #14-01	30-163-003; 30-164-008; 030-163-004; 030-164-006 (0.79 acres)	815 W. 23 rd Street 820 W. 23 rd Street 825 W. 23 rd Street 830 W. 23 rd Street	Low Density Residential (LD) to Professional/Commercial Office (CO)	December 1, 2014 (CC Res. #2014-47)
GPA #13-04	007-290-040 (N/A)	West Side of G Street, 165 Feet North of Park Avenue	Curb Cut Allowed (Exception to General Plan Policy)	December 15, 2014 (CC Res. #2014-48)
GPA #14-03	Citywide	Citywide	Merced Hazard Mitigation Plan Adopted; Revisions to Safety Element (pages 11-1, 11-2, & 11-30) (Implementing Action 1.1.g also changed to match page 11-30 in Ch. 14-Policy Index, page 14-68)	March 16, 2015 (CC Res. #2015-09)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #14-02	APN List available on request (2.4 square miles)	Area bounded by G Street, Farmland Avenue, Lake Road, and Cardella Road	Adoption of Bellevue Community Plan; Revisions to Figures 2.3 (Urban Expansion Chapter) and 3.1 (Land Use Diagram); Executive Summary (page I-viii); Land Use (pages 3-40,3-56,3-71,3-72,3-73 & 3-90); and Circulation Elements (pages 4-3, 4-5,4-14,4-20,4-21,4-39,4-40,4-80,4-88,4-89, & 4-91).	April 6, 2015 (CC Res. #2015-11)
GPA #14-04	206-070-006 (6 acres of a 10.4 acre parcel)	Southeast corner of Pacific Drive & Horizons Avenue	Low Density Residential (LD) to Village Residential (VR)	July 20, 2015 (CC Res. #2015-29)
GPA #14-06	008-310-038; 008-310-050 (5.42 acres)	Southeast corner of Yosemite Avenue & McKee Road	Low Density Residential (LD) to Neighborhood Commercial (CN)	August 3, 2015 (CC Res. #2015-34)
GPA #15-02	007-250-020 (0.92 acres)	Southeast corner of West Olive Avenue & M Street	Professional/Commercial Office (CO) to Neighborhood Commercial (CN)	August 3, 2015 (CC Res. #2015-31)
GPA #16-02	Citywide	Citywide	Revisions to Conservation (Ch. 7) and Safety (Ch. 11) Elements to Address Flooding, includes Pages 7-40, 11-10, 11-11, 11-12, Figure 11.4, New Figure 11.5a, and Pages 11-32 through 11-42.	June 7, 2016 (CC Res. #2016-18)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #16-03	Citywide	Citywide	Adoption of a New Housing Element [Entire Chapter 9 Replaced—Refer to City Website for complete Element]	July 18, 2016 (CC Res. #2016-34)
GPA #17-01	231-040-021 (4.54 acres)	Northwest corner of Yosemite Ave & Mansionette Drive	High Medium Density Residential (HMD) to Neighborhood Commercial (CN); Revisions to Public Facilities & Services Element, including new page 5-6 and Figure 5.2 on page 5-5.	May 15, 2017 (CC Res. #2017-28)
GPA #16-06	008-010-070; 008-010-071 (17.25 acres)	Southwest corner of Yosemite Ave & Lake Road (extended)	Low Density Residential (LD) to High Medium Density Residential (HMD) for 16.25 acres and Neighborhood Commercial (CN) for 1 acre	June 5, 2017 (CC Res. #2017-33)
GPA #15-03	061-250-092 (77.5 acres)	Northeast and Southeast corner of Campus Parkway & Coffee St	Reconfiguration of the High Medium Density Residential (HMD) to 8 acres and Regional Community Commercial (RC) to 69.5 acres	August 7, 2017 (CC Res. #2017-44)
GPA #18-01	224-030-018 (5.88 acres)	Southwest corner of M Street & Arrowwood Drive	Open Space/Park/Recreation) (OS/PK) to Low Density Residential (LD)	Sept. 17, 2018 (CC Res. #2108-59)
GPA #15-04	057-200-042 (7.83 acres)	Northwest corner of Highway 59 & Santa Fe Drive	Open Space/Park/Recreation) (OS/PK) to Thoroughfare Commercial (CT)	Oct. 1, 2018 (CC Res. #2018-60)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #18-03	206-050-017 (10.73 acres)	Southwest Corner of San Augustine Drive & Pacific Drive	Business Park (BP) to High Medium Density Residential (HMD)	March 18, 2019 (CC Res. #2019-09)
GPA #19-01	N/A (380 linear feet of right-of-way)	Mission Avenue between Highway 99 and Coffee St	Amend Circulation Element to Remove Mission Avenue from Highway 99 to Coffee St	May 20, 2019 (CC Res. #2019-25)
GPA #19-02	008-310-053 (0.52 acres)	Southeast Corner of McKee Road and Yosemite Avenue	Low Density Residential (LD) to Neighborhood Commercial (CN)	Oct. 7, 2019 (CC Res. #2019-63)

(Revised—05/12/20)