



City of Los Banos

At the Crossroads of California

www.losbanos.org

AGENDA

CITY COUNCIL MEETING

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

MARCH 2, 2016

If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office @ (209) 827-7000 at least 48 hours prior to the meeting.

The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.

Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria de la ciudad al (209) 827-7000 a lo menos de 48 horas previas de la junta.

La Ciudad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 520 J Street, Los Banos, California during normal business hours. In addition, such writings and documents may be posted on the City's website at www.losbanos.org.

Cualquier escritura o los documentos proporcionaron a una mayoría del Ayuntamiento respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina de la Secretaria de la ciudad en City Hall, 520 J Street, Los Banos, California durante horas de oficina normales. Además, tales escrituras y los documentos pueden ser anunciados en el website de la ciudad en www.losbanos.org.

1. CALL TO ORDER. **7:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (City Council Members)
Faria ____, Lewis ____, Silveira ____, Stonegrove ____, Villalta ____
4. CONSIDERATION OF APPROVAL OF AGENDA.
5. PUBLIC FORUM. (Members of the public may address the City Council Members on any item of public interest that is within the jurisdiction of the City Council;

includes agenda and non-agenda items. No action will be taken on non-agenda items. Speakers are limited to a five (5) minute presentation. Detailed guidelines are posted on the Council Chamber informational table.)

6. CONSIDERATION OF APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda are considered to be routine and will be voted on in one motion unless removed from the Consent Agenda by a City Council Member.)

A. Check Register for #158018 – #158205 in the Amount of \$461,914.45

Recommendation: Approve the check register as submitted.

7. PUBLIC HEARING. (If you challenge the proposed action as described herein in court, you may be limited to raising only those issues you or someone else raised at the public hearing described herein or in written correspondence delivered to the City at, or prior to, the public hearing.)

A. Public Hearing – To Receive Public Comment and Consideration of a General Plan Amendment #2016-01, Zone Change #2016-01, and Amendment of the Stonecreek South Area Plan for Sprig Haven Farms LLC for the Amendment of the General Plan Designations of Approximately 21 Acres Currently Designated as Neighborhood Commercial, Park, and Medium Density into Commercial, and Rezone the Same Property from Neighborhood Commercial (CN) to Highway Commercial Located on West Pacheco Boulevard and West of Badger Flat Road, Assessor's Parcel Numbers 430-010-004, 005 and 430-010-040.

- 1) City Council Resolution No. 5730 – Approving General Plan Amendment #2016-01 and Stonecreek Area Plan Amendment for Properties Identified as Assessor's Parcel Numbers: 430-010-004, 005 and 040.
- 2) Ordinance No. 1143 – Amending the Official Zoning Map by Rezoning Property Located at on Assessor's Parcel Numbers: 430-010-004, 005 and 040 from Neighborhood Commercial (C-N) to Highway Commercial (H-C). **(First Reading & Introduction)**

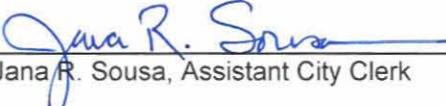
Recommendation: Receive staff report, open public hearing, receive public comment, motion of intent to adopt the resolution as submitted, waive the first reading and introduce the ordinance as submitted.

B. Public Hearing – To Receive Public Comment and Consideration of a Proposed General Plan Amendment that Would Update the Housing element of the Los Banos General Plan Pursuant to State Law.

Recommendation: Receive staff report, open public hearing, receive public comment, close the public hearing and authorize staff to submit the Draft 2014-2023 Housing Element to the California Department of Housing and Community Development (HCD) for a Mandated Sixty (60) Day Review Period and to release the Draft 2014-2023 Housing Element for public review.

8. COUNCIL MEMBER AGENDA REQUESTS. (To see if there is a majority consensus to have staff expend time on the issue and to hear it at a future meeting.)
 - A. Request from Council Member Silveira – To consider alternative means to measure citizen support for the Los Banos Bypass.
Recommendation: Direction from the City Council on how to proceed.
9. ADVISEMENT OF PUBLIC NOTICES. (One Report)
10. CITY MANAGER REPORT.
11. CITY COUNCIL MEMBER REPORTS.
 - A. Elizabeth Stonegrove
 - B. Tom Faria
 - C. Deborah Lewis
 - D. Scott Silveira
 - E. Mayor Mike Villalta
12. CLOSED SESSION – Public Employee Employment, City Manager, Pursuant to Government Code Section 54957.
13. ADJOURNMENT.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.


Jana R. Sousa, Assistant City Clerk

Dated this 24th day of February 2016

CK # 158018 - 158205

03/02/2016

\$461,914.45

Bank Reconciliation

Checks by Date

User: sorozco
 Printed: 02/23/2016 - 9:44AM
 Cleared and Not Cleared Checks
 Print Void Checks



City of
Los Banos
At the Crossroads of California

Check No	Check Date	Name	Module	Void	Amount
158018	2/11/2016	Accela, Inc.	AP		1,265.00
158019	2/11/2016	Steve & Manuela Aldama	AP		25.00
158020	2/11/2016	American Society of Composers, Authors & Publishers	AP		336.00
158021	2/11/2016	Aramark Uniform Ser Inc	AP		356.33
158022	2/11/2016	AT&T	AP		39.45
158023	2/11/2016	Belfort Instrument Company	AP		6,509.96
158024	2/11/2016	Bruce's Tire Inc	AP		956.19
158025	2/11/2016	BSK Associates	AP		170.00
158026	2/11/2016	Clark Pest Control Inc	AP		238.00
158027	2/11/2016	Dell Marketing L P	AP		3,147.29
158028	2/11/2016	Dept of Transportation	AP		2,607.50
158029	2/11/2016	Edges Electrical Group, LLC	AP		46.01
158030	2/11/2016	Electric Drives Inc	AP		1,384.38
158031	2/11/2016	Fastenal Company	AP		172.88
158032	2/11/2016	Federal Express	AP		18.61
158033	2/11/2016	Ferrellgas, Inc.	AP		65.66
158034	2/11/2016	GCS Environmental Equipment Services	AP		1,547.05
158035	2/11/2016	Garton Tractor Inc	AP		111.20
158036	2/11/2016	Jerry Witt	AP		3,677.00
158037	2/11/2016	Johnnie's Cleaners	AP		95.25
158038	2/11/2016	Los Banos Express Oil & Lube	AP		291.17
158039	2/11/2016	Lucas Business Systems	AP		641.68
158040	2/11/2016	Marfab Inc	AP		753.83
158041	2/11/2016	Merced County Regional Waste Management Authority	AP		1,349.32
158042	2/11/2016	Merced County Regional Waste Management Authority	AP		70,257.54
158043	2/11/2016	Merced County Regional Waste Management Authority	AP		3,686.66
158044	2/11/2016	Napa Auto Parts	AP		886.98
158045	2/11/2016	The Office City	AP		112.80
158046	2/11/2016	O'Reilly Auto Parts	AP		1,526.07
158047	2/11/2016	Provost and Pritchard Engineering, Inc.	AP		11,696.23
158048	2/11/2016	Pro Clean Supply	AP		78.03
158049	2/11/2016	Brian Ring	AP		450.00
158050	2/11/2016	Henry Schein Inc.	AP		483.83
158051	2/11/2016	Sharpening Shop	AP		100.06
158052	2/11/2016	Sherwin Williams Co	AP		6.51
158053	2/11/2016	Sierra Chemical Co	AP		3,263.84
158054	2/11/2016	Snap On Tools	AP		6.43
158055	2/11/2016	Sonitrol	AP		339.00
158056	2/11/2016	Sorensens True Value	AP		252.35
158057	2/11/2016	Specialty Distributors, Inc.	AP		82.95
158058	2/11/2016	Toscana Upholstery	AP		310.96
158059	2/11/2016	Tulare Firestone	AP		1,626.07
158060	2/11/2016	Stephanie Pereira	AP		92.32
158061	2/11/2016	Westside Water Conditioning	AP		253.00

Check No	Check Date	Name	Module	Void	Amount
158062	2/11/2016	Windecker Inc	AP		96.89
158063	2/11/2016	Employment Development Dept	AP		4,975.00
158064	2/11/2016	Forensic Nurse Specialists of Central Ca Inc.	AP		1,100.00
158065	2/11/2016	Daniel Freeman	AP		620.00
158066	2/11/2016	Liebert Cassidy Whitmore	AP		7,874.20
158067	2/11/2016	Merced County Auditor Controller	AP		777.50
158068	2/11/2016	PERS - Public Employees	AP		390.62
158069	2/11/2016	PERS - Public Employees	AP		78,319.51
158070	2/11/2016	Law Offices of William A Vaughn	AP		7,290.00
158093	2/18/2016	Aflac-Customer Service	AP		95.81
158094	2/18/2016	Aflac-Customer Service	AP		143.95
158095	2/18/2016	Aflac-Customer Service	AP		41.26
158096	2/18/2016	Aflac-Customer Service	AP		57.86
158097	2/18/2016	Bank of America	AP		91,328.02
158098	2/18/2016	Bank of America	AP		13,888.01
158099	2/18/2016	Franchise Tax Board	AP		154.37
158100	2/18/2016	Los Banos Fitness &	AP		568.00
158101	2/18/2016	Los Banos Police Assn	AP		2,033.00
158102	2/18/2016	MassMutual	AP		1,254.13
158103	2/18/2016	MassMutual	AP		4,240.00
158104	2/18/2016	Nationwide Retirement Solutions	AP		1,420.00
158105	2/18/2016	Professional Fire Fighter	AP		585.00
158106	2/18/2016	State Disbursement Unit	AP		1,161.00
158107	2/18/2016	Vantagepont Transfer Agents - 306797	AP		590.43
158108	2/18/2016	Vantagepoint Transfer Agents - 705827	AP		25.00
158109	2/18/2016	Vantagepoint Transfer Agents - 801838	AP		1,200.00
158110	2/19/2016	Robert Birdsall	AP		71.00
158111	2/19/2016	Gary Brizzee Jr.	AP		82.00
158112	2/19/2016	Ford Motor Credit Company LLC	AP		4,420.32
158113	2/19/2016	Ford Motor Credit Company LLC	AP		1,307.85
158114	2/19/2016	Brenda Geary	AP		82.00
158115	2/19/2016	Girl Scouts	AP		50.00
158116	2/19/2016	Mary Lou Gilardi	AP		103.73
158117	2/19/2016	Jason Hedden	AP		82.00
158118	2/19/2016	Joshua Houtekamer	AP		145.00
158119	2/19/2016	Lucille L Mallonee	AP		105.00
158120	2/19/2016	Pacheco High School Varsity Boys Basketball	AP		500.00
158121	2/19/2016	Pacheco High School Varsity Girls Basketball	AP		500.00
158122	2/19/2016	Pinnacle Medical Group	AP		168.00
158123	2/19/2016	Jana Sousa	AP		82.00
158124	2/19/2016	Tractor Supply Credit Plan	AP		1,471.49
158125	2/19/2016	Sonya Williams	AP		315.36
158126	2/19/2016	Alert-O-Lite, Inc.	AP		55.04
158127	2/19/2016	Aramark Uniform Ser Inc	AP		758.11
158128	2/19/2016	AT&T	AP		698.71
158129	2/19/2016	Dorothy June Baker	AP		8.50
158130	2/19/2016	Brinks Inc.	AP		523.21
158131	2/19/2016	Bruce's Tire Inc	AP		1,043.29
158132	2/19/2016	BSK Associates	AP		21,788.00
158133	2/19/2016	California Dairies Inc	AP		341.15
158134	2/19/2016	Central Sanitary Supply	AP		559.41
158135	2/19/2016	Coffee Break Service	AP		40.00
158136	2/19/2016	Comcast	AP		10.59
158137	2/19/2016	CSG Consultants Inc.	AP		28,626.64
158138	2/19/2016	LN Curtis & Sons	AP		232.83
158139	2/19/2016	Docs Towing & Transport, Inc.	AP		150.00

Check No	Check Date	Name	Module	Void	Amount
158140	2/19/2016	Eva Delgadillo	AP		300.00
158141	2/19/2016	Employee Relations, Inc.	AP		50.00
158142	2/19/2016	ABY MFG Group. Inc.	AP		242.02
158143	2/19/2016	Cassandra Ann Helmrick	AP		123.12
158144	2/19/2016	Farmer Brothers Coffee	AP		89.77
158145	2/19/2016	Fastenal Company	AP		338.10
158146	2/19/2016	Ferguson Enterprises Inc DBA Groeniger & Company	AP		461.43
158147	2/19/2016	Filipino-American Association Los Banos	AP		500.00
158148	2/19/2016	Gouveia Engineering Inc.	AP		18,025.88
158149	2/19/2016	InfoSend Inc.	AP		6,306.61
158150	2/19/2016	Jerry Witt	AP		346.00
158151	2/19/2016	Los Banos Enterprise	AP		58.00
158152	2/19/2016	Vanessa Lopez	AP		600.00
158153	2/19/2016	Marfab Inc	AP		723.33
158154	2/19/2016	Merced Chevrolet Inc.	AP		180.42
158155	2/19/2016	Merced Sun Star	AP		1,680.44
158156	2/19/2016	Merced Truck & Trailer Inc	AP		292.67
158157	2/19/2016	Napa Auto Parts	AP		3.99
158158	2/19/2016	The Office City	AP		129.04
158159	2/19/2016	OSE	AP		511.52
158160	2/19/2016	O'Reilly Auto Parts	AP		423.28
158161	2/19/2016	PCMG, Inc.	AP		4,313.54
158162	2/19/2016	Henry Schein Inc.	AP		210.69
158163	2/19/2016	Kenneth D Schmidt	AP		2,118.30
158164	2/19/2016	Frank Silveria	AP		475.00
158165	2/19/2016	Sorensens True Value	AP		200.98
158166	2/19/2016	Spriggs Inc.	AP		692.83
158167	2/19/2016	Terryberry Company LLC	AP		226.63
158168	2/19/2016	Francisco Flores Tejada	AP		42.32
158169	2/19/2016	Valley Vanguard Properties Inc.	AP		81.58
158170	2/19/2016	James Maddox	AP		75.38
158171	2/19/2016	Manuel Alas	AP		22.14
158172	2/19/2016	Valley Vanguard Properties Inc.	AP		86.54
158173	2/19/2016	Sloan Realty, Inc.	AP		80.81
158174	2/19/2016	Home Sweet Home Property Management	AP		69.26
158175	2/19/2016	Antonia Homen	AP		59.62
158176	2/19/2016	Jacqueline Noblett	AP		22.14
158177	2/19/2016	Omar Perez	AP		22.14
158178	2/19/2016	Ilario Rivera	AP		56.73
158179	2/19/2016	Home Sweet Home Property Management	AP		79.82
158180	2/19/2016	Oscar Huevo	AP		8.69
158181	2/19/2016	Valley Vanguard Properties Inc.	AP		27.31
158182	2/19/2016	Home Sweet Home Property Management	AP		80.81
158183	2/19/2016	Hollman Property Company	AP		77.31
158184	2/19/2016	Hollman Property Company	AP		31.87
158185	2/19/2016	Michael Salazar	AP		46.62
158186	2/19/2016	DLP Real Estate, Inc.	AP		56.73
158187	2/19/2016	Joseph Caraes	AP		28.88
158188	2/19/2016	Ping Yue	AP		4.83
158189	2/19/2016	Brenda Castaneda	AP		4.83
158190	2/19/2016	DLP Real Estate, Inc.	AP		82.71
158191	2/19/2016	Westhill Property Mgmt	AP		25.01
158192	2/19/2016	Francisco Pulido	AP		39.44
158193	2/19/2016	Ben & Nora Cabasag	AP		86.55
158194	2/19/2016	Antonio Jeronimo	AP		56.75
158195	2/19/2016	Valley Vanguard Properties Inc.	AP		47.37

Check No	Check Date	Name	Module	Void	Amount
158196	2/19/2016	Valley Vanguard Properties Inc.	AP		45.95
158197	2/19/2016	Ninive Villagomez-Orozco	AP		33.69
158198	2/19/2016	San Luis Plaza	AP		135.75
158199	2/19/2016	Home Sweet Home Property Management	AP		20.18
158200	2/19/2016	Jose Carrillo	AP		86.51
158201	2/19/2016	Frances Scott	AP		79.82
158202	2/19/2016	Eagle Vista Equities LLC	AP		61.53
158203	2/19/2016	Verizon Wireless	AP		1.32
158204	2/19/2016	Windecker Inc	AP		14,024.34
158205	2/19/2016	Young's Air Conditioning	AP		530.40

Break in check sequence due to the following:
Check # 158071 - 158092 (Payroll)

Total Void Check Count:	0
Total Void Check Amount:	0
Total Valid Check Count:	166
Total Valid Check Amount:	461,914.45
Total Check Count:	166
Total Check Amount:	461,914.45



City of
Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor Villalta and City Council Members
FROM: Stacy Souza Elms, Senior Planner *SE*
DATE: March 2, 2016
SUBJECT: General Plan Amendment 2016-01, Stonecreek Area Plan Amendment, and Zone Change 2016-01 – Sprig Haven Farms, LLC
TYPE OF REPORT: Public Hearing

Recommendation:

Staff recommends that the City Council:

1. Open the Public Hearing and receive applicant and public comment;
2. Consider comments presented at the hearing, the information in the Staff Report, the recommendation of the Planning Commission and discuss the proposal;
3. Provide a motion of intent to adopt a Resolution to approve the General Plan Land Use Amendment and Stonecreek Area Plan Amendment;
4. Waive the first reading and introduce the Ordinance by title to Re-zone the property; and
5. Motion to continue the public hearing to March 16, 2016.

Background:

On November 24, 2003, the Planning Commission recommended approval of the Stonecreek Area Plan (493.3 acres) to the Los Banos City Council and subsequently the City Council approved the Stonecreek Area Plan on April 21, 2004. The Stonecreek Area Plan project included the eventual annexation of 401.1 acres into the City of Los Banos, a General Plan land use amendment consistent with the proposed Area Plan, site pre-zoning, circulation, transportation diagrams, and a layout of proposed infrastructure. Land uses designated in the Stonecreek Area Plan included an office campus, mixed use (first floor retail and second floor office or residential), commercial, parks, trails, environmental reserve, fire station, elementary school, church, child day care, and several forms of residential housing including multi-family and single family detached lots ranging from 4,500 to 10,000 square feet.

The applicant, Sprig Haven Farms LLC, is requesting a General Plan Amendment, Zone Change and Area Plan Amendment to redesignate approximately 21 acres within the Stonecreek Area Plan to Commercial/Highway Commercial for three (3) parcels located south of West Pacheco Boulevard and approximately 1,080 lineal feet west of Badger Flat Road. One of the parcels has an existing warehouse (Old World's Fair Building) that has been the location of various commercial uses over the past decades including a flea market, trucking business, used car dealership, and gymnastics studio. The remaining parcels have been historically used for farming and municipal water well. The applicant is not proposing to develop any new structures on any of the parcels at this time.

The Los Banos Planning Commission held a public hearing on February 10, 2016 for the purpose of considering the above mentioned project. At the completion of the public hearing, the Planning Commission recommended approval of General Plan Amendment #2016-01, Stonecreek Area Plan Amendment, and Zone Change #2016-01 to the Los Banos City Council. The Planning Commission also approved Conditional Use Permit #2016-02 for the use of manufacturing metal containers in the Highway Commercial zoning district contingent upon the City Council approval of General Plan Amendment #2016-01 and Zone Change #2016-01.

Discussion:

The purpose of the proposed project is to create a conforming use for the existing building located at 1725 W. Pacheco Blvd. The applicant is proposing to utilize the existing 36,000 square foot building for manufacturing at the rear of the structure and commercial uses at the front facing West Pacheco Blvd. The applicant would like to rehabilitate the existing structure as it is the first structure seen when entering the City limits from the west. The proposed use is not compatible with the current General Plan and Area Plan land use designations or the current zoning.

The proposed manufacturing company is an existing business that has been in operation since 1992 and is currently located in Gilroy. The company manufactures,

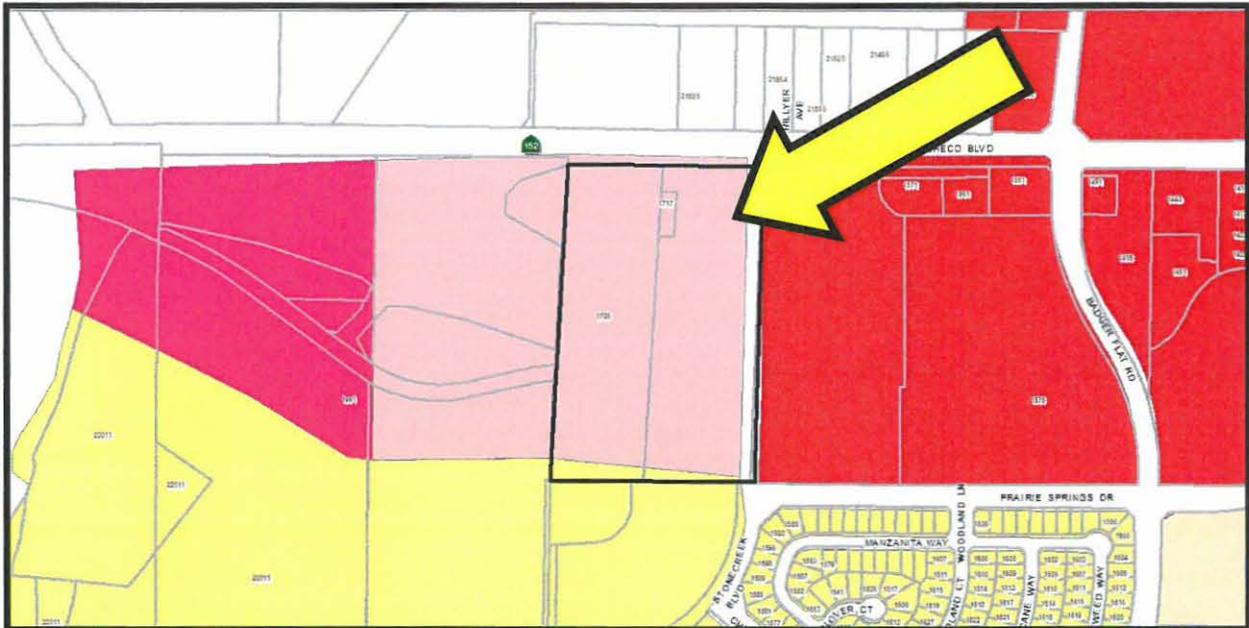
markets, and sells Chem-Stor product line of prefabricated metal buildings and platforms, and distributes commonly used environmental compliance material handling equipment. The company delivers its products locally, regionally, nationally, and internationally. The patented product has been manufactured since 1985. Ideal Environmental is one of the top five (5) suppliers nationwide of this product. The company's current facility is no longer able to facilitate their company's growth. The applicant is planning to relocate this company in an effort to support the current sales volume as well as increase their manufacturing capabilities to support future growth plans for the business.

Project Location

The project site is located on West Pacheco Boulevard, approximately 1,080 lineal feet west of Badger Flat Road. The site is surrounded by land in agricultural production on the west and south of the project site and undeveloped land to the north and east. The project site is located west of Walmart which has approved plans for three (3) outlet pads adjacent to the east of the project site.



Additionally, the surrounding zoning is depicted on the map below. Note that the yellow color is Low Density Residential (R-1), fuchsia is Professional Office (P-O), light pink is Neighborhood Commercial (C-N), and red is Highway Commercial.



Environmental

Pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, it has been determined that this project is within the scope of the Stonecreek Area Plan Program EIR (SCH #2002061015) certified by the Los Banos City Council on April 21, 2004. Pursuant to and as required by Section 15162(a) of the CEQA Guidelines, if no substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3), no further documentation is required. As no new significant effects will occur or there will be no substantial increase in the severity of a previously identified significant impact, the agency can approve the activity as being within the scope of the project covered by the previous EIR, and no further documentation is required.

The proposed project will not create any new significant impacts or substantially increase the severity of previously identified significant impacts and the impacts are not materially different than what was analyzed in the Stonecreek Area Plan EIR. The project proposal is a less intense use than what was previously studied in the Stonecreek Area Plan EIR. The density studied within the EIR used Floor Area Ratios of 0.56 for Neighborhood Commercial versus a 0.32 floor area ratio for Commercial, which would be much less intense and more compatible with the requested proposal and the surrounding uses. The program EIR analyzed the Neighborhood Commercial

land use within the Stonecreek Area Plan for upper story units above retail stores or offices, which is more intense than the proposed Highway Commercial land use. In addition, no new development is proposed at this time that would make the project materially different than what was previously analyzed.

PROJECT ANALYSIS:

Existing Setting

The project site consists of three (3) parcels totaling approximately 21 acres. The most eastern parcel is undeveloped and has historically been used for agricultural purposes. The middle parcel is less than a quarter of an acre and consists of a City water well which services the south west quadrant of the City. The most western parcel currently has one existing warehouse structure which has historically been used for commercial purposes and has been vacant for approximately 5 years. The project site has a Los Banos General Plan land use designation of Neighborhood Commercial, Park, and Medium Density Residential.

The project site was included in the Stonecreek Area Plan, which was designed to guide development of the southwestern part of the City.

Proposed Uses and Density

The project includes a General Plan Amendment from Neighborhood Commercial, Park, and Medium Density Residential to Commercial and a re-zone from the current Neighborhood Commercial (C-N) zoning to Highway Commercial (H-C). The existing General Plan Land Use and Zoning Maps are included as attachments.

Compatibility with Adjacent Uses

The proposed Highway Commercial parcels are located on and have frontage onto SR 152 and abut; existing Highway Commercial uses to the west which include Wal-Mart, Taco Bell, Subway, and Payless Shoes Source; undeveloped property as well as residential/commercial uses exist to the north (outside City limits); agricultural land to the west designated for future Professional Office Development; and future low density single-family homes to the south. The existing structure was designed for commercial uses and is conducive to manufacturing. The existing use will be compatible to the surrounding neighborhood as the property has highway frontage and would be best utilized for Highway Commercial uses and a natural extension of the Pacheco Boulevard Highway Commercial zone.

GENERAL PLAN/ AREA PLAN ANALYSIS

The Stonecreek Area Plan approved in 2004 was designed to guide future development and assist in sizing infrastructure systems to accommodate future uses within 493.3 acres of the project area. The Area Plan is intended to be a guide for the City and property owners to prepare, review, and permit new development proposals within the Area Plan. The urban design layout of the Stonecreek Area Plan is to be used for reference. It portrays a development scenario, but according to the Area Plan variations in design are possible, so long as the fundamental concept is preserved and the

location of major streets and infrastructure/utilities are not compromised.

Staff is recommending the Stonecreek Area Plan be amended to change the land use designation from Neighborhood Commercial, Park, and Medium Density to Highway Commercial (this change will eliminate the greenbelt running north and south through the project site). It is staff's opinion that the north/south greenbelt serves no purpose as it is bisected by SR 152. The east to west green strip will be maintained to provide an east to west connection, which is important to preserve connectivity for future development. A portion of the park will still remain on the southern end, but the general connection does not reflect a specific location. The Area Plan does provide some flexibility for a specific plan to be developed once development is ready to occur and the location of connections/buffers between land uses will be specified at that time.

PUBLIC COMMENT:

A public hearing notice was published in the Los Banos Enterprise and notices were mailed out to property owners within a 300' radius of the Project site on February 19, 2016. As of the date of this report no comments have been received.

Reviewed by:



Gary Brizzee, Interim City Manager

Attachments:

1. Ordinance
2. Resolution
 - Exhibit A: CEQA Findings
 - Exhibit B: Findings for Approval
 - Exhibit C: Conditions of Approval
3. Current General Plan Land Use Map
4. Current Zoning Map
5. Amended Area Plan Land Use Map
6. Public Hearing Notice – February 19, 2016

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS BANOS AMENDING THE OFFICIAL ZONING MAP BY REZONING PROPERTY LOCATED ON ASSESSOR'S PARCEL NUMBERS: 430-010-004, 005, AND 040 FROM NEIGHBORHOOD COMMERCIAL (C-N) TO HIGHWAY COMMERCIAL (H-C)

The City Council of the City of Los Banos does hereby ordain as follows:

Section 1. The properties identified as Assessor's Parcel Numbers: 430-010-004, 005, and 040 is hereby rezoned as shown on said map from Neighborhood Commercial (C-N) to Highway Commercial (H-C).

Section 2. The City Clerk is hereby directed to make the appropriate markings on the Official Zoning Map in conformance with this Ordinance and the provisions of the Los Banos Municipal Code.

Section 3. This Ordinance shall go into effect and be in full force and operation thirty (30) days after its final passage and adoption. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted and published once within fifteen days after passage and adoption as may be required by law; or, in the alternative the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

Introduced by Council Member _____ and seconded by Council Member _____

Passed on the ____ day of _____, 2016 by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

Michael Villalta, Mayor

ATTEST:

Lucille L. Mallonee, City Clerk

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LOS BANOS APPROVING GENERAL
PLAN AMENDMENT #2016-01 AND
STONECREEK AREA PLAN AMENDMENT FOR
PROPERTIES IDENTIFIED AS ASSESSOR'S
PARCEL NUMBERS: 430-010-004, 005, AND 040**

WHEREAS, Sprig Haven Farms, LLC, as the project applicant, has requested an amendment to the General Plan Land Use Policy Map; and

WHEREAS, the Los Banos General Plan was adopted in July 2009, and is the guiding document for land use in the City of Los Banos; and

WHEREAS, the proposal is consistent with the intent of the General Plan and the Zoning Code regulations; and

WHEREAS, the proposal is consistent with surrounding properties and the area in general; and

WHEREAS, the Los Banos Planning Commission held a public hearing on February 10, 2016 for the purpose of considering General Plan Amendment #2016-01 Stonecreek Area Plan Amendment, and Zone Change #2016-01 and at the completion of the public hearing, duly considered the evidence presented and recommended approval to the Los Banos City Council; and

WHEREAS, a public hearing was duly noticed for the Los Banos City Council meeting of March 2, 2016, in accordance with California Government Code Section 65091 by advertisement in the Los Banos Enterprise and by mail to property owners within 300 feet of the project boundaries on February 19, 2016 to consider and take testimony regarding General Plan Amendment #2016-01, Stonecreek Area Plan Amendment, and Zone Change #2016-01; and

WHEREAS, at the March 2, 2016 and March 16, 2016 City Council Meetings the Los Banos City Council, heard and considered testimony, if any, of all persons desiring to be heard; reviewed the Project and staff report; studied the compatibility of the applicant's request with adjacent land uses; has considered the applicant's request in accordance with the General Plan Amendment criteria established in Section 9-3.2314 of the Los Banos Municipal Code; and

WHEREAS, the City Council of the City of Los Banos hereby makes the appropriate findings set forth in Exhibit A (California Environmental Quality Act (CEQA))

Findings), and Exhibit B (Findings for Approval), attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Los Banos does hereby approve a General Plan Amendment and Stonecreek Area Plan Amendment for the properties I identified as Assessor's Parcel Numbers: 430-010-004, 005, 040 subject to the Conditions of Approval set forth in Exhibit C, attached hereto and incorporated herein by this reference.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the 2nd day of March 2016, by Council Member _____ who moved its adoption, which motion was duly seconded by Council Member _____ and the Resolution adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

Michael Villalta, Mayor

ATTEST:

Lucille L. Mallonee, City Clerk

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR A GENERAL PLAN AMENDMENT AND STONECREEK AREA PLAN AMENDMENT FOR PROPERTIES LOCATED ON ASSESSOR'S PARCEL NUMBERS: 430-010-004, 005, AND 040

Pursuant to the requirements of California Public Resources Code Section 21000 et seq. ("CEQA") and Title 14, California Code of Regulations Section 15000 et seq. (the "CEQA Guidelines"), the City as Lead Agency under CEQA adopts the following findings required by CEQA, along with the facts and evidence upon which each finding is based.

The City of Los Banos City Council hereby finds as follows:

1. Pursuant to CEQA, the CEQA Guidelines, and the City of Los Banos Environmental Guidelines, the proposed project is consistent with the Stonecreek Area Plan Program EIR (SCH #2002061015) certified by the Los Banos City Council on April 21, 2004.
2. Pursuant to and as required by Section 15162(a) of the CEQA Guidelines, no substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted certified EIR is adequate without modification.
 - a. The total acreage of the proposed project's land use changes is less than 5% of property located within the Stonecreek Area Plan.
 - b. The proposed project's impacts are not materially different than what was analyzed in the Stonecreek Area Plan EIR and the land use changes will reduce the overall land use intensity on the project site, thus reducing the related impacts.
 - c. The project proposal is a less intense use than what was previously studied in the Stonecreek Area Plan EIR. The density studied within the EIR used Floor Area Ratios of 0.56 for Neighborhood Commercial versus a 0.32 floor area ratio for Commercial, which will be much less intense and more compatible with the project and the surrounding uses. The Neighborhood Commercial land use analyzed within the Stonecreek Area Plan EIR allowed upper story units above retail stores or offices, which is more intense than the project's Highway Commercial land use.
 - d. No new development is proposed at this time that would make the project

materially different than what was previously analyzed.

3. General Plan Amendment #2016-01, Zone Change #2016-01 and Stonecreek Area Plan Amendment were adequately noticed on February 19, 2016 for consideration at a public meeting on March 2, 2016.
4. On the basis of the whole record, including public comment, the City Council finds that there is no substantial evidence that the Project may have any new significant environmental effects that were not identified, evaluated, and mitigated through the Stonecreek Area Plan EIR (SCH #2002061015).
5. The determination pursuant to Section 15162(a) of the CEQA Guidelines reflects the City's independent judgment and analysis.
6. The proposed Project will not create any substantial changes to the Stonecreek Area Plan that would require major revisions of the Stonecreek Area Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
7. There have been no substantial changes with respect to the circumstances under which the City has implemented the Stonecreek Area Plan which require major revisions to the Stonecreek Area Plan EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects.
8. The City of Los Banos is not aware of any new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the Stonecreek Area Plan EIR was certified as complete, that shows any of the following:
 - a. The City's implementation of the Project will have one or more significant effects not discussed in the Stonecreek Area Plan EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the Stonecreek Area Plan EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Stonecreek Area Plan; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the Stonecreek Area Plan EIR would substantially reduce one or more significant effects on the environment.
9. The City of Los Banos Community and Economic Development Department, located at 520 J Street in Los Banos, is the custodian of the documents that

constitute the record of proceedings upon which the determination to adopt the findings is based and will be adopted by the Los Banos City Council.

EXHIBIT B

FINDINGS FOR APPROVAL FOR A GENERAL PLAN AMENDMENT, ZONE CHANGE, AND STONECREEK AREA PLAN AMENDMENT FOR PROPERTY LOCATED ON ASSESSOR'S PARCEL NUMBER: 430-010-004, 005, AND 040

The City of Los Banos Planning Commission hereby finds as follows:

1. That the proposed use and project is consistent with the City of Los Banos General Plan, and Los Banos Municipal Code;
 - a. General Plan: The proposed General Plan land use designation for the project site would be Commercial, which is intended for large-scale commercial developments that serve both residents, visitors, and the surrounding region. The proposed manufacturing business is consistent with the purpose of the Commercial land use designation as the facility would manufacture prefabricated metal buildings and platforms which is one of the top (5) suppliers nationwide of this product. They would not only serve customers locally, but would also serve customers regionally, nationally, and internationally. They are seeking to relocate from their existing location in Gilroy in an effort to support their current sales volume and increase their manufacturing capabilities.

The following specific General Plan Goals, Objectives and Policies are applicable to the proposed project:

ECONOMIC DEVELOPMENT POLICY ED-G-1:

Help create jobs and improve job quality for existing and future Los Banos residents.

ECONOMIC DEVELOPMENT POLICY ED-G-2

Facilitate the development of new businesses, and/or expansion of existing businesses through site availability, infrastructure investments, and labor force preparedness.

ECONOMIC DEVELOPMENT POLICY ED-G-3

Make Los Banos an ideal place to do business by fostering a business friendly climate.

ECONOMIC DEVELOPMENT POLICY ED-G-7

Seek and promote particular business or economic opportunities that provide needed local goods, services, employment, or those that enhance the City's physical and social well being.

Analysis: The proposed manufacturing business would employ approximately 40-50 people with manufacturing positions which are

typically higher than minimum wages. This use would not only create a new business for the City of Los Banos, but would allow the business to grow to meet the demands of their sales volumes. Allowing the use of the manufacturing business in this existing warehouse would create commerce in a facility that has been vacant for approximately 5 years and enhance the building which is located at the entrance of the City.

- b. Municipal Code: The subject property is proposed to be zoned H-C, Highway Commercial. Pursuant to Section 9-3.1301 of the Los Banos Municipal Code, the purpose of the Highway Commercial District is to provide a district for commercial uses which do not specialize in serving the pedestrian shopper but rather, because of their character, are more appropriately located along a highway or major street and where drive-in operations are more feasible. As set forth in Section 9-3.1303 (f) all other uses as deemed appropriate by the Planning Commission may be permitted subject to securing a conditional use permit. The existing building was designed for manufacturing and the surrounding neighborhood, which consists of big-box retail, is compatible with the proposed use.
2. That the proposed use or project will not be a nuisance or detrimental to the public health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use;

The proposed use will be conducted within the existing warehouse and will not result in significant operational changes to the existing commercial area. Conditions of approval have been incorporated into the project to ensure the business is not a nuisance or detrimental to the neighborhood.

3. That the proposed use is compatible with the adjacent uses, properties and neighborhoods and will not be detrimental or injurious to property and improvement in the neighborhood or to the general welfare of the City.

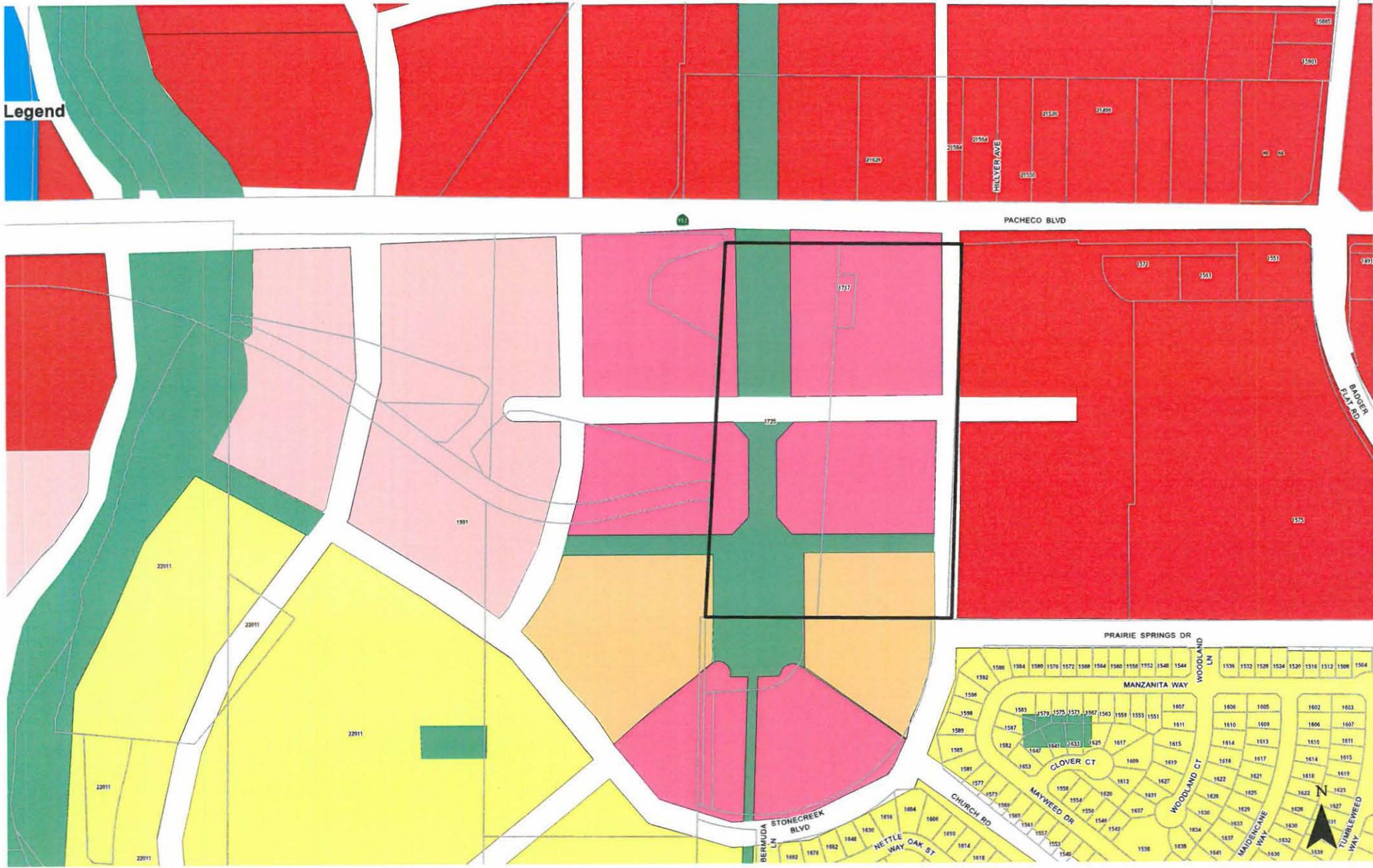
The proposed use will be compatible with uses that serve not only local customers, but regional customers as well. The existing warehouse building was intended to be used for manufacturing purposes and is located on the State Route Highway which lends to easy access and circulation.

EXHIBIT C

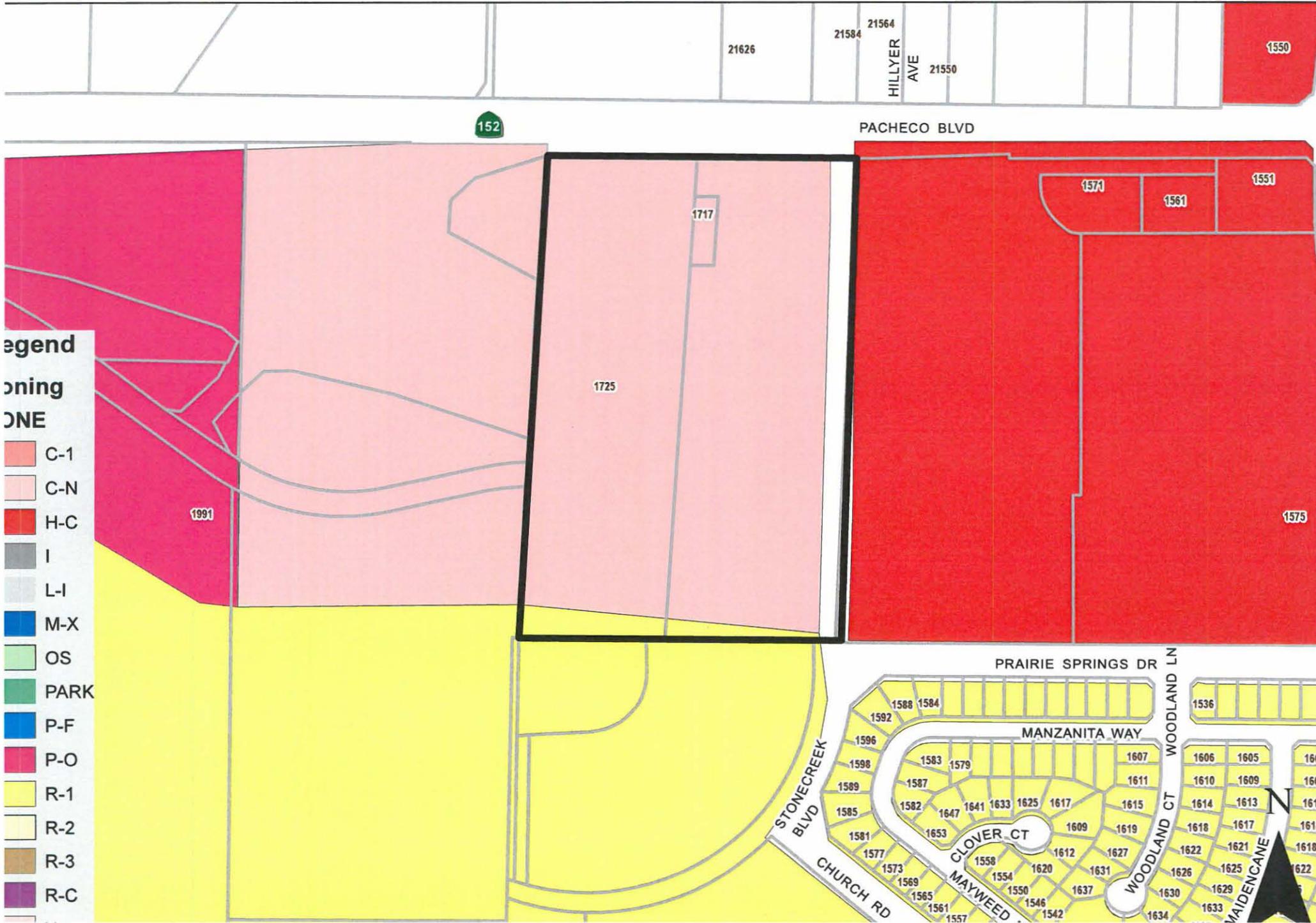
CONDITIONS OF APPROVAL FOR A GENERAL PLAN AMENDMENT, ZONE CHANGE, AND STONECREEK AREA PLAN AMENDMENT FOR PROPERTY LOCATED ON ASSESSOR'S PARCEL NUMBERS: 430-010-004, 005, AND 040

1. Upon approval, the property is to be utilized in a manner appropriate with the Commercial General Plan Designation and the existing structure must be used in accordance with the density standards specified within the Los Banos General Plan
2. Upon approval, the property is to be utilized in a manner appropriate with the H-C (Highway Commercial) Zoning Classification for the existing structure must be used in accordance with the uses specified within the Los Banos Municipal Code.

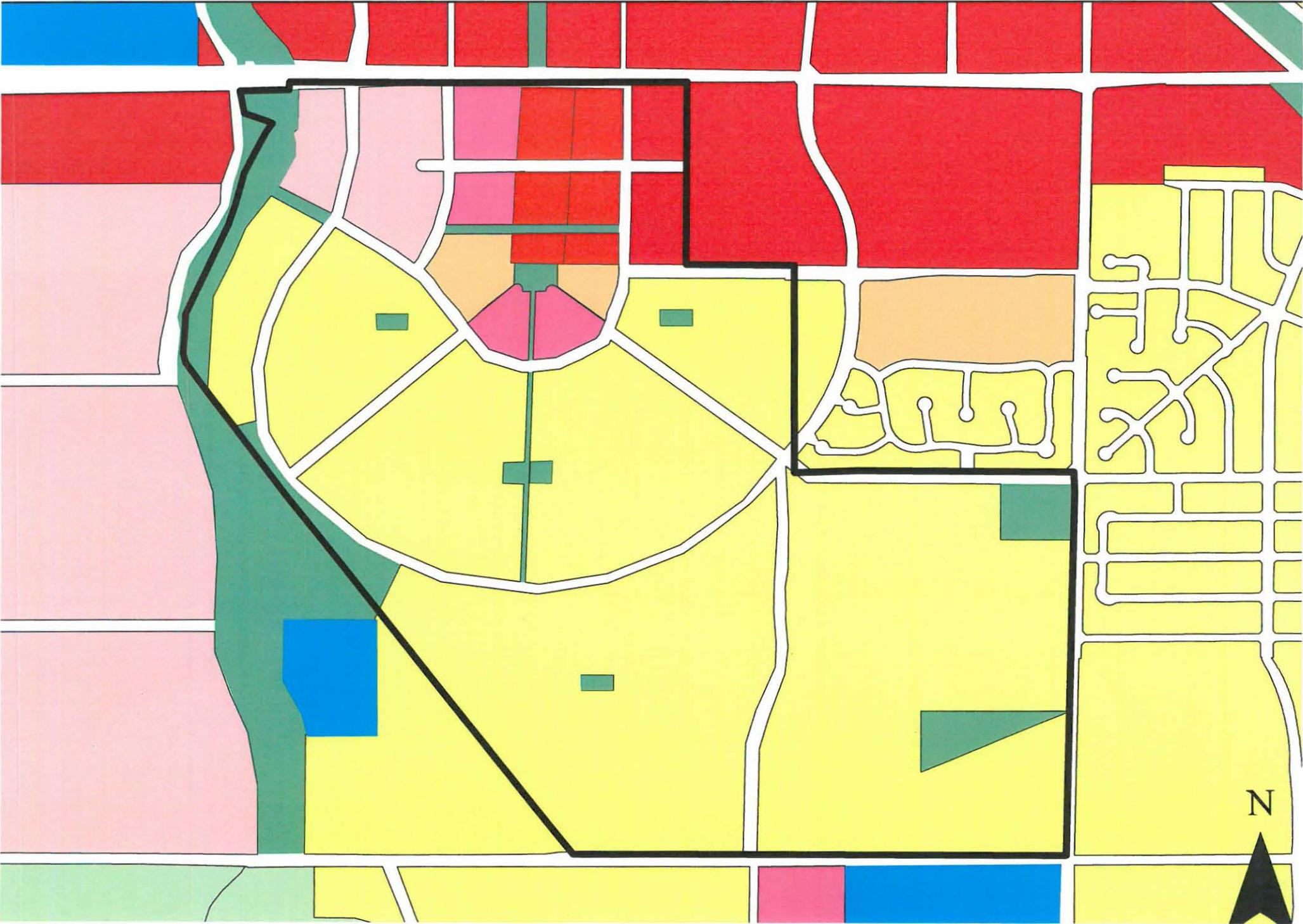
CITY OF LOS BANOS GENERAL PLAN LAND USE MAP



Zoning Map



STONECREEK AREA PLAN AMENDMENT





City of
Los Banos
At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: February 19, 2016

Regarding: Notice of Public Hearing

Proposal: General Plan Amendment #2016-01, Zone Change #2016-01, and Stonecreek Area Plan Amendment – Sprig Haven Farms LLC

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos City Council to consider General Plan Amendment #2016-01, Zone Change #2016-01, Conditional Use Permit #2016-02, and amendment of the Stonecreek South Area Plan for Sprig Haven Farms LLC. The project proposal is for the amendment of the General Plan designations of approximately 21 acres currently designated as Neighborhood Commercial, Park, and Medium Density into Commercial, and rezone the same property from Neighborhood Commercial (CN) to Highway Commercial (H-C). The project is located on Assessor's Parcel Numbers: 430-010-004, 005 and 430-010-040.

The Los Banos Planning Commission held a public hearing on February 10, 2016 for the purpose of considering the above mentioned project. At the completion of the public hearing, the Planning Commission recommended approval of General Plan Amendment #2016-01, Zone Change #2016-01, and the Stonecreek Area Plan Amendment to the Los Banos City Council.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the City Council on Wednesday, March 2, 2016 at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Stacy Souza Elms, Senior Planner at City Hall or at (209) 827-7000, Ext. 133.

Persons wishing to provide oral comments on the proposed project may do so at this meeting or may provide written comments on this matter prior to the public meeting. Written comments may be sent by U.S. Mail or hand delivered to the City of Los Banos City Hall at 520 "J" Street, Los Banos, California 93635. Please be advised that should the action by the City Council be challenged in court, you may be limited to only those issues raised at the public hearings or by written comment per Government Code Section 65009.

THE CITY OF LOS BANOS

Stacy Souza Elms
Senior Planner



City of
Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor Villalta and City Council Members

FROM: Stacy Souza Elms, Senior Planner 

DATE: March 2, 2016

SUBJECT: Draft 2014-2023 Housing Element

TYPE OF REPORT: Public Hearing

Recommendation:

That the City Council carry forward the Planning Commission recommendation to authorize Staff to submit the Draft 2014-2023 Housing Element to the California Department of Housing and Community Development (HCD) for a mandated sixty (60) day review period, and to release the Draft 2014-2023 Housing Element for public review.

Background:

Typically, State Law requires Housing Elements be updated every five (5) years to reflect a Community's changing needs. For the 5th Cycle, HCD has modified this timeframe to 9 years. The current planning cycle is from January 1, 2014 to September 30, 2023. The City's previous Housing Element (2009-2014) was adopted by City Council on June 5, 2013.

As part of the overall update to the Housing Element, Section 65585(b) of the State Government Code requires the Draft 2014-2023 Housing Element be submitted to HCD for a sixty (60) day review period. Upon the sixty (60) day review period, HCD shall submit to the City their written findings, or comments, on the City's Draft 2014-2023 Housing Element. It is anticipated that further revisions and refinement to the Draft 2014-2023 Housing Element will be required in response to HCD's findings in an effort

to bring the Housing Element into compliance with State Law and achieve HCD Certification.

The Housing Element is one of the seven (7) State mandated Elements of the City's General Plan. Pursuant to Section 65800 of the State Government Code, the City of Los Banos Draft 2014-2023 Housing Element provides the following:

- An analysis of the City's existing housing needs;
- An analysis of the City's population and employment trends;
- An analysis and documentation of the City's household characteristics;
- An inventory of land within the City suitable for residential development, including vacant sites and sites suitable for redevelopment;
- An identification of a zone or zones where emergency shelters are allowed or permitted without a conditional use or other discretionary permit;
- An analysis of potential and actual government constraints upon the maintenance, improvement, or development of housing for all income levels within the City;
- An analysis of potential and actual non-governmental constraints (i.e. market, environmental, etc.) upon the maintenance, improvement, or development of housing for all income levels within the City;
- An analysis of all special housing needs within the City (i.e. those residents with disabilities, large families, farm workers, senior citizens, etc.);
- An analysis of existing assisted housing development that may be eligible to change from low-income housing uses during the next ten years;
- A statement of the City's goals, objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and,
- An identification of housing programs within the County to provide housing opportunities for all income levels.

Discussion:

The City's 2014-2023 Housing Element has been prepared in accordance with Section 65800 (Housing Element Law) of the State Government Code, and is organized as follows:

- Housing Needs Assessment
- Resource Inventory
- Future Housing Development
- Review of the 2009-2014 Housing Element
- 2014-2023 Objectives and Policies

The Housing Needs Assessment consists of analysis and evaluation of demographics, existing housing needs and characteristics, constraints to housing and special needs.

The 2014-2023 Objectives and Policies consists of Goals, Policies, Programs, and Quantified Objectives necessary to accommodate the City's Regional Housing Needs, and to comply with State Law. Below is summary of the major updates incorporated into the 2014-2023 Housing Element:

Resource Inventory

As part of the update of Los Banos 2014-2023 Housing Element, and as noted above, the City is required to identify sites to accommodate its Regional Housing Needs Allocation (RHNA), as determined by HCD and the Merced Council of Governments (MCAG). In the 2014-2023 Regional Housing Needs Allocation Plan for Merced County, MCAG provided the City with the RHNA between the timeframe of January 1, 2014 to September 30, 2023. Below, Table 1 provides the City's RHNA:

Table 1 – City of Los Banos Regional Housing Need Allocation

Income Group	Units	Percentage
Extremely Low (0-30% MFI)	326	13.2%
Very Low (31-50% MFI)	278	11.2%
Low (51-80% MFI)	431	17.4%
Moderate (81-120% MFI)	396	16.0%
Moderate 120% and above MFI)	1,049	42.4%
Total	2,473	100.0%

MFI = Median Family Income

J.B. Anderson Land Use Planning, with assistance from City Staff, conducted the Vacant Sites Inventory utilizing information from City Staff, Merced County Parcel Database, and data from the 2009-2014 Housing Element. The Vacant Sites Inventory identified approximately 660 acres of land within the City's existing City Limits that can accommodate residential development. Additionally, the Vacant Sites Inventory included (not by acres) included residential projects approved by the City and are still active (subdivisions) in which have remaining lots to be developed. As a result, the City has 1,772 lots available for residential development, many of which are intended for single-family residential units.

In total, the inventory of vacant land resulted in the City's ability to accommodate the development of 6,465 residential units, varying from single-family residential dwellings to multi-family residential dwellings (apartments, townhomes, etc.).

2014-2023 Objectives and Policies

Major updates to existing Programs, or new Programs include:

Many of the Policies from the 2009-2014 Housing Element have been continued as part of the 2014-2023 Housing Element. Policies removed from the Housing Element have been completed programs include Zoning Text Amendments to include provisions for Emergency Shelters and Transitional and Supportive Housing as well as programs tailored to the City's Redevelopment Agency, which no longer exists.

PUBLIC PARTICIPATION:

On August 3, 2015, Staff held a duly noticed Public Workshop on the 2014-2023 Housing Element Update at the City of Los Banos Council Chambers to provide a presentation on the Housing Element Update process, and to solicit input and comment from Workshop Attendees. Two (2) people attended the Public Workshop. On July 24, 2015, JB Anderson Planning Staff mailed a questionnaire to Responsible Agencies, non-profit housing developers and advisory agencies. Two (2) responses were received, from the Housing Authority of the County of Merced and Gospel Mission.

The public participation component of the 2014-2023 Housing Element will continue, as the document will be released for public review concurrent with the submittal to HCD. In addition, future Public Hearings with the Planning Commission and City Council will be required.

ENVIRONMENTAL ASSESSMENT:

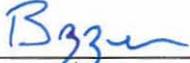
The Draft 2014-2023 Housing Element is considered a "Project" as defined by Section 21065 of the California Environment Quality Act (CEQA) and such, environmental review and analysis in accordance with CEQA will be required. However, CEQA is not required at this time, as the Project is in "Draft" Form, and subject to further revisions based on future discussions with HCD. Upon review by HCD, and prior to any formal action taken by the City's Planning Commission and City Council, the property level of CEQA compliance review and analysis will be completed.

STEPS FOLLOWING APPROVAL:

- Submit Draft 2014-2023 Housing Element to HCD for the 60-day review period. Immediately following City Council authorization on March 3, 2016.
- Staff anticipates receiving HCD's written findings by May 1, 2016.
- Complete revisions to the 2014-2023 Housing Element based on HCD findings, and prepare environmental review in accordance with CEQA – May/June 2016.

- Ultimately, the 2014-2023 Housing Element will be presented to the Planning Commission and City Council during a scheduled Public Hearing for review and consideration June/July 2016
- Upon adoption of the 2014-2023 Housing Element, Staff will submit the adopted Housing Element to HCD for a final ninety (90) day review and certification by HCD- July 2016 – October 2016.

Reviewed by:



Gary Brizzee, Interim City Manager

Attachments:

- Draft 2014-2023 Housing Element
- Planning Commission Minutes of February 10, 2016
- Public Hearing Notice – February 19, 2016

City of Los Banos Housing Element

Draft

2014 - 2023

Prepared by:



Table of Contents

1. Introduction.....	1
Contents of the Housing Element.....	1
2. Housing Needs Assessment.....	3
Summary Findings.....	4
Population Trends.....	4
Income and Poverty.....	4
Employment Trends.....	4
Special Needs.....	5
Housing Characteristics.....	5
Opportunities and Constraints.....	6
Housing Needs and Opportunities.....	6
Population Trends.....	6
Ethnicity.....	7
Age of Population.....	8
Household Type and Composition.....	8
Income Characteristics.....	9
Poverty.....	12
Employment and Educational Trends.....	13
Special Needs.....	15
Seniors.....	15
Persons with Disabilities.....	17
Developmentally Disabled.....	18
Families with Female Heads of Household.....	19
Large Families.....	20
Farmworkers.....	21
Homeless.....	22
Supportive and Transitional Housing and Emergency Shelters.....	24
Housing Characteristics.....	25
Housing Composition.....	26
Housing Supply.....	26
Homeownership.....	26
Age and Condition of Housing Stock.....	26
Results of Housing Conditions Survey.....	27
Overcrowding.....	29
Housing Cost Burdens.....	29
Affordability Trends.....	30
Assisted Housing Projects.....	34
Assisted Rental Housing Eligible for Conversion.....	34
Future Housing Needs.....	36
Energy Conservation Opportunities.....	38
General Design Standards for Energy Conservation.....	39
Constraints.....	40
Non-Governmental Constraints.....	40
Land Costs.....	40

Construction Costs.....	41
The Cost and Availability of Housing.....	41
The Cost and Availability of Financing.....	41
Environmental Constraints.....	42
Governmental Constraints.....	42
Land Use Controls.....	42
Permitted Uses in Residential Zoning Districts.....	44
Planned Development.....	45
Improvements Required.....	46
Building Codes.....	46
Code Enforcement.....	47
Fees and Exactions.....	47
Permit Processing Procedures.....	49
Conditional Use Permit Process.....	50
Housing for Persons with Disabilities.....	52
Procedures for Ensuring Reasonable Accommodations.....	52
Efforts to Remove Regulatory Constraints for Persons with Disabilities.....	52
Zoning and Other Land Use Regulations for Persons with Disabilities.....	53
Permits and Processing for Persons with Disabilities.....	53
Building Codes.....	54
Universal Design Element.....	54
Persons with Disabilities.....	54
Second Residential Unit Requirements.....	54
Community Design Standards and Pre-Development Review.....	55
3. Resource Inventory.....	56
Availability of Land and Services.....	56
Description of Criteria for Identifying Housing Sites.....	57
Inventory of Unfinished Subdivisions.....	57
Inventory of Vacant and Underdeveloped Sites.....	60
Development Standards for Available Land.....	62
4. Future Housing Development.....	63
Comparison of Land Inventory to Future Housing Needs.....	63
Adequacy of Public Facilities and Infrastructure.....	64
Roads.....	65
Parks.....	66
Police.....	66
Fire.....	66
Schools.....	67
Storm Drainage.....	67
Water.....	67
Sewer.....	68
5. Review of the 2009-2014 Housing Element.....	69
Basis for the City's Policies and Programs.....	89
Population Trends.....	89
Income and Poverty.....	90
Employment Trends.....	90

Special Needs.....	90
Housing Characteristics.....	91
Housing Costs and Affordability.....	92
Foreclosures.....	92
Opportunities and Constraints.....	93
6. 2014-2023 Objectives and Policies.....	94
7. Implementation Programs.....	97
10. Quantified Objectives.....	111
11. Efforts to Achieve Citizen Participation.....	114
12. Consistency with Other General Plan Elements.....	116

Tables and Figures

Table II-1	Population Estimates for Los Banos, Merced County & California.....	6
Figure II-1	Ethnic Composition – Los Banos.....	7
Figure II-2	Ethnic Composition – Merced County.....	8
Table II-2	Age Distribution.....	8
Table II-3	Number of Persons per Household (2013).....	9
Table II-4	Household Composition by Type (2010).....	9
Table II-5	Area Median Incomes in Los Banos, Merced County and CA (2013).....	10
Table II-6	Merced County Income Limits (2013).....	11
Table II-7	Households with Housing Problems by Income Level.....	12
Table II-8	Unemployment Levels for Los Banos, Merced County and CA.....	13
Table II-9	Travel Time to work for workers 16 years of age and older (2007 & 2013).....	14
Table II-10	Comparison of Los Banos, Merced County & CA Educational Enrollment (2013)....	14
Table II-11	Comparison of Los Banos, Merced County & CA Educational Attainment (2013)....	15
Table II-12	Senior Households with Housing Problems by Income Level.....	16
Table II-13	Household Size by Income.....	19
Table II-14	Number of Persons in Housing Unit (Years 2010).....	20
Table II-15	Unmet Shelter Needs for Merced County’s Homeless.....	21
Table II-16	Homeless Count by Jurisdiction.....	24
Table II-17	Results of Windshield Housing Survey.....	28
Table II-18	Overcrowded Households (2000 & 2012).....	29
Table II-19	Los Banos Housing Costs as a Percentage of Income by Tenure (2011).....	29
Table II-20	Number of Households paying more than 30% of Income for Housing Costs.....	30
Table II-21	Ability to Pay for Housing.....	32
Table II-22	Merced MSA Fair Market Rent.....	34
Table II-23	Assisted Units At Risk of Conversion.....	31
Table II-24	Replacement vs. Preservation Costs.....	32
Table II-25	Regional Housing Needs Allocation Plan.....	33
Table II-26	Residential Zoning Requirements per Zoning Classification.....	40
Table II-27	Residential Permitted, Non-Permitted, and Conditional Use Requirements.....	41
Table II-28	Model Development Fees – Los Banos (2015).....	43
Table III-1	Unfinished Subdivisions.....	58
Table III-2	Inventory of Land within City Limits & SOI Available for Future Housing Development.....	61
Table III-3	City of Los Banos Residential Zoning Districts & Selected Development Standards.....	62
Table IV-1	Ability to Accommodate Regional Housing Needs Allocation.....	64
Table V-1	Evaluation of 2009-2014 Housing Element Programs.....	70
Table V-2	Affordable Housing Project Characteristics.....	82
Table V-3	Rent Versus Median Income.....	84

Table V-4 Income Category by Unit.....85
Table V-5 AB1233 Analysis-4th Cycle.....86
Table V-6 Site Inventory Rezone.....88

Table VIII-1 Quantified Objectives.....113

List of Appendices

- Appendix A: Public Notice for Community Workshop*
- Appendix B: Agency Letter and Questionnaire and Responses by Responsible Agencies*
- Appendix C: City of Los Banos General Plan and Zoning Map*
- Appendix D: Summary of Financial Resources for Housing*
- Appendix E: Sites Inventory, Land Available for Residential Development*
- Appendix F: Los Banos Unfinished Subdivision Map*
- Appendix G: MCAG Final Draft Regional Housing Needs Allocation Plan*

1. INTRODUCTION

CONTENTS OF THE HOUSING ELEMENT

The Housing Element of the General Plan is a comprehensive statement by the City of Los Banos of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this Element are an expression of the statewide housing goal of “attaining decent housing and a suitable living environment for every California family, as well as a reflection of unique concerns of the community”. The purpose of the Housing Element is to establish specific goals, policies and objectives relative to the provision of housing and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs and resources and constraints to meeting those needs.

The Los Banos Housing Element is based on one strategic goal which is to “Preserve, enhance and expand the existing housing stock to provide a range of safe housing opportunities for all members of the Los Banos Community”. In order to satisfy this goal, the following objectives have been established: 1) Provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City; 2) Mitigate the impacts of the Housing Finance Crisis currently impacting the Los Banos housing market; 3) Encourage the maintenance, improvement and rehabilitation of the City’s existing housing stock and residential neighborhoods; 4) Achieve energy efficiency in housing activities; 5) Ensure that all residents have access to housing; 6) Increase the percentage of homeowners in the City and provide adequate information on all possible housing assistance programs and distribute to homeowners, developers and other residents; 7) Maintain an adequate percentage of affordable rental units within the City to accommodate all income groups and family types; 8) Encourage redevelopment and new development projects for special need groups.

In accordance with State law, the Housing Element is to be consistent and compatible with other General Plan Elements. Additionally, Housing Elements are to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations and capital improvements. State law (Government Code Section 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community’s goals, quantified objectives and policies relevant to the maintenance, improvement and development of housing; and
- A program that sets forth a **nine** year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program must also: identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of the extremely low, very low, low and moderate income households; address

governmental constraints to housing maintenance, improvement and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Although, by nature of the State mandate, the Housing Element tends to focus on the affordability and availability of housing for low and moderate income households and families, the Element must also address the housing needs and related policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan. For these reasons, the focus of the updated Housing Element will be on policies and programs that can balance the desire of residents to maintain the character of residential neighborhoods, manage traffic and minimize visual and other impacts of new development, while addressing the needs of low and moderate income households and special needs groups (such as seniors and individuals with disabilities).

This balance will require the City to examine strategies to accommodate higher density housing, mixed use projects in commercial zones, infill developments and second units without sacrificing other legitimate community goals.

2. HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions and provides other important information to support the goals, policies and programs to meet the needs of current and future Los Banos residents.

The United States Census, completed every ten years, is an important source of information for the Housing Needs Assessment. Results from the 2010 Census were used in the preparation of this document. This Element also pulled in data from several other sources in order to create a document that is up to date and relevant to the needs of the Community for today. The data presented in the Housing Needs Assessment will not only guide the development of housing goals and policies, but will also be integrated into the body of the Housing Element to present the current status of housing and housing related issues in the City of Los Banos.

The Needs Assessment is organized into four data sections. The first section focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income and housing needs for special segments of the population. This first section outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community.

The second section identifies the City's resources and the historic development patterns and housing opportunities in the community. It also discusses the City's existing housing stock and the potential areas for future housing development.

The third section discusses the governmental and non-governmental constraints to housing development in Los Banos. The City has planning, zoning and building standards that guide and affect residential development patterns and influence housing availability and affordability. There are also environmental and housing market conditions that affect the locations, availability, affordability and type of housing that is constructed in Los Banos. The "non-governmental" influences include such factors as: the availability and cost of financing, land, materials for building homes, business decisions of individuals and organizations in home building and market factors in rental housing.

The final section of the Needs Assessment discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City. With a reduction in basic living costs through energy savings, more households will be better able to afford adequate housing.

SUMMARY FINDINGS

The following is a summary of findings from the Housing Needs Assessment Report.

Population Trends

- The 2010 Census reported Los Banos' population as 35,972 persons. Between 2010 and 2015, the California Department of Finance estimates the City's population has grown by 3.3 percent (37,145 persons). Based upon history, Los Banos' population is expected to grow steadily, continuing the demand for a variety of housing types and costs.
- Los Banos' ethnic composition in 2010 was primarily Hispanic (50.4%) followed by 39.8 Caucasian.
- The City of Los Banos has a slightly lower percentage of persons 65 years and over and a slightly higher percentage of persons under 18 than the countywide and statewide averages.

Income and Poverty

- Residents of Los Banos have higher income characteristics than Merced County. In 2013, the median family income in Los Banos (\$49,269) was roughly 15% higher than the countywide median family income (\$42,591). Approximately 49% of the total households in Los Banos earn \$50,000 or more compared to 43% countywide.
- As defined by the Department of Housing and Urban Development's (HUD) income limits, an extremely low income household earns 30 percent or less of the median income, a very low income household earns 50 percent or less than the county median income, a low income household earns between 51 and 80 percent of the county median income, a moderate income household earns between 81 and 120 percent of the county median income and an above moderate income household earns 121 percent or greater of the county median income. Based on HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 22.8% of households within Los Banos are classified as very low income, 15.1% are classified as low income and the remaining 62.1% are classified as having the median income for the County or above.

Employment Trends

- Based on statistics from the CA Economic Development Department, Labor Market Information, The City of Los Banos had an unemployment rate of 11.3% in May of 2015 as compared to Merced County which had an unemployment rate of 13.3% and the State of California which had a 6.2% unemployment rate.
- Los Banos has a very high portion of the population that commutes over 45 minutes to and from their places of employment. The US Census stated that in the year 2013 (American Community Survey), 45.6% of the population had more than 45 minutes for employment commute time.

Special Needs

- Persons 65 and over represent 8.6 percent of Los Banos' total population. The housing needs among older adults are: 1) home repair/maintenance/modification; 2) affordable housing; and 3) in-home assistance.
- Individuals with disabilities also have financial and physical needs. Housing and supportive service needs among the disabled population include: 1) accessible housing; 2) affordable housing; and 3) housing located in close proximity to services and commercial centers.
- Female headed households represent 24 percent of the households in Los Banos. Poverty rates among female headed households are generally higher than the general population. The percentage of female headed households below the poverty level is 51%. This special needs group would benefit greatly from affordable housing opportunities and housing located near childcare facilities, schools, youth services and medical facilities.
- Large family households in Los Banos represent approximately 28% of the households within the City. According to the US Census, large family households represent 13.4 percent of renters. With that being the case, rental units need to be constructed and set aside for large families to reduce overcrowding.
- At the time of the development of the 2014 Housing Element it was determined that Los Banos had about 88 homeless persons within the City. The Merced County Continuum of Care stated that homelessness is on the rise, a survey was conducted in January 2014 and 609 cases were found in Merced County. Of the 609 cases, 64 percent were men and 49 percent had a chronic health condition. The largest factors contributing to homelessness are: loss of job/unemployment, high cost of housing/rent, alcohol or drug problems, release from jail or prison or break up/divorce/separation. This special needs group would benefit greatly from having emergency homeless shelters as a permitted use within the City.

Housing Characteristics

- The majority of the City's housing stock consists of single family detached homes. According to the 2010 Census and building permit data, the City currently has 10,259 households, this is an increase of 32.9% over the 2000 data alone. This household growth rate is lower than the population growth rate which indicates that the current household size is increasing.
- According to the 2010 Census, 60.4% of the housing stock is owner occupied and 39.6% are operated as rental units.
- The median year in which housing units were built in Los Banos is 1993, compared to the County median of 1983 and the State median of 1974. This indicates that Los Banos has experienced a relatively large increase in housing production over the past two and a half decades. However, there are still many older homes in the City that may require repairs and rehabilitation efforts. Furthermore, the change in the economy and the number of foreclosures has led to a large number of vacancies which leads to blight and decay.

Opportunities and Constraints

- Merced County has determined that Los Banos has a housing construction need of 2,473 units for the planning period of 2014-2023. Of the total 2,473 units, 326 should be affordable to extremely low income households, 278 should be affordable to very low income households, 431 to low income households, 396 to moderate income households and 1,049 to above moderate income households.
- The City's vacant land within residential districts, can accommodate its regional allocation of new dwelling units at densities potentially affordable to low, very low, and extremely low income households.
- Los Banos' zoning regulations and development permit processes do not create unreasonable restrictions to the City's ability to accommodate affordable housing. The time required in the City of Los Banos for development approval is not generally a constraint or substantial cost to housing developers.

HOUSING NEEDS AND OPPORTUNITIES

POPULATION CHARACTERISTICS

Population Trends

Since the 2000 U.S. Census, the City of Los Banos' population has grown by 39.4% according to California Department of Finance Estimates. Los Banos' growth rate is higher than Merced County's growth which is estimated to be 39.1% and higher than the State of California's growth which is estimated to be 10% (See Table II-1)

**Table II-1
Population Estimates for Los Banos, Merced County & California**

Location	2000	2010	Percent Change 2000-2010
Los Banos	25,869	35,972	39.1%
Merced County	210,554	255,793	21.5%
California	33,871,648	37,253,956	10.0%

Source: US Census

Location	2010	2015	Percent Change 2010-2015
Los Banos	35,972	37,145	3.3%
Merced County	255,793	266,134	4.0%
California	37,253,956	38,714,725	3.9%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2015. Sacramento, California, May 2015.

According to the Merced County Association of Governments and Economic and Planning Systems, the City of Los Banos is expected to have a population of 63,112 by the year 2025.

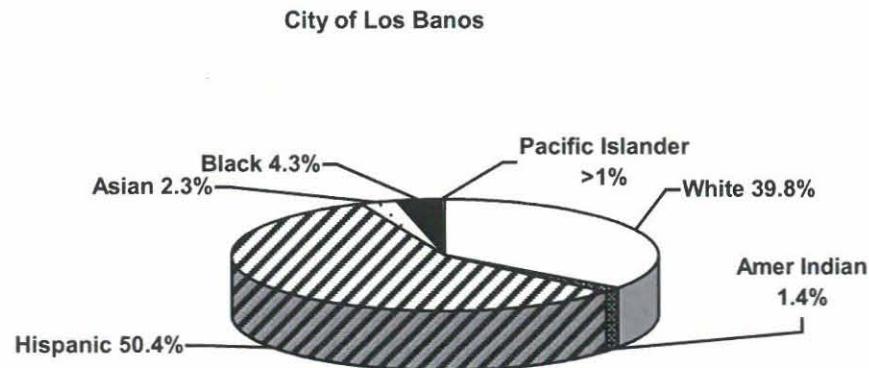
Since the 2010 Census, the number of persons per household has increased from an average household size of 3.49 persons up to 3.57 persons in 2014.

The number of households in the City of Los Banos increased from 7,721 households in 2000 to 10,259 households in 2010 and 10,432 in 2015, according to the Department of Finance E-5 Population and Housing Estimates. The number of households increased less than the increase in population which coincides with the concurrent increase in average household size.

Ethnicity

According to the 2010 Census, Los Banos has a majority Hispanic population (64.9 percent), followed by Caucasian (39.8 percent) and relatively small proportions of Black (3.8 percent), Asian (3.2 percent) and American Indian (1.4 percent) populations. While the percent of Hispanic residents is slightly higher than County totals, and the number of Asians is slightly lower; overall City and County compositions are quite similar. Figures II-1 and II-2 show the ethnic compositions of the City of Los Banos and Merced County respectively.

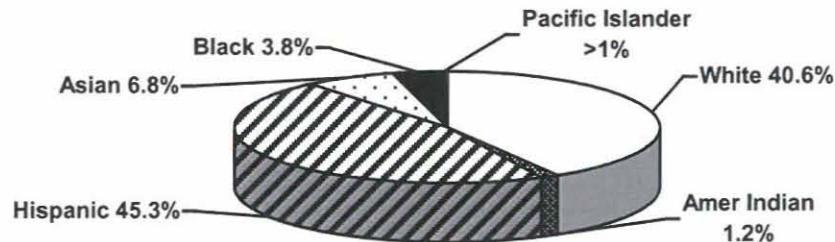
Figure II-1
Ethnic Composition of Los Banos
Year 2010



Source: 2010 Us Census, 2010 Census, Table QT-P3 – Race and Hispanic or Latino Origin: 2010

Figure II-2
Ethnic Composition of Merced County
 Year 2010

Merced County



Source: 2010 Us Census, 2010 Census, Table QT-P3 – Race and Hispanic or Latino Origin: 2010

Age of Population

Overall, the City of Los Banos has a similarly aged population as that in Merced County as a whole. The figures are similar to the State as a whole although the population under 18 is larger. Individuals under 5 account for 9.0% of the City’s population as compared to 8.7% for Merced County. Individuals under 18 account for 33.6% as opposed to 31.5% for Merced County and individuals over 65 years of age account for 8.6% with Merced County at 9.4%.

Table II-2
Age Distribution

Age	Los Banos	Merced County	California
Under 5 years	9.0%	8.7%	6.8%
Under 18 years	33.6%	31.5%	25.0%
Over 65 years	8.6%	9.4%	11.4%

Source: U.S. Census Bureau, 2010 Census; Table QT-P1: Age groups and Sex: 2010

Household Type and Composition

Further insight into the characteristics of the City’s population is explored by examining household size. Of the 10,341 households in 2013, Table II-3 shows that Los Banos’ highest percentage consisted of two person households at 22.9%. Households that consisted of three persons constituted 17.9% and four persons constituted 15.9% of the households. One person households accounted for 16% of the total and five person households accounted for 17.5% of the population. Six or more person households accounted for 9.5% of the total.

**Table II-3
Number of Persons per Household (2013)**

Persons in Unit	Owner	Renter	Total	Percentage
1	1,105	558	1,663	16.1%
2	1,562	814	2,376	22.9%
3	1,021	832	1,853	17.9%
4	498	1,154	1,652	15.9%
5	816	996	1,812	17.5%
6 or more	433	552	985	9.5%
Total	5,435	4,906	10,341	100%

Source: U.S. Census Bureau, 2011-2013 3-Year American Community Survey; Table B25009: Tenure by Household Size

In addition to household size, household composition provides important indicators of population characteristics and trends (Table II-4). U.S. Census reported that 81.2% of all households in Los Banos were family households and, of that, 36.3% were married couple households with children under 18, 10.6 % were female headed households with children under 18 and 4.5% were male headed households with children under 18 years of age. The total number of household in Los Banos includes 18.8% which are non-family households.

**Table II-4
Household Composition by Type (2010)**

Household Type	Percent of Households
Married Couples with Children under 18	36.3%
Female Householder with Children under 18	10.6%
Male Householder with Children under 18	4.5%
Non-Family Households	18.8%

Source: U.S. Census Bureau, 2010 Census, Table QT-P11: Households and Families: 2010

INCOME CHARACTERISTICS

According to the 2013 Census, 5-Year American Community Survey, the median household income in the City of Los Banos in the year 2013 was \$47,177 (Table II-5). In comparison, the median household income in Merced County was \$42,591 and the median income in California as a whole was \$61,094. The Bay Area workers living in the City has significantly driven up the median income, although many local workers still earn considerably less than the present median.

**Table II-5
Area Median Income in Los Banos, Merced County and California (2013)**

Household Income Category	Los Banos		Merced County		California	
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total
Under \$10,000	721	9.1%	5,278	7.0%	714,920	5.7%
\$10,000-\$14,999	680	6.7%	5,655	7.5%	652,208	5.2%
\$15,000-\$24,999	1,228	12.1%	10,633	14.1%	1,204,076	9.6%
\$25,000-\$34,999	1,157	11.4%	9,954	13.2%	1,141,364	9.1%
\$35,000-\$49,000	1,594	15.7%	11,160	14.8%	1,542,723	12.3%
\$50,000-\$74,999	2,132	21.0%	13,799	18.3%	2,119,675	16.9%
\$75,000-\$99,000	1,624	16.0%	7,842	10.4%	1,555,265	12.4%
\$100,000 - \$149,999	1,066	10.5%	7,088	9.4%	1,868,826	14.9%
\$150,000 or more	477	4.7%	4,072	5.4%	1,755,944	14.0%
Median Income	\$47,177		\$42,591		\$61,094	

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey, Table S2503: Financial Characteristics

Income categories, as defined by the U.S. Department of Housing and Urban Development (HUD), include:

- **Extremely Low***: Households with income less than 30 percent of the area median income.
- **Very Low**: Households with income less than 50 percent of the area median income.
- **Low**: Households with income between 50 and 80 percent of the area median income.
- **Moderate**: Households with income between 80 and 120 percent of the area median income.
- **Above Moderate**: Households with income over 120 percent of the area median income.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very

low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Another measure of changes in estimated income is the annual release of income limits prepared by HUD and adopted by the State of California for determining eligibility for various housing programs. These limits define the dollar amount of each of the income categories discussed previously based on a percentage of the estimated median income for the county in which the jurisdiction is located. Although these income limits are not based on actual surveys of local incomes, the annual changes can show trends in estimated changes among different regions of the State. Table II-6 provides limits for Merced County for 2015. According to HUD, the estimated 2015 median income for a family of four in Merced County is \$52,500.

**Table II-6
Merced County Income Limits (2015)**

Household Size	Extremely Low Income	Very Low Income	Low Income
1 Person	\$11,950	\$19,950	\$31,850
2 Persons	\$15,930	\$22,800	\$36,400
3 Persons	\$20,090	\$25,650	\$40,950
4 Persons	\$24,250	\$28,450	\$45,500
5 Persons	\$28,250	\$30,750	\$49,150
6 Persons	\$32,570	\$33,050	\$52,800
7 Persons	\$35,300	\$35,300	\$56,450
8 Persons	\$37,600	\$37,600	\$60,100

Source: HUD Income Limits, 2015. Effective March 6, 2015

HUD 2014 Comprehensive Housing Affordability Strategy (CHAS) Data report (Table II-7), 12.3 percent of the total households in the City of Los Banos (1,210 households) are categorized as extremely low income; 70 percent of extremely low income households are renters and 29 percent of owners. Approximately 10.4 percent of total households (1,025 households) are categorized as very low income; 62 percent of very low income households are renters and 38 percent are owners.

Typically lower income households, especially those categorized as extremely low and very low income, experience a higher percentage of housing problems (including cost burden) than do higher income households. Very low income renters, as well as extremely low income renters and owners, experience a high percentage of housing problems.

**Table II-7
Households with Housing Problems by Income Level**

Household Income	Owner Households	Renter Households	Total Households
Income Distribution Overview			
Household Income <=30% HAMFI	355	855	1,210
Household Income >30% to <= 50% HAMFI	390	635	1,025
Household Income >50% to <= 80% HAMFI	745	730	1,475
Household Income >80% to <= 100% HAMFI	470	480	950
Household Income > 100% HAMFI	4,070	1,070	5,140
Total	6,030	3,770	9,800
Housing Problems Overview 1			
Household has 1 of 4 Housing Problems	2,920	2,285	5,205
Household has none of 4 Housing Problems	3,055	1,450	4,505
Cost Burden not available	55	30	85
Total	6,030	3,770	9,800
Severe Housing Problems Overview 2			
Household has 1 or 4 Severe Housing Problems	1,535	1,470	3,005
Household has none of 4 Severe Housing Problems	4,445	2,265	6,710
Cost Burden not available	55	30	85
Total	6,030	3,770	9,800
Housing Cost Burden Overview 3			
Cost Burden less-than or= 30%	3,150	1,660	4,810
Cost Burden >30% to less-than or= 50%	1,500	915	2,415
Cost Burden >50%	1,325	1,160	2,485
Cost Burden not available	55	30	85
Total	6,030	3,770	9,800

Source: CHAS Data, posted May 28, 2014

Analysis of future housing needs of lower income households is provided in the Future Housing Needs Section. Additional analysis of existing housing needs of lower income households is also addressed in the Age and Condition of Housing Stock, Lower Income Households Overpaying and Affordability Trends Sections of the Housing Element.

Poverty

The poverty level of income is a federally defined measure of the minimum income needed for subsistence living. The poverty level is an important indicator of severe financial distress and the rate of poverty in a community (proportion of the population

with poverty level incomes or less) provides important information about individuals and families in greatest financial need.

According to the 2013 Census (American Community Survey), approximately 21 percent of all families and 47.7 percent of all female headed households were below the poverty level.

EMPLOYMENT AND EDUCATIONAL TRENDS

This type of demographic data is important to a Housing Element in that it is necessary to first have a clear depiction of the population of a City in order to more accurately identify and address the housing needs that the people experience. This process ultimately leads to the formulation of more effective housing goals and policies.

With persistently high unemployment rates, low income distribution and lower than State average educational attainment, Merced County is replete with economic and social difficulties. The City of Los Banos staff works hard at responding to these challenges. Table II-8 compares unemployment levels for the City of Los Banos, Merced County and the State of California in 2014. The City’s unemployment rate is higher than the County average and is almost double that of the State as a whole.

**Table II-8
Unemployment Levels for Los Banos, Merced County and California (2014)**

Location	Unemployment Level
City of Los Banos	13.1%
Merced County	12.8%
California	7.5%

Source: CA Economic Development Department, Labor Market Information, 2014 annual average

Table II-9 below shows the commute time for workers over the age of sixteen, as well as the rate of change from 2007 figures to 2013. Los Banos had experienced a tremendous influx of Bay Area workers from 2000 to 2010 and is evident by the commute time for workers traveling over an hour for work. Since 2007, however, the amount of workers traveling over an hour for work has decreased by 11 percent.

**Table II-9
Travel Time to Work for Workers 16 Years and Older (2007 & 2013)**

Commute Time to Work	2007		2013		Percent Change
	Number	Percent	Number	Percent	
Less than 30 minutes	5,345	47.2	5,624	46.6	5.2
30 to 44 minutes	623	5.5	941	7.8	51.0
45 to 59 minutes	1,279	11.3	1,871	15.5	46.3
60 or more minutes	4,077	36.0	3,633	30.1	-10.9
Total	11,324	100.0	12,069	100.0	67.7
Mean Time	42 Minutes	-	43 Minutes	-	2.2

Source: US Census Bureau, 2005-2007 and 2011-2013 3-Year American Community Survey

Table II-10 compares educational enrollment levels, while Table II-11 looks at educational attainment levels; figures which, among several other factors, relate to future employment and income trends.

**Table II-10
Comparison of Los Banos, Merced County and California
Educational Enrollment (2013)**

Pop. 3 yrs and over enrolled in school	Los Banos	Merced County	California
Nursery School, preschool	4.0%	4.5%	5.5%
Kindergarten	5.5%	5.2%	4.9%
Elementary (1-8)	47.7%	43.1%	38.3%
High School (9-12)	22.2%	22.8%	21.4%
College or graduate school	20.7%	24.7%	29.9%

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

**Table II-11
Comparison of Los Banos, Merced County and California
Educational Attainment (2013)**

Population 25 yrs and over	Los Banos	Merced County	California
Less than 9 th grade	22.0%	20.9%	10.2%
9 th -12 th Grade, no diploma	12.5%	12.4%	8.5%
High school graduate	27.6%	24.4%	28.7%
Some college, no degree	22.5%	22.7%	22.1%
Associate degree	6.1%	6.9%	7.8%
Bachelor's degree	6.8%	8.4%	19.4%
Graduate of professional degree	2.6%	4.2%	11.2%
Percent high school graduate or higher	65.6%	66.7%	81.2%
Percent bachelor's degree or higher	9.4%	12.6%	30.7%

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

In many ways, this data illustrates that the City has made great advancements and is now leading the way for the rest of the County. At the same time, when compared to statewide figures, it becomes evident that Los Banos has some distinct economic development issues to deal with.

SPECIAL NEEDS

To ensure provision of adequate housing for all people, this section evaluates the special housing needs of seniors, persons with disabilities, female heads of households, large families, farmworkers and the homeless within the City of Los Banos. ~~The City's Zoning Ordinance does not currently define special needs uses nor state which districts such facilities are permitted. Program 8B has been included in the 2009 Housing Element to provide for these uses in the Residential Districts.~~ The City's Zoning Ordinance defines "Special needs housing" as housing for individuals who require assistance for disabilities that may be medical, mental, or psychological.

Seniors

Senior households are defined as households with one or more persons over the age of 65 years. Housing for seniors should offer accessibility and convenient access to shopping, community/senior centers and medical services.

As of the 2010 Census, there were 10,259 total households in Los Banos, of which 3,077 households, or 29.9 percent, included a person 65 years of age or older. This includes

391 individuals over the age of 65 who live alone. The Census data also shows that senior households are more often single occupancy than non-senior households, suggesting that housing developments for senior households should contain larger proportions of smaller housing units than a project intended for the general population.

Information reported in Table II-12, below, is from the U.S. Census Bureau, 2010 Census and American Community Survey 2009-2013 5-year Estimate.

Based upon Federal estimates, senior households represent 8.6 percent of all households in Los Banos, which is down from the 2000 estimates of 9.3 percent. Most senior households own their own homes (71.2 percent). It is reported that 450 persons over the age of 65, or approximately 14.6 percent of seniors in Los Banos, had incomes below the poverty level in 2013, which represents an increase from 2000, where 387 seniors were below the poverty level.

~~Many seniors, even home owners, face financial challenges due to limited incomes. Senior households, especially those on limited incomes, need affordable housing. CHAS Data reveals that owner households experience higher percentages of housing problems, including cost burden, than the renter households with the exception of the Low Income classification. Refer to Table II-12.~~

**Table II-12
Number of Seniors**

	2000	2010
Number of Persons 65 years and Over	2,395	3,077
Seniors as a Percentage of the Total Population	9.3%	8.6%
Percentage Male	43.1%	44.5%
Percentage Female	56.9%	55.5%
Percentage of Seniors below Poverty Level	16.2%	14.6%
Number of Households Headed by Individuals 65 Years and Over	1,416	1,797
Senior Households as a Percentage of all Households	18.3%	17.5%
Number of Renter Households Headed by a Senior ¹	318	518
Number of Owner Households Headed by a Senior ¹	1,098	1,279
Number of Seniors Below the Poverty Level	387	450

¹Note: Based on occupied housing unit.

Source: U.S. Census Bureau, 2000 and 2010 Census, Table H17: Tenure by Age of Householder, Table QT-P1: Age Groups and Sex: 2010, Table HCT9: Tenure by Household Type by Age of Householder; U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Seniors also face housing challenges related to physical disabilities. Many disabilities faced by seniors are age related, including mobility and self care issues that interfere with their ability to remain independent.

Seniors have a variety of housing options, including:

- Independent living – seniors reside in their home or apartment with little support or care.
- Assisted living facilities – senior maintains a level of independence, residing in an apartment and receives varied levels of support and assistance such as light housekeeping, meals, transportation and/or medication, etc.
- Residential care facilities – typically a smaller license facility, often 6 or less residents, which provides services similar to those provided by assisted living facilities.
- Intermediate care or skilled nursing facilities – a licensed facility that provides a higher continuous level of professional care.

Although there are a variety of housing options for seniors, Los Banos is currently deficient in offering all living situations and there is a great expense for many of these services. However, a facility providing assisted care and care for Alzheimer's patients was approved by the City in 2008. The most affordable senior housing is independent living, which does not provide supportive services. Lower income seniors cannot afford to take advantage of the many housing options and want to remain within the City and consequently, remain in independent living situations struggling with self care issues.

Persons with Disabilities

There are a variety of disabilities, including sensory, physical, mental and self care limitations that may result in the need for special housing accommodations or financial assistance. The **U.S. Census (2011-2013 American Community Survey)** notes a total of **3,308** persons with a disability, representing **9.1** percent of the total population in the City. This figure includes **1,340** persons 65 years of age or older. In all probability, not all of these individuals experience difficulties in finding and maintaining adequate housing; however, those who do, deserve to be well attended and their housing needs addressed.

Specific housing needs for persons with disabilities vary greatly depending on the individual's disability. Needs may include the provision of ramps or other accessibility devices, group home facilities with varying degrees of medical or nursing care available and financial assistance for those whose disability prevents them from obtaining an adequate income. In consideration of the broad range of needs that this group may require, the City should help in establishing flexible programs that allow for varying accommodations for persons with disabilities.

Effective January 1, 2002, Senate Bill 520 amended Housing Element Law (Chapter 671, Section 65583 (a) (4) and (c) (3) to require localities to include an analysis of potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities; as well as to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Housing Elements are thus required to include programs that

remove constraints or provide reasonable accommodations for housing designed for persons with disabilities.

In accordance with the requirements of Chapter 671, the Los Banos Housing Element Update provides an analysis of potential and actual constraints to providing housing adequate to persons with disabilities in the Housing Constraints section.

Disabled persons generally do not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, disabled persons need housing in close proximity to public services and public infrastructure and facilities that are accessible with special design features that alleviate the disability. Through implementation of the policies and programs outlined in the Element, the City will seek to provide affordable housing and accessibility improvements to this special needs group. The City will promote the use of Universal Design elements in new construction and rehabilitation of housing units by including information and referral services at the City offices and on the City website.

The City's Zoning Ordinance currently does not identify a procedure in which housing for persons with disabilities are reviewed and considered. As such, Program 5D has been continued for the City to amend the Zoning Ordinance to provide procedures and criteria for the City to grant Reasonable Accommodations for persons with disabilities. This program is to be completed by March of 2017.

Developmentally Disabled

A "developmental disability" is defined as a disability that originates before an individual becomes eighteen (18) years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Senate Bill 812, Statutes of 2010, which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.

The U.S. Census does not have specific information regarding persons with developmental disabilities; however, each nonprofit regional center contracted with the California Department of Developmental Services (DDS) maintains an accounting of the number of persons served by zip code.

DDS currently provides community based services to approximately 248,000 persons with developmental disabilities and their families through a statewide system of twenty-one (21) regional centers, three (3) developmental centers, and one (1) community-based facility. However, the DDS has announced preparations to initiate the closure planning process for the three (3) remaining developmental centers. The DDS will submit a closure plan to the Legislature on October 1, 2015 with the goal of closing Sonoma DC by the end of 2018. The closure of Fairview DC will follow the closure of Sonoma DC and lastly the closure of the General Treatment Area of Porterville DC.

Table II-13 is information from the Central Valley Regional Center on Developmentally Disabled Residents in the City of Los Banos:

**Table II-13
Developmentally Disabled Residents, by Age, for City of Los Banos**

Zip Code Area	0 – 14 Years	15 – 22 Years	23 – 54 Years	55 – 65 Years	65+ Years	Total
93635	127	34	66	4	3	234

Source: California Department of Developmental Services (DDS), HCD 5th Cycle Housing Element Data Package, Table 13

As shown in the data above, the age group with the most individuals with a developmental disability is the 0 -14 year age group or 54.3 percent of the total number of developmental disabled residents. Of the 127 residents in this age group, 126 have a residency type of own home.

Recognizing a need for programs tailored to persons with developmental disabilities, Program 5D has been included into the 2014-2023 Housing Element, which states that the City shall refer residents to the Central Valley Regional Center for housing and services available to persons with developmental disabilities.

Families with Female Heads of Households

Female headed households are considered a special needs group because of the higher incidence of poverty in these types of households as compared with all families. Most female headed households are either single women over the age of 65 or single women (mothers or other female relatives) with minor children.

Of all the households in the City in 2013, 2,003 were female headed households, or 24 percent of the total households in Los Banos. One thousand twenty-six (1,026) (51.2%) of these female headed households were classified as living below the poverty level. Comparatively, 23.8 percent of all families in Los Banos had household incomes below the poverty level.

It may be assumed that lower income, female headed households are overpaying for housing (i.e. more than 30 percent of their income), or are experiencing other unmet housing needs. As a result of poverty, female heads of households often spend more on immediate needs such as food, clothing, transportation and medical care than on home maintenance, which results in living units falling into disrepair. Female headed households have a greater need for affordable housing, located in areas near child care, schools, parks, transportation, shopping and other services.

Large Families

Large families are defined by HUD as family households with five or more persons. U.S. Census Data provides information regarding large households. As shown in Table II-14 below, of the 5,783 owner occupied households, 1,304 (22.5%) have 5 or more persons living in the household. Of the 4,158 renter occupied households, 1,035 (24.9%) have 5 or more persons living in the household.

Table II-14
Household Size

	Los Banos
Total:	9,941
Owner Occupied	5,783
1-person household	828
2-person household	1,532
3-person household	986
4-person household	1,133
5-person household	784
6-person household	382
7-or-more person household	138
Renter Occupied	4,158
1-person household	499
2-person household	662
3-person household	1,046
4-person household	916
5-person household	747
6-person household	157
7-or-more person household	131

Source: U.S. Census Bureau, 2008-2012 American Community Survey, Table B25009: Tenure by Household Size; HCD 5th Cycle Housing Element Data Package, Table 6

Table II-15 presents data comparing the number of persons in housing units in 2000 and 2010, as well as the percent these figures changed during that period. Figures for housing units with five or more persons, large households, are italicized. While all categories for the number of persons per unit increased during 2000 and 2010, a fact echoed by the equivalent population growth for that period, the data indicates that the larger the household, the greater the increase in percent change. In fact, the number of households with six or more individuals increased by 65.6 percent during this time period.

Table II-15
Number of Persons in Housing Unit (Years 2000 & 2010)

Persons in Unit	2000			2010			Total Percent Change
	Owner	Renter	Total	Owner	Renter	Total	
1	688	530	1,218	911	640	1,551	27.3%
2	1,513	470	1,984	1,696	659	2,355	18.7%
3	944	376	1,320	987	630	1,617	22.5%
4	988	403	1,391	1,106	758	1,864	34.0%
5	643	313	956	740	673	1,413	47.8%
6 or more	517	366	883	760	702	1,462	65.6%
Total	5,293	2,459	7,752	6,197	4,062	10,259	32.3%

Source: U.S. Census Bureau, 2000 and 2010 Census; Table H16: Tenure by Household Size

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. According to the 2012 Census (American Community Survey), 7.8 percent of the total labor force of Los Banos, works in agriculture.

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. However, farmworker characteristics are difficult to determine due to a lack of data. This deficiency is caused by several contributing factors, potentially including limited English speaking abilities, low educational attainment levels and a distrust of government agencies and employees, including those who work for the Census Bureau.

The seasonal nature of agricultural employment places special demands on the area's housing stock. Essentially, it must absorb seasonal fluctuations in the number of individuals and families seeking housing. Farmworker housing needs include year round subsidized rental housing as well as some type of housing to accommodate peak labor activity in the late summer during harvest time. This housing is needed primarily for single men.

There are currently four State Migrant Centers in Merced County that provide housing to migrant farmworker families, including a 48 unit facility in the City of Los Banos. These housing facilities were constructed and continue to be managed by the State through the Housing Authority of the County of Merced. In total, they provide 228 units for occupancy between the months of May and November. In addition to these centers, there are 55 State licensed private farmworker camps in the County. While there are no accurate figures on the number of units provided by these camps, it is certain that the total number of units is considerably less than the number needed.

Future housing development suitable for farmworkers (migrant and/or permanent) is permitted by right in the R-3 High Density Residential District via apartments. The Los Banos Municipal Code does not require that only related persons reside in single family residences so therefore, employee housing would be allowable in residential zoning classification. Preferable sites would provide reasonable access to public agencies and transportation services. The resources inventory within this Element shows the developable land both within the City and the Sphere of Influence available for farmworker housing.

~~The Los Banos Zoning Ordinance will be updated to specify the permitted use by right of employee housing for up to six people within the R-1 Zoning Classification. Updating the Zoning Ordinance seems to be the most appropriate means to generate additional farmworker housing as the City does not have an agricultural zoning classification.~~

Employee housing for up to 6 workers is permitted in the R-1 Zoning Classification and not permitted in the R-2 and R-3 Zoning Classification. Additionally, Employee Housing for more than 6 workers is permitted with a Conditional Use Permit in the R-1 and R-2 Zoning Classification.

Program 8D has been included in this Housing Element to 1) promote the development of farm worker housing and 2) provide information and refer applicants interested in farm worker housing to the Housing Authority of Merced County.

Homeless

Homelessness is a complex issue that has become a significant social concern in recent years. The number of homeless persons has increased dramatically in the last decade, and even within the last two years, for a number of reasons, including: the decrease in federal housing funds, the cost of available housing proportionate to wages, the increasing number of mentally ill individuals living on their own, persons with substance abuse problems, women and children fleeing family violence, the lack of family support networks in today's fast paced society, the change in the economy and the loss of jobs and increase in unemployment rates.

Many individuals and families move in and out of homelessness over the course of a year. A lack of affordable housing can make it difficult for families to move from shelters and transitional housing into permanent housing and puts many low income families with housing at risk of becoming homeless. It is difficult to estimate the number of individuals and persons in families with children who are at risk of becoming homeless; however, the Corporation for Supportive Housing estimates that 5 to 10 percent of low income households in a community may experience homelessness at some point during a 12 month period. It can be assumed that those most at risk of becoming homeless are low income households paying more than 50 percent of their income for housing costs. These households are not likely to have reserve funds in case of an illness, job loss or other factors and are at risk of becoming homeless.

The City of Los Banos does not provide homeless services but the Merced County Association of Governments (MCAG) facilitated the development of the Merced County Continuum of Care Plan, which involves a collaborative among local jurisdictions and community organizations that provide services to the homeless. The Plan outlines the services currently available for homeless persons and identifies the gaps in those services in order to establish a prioritized list of needs. HUD funding, in the amount of approximately \$533,000 per year, is available to agencies that participate in Merced's Continuum of Care program.

The Merced County Continuum of Care group conducts an annual street count and reports the results in an annual plan to HUD. In January 2014, an actual count was completed in which members from the Continuum of Care group walked the streets and reported how many homeless were seen during a three hour period. At the time of the annual count, 609 homeless individuals were observed within the County. The Continuum of Care group reports that 58% of the homeless respondents for their survey were "chronically homeless" which means they were unaccompanied, struggle with a disabling condition and have been homeless for over a year or had four episodes of homelessness over the past three years. According to the Continuum of Care group, the Chronically Homeless are the most difficult to house as many of them have mental health or substance abuse issues. The Department of Housing and Urban Development (HUD) estimates that 10% of America's homeless population is chronically homeless but this 10% consume 50% of the resources available to the homeless population.

Merced's Continuum of Care also reported the following information in regard to the homeless population at the time of the survey in January of 2014:

- 64 percent were men
- 49 percent had a Chronic Health Condition
- 31 percent had Development Disabilities
- 3 percent had HIV/AIDS
- 39 percent had a Mental Illness
- 40 percent had a Physical Disability(s)
- 33 percent were substance abusers
- 2 percent were unaccompanied youth under age 18
- 31 percent were victims of domestic violence
- 36 percent were women
- 6 percent were youth age 18 to 24

The Merced County Continuum of Care has five primary objectives: 1) Create new permanent housing beds for chronically homeless persons; 2) Increase percentage of homeless persons staying in permanent housing over 6 months to at least 71.5%; 3) Increase percentage of homeless persons moving from temporary housing to permanent housing to at least 63.5%; 4) Increase percentage of homeless persons employed at exit to at least 19%; 5) Decrease the number of homeless households with children. The inclusion of emergency homeless shelters and special needs housing as permitted uses in Los Banos should help to meet these objectives.

Table II-16 breaks down the unsheltered population by jurisdiction as a result of the Merced County 2014 Homeless Count and Survey. This survey was conducted from January 23, 2014 to January 28, 2015 and involved individual volunteers and organizations. As indicated in the table below, Los Banos, at the time of the survey, had 88 homeless persons within the City.

**Table II-16
Homeless Count by Jurisdiction**

Jurisdiction	Unsheltered Homeless Persons	
	Number	Percentage
Merced	476	78
Livingston Area	0	0
Los Banos	88	14
Atwater	3	1
Dos Palos	30	5
Unincorporated	12	2
Total:	609	100

Source: Merced County 2014 Homeless Count and Survey

Supportive and Transitional Housing and Emergency Shelters

Transitional housing means housing with supportive services that is exclusively designated and targeted for homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving homeless persons to permanent housing as quickly as possible. Assistance in the Supportive Housing Program is provided to help homeless persons meet three overall goals: 1) achieve residential stability; 2) increase their skill levels and/or incomes; and 3) obtain greater self determination (i.e., more influence over decisions that affect their lives). The City will regulate supportive housing as a residential use, provided supportive services are ancillary to the primary use.

~~The City's current zoning provision does not currently define emergency or transitional housing, nor state which districts such facilities are permitted. However, in order to ensure future zoning provisions for facilitation of supportive and transitional housing, the City has included Program 8A in the 2009 Housing Element to update its Zoning Ordinance to include transitional and supportive housing types as permitted uses within the residential zoning classifications and include definitions taken from the Merced County Continuum of Care Plan.~~

The City's zoning code defines "Transitional and/or supportive housing" as housing with supportive services that is limited to occupancy of up to twenty-four (24) months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States

Department of Housing and Urban Development's requirements for subsidized housing for low-income persons.

Currently, the Emergency Shelters and Transitional and Supportive Housing are permitted by right in the Medium Density Residential (R-2) and High Density Residential (R-3) Districts. Additionally, Transitional and Supportive Housing are permitted by right in the Low Density Residential District (R-1). Transitional and/or Supportive Housing is permitted for more than six (6) unrelated persons. Both Emergency Shelters and Transitional and Supportive Housing are a by-right use and require no discretionary review.

~~Currently, the City's Zoning Ordinance does not identify zoning for Emergency Shelters, nor does it define them. Based upon the public meetings, it has been determined that these facilities should be allowed as permitted uses in the Medium Density Residential (R-2) and Commercial (C) Districts. Implementation program 8 has been included in the 2009 Housing Element to allow for these uses and implement the mandate of SB2 as it relates to the siting and development of transitional and supportive housing and emergency shelters subject to the same development standards as other permitted uses in the appropriate zones.~~

~~According to SB 2, the City can specify written objective standards to regulate the following aspects of emergency shelters to enhance compatibility:~~

- ~~• The maximum number of beds or persons permitted to be served nightly by the facility;~~
- ~~• Off street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;~~
- ~~• The size and location of exterior and interior onsite waiting and client intake areas;~~
- ~~• The provision of onsite management;~~
- ~~• The proximity of other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart;~~
- ~~• The length of stay;~~
- ~~• Lighting; and~~
- ~~• Security during hours that the emergency shelter is in operation.~~

HOUSING CHARACTERISTICS

The number of households in the City of Los Banos went from 7,721 in 2000 to 10,259 units in 2010 according to the Department of Finance, E-8, Historical and Population Estimates 2000-2010. The population has increased at a slightly faster rate than the number of households since 2000, causing an increase in the average household size. According to the U.S. Census, the average household size was 3.34 compared to 3.49 in 2010.

Housing Composition

The number of housing units increased from 8,049 in 2000 to 11,375 in 2010, an increase of 41.3%. Since 2010, the number of housing units has only increased to 11,500, according to the Department of Finance E-5 Estimates. The City of Los Banos experienced higher population growth and housing unit construction than the remainder of Merced County.

The 2014 Department of Finance E-5 Estimate reports the majority of housing units in the City of Los Banos are single family detached structures, 83.6%.

Housing Supply

According to the 2010 Census, there were 1,116 vacant housing units in that year which equates to a vacancy rate of 9.8%. This vacancy rate was higher than that experienced at the time of the 2000 Census, which was at 4.1 percent. The current economy, real estate trends and unemployment rates has caused a severe increase in the number of vacancies within the City. ~~Although it is difficult to ascertain the exact number of vacancies it is suspected that the City will have about 3200 homes within the various stages of foreclosures.~~

Homeownership

The U.S. Census divides households into two different categories, depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals.

According to figures from the 2010 Census, the rate of home ownership in Los Banos at that time was 60.4 (percent), which is considerably higher than the overall State proportion of 56.9 percent at that time. The remaining 39.6 percent are renters. Interestingly, the rate of home ownership in Los Banos in 2000 was significantly higher (67.9 percent), and is attributed to the housing crisis and economic downturn that started in 2007/08 in which resulted in numerous foreclosures. ~~despite the increase in the cost of housing during this time period. This is most likely due to the increase in Bay Area commuters living in Los Banos, who typically earn higher salaries than local workers and can therefore afford to purchase homes. As of the first quarter of 2009, 65% of residents own their homes and 29% occupy rental units.~~

Age and Condition of Housing Stock

The US Census provides only limited data that can be used to infer the condition of Los Banos' housing stock. Thus, US Census data are presented first and are then supplemented with information gathered through a visual survey of Los Banos' housing stock completed by the City of Los Banos. This survey was conducted in March of 2009 for the purpose of documenting housing conditions throughout the City for the purpose of housing rehabilitation.

In addition to survey data, the age of a community's housing stock is a relatively good indicator of the likely condition in which current housing units can be found. According to 2013 Census data (American Community Survey) and building permit data, 42.9% of the housing stock is older than 30 years in age.

According to the 2013 Census (American Community Survey, 3-Year 2011-2013), the median year in which housing units were built in Los Banos was 1993, compared to the County median of 1979 and the State median of 1974. This indicates that Los Banos experienced a relatively large increase in housing production over the past two decades, especially from 2000 to 2009 where the City saw 3,165 new homes build. Since 2010, however, housing production has slowed down considerably, where only 143 new homes have been built.

However, there are still many older homes in the City that may require repairs and rehabilitation efforts. For instance, walls and siding in homes built before 1978 may contain lead based paint, which is now known to be toxic.

Results of Housing Conditions Survey

To provide more specific information on the exterior condition of the existing housing units in Los Banos, the City conducted a housing stock "Windshield Survey". The survey followed the guidelines and procedures provided by the California Department of Housing and Community Development (HCD).

According to HCD Housing Survey Methods, housing units can be classified into one of five categories: 1) Sound, 2) in need of minor repairs, 3) in need of moderate repairs, 4) in need of substantial repairs, or 5) dilapidated. A description of each, taken directly from HCD's procedural guidelines, follows.

HCD Housing Survey
Definition of Housing Conditions

Sound- a unit that appears new or well maintained and is structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

Minor- a unit that shows signs of deferred maintenance, or which needs only one major component such as window replacement.

Moderate- a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

Substantial- a unit that requires replacement of several major systems and possibly other repairs (e.g. complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement.)

Dilapidated- a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

A total of 5,483 housing units were surveyed equaling 51 percent of the total 10,751 housing units in Los Banos (2000 Census figure plus data from the Building Department). The results are presented in **Table II-17** below.

Table II-17
Results of Windshield Housing Survey

	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Number of Units	5,304	149	27	2	1	5,483
Percent of total surveyed	96.74%	2.72%	.49%	.04%	.02%	100.00%

As indicated in the above table, the housing stock in Los Banos is in extremely good condition. A total of 96.74% of the housing stock is in sound condition, 2.72% is in need of minor repairs and less than 1% is considered to be in moderate condition, in need of substantial repairs or is considered dilapidated.

The survey did not take into account the interior condition of the homes and it only included a random sampling of homes within each individual census tract within the City, however, it was considered a good representative sample.

Program 3E has been included in the Housing Element for the City to update the above Housing Condition Survey. The program includes utilizing the results of the Housing Condition Survey to identify households that qualify for rehabilitation grants and low-interest loans. The City shall contact the homes in which are in needing home rehabilitation and repair the most.

Overcrowding

Data on housing overcrowding are available from the U.S. Census in the form of statistics regarding the number of persons per room in occupied housing units. Typically, a housing unit is considered to be overcrowded if there are more than 1.0 persons per room. Additionally, a housing unit is considered to be severely overcrowded if there are more than 1.5 persons per room. Table II-18 compares Census data on overcrowding listed by tenure for Los Banos in 2000 and 2012. As the table illustrates, overcrowding improved during from 2000 to 2012; the total proportion of overcrowded households decreased from 16.6 percent in 2000 to 7.1 percent in 2012.

When broken out according to tenure, the data reveals that although renters constitute only 41.8 percent of all households, they accounted for 68.2 percent of all overcrowded households. The percentage of owner-occupied households that experienced overcrowding decreased from 11.0 percent in 2000 to 3.9 percent in 2012, a trend that reflects the low house prices that Los Banos experienced following the housing market crash in 2007/08, which provided opportunities for home ownership, especially to first time homebuyers.

Table II-18
Overcrowded Households 2000 & 2012

Persons per Room	2000				2012			
	Owners	Renters	Total	Percent	Owners	Renters	Total	Percent
1.00 or less	4,710	1,752	6,462	83.3%	5,558	3,675	9,233	89.3%
1.01 to 1.50	380	271	651	8.4%	117	390	507	5.1%
1.51 or more	203	436	639	8.2%	108	93	201	2.0%
Total	5,293	2,459	7,752	-	5,783	4,158	9,941	-
Total overcrowded	583	707	1,290	16.6%	225	483	708	7.1%
Percent overcrowded by tenure	11.0%	28.8%	-	-	3.9%	11.6%	-	-

Source: US Census Bureau, 2000 Census; 2008-2012 American Community Survey, Table B25014: Tenure by Occupants per Room; HCD 5th Cycle Data Package: Table 3

Housing Cost Burdens

Table II-19 contains data from the 2011 US Census (American Community Survey) regarding the percentage of household income spent on housing costs for Los Banos residents. The data are segregated according to tenure and household income levels.

Table II-19

Los Banos Housing Costs as a Percentage of Income by Tenure and Income Category (2011)

AMI	Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost (Overpayment By Income Category)						
57,900	Los Banos						
Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower Income
Ownership Households	558	480	873	1,044	2,299	5,255	1,912
Overpaying owner households	427	311	537	760	419	2,454	1,275
Percentage of overpaying owners	76.5%	64.7%	61.5%	72.8%	18.2%	46.7%	66.7%
Renter Households	1,076	670	790	552	507	3,594	2,536
Overpaying renter households	950	547	500	176	0	2,173	1,997
Percentage of overpaying renters	88.3%	81.6%	63.3%	31.9%	0.0%	60.5%	78.8%
Total Households	1,635	1,150	1,663	1,596	2,806	8,849	4,448
Overpaying Households	1,377	857	1,037	937	419	4,627	3,271
Percentage of overpaying households	84.3%	74.6%	62.3%	58.7%	14.9%	52.3%	73.6%

Source: U.S. Census, 2007-2011 5-Year American Community Survey, Table B25106

According to federal and state standards, in order to maintain affordability a household's gross monthly housing costs should not require more than 30 percent of its gross monthly income. As shown above in Table II-18, 46.7 percent of Los Banos owner households paid 30 percent or more of their monthly income for housing in 2011. In the renter category, 60.5 percent of the households, or a total of 2,173 households, paid 30 percent or more of their monthly income for housing costs. Lower-income households accounted for 1,275(66.7%) owner households and 1,997 (78.7%) renter households that were paying more than 30 percent of their monthly income for housing costs.

The table clearly shows the relative distribution of households overpaying for housing among the various income groups. Extremely-low income groups are most affected and account for 1,377 of 1,635 households paying over 30 percent of their monthly income for housing costs or 84.3%. Above moderate income households, however, were not so affected by housing costs, and only account for 14.9 percent of all above moderate income households that are overpaying.

Affordability Trends

Housing affordability refers to the relationship between total household income and total household expenditures for housing, including mortgage, taxes, insurance and utilities. This relationship is typically expressed as the percentage of total household income

allocated to housing expenditures. The actual percentage will vary of course from household to household reflecting individual choices regarding the allocation of income.

Notwithstanding the fact that individual households may choose to spend more or less for their housing needs, it is necessary to have some guidelines as to what a household should expect to spend on housing in relation to other expenditures. This is particularly necessary for households in lower income categories where the expenditure for housing is likely to directly affect the amount of money available for other basic needs.

Housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage (including taxes). Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income. Table II-20 below shows the definition of housing income limits as they are applied to housing units in Los Banos.

Table II-20
Definitions Of Housing Income Limits (2015)

<p>Extremely Low-Income Unit is one that is affordable to a household whose combined income is at or lower than 30% of the median income for the Merced MSA (Merced County) as established by the U.S. Department of Housing and Urban Development (HUD). For 2015, a Los Banos household of four is considered to be extremely low-income if its combined income is \$24,250 or less.</p>
<p>Very Low-Income Unit is one that is affordable to a household whose combined income is at or between 31% to 50% of the median income for the Merced MSA (Merced County) as established by the U.S. Department of Housing and Urban Development (HUD). For 2015, a Los Banos household of four is considered to be very low-income if its combined income is \$28,450 or less.</p>
<p>Low-Income Unit is one that is affordable to a household whose combined income is at or between 51% to 80% of the median income for the Merced MSA (Merced County) as established by HUD. A household of four is considered to be low-income in Los Banos if its combined income is \$45,500 or less for the year 2015.</p>
<p>Median-Income Unit is one that is affordable to a household whose combined income is at or between 81% to 100% of the median income for the Merced MSA (Merced County) as established by HUD. A Los Banos household of four is considered to be median income if its combined income is \$52,500 or less for the year 2015.</p>
<p>Moderate-Income Unit is one that is affordable to a household whose combined income is at or between 101% to 120% of the median income for the Merced MSA (Merced County) as established by HUD. In Los Banos a household of four is considered to be moderate-income if its combined income is \$63,000 or less for the year 2015.</p>
<p>Above Moderate-Income Unit is one that is affordable to a household whose combined income is above 120% of the median income for the Merced MSA (Merced County) as established by HUD. A Los Banos household of four is considered to be above moderate-income if its combined income exceeds \$63,000 for the year 2015.</p>
<p>Source: U.S. Department of Housing and Urban Development (HUD), 2015 – effective March 6, 2015</p>

Table II-21 shows the 2015 HUD family income limits for the Merced Metropolitan Statistical Area (MSA), which includes Los Banos, by the number of persons in the household for the income categories discussed above. The table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes, assuming that households do not pay more than 30 percent of their incomes for housing expenses. For example, a four-person household is classified as Low-Income (80 percent of median) with annual income of up to \$45,500. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,138 or to purchase a house priced at approximately \$166,537 or less.

**Table II-21
Ability To Pay For Housing For Very Low-, Low-, Median- And Moderate-Income Households**

Extremely Low-Income Households at 30% of 2015 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$11,950	\$15,930	\$20,090	\$23,850	\$28,410	\$32,570
Max. Monthly Gross Rent ¹	\$299	\$398	\$502	\$606	\$710	\$814
Max. Purchase Price ²	\$42,490	\$58,306	\$73,549	\$87,294	\$103,985	\$119,228
Very Low-Income Households at 50% of 2015 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$19,950	\$22,800	\$25,650	\$28,450	\$30,750	\$33,050
Max. Monthly Gross Rent ¹	\$499	\$570	\$641	\$711	\$769	\$826
Max. Purchase Price ²	\$73,017	\$83,468	\$93,884	\$104,118	\$112,554	\$120,991
Low-Income Households at 80% of 2015 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$31,850	\$36,400	\$40,950	\$45,500	\$49,150	\$52,800
Max. Monthly Gross Rent ¹	\$796	\$910	\$1,024	\$1,138	\$1,229	\$1,320
Max. Purchase Price ²	\$116,598	\$133,254	\$149,895	\$166,537	\$179,898	\$193,294
Median-Income Households at 100% of 2015 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$36,750	\$42,000	\$47,250	\$52,500	\$56,700	\$60,900
Max. Monthly Gross Rent ¹	\$919	\$1,050	\$1,181	\$1,313	\$1,418	\$1,523
Max. Purchase Price ²	\$134,569	\$153,756	\$173,008	\$192,196	\$207,571	\$222,947
Moderate-Income Households at 120% of 2015 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$44,100	\$50,400	\$56,700	\$63,000	\$68,040	\$73,080
Max. Monthly Gross Rent ¹	\$1,103	\$1,260	\$1,418	\$1,575	\$1,701	\$1,827
Max. Purchase Price ²	\$161,444	\$184,508	\$208,889	\$230,635	\$249,088	\$267,542
¹ Assumes that 30% of income is available for monthly rent including utilities.						
² Assumes that 30% of income is available to cover mortgage payment, taxes, mortgage insurance, homeowners insurance;						
97% loan @ 4%, 30 year term, FHA, with no consumer debt.						
Source: HUD FY 2015 Income Limits (March 6, 2015) and Freddie Mac Loan Calculator,						
http://calculators.freddie.com/response/lf-freddie.com/calc/home01						

A household can typically qualify to purchase a home that is two and one half to three times its annual income, depending on the down payment, the level of other long term obligations and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income.

~~Previously, those extremely low and very low income households earning 50% or less of the median income were unable to afford to purchase a home in Los Banos. Merced County affordability has increased dramatically by more than 20 percentage points. Currently, at least 70 percent of households can afford the entry level home. The unprecedented price declines have dramatically improved affordability in Merced County and Los Banos. According to the California Association of Realtor's Housing Affordability Index for First Time Buyers, which measures the share of all households that can afford the entry level home, rose to 59 percent in the fourth quarter of 2008, meaning that nearly six in 10 households in California could afford the entry level home (defined as 85 percent of the median home price) in the fourth quarter. Affordability has nearly doubled from a year earlier when the affordability index was at 33 percent and now stands at its highest level since the start of the decade. The index is based on an entry level home price, a 10 percent down payment, an ARM effective composite rate, and a 40 percent debt-qualifying ratio.~~

Table II-22 below shows the HUD-defined fair market rent levels (FMR) for the Merced MSA (Merced County) for 2015 that the Merced County Housing Authority uses in its Housing Choice Voucher Program (Section 8). In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

Table II-22
Merced MSA Fair Market Rent
City of Los Banos
2015

	Bedrooms in Unit				
	Efficiency	1 BR	2 BR	3 BR	4 BR
Fair Market Rent (FMR) (2015)	\$498	\$577	\$759	\$1,118	\$1,344
Source: U.S. Department of Housing and Urban Development (HUD), 2015					

As noted above, a four-person household classified as Low-Income (80 percent of median) with an annual income of up to \$45,500 could afford to pay \$1,138 monthly gross rent (including utilities). The FMR for a three-bedroom unit is \$1,118, which is just above the affordable rent for Low-Income earners and not affordable. Furthermore, a four-person household classified as Very Low-Income (50 percent of median) with an annual income of up to \$28,450 could afford to pay only \$711 monthly gross rent, which is significantly below the FMR rent of a three-bedroom unit (\$1,118). The same would hold true for households with Extremely Low-Incomes below 30 percent of median, which would have even less income to spend on rent. However, the FMR-rent for a two-bedroom unit (\$759) is within the affordable range for a Low-Income household.

ASSISTED HOUSING PROJECTS

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Subsequent amendments have clarified the scope of the analysis to include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market rate housing within ten years. As part of this analysis, an estimation of the cost of preserving versus replacing the units is to be included as well as programs designed to preserve the affordable units.

Assisted Rental Housing Eligible for Conversion

Table II-23 lists the nine (9) assisted rental projects in the City of Los Banos, their funding sources, contact company, subsidy expiration date and level of risk of conversion to market rate. The cost of conserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Conservation of assisted units generally requires subsidizing the difference between market rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction. However, federal, state and local resources must be available to assist with the preservation of the units.

Table II-23
Assisted Units At-Risk of Conversion

Project Name	Contact Company	Start Date (PIS) ¹	Program Type	Project Address	# of Units	# of Units Assisted	Source of Funds	Exp. Date
Central Valley Apts I	Quality Hsg Development Corp.	3/29/85	Family	1100 "D" St.	40	11	Rural Rental Housing	2035
Central Valley Apts II	Quality Hsg Development Corp.	08/11/88	Family	1100 "D" St.	38	32	Tax Credit Allocation	2033
Los Banos Apts.	West I Street Assoc. LLP	05/03/79	Family	44 W "I" St.	66	66	Rural Rental Housing	2027
McArthur Apts	Los Banos Partners LLC	09/01/78	Elderly	1130 "F" St	50	49	HUD Section 8 Rental	2025
McArthur Apts I	Los Banos Partners LLC	10/31/80	Elderly	1130 "F" St.	50	50	Rural Rental Housing	2035
Heritage Village	Mike Condry	11/01/03 2007	Elderly /Disabled	1156 San Luis	50	49	USDA / Tax Credit	Yearly ²
Los Banos Family Apartments (Pacheco Village)	Corp. for Better Housing	2008	Large Family	2235 Gilbert Gonzalez Jr. Drive	105	103	LIHTC / Tax Credit Allocation	2063
Los Banos Family Apartments II (Pacheco Village Phase II)	Corp. for Better Housing	2010	Large Family	2125 Gilbert Gonzalez Jr. Drive	80	79	LIHTC / Tax Credit Allocation	2065
Carrington Pointe	Affordable Housing Development Corp.	1999	Large Family	1985 San Luis Street	80	79	LIHTC / Tax Credit Allocation	2029
Total					559	518		

¹PIS = Placed in Service

²Each year tenants receive a notice of expiration and submit income data. This is submitted to Rural Development (RD) for rent subsidies. No units are set to expire within 2014-2023 Planning Cycle and within ten (10) years. Source: Phone conversation with property management, August, 2015.

Source: Discussions with Property Management/Company, email correspondence and online research, 2015/2016.. Example: Los Banos Apartments is managed by Affordable Housing Development Corporation. Phone conversations held in July/August of 2015.

According to the owner of the McArthur Apartments, there are no plans for discontinuing to offer these units at below market rates to the elderly and persons with disabilities. Owners of the Central Valley Apartments and the Los Banos Apartment have not notified the City of any plans to convert these units to market rate housing, as required by State Law. Should the City receive such notification, it will ensure that all tenants are also properly notified. The City does plan to contribute towards ensuring that all of the

existing assisted housing projects in Los Banos, along with any other future programs, remain affordable to lower income groups. Available State and Federal funding program information is included in the Housing Element in Appendix D.

Table II-24 below analyzes the relative costs for replacing versus preserving a typical at risk housing unit. As can be seen from the estimates, even in the case of older units requiring rehabilitation, new construction tends to be costlier than preservation of existing units. This analysis further reinforces the City’s intent to ensure that existing affordable units are not converted to market rate.

Table II-24
Replacement vs. Preservation Cost

Expense	Cost Per Unit
Preservation	
Acquisition	\$40,000
Rehabilitation	\$20,000
Financing	\$5,000
Total Cost Per Unit	\$65,000
Replacement (New Construction)	
Land Acquisition	\$12,000
Site Improvements	\$3,500
Construction	\$45,000
Permits/Fees	\$17,000
Financing	\$5,000
Total Cost Per Unit	\$82,500

FUTURE HOUSING NEEDS

State law (California Government Code Section 65584) requires that each city and county plan to accommodate a fair share of the region’s housing construction needs. In urban areas, State law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region’s housing construction need to each city and county. For the City of Los Banos, and Merced County and all municipalities, Merced County Association of Governments (MCAG) is the entity authorized to determine the future housing needs for the region. MCAG adopted a Regional Housing Needs Allocation Plan (RHNA) in June of 2015. This plan covers a ten year period from January 1, 2014 through December 31, 2023.

Existing need is evaluated based on overpayment and overcrowding by lower income households. MCAG’s methodology is based on regional population and housing forecasts. The goal of the RHNA is to promote a fair distribution of attainable housing among the six incorporated cities and the unincorporated county, and in a way that also helps meet the State’s housing goals.

The housing units allocated in the plan to each city and county are considered minimum needs. Most, if not all, jurisdictions have existing unmet housing needs that should be

considered during the preparation of a housing element, and which may result in housing construction objectives that exceed the regional allocation. The City must however use the numbers allocated under the RHNA to identify measures (policies and ordinances) that are consistent with these new construction goals. While the City must also show how it will provide adequate sites for construction of the required units, it is not obligated to build any of the units itself or finance their construction.

According to the RHNP, the City of Los Banos has a total housing construction need of 2,473 units, which equates to an annual need of approximately 275 units. Table II-25 shows the City of Los Banos' 2014-2023 planning period allocation, as determined by MCAG.

**Table II-25
Regional Housing Needs Allocation Plan (2014-2023)**

	Extremely Low	Very-Low	Low	Moderate	Above Moderate	Total
RHNA Allocation	326	278	431	396	1,049	2,473
Percent of Total	13.2%	11.2%	17.4%	16.0%	42.4%	100.0%

Source: MCAG 2007-2014 Regional Housing Needs Allocation Plan, June 2015

Although the total RHNA for the City is 2,473 units, the recent rash of foreclosures and change in the economy must be considered. ~~The City of Los Banos has approximately 3,200 homes in the various stages of foreclosure.~~ As stated previously, according to the California Association of Realtor's Housing Affordability Index for First-Time Buyers, the number rose to 77 percent in the fourth quarter of 2015, meaning that nearly eight in ten households in California could afford the entry-level ~~and affordability has nearly doubled from a year earlier.~~ The City of Los Banos currently has a large number of finished lots and active subdivision maps, so it is possible for the Moderate and Above Moderate housing to be constructed during the 2014-2023 Housing Element planning cycle but it is unlikely that the need for housing will amount to the total of 2,473 units as projected as part of the Regional Housing Needs Allocation Plan.

The City must provide an estimate of the number of projected extremely low income housing needs. Based on CHAS Data, 54% of the City's very low income households qualify as extremely low income. Therefore, the City is estimating that approximately 54 percent of its very low income regional housing need is projected to be an extremely low income housing need. In other words, of the 604 very low income housing needed, the City is projecting 326 (13.2%) units for extremely low income households. Most, if not all, extremely low income households will require rental housing. The extremely low income households will likely face housing problems such as overpaying, overcrowding and/or accessibility issues as a result of their limited income. Also, many of the extremely low income households will fall within a special needs category (disabled, seniors, large families or female headed households) and require supportive housing services. The City, as part of the previous Housing Element cycle, have implemented programs such as Emergency and Transitional and Supportive Housing, Special Needs

Housing and Employee Housing, which provide more opportunity for housing for lower income groups. Through implementation of the policies and programs outlined in the Housing Element and through continued participation and support of the Merced Continuum of Care, the City will seek to provide a variety of housing types, including housing affordable to extremely low income households.

ENERGY CONSERVATION OPPORTUNITIES

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development (Government Code Section 65583 (a)(7)). Affordable energy is an essential component of affordable housing. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases. 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 twenty years, rapidly increasing energy costs have contributed to the deterioration of housing affordability. Since 1970, energy costs to consumers have increased 100 percent above the cost of inflation, while crude oil prices have increased over 500 percent. In response to these increases, California's energy conservation standards have helped to improve energy efficiency in new homes. More recent energy price fluctuations in the late 1990s and particularly in 2001, combined with rolling electricity blackouts, have led to a renewed interest in energy conservation.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2013 (effective July 1, 2014). Local governments enforce energy efficiency requirements through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made.

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, energy use can range anywhere from \$75 to \$200 per month in homes heated by electricity. In general, houses built prior to 1975 use twice as much energy as those built after that year.

The City works to promote energy conservation in a variety of ways. Firstly, the City ensures through the building permit process that all new residential development meets or exceeds current state energy efficiency standards. Additionally, the City uses State Community Development Block Grant (CDBG) funds to implement a housing rehabilitation loan program. Through low interest loans to low-income households, the program leads to rehabilitation projects that can significantly reduce home energy costs on both a short-term and long-term basis.

General Design Standards for Energy Conservation

There are many opportunities for conserving energy in new and existing homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. Energy conservation is becoming more and more important as growth occurs. The Obama Administration announced plans in April of 2009 to invest \$3.2 billion in stimulus funds to support the Energy Efficiency and Conservation Block Grant program. According to the Department of Energy, the concept of energy efficiency in buildings includes the whole building envelope, which is everything that separates the interior of the building from the outdoor environment (i.e. windows, doors, walls, foundation, roof and insulation). All the components of the building envelope need to work together to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is, and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems and building design and orientation which incorporates energy conservation considerations.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:

- Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
- Use of thermal mass earthen materials such as stone, brick, concrete and tiles that absorb heat during the day and release heat at night.
- Use of window coverings, insulations and other materials to reduce heat exchange between the interior of a home and the exterior.
- Location of openings and the use of ventilating devices that take advantage of natural air flow.
- Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
- Zone heating and cooling systems which reduce heating and cooling in the unused portions of a home.

2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:

- North-south orientation of the long axis of a dwelling.

- Minimizing the southern and western exposure of exterior surfaces.
- Location of dwellings to take advantage of natural air circulation and evening breezes.

3. Use of landscaping features to moderate interior temperatures. Such techniques include:

- Use of deciduous shade trees and other plants to protect the home.
- Use of natural or artificial flowing water.
- Use of trees and hedges as windbreaks.

In addition to natural techniques, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:

- Use of solar energy to heat water.
- Use of radiant barriers on roofs to keep attics cool.
- Use of solar panels and other devices to generate electricity.
- High efficiency coating on windows to repel summer heat and trap winter warmth.
- Weather stripping and other insulation to reduce heat gain and loss.
- Use of natural gas for dryers, stovetops and ranges.
- Use of energy efficient home appliances.
- Use of low flow showerheads and faucet aerators to reduce hot water use.

Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 1,000 watts of electricity on a sunny day. This can constitute more than enough power for daily residential operations.

Constraints

The Government Code, as it relates to the Housing Element, requires an analysis of both governmental and non-governmental constraints to the development of affordable housing. Los Banos has identified various constraints to housing production in an effort to address as many barriers as possible. Removal of these constraints must be balanced with other health, safety and welfare concerns.

Non-Governmental Constraints

Land Costs

~~Vacant residential single family zoned parcel prices have decreased dramatically over the past couple of years with the change in the economy and the housing market in general. According to the Los Banos finance department, property values declined in Los Banos by 60-70% over the last fiscal year.~~ Typical land costs for residential lots approximately

6,000 square feet in size are estimated at \$5.10 to \$6.60 per square foot, or roughly \$35,000 to \$45,000 per finished lot. For this price, a developer would obtain unimproved residential land with full entitlements. ~~It should be noted that this price has decreased over the past couple of years and that the prices are comparable to what they were in 2003.~~

Construction Costs

Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities and structural configuration.

Information received from the Central Valley BIA shows that construction costs for a single story home in the Los Banos area ranges from \$65-\$75 per square foot dependent upon the size of the home for materials and labor and approximately \$75-\$85 for a multi family home.

The Cost and Availability of Housing

~~Currently, the City of Los Banos has approximately 3,200 homes in the various stages of foreclosure; that, coupled with the fact that property values have decreased substantially, has increased affordability within the City.~~ According to a local real estate search engine, three bedroom, two bathroom homes are currently selling within the City for prices as low as \$209,000. According to Table II-20, households within the Moderate-Income category will be able to afford a home at this price. Lower-income households would not qualify for the purchase of a home in the above \$200,000 price. Other options would then have to be considered, including low-income subsidized housing as well as rental housing. ~~With that being the case, many existing homes within the City are currently considered affordable to the majority of residents, regardless of their income levels. As stated previously, homes are now affordable to 59% of the population. Due to foreclosures and the drop in home values, an existing home can actually be purchased for cheaper than the cost of construction in 2009, it is anticipated that home values will start rising within the next few years.~~

The Cost and Availability of Financing

There are no local constraints to the availability or cost of financing for home purchases or rehabilitation. Even in the City's older neighborhoods, there are no barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders).

Financing for housing development is generally outside the influence of local government. Lending institutions operating in Merced County maintain branches in Los Banos, but as with all other mortgage finance organizations, the interest rates they offer follow market conditions. In times of high interest rates, financing problems have been viewed as a major factor in housing constraints. The lack of financing at reasonable rates eliminates major segments of the population from securing housing.

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have been correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans did allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. However, these programs have been eliminated and the underwriting process has been tightened up.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low and moderate income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership.

Environmental Constraints

Most of the vacant parcels that are scattered throughout the City are surrounded by existing development and could be classified as infill. In addition, due to the topography of the City, vacant land could possibly have constraints that might include limited access, habitat or geologic constraints. The City has historically been able to deal with these constraints and still provide affordable housing.

Governmental Constraints

Governmental constraints include land use controls, building codes and their enforcement, site improvements, fees, exactions required of developers and local processing and permit procedures. Land use controls may limit the amount or density of development, while building codes may set specific building standards that add material costs or limit building space on a site, thus increasing the cost of housing per unit.

Land Use Controls

The General Plan and Zoning Ordinance regulate land use in Los Banos. All residential land use classifications pose a constraint to residential development in the sense that various conditions, building requirements and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in adopting such regulations. The City's zoning standards for single family and multifamily development are no more restrictive than those of surrounding jurisdictions and have been determined by the City to establish minimum constraints in order to provide for adequate separation of buildings for fire protection, air and light between structures and the intensity of development. The cumulative effect of the City's implementation of these standards has not resulted in a

serious constraint in providing housing to the various income levels, especially with the City’s flexibility in allowing density bonuses.

Table II-26 provides a summary of Los Banos’ residential zoning regulations, including building setback, height and parking requirements for single family and multi family residential districts. The following is a description of the residential districts in the City and the allowable densities.

- Low Density Residential District (R-1): Designates areas for single family homes and secondary units. Density ranges from 0-6 units per acre.
- Medium Density Residential (R-2): Designates areas for more intense residential uses. Appropriate land uses include higher density single family homes, duplexes and triplexes with Use Permits. Density ranges from 7-18 units per acre.
- High Density Residential (R-3): Designates areas for intense multi family residential land uses. Density ranges from 12-30 units per acre.

Table II-26
Residential Zoning Requirements per Zoning Classification

	R-1 Low Density Residential	R-2 Medium Density Residential	R-3 High Density Residential
Min. Lot Size (sq. ft.)	6,000	6,000	
Max. Density (dwelling unit/acre)	0-6	7-18	12-30
Min. Front Yard Setback	20	20	15
Min. Side Yard Setback:	5	5	5
Min. Side Yard: Street Side	10	10	10
Min. Rear Yard Setback	10	10	10
Min. Rear Yard Setback (2 Story)	20	20	If abutting lower density district those setbacks apply
Min. Lot Width (interior)	60	40	75
Min. Lot Width (corner lots)	65	45	75
Height Limit (dwellings)	30	30	50 but if within 50’ of R-1 or R-2 only 30’
Max. Lot Coverage	70%	70%	70%
Parking Requirements	2 for du over 1000 sq ft	1.5 spaces for one bedroom units and 2 spaces for 2 or more bedrooms	1.5 spaces for one bedroom units and 2 spaces for 2 or more bedrooms

Source: Los Banos Zoning Ordinance

Density Bonus incentives include a reduction in parking standards, per LBMC Sec. 9-3.3407.

Permitted Uses in Residential Zoning Districts

The Los Banos Municipal Code designates permitted, not permitted and conditional uses for all developable use types in the City in relation to the City's Zoning categories. Please refer to **Table II-27**.

- Single family dwellings are permitted in R-1 and R-2.
- Duplexes are permitted in the R-2 and R-3 districts.
- Triplexes are permitted with a use permit in the R-2 district.
- Second residential units are permitted by right in the R-1 district and the Ordinance is being amended so they will also be permitted by right in the R-2 district.
- Residential care **facilities** for up to six persons are currently permitted in the R-3 district but the Ordinance is being updated to allow for this use in all residential districts.
- Transitional housing **and/or Supportive housing** (housing for drug/social rehab or parole related care facilities of 6 or less) are permitted in the R-1 and R-2 district and not permitted in the R-3 district. ~~is not currently permitted but the Ordinance is being updated to allow this use as a conditional use in the R-1, R-2 and R-3 district.~~
- Transitional housing **and/or Supportive housing** (housing for drug/social rehab or parole related care facilities of 6 or more) are permitted in the R-1, R-2 and R-3 district.

Table II-27**Residential Permitted, Non-Permitted and Conditional Use Requirements**

Use Type	R-1	R-2	R-3
Single Family Dwellings	Permitted	Permitted *	Not Permitted
Duplex (2 family dwelling)	Not Permitted	Permitted	Permitted
Multi Family (3+)	Not Permitted	Conditional Use	Permitted
Second Residential Units	Permitted	Not Permitted	Not Permitted
Mobile Home Parks	Permitted	CUP	Not Permitted
Emergency Shelters ¹	Conditional Use	Permitted	Permitted
Transitional Housing and/or Supportive Housing (up to 6) ¹	Permitted	Permitted	Not Permitted
Transitional Housing and/or Supportive Housing (more than 6)	Conditional Use	Permitted	Permitted
Residential Care Facility (up to 6)	Permitted	Permitted	Not Permitted
Residential Care Facility (more than 6)	Conditional Use	Conditional Use	Permitted
Group Home	Permitted	Permitted	Permitted
Senior Housing Development			
Special Needs Housing (up to 6)	Permitted	Permitted	Not Permitted
Special Needs Housing (more than 6)	Conditional Use	Conditional Use	Permitted
Employee Housing (up to 6)	Permitted	Not Permitted	Not Permitted
Employee Housing (more than 6)	Conditional Use	Conditional Use	Permitted
Use Type	R-1	R-2	R-3
Small Family Daycare	Permitted	Permitted	Permitted
Large Family Daycare	Conditional Use	Conditional Use	Conditional Use

Source: City of Los Banos Municipal Code, 2015

¹Single Family Dwelling units are not permitted in Commercial and Industrial Zoning Districts, such as Neighborhood Commercial (C-N), General Commercial (C-1), Highway Commercial (H-C), Light Industrial (L-I) and General Industrial (I).

Planned Development

The Planned Development (PD) district is intended to encourage innovations in residential development and renewal so that the growing demands for housing may be met by a greater variety in the type, design and layout of dwellings and by the conservation and more efficient use of open space. PD's can be applied to the following types of residential uses:

- Single family dwellings
- Two family dwellings

- Multiple (3 or more) family dwellings

The combination of uses should be compatible with the intent of the General Plan of the City and result in a balanced and stable environment.

Planned Developments are approved per a reclassification to the Planned Development overlay district. The approval requires a recommendation by the Planning Commission and approval by the City Council. The City of Los Banos encourages and facilitates the use of PD's through the following incentives:

- Modified site plan standards (e.g. reduced setbacks)
- Variation in parking requirements
- Use of clustering to increase density and reduce development costs

Planned Development projects encourage residential development at the upper end of the allowed density range within the applicable districts by allowing developers to vary from the stricter application of the development standards of the base zoning districts. This flexibility provides for, and can promote cluster housing, zero lot lines, townhomes and similar housing types that can be more difficult to develop with typical setbacks and lot coverage.

Improvement Requirements

The City requires typical on and off site improvements (e.g. street, sewer, water, storm sewer) for residential development to ensure public health and safety. Typical street sections can be anywhere from 36-52 feet dependent upon the design configuration of the development. ~~All Master Plans for the City were approved in 2008 so need has been ascertained.~~ The City also has impact fees which cover the cost of necessary improvements. It is not believed that the on or off site standards act as an impediment to the production of housing for lower income households.

Building Codes

Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City of Los Banos enforces the State Building Code standards for existing units, new construction and residential rehabilitation. Housing related complaints are dealt with on a case by case basis with the Building Department (i.e. Building Inspector) being involved if the nature of the complaint involves building code issues. The City believes that the requirements of the State Building Code do not act as an impediment to the production of housing for lower income households, instead, they aid in requiring safe structures for all individuals within the City. **The City utilizes the most updated Building Code (2013 California Building Code, effective January 1, 2014). The City does not utilize any local amendments to the 2013 California Building Code.**

Code Enforcement

The City of Los Banos Code Enforcement Officer works with the Police Department, Fire Department, Planning Department, and Building Department ~~and Redevelopment Agency~~ to investigate reported violations of laws relating to nuisances and zoning. Such investigations typically include illegal home occupations, illegal units, dangerous structures, fence violations, illegal signs, graffiti, debris and weeds, as well as inoperable and illegal vehicles. The code enforcement process is typically initiated in the following three ways: 1) observation by city staff, 2) as a consequence of an action (i.e. application for permit; or 3) in response to a complaint by an individual. The City relies on residents to help identify the majority of the code violations, particularly with the budget cuts and reduced staffing and resources.

Fees and Exactions

The City of Los Banos collects planning and development fees to cover the costs of processing permits and providing the necessary services and infrastructure related to new development. Permit processing fees are intended to reimburse the City for actual administrative costs. Fees are imposed by the Planning, Building and Public Works Departments. Table II-28 summarizes common fees charged to developers of residential projects in Los Banos.

Table II-28
Model Development Fees – Los Banos (2015)

	Single Family Dwelling	Multifamily Apartment
Project Assumptions		
Assumed Project Size (units)	1	10
Living Area per Unit (sq. ft)	2,800	1,500
Building Size (sq. ft)	2,800	15,000
Construction Costs per Unit	\$285,460	\$140,475
Project Valuation	\$285,460	\$1,404,750
Land Cost	\$54,450	\$217,800
Valuation plus land	\$339,910	\$1,622,550
Development Review Fees		
Design Review	-	\$650
Conditional Use Permit	\$550	\$550
Environmental Review-CEQA		
Exempt	\$100	\$100
Negative Dec/Initial Study	\$250	\$250
Environmental Impact Report	Cost plus 20%	Cost plus 20%
Other Development Review Fees		
Variance	\$500	\$500

General Plan Amendment, Zone Change, Zoning Ordinance Amendment	\$1000, \$750	\$1000, \$750
Tentative Parcel Map	\$2,000	\$2,000
Total Review Fees	Varies	Varies
	Single Family Dwelling	Multifamily Apartment
<i>Building Permits and Fees</i>		
Plan Check	\$1502	\$5361
Planning Plan Check	\$20	\$20
Building Permit	\$2042.85	\$7094
PME Fee	\$700	\$3000
General Plan Maintenance Fee ¹	\$178.41	\$100.00
SMIP Residential (Seismic Tax)	\$28.55	\$140.48
Temporary Encroachment Fee	\$75	\$75
Police Development Impact	\$2,559.19	\$2,104.19
Fire Development Impact	\$912.39	\$729.91
Traffic Impact Fee	\$3,380.85	\$1,790.94
Regional Transportation Impact ²	\$0.00	\$0.00
Park Development Impact	\$6,933.95	\$5,702.26
Water Development Impact	\$3,127.13	\$3,127.13
Wastewater Development Impact	\$5,420.00	\$5,420.00
Public Facilities	\$5.62	\$5.62
Storm Drain Impact	\$22.49	\$22.49
Community Center Impact	\$399.13	\$328.24
Corporation Yard Impact	\$346.15	\$284.66
City Hall Impact	\$985.76	\$810.65
Administration Impact	\$364.10	\$298.81
Total Building Permits & Fees (per unit)	\$29,004.00	\$36,415.00
Total Planning & Building Fees	\$29,004.00	\$37,315.00
Planning & Building Fees as Proportion of Development Cost	9%	13%
¹ General Plan Maintenance Fee shown above is based on a new single-family residence with a valuation of \$178,413.50. This fee will vary depending on the valuation provided on the building permit application. ² The Los Banos City Council has waived the Regional Transportation Impact Fee (RTIF). A new model is being discussed with Merced County Association of Governments (MCAG)		

Table II-27 indicates the development fees for a single family residence as well as those for a multi family unit. The City realizes that these fees may inhibit development and

will allow the impact fees to be deferred until occupancy if the developer requests. ~~Furthermore, the RDA for the City of Los Banos does have funding available to help with the fees.~~

Permit Processing Procedures

Applications for residential subdivisions are processed within a 3 to 5 month period; however, applications that are more complex may take up to 12 months because of project pre-planning, site constraints and environmental review. Site plan review typically takes 1-2 months. Processing time is largely determined by the significance of project related issues. The City meets state-required timelines for the approval of development permits. The time required for development approval is not generally a constraint or substantial cost to housing developers.

To expedite the permit processing procedures, City staff holds a PRB (Project Review Board) conference to provide upfront feedback on proposed projects in order to increase approval certainty for applicants. Also, informational checklists are available to facilitate and streamline permit processing. The approval process, procedure and checklists are available on the City's website.

Land use and zoning designations for single family and multifamily parcels are detailed in the General Plan and the Zoning Ordinance, which serves to make the permit processing procedure clear, certain and predictable. Project applications requiring discretionary approvals by the Los Banos Planning Commission and City Council have been reviewed using specified criteria from the General Plan and Zoning Ordinance. The City of Los Banos codified the submittal requirements, checklists and procedural process in 2008 making the development process clearer for all applicants.

For residential, Site Plan review is required for new residential developments of five (5) or more units or the addition to an existing project that would result in five (5) or more units. The Planning Commission reviews the Site Plan and must make the following findings prior to approval:

1. That the proposed development is consistent with the general plan, any specific plans, and any design standards adopted by the City Council;
2. That the design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood; and that it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and that it will not create traffic hazards or congestion;
3. That the design of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly, and attractive development contemplated by this ordinance and the general plan of the City;

4. That the design of the proposed development would provide a desirable environment for its occupants; as well for its neighbors, and that is aesthetically of good composition, materials, textures, and colors;
5. That the proposed use complies with all applicable requirements of the zoning district it is located and all other applicable requirements; and
6. That the overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare.

The Planning Commission may not deny a project based on use; only impose conditions that insure the project meets the development standards set forth in the Zoning Ordinance. Staff makes every attempt to work closely with the project applicants from project conception to completion in order to increase the likelihood of a favorable project recommendation to the Planning Commission.

Emergency Shelters and Transitional and/or Supportive Housing are permitted by-right and require no discretionary review. These uses are reviewed at an administrative level and approved/denied by the Planning Director using procedures codified in the Zoning Code.

Design review and discretionary review may run concurrently to avoid project time delays. The design review process is deemed complete once a builder has fulfilled the necessary steps on the City's submittal checklist; the City feels the submittal checklists streamline the approval process and provide guidelines for the developer on the process and promotes approval certainty. The City also has Community Design Standards which are available on the website and pre-submittal meetings with staff further help to streamline the process and maintain the aesthetic vision that is being sought. This process has not been found to negatively impact a project or hold up the processing of an application.

Conditional Use Permit Process

Use permits are reviewed by the Planning Commission, which has the authority to approve, conditionally approve, or disapprove the application (except for On-Sale and Off-Sale Alcoholic Beverages in which the Planning Commission provides a recommendation and the City Council makes the final approval). The Planning Commission meets on the 2nd and 4th Wednesdays of each month. Processing time for a Conditional Use Permit varies from 2 to 4 months depending on project complexity, issues and whether additional environmental review is needed. Application fees for Conditional Use Permits include a deposit of \$550.00; these funds are utilized to cover staff time and processing, applicants are also required to sign and submit a cost recovery contract so that they can be billed if additional funds are needed, alternatively, funds will be refunded if the cost is less than the deposit. The focus of the CUP typically relates to neighborhood compatibility (i.e. architectural design, setbacks, parking, orientation, etc.). In the event that an applicant or any other interested party is not satisfied with the Planning Commission's actions of a use permit, an action can be appealed to the City Council for review.

Following a public hearing, a use permit is subject to findings by the Planning Commission (and City Council in the case of alcohol permits), such as:

- The project is consistent with the City of Los Banos General Plan and meets the use and density standards specified within.
- The proposal is consistent with the Zoning Ordinance as it meets the use and development standards specified within.
- The proposal will not be detrimental to the health, safety, comfort, or general welfare of the persons residing and working in the City of Los Banos, or injurious to property or improvements in the surrounding neighborhoods or within the City in that the development will provide a quiet and harmonious development.
- The proposal is compatible with the adjacent land uses, properties, and neighborhoods and will not be detrimental or injurious to the neighborhood or to the general welfare of the City in that the operational characteristics will operate in a harmonious manner with the surrounding neighborhood.
- The development proposal meets the purpose, intent and specific standards of the pertinent sections of the Los Banos Municipal Code in that the proposed use is providing an amenity and convenience which is desired in the District.
- The general appearance of the buildings or structures and grounds is in keeping with the character of the neighborhood so as not to be detrimental to the orderly and harmonious development of the City or to impair the desirability of investment or occupation in the neighborhood.
- Conditions have been imposed on the project that will ensure the project's consistency with the policies of the City's General Plan.

The Conditional Use Permit process addresses impacts of the use, not the user. This process does not act as a constraint to the development of affordable housing because:

- It does not add significant time or delay to the approval of projects;
- The Planning Commission (or City Council) addresses the finding that are described in the Municipal Code;
- The City's Conditional Use Permit application package provides clear direction on the process and standards for review.

If it is determined that a developer would need a Conditional Use Permit to proceed with City approvals, it is the City's policy to provide as much information as possible. The City's website (www.losbanos.org) is a resource where project applicants can go to obtain further information and City contact phone numbers.

Housing for Persons with Disabilities

As noted in the Special Needs section of this Housing Needs Assessment Report, 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 living services.

The City ensures that new housing developments comply with California building standards and federal Americans with Disabilities Act (ADA) requirements for accessibility. Sites zoned for Medium and High Density Residential uses and Commercial zones that allow for mixed uses are located along transportation corridors to facilitate access and accessibility for persons with disabilities.

Procedures for Ensuring Reasonable Accommodations

The City of Los Banos will establish procedures to ensure that reasonable accommodations are made for persons with disabilities. In conjunction with plan check review, individuals with disabilities can request special accommodations or variance from building codes due to a disability. Formal procedures are to be codified in the Zoning Ordinance by March of 2017 through Housing Element Program 5D. The City shall follow State law and local examples in developing the Reasonable Accommodation Ordinance.

Efforts to Remove Regulatory Constraints for Person with Disabilities

The State of California has removed any City discretion for review of small group home projects (six or fewer residents). The City has updated the Zoning Ordinance in 2008 and will 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 also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the Building Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. The City's Zoning Ordinance has been reviewed for Chapter 11 compliance and it has been determined to be compliant.

Zoning and Other Land Use Regulations for Persons with Disabilities

As part of the update of the City Housing Element in 2014-2023, the City of Los Banos conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing law and State requirements. With the addition of updates that occurred in 2008, the City has not identified regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. As discussed above, a Reasonable Accommodation Ordinance will be adopted by March of 2017 for the City to have a formal procedure in place for Reasonable Accommodation requests.

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

- The City allows some variation from the application of its parking standards. For example, the reduction of parking spaces for a unique use, such as a senior housing project can be approved by processing a variance.
- The City updated its Zoning Ordinance to allow for group homes with six or fewer persons within all residential districts.
- The City does not restrict occupancy of unrelated individuals in group homes within the 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 in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permits and Processing for Persons with Disabilities

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 fairly simple and straightforward. 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 updated its Ordinance to allow group homes of six or fewer persons by right, as required by State law. No conditional use permit or other special permitting requirements apply to such homes.

Design review is not required for single family residential development. All multi family residential projects in Los Banos require design review by the Planning Commission. The design review process typically takes two to four months. The City's Ordinance makes the design review and hearing process for group homes and special needs housing the same as other residential projects.

Building Codes

The city 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 of Los Banos adopted and implements the Uniform Building Code (UBC) and California Code which is mandated by the State. **The City does not have any local amendments to these codes.**

Universal Design Element

The City will promote Universal Design by encouraging developers of senior housing, persons with disabilities and other persons and families applying for building permits to consider universal design in their construction. The City will provide information and referral services on universal design at the customer service counter as well as contact information for HCD and the Department of Aging.

Persons with Disabilities

In light of current planning policies and zoning regulations, the City believes that it has mitigated any potential constraints to the availability of housing for persons with disabilities, however, the City will establish and implement a reasonable accommodations Ordinance.

Second Residential Unit Requirements

A second residential unit, often referred to as a “granny” or “mother-in-law” unit is a second unit located on an existing residential lot and attached to the main home. The purpose of a second residential unit is to provide a small, self contained living unit that can be used by a family member or as a rental unit. A second residential unit is currently permitted on any lot that is zoned for Low Density Residential (R-1) and the Ordinance is being updated to allow this use on Medium Density Residential (R-2). The second unit must be complete with independent living facilities detached from, attached to, or constructed within a single-family detached dwelling; this use is subject to administrative staff review for conformance with applicable zoning standards.

Community Design Standards and Pre-Development Review

In 2008 the City of Los Banos adopted the Community Design Standards. The standards apply to the Downtown Commercial, Highway Commercial, Commercial and Residential Districts. These standards were designed and adopted to maintain and enhance the small town qualities of Los Banos, protect the community's visual qualities, provide social interaction and provide environmental sustainability. The standards allow for flexibility but also set standards that are to be met in the design of new structures within the community.

The City's Community Design Standards and Municipal Code are both located on the City website for ease for developers and builders. The City's Design Review process does not act as a constraint to the overall supply and affordability of housing in Los Banos because:

- Community Design Standards do not add significant time or delay to project approval.
- Community Design Standards do not add to, or modify development standards of the Municipal Code.
- Community Design Standards criteria are explicit and understandable.

The City does not take an excessive amount of time in processing applications, nor do the Community Design Standards require costly building materials. The City encourages Community Design Standards review to be conducted concurrently with other processing procedures to expedite the development permit process even further.

In order to facilitate the design review process for the Community Design Standards, the City of Los Banos offers applicants the opportunity for preliminary design review through submittal of a Pre-development application. The Pre-development process includes a meeting with staff members from Planning, Public Works, Fire, Building and Police to help streamline the process for applicants by identifying potential problems early on in the process.

3. RESOURCE INVENTORY

Availability of Land and Services

This section provides an analysis of the land available within the City of Los Banos and the Sphere of Influence area (SOI) for residential development, and then compares this to the City's future housing needs as determined by the Merced County Association of Governments' RNHP. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers availability of sites to accommodate a variety of housing types suitable for households within a range of income levels and housing needs. The methodology for determining residential capacity of listed sites was the utilization of the City's General Plan and Zoning Ordinance in addition to the City's GIS system. This information is shown in this section as well as Appendix E. The City's General Plan and Zoning Map are included as Appendix C as well as a map that shows the locations of unfinished subdivisions in the City as Appendix F. The property included has realistic capacity due to regulatory incentives and small lot development trends that have occurred over the past decade. Some examples of this would be recent developments with: 160 dwelling units on 31.64 acres for 5.07 dwelling unit per acre in the R-1 Zoning Classification, a development with 56 units on 5.02 acres providing for 11 units per acre in the R-2 Zoning Classification and 105 units on 6.30 acres providing for 16.667 dwelling units per acre in the R-3 Zoning Classification. The Los Banos Municipal Code allows for 40% coverage for the dwelling unit in the R-1 and R-2 districts and 70% in the R-3 District, although, this coverage can differ if the PD process is utilized. The City is very proactive in providing regulatory incentives such as the planned development approval process as it allows for a better mix of housing types with flexibility in lot sizes and setbacks to meet the needs of all income categories and density bonuses. The Planned Development overlay zone is an option that is available in all residential and commercial zoning classifications. The Los Banos Municipal Code includes a density bonus provision which provides incentives for the production of housing for lower income segments of the population. The code provides for density bonuses with additional incentives or equivalent financial incentives to applicants if they provide one of the following: at least ten percent of the total units within the development as target units affordable to lower income households, at least five percent of the total units of the development for very low income households, senior housing, ten percent of the units within a condominium project for families with moderate income, a minimum of one acre of land set aside to permit construction of units affordable to very low income households in an amount of not less than ten percent of the number of residential units of the proposed development and a land donation density bonus.

Based upon current market demands and trends, all zoning classifications are suitable for all income ranges. Currently, homes within the City of Los Banos in the R-1 and R-2 zoning classifications are selling at prices that are affordable to low income residents. As of August 5, 2015, the Fannie Mae website (HomePath.com) lists one (1) home for \$209,900. According to Table II-20, this would be affordable to a family in the above-moderate income category. ~~As of November 10, 2009, the Fannie Mae website (HomePath.com) lists seven homes for less than \$100,000, six homes between \$100,001~~

~~and \$125,000 and six homes between \$125,001 and \$150,000. Due to the large number of foreclosures within the City, this list changes and grows daily offering affordable homes to low income residents. The City's RDA also offers financial incentives such as the First Time Home Buyers program and the Neighborhood Stabilization Program (NSP) both of which help low income residents to afford a home within the R-1 and R-2 Zoning Classifications.~~

Description of Criteria for Identifying Housing Sites

For the purpose of this inventory, developable land is defined as land that is currently vacant or has agriculture or rangeland uses (termed underdeveloped herein) that is designated in the General Plan and zoned for residential development. An ArcView Geographic Information System (GIS) was used to identify all developable parcels within the City's planning area that are vacant or underdeveloped as of August 2015. The identified vacant/underdeveloped parcels were delineated on top of a parcel base map showing designated residential and zoned residential districts. Parcel acreages by land use designation were calculated in the GIS. All identified developable land designated for residential use is considered available for residential development and is listed in the inventory in the following subsection.

Inventory of Unfinished Subdivisions

As a result of the recession following the 2007/2008 housing market crash, a large number of finished and unfinished lots in the City of Los Banos. Table III-1 summarizes the Unfinished Subdivisions in the City. There are currently 1,993 lots within the City that are part of larger subdivisions.

**Table III-1
Unfinished Subdivisions**

APNs	Project Name	Developer	Map No.	GP	Zoning	Lots Available
082-761-036 thru 058;	Vineyards 17 & 18	Ranchwood Homes	#1996- 01	R-1	LDR	22
424-143-007 thru 008; 424-143-010 thru 022; 424-145-001 thru 010; 424-145-014 thru 015; 424-144-010 thru 016; 424-153-002 thru 018; 424-155-001 thru 009; 424-155-010 thru 016; 424-152-016 thru 031; 424-154-006 thru 022	Mission Village North	Ranchwood Homes	#2001- 01	R-1	LDR	100
428-280-003; 428-300-001 thru 007; 428-291-001 thru 027; 428-293-001 thru 008; 428-292-001; 428-292-011 thru 023; 428-293-024 thru 033; 428-293-022	Mission Village South	Ranchwood Homes	#2001- 02	R-1	LDR	159
428-280-002	Mission Village South 5	Ranchwood Homes	#2006- 16	R-1	LDR	46
424-115-002 thru 004; 424-116-001 thru 003; 424-106-001 thru 009; 424-104-023 thru 039; 424-080-061 thru 068; 424-090-001 thru 024; 424-090-026 thru 033; 424-072-017 thru 021; 424-072-024 thru 036; 424-071-012 thru 018	Regency Park Estates	Ranchwood Homes	#1999- 02	R-1	LDR	105

APNs	Project Name	Developer	Map No.	GP	Zoning	Lots Available
431-270-004	The Villas	Ranchwood Homes	#2001-06	R-1	LDR	174
081-180-004 thru 049	Village Green	Ranchwood Homes	#1998-03	R-1	LDR	45
424-120-009	Provinces	Ranchwood Homes	#2005-01	P-D	MDR	261
430-010-039; 430-060-006 thru 007; 430-032-014 thru 023; 430-032-030 thru 032; 430-031-010 thru 013; ; 430-024-001; 430-035-001 thru 002; 430-021-001 thru 003; 430-022-001 thru 007; 430-023-014 thru 016; 430-024-001 thru 015; 430-101-004 thru 023; 430-102-001 thru 023; 430-032-001	Villages at Stonecreek IIA & III	Anderson Homes	#2004-05	P-D	LDR	255
; 430-081-017; 430-081-020 thru 029; 430-081-031 thru 032 430-082-001 thru 003; 430-083-001 thru 006; 430-085-001 thru 006; 430-060-014; 430-060-018 thru 020	Villages at Stonecreek IV	Anderson Homes	#2005-05	P-D	LDR	250
430-010-026 thru 027	Villages at Stonecreek V	Anderson Homes	#2006-12	P-D	LDR	53
027-260-029 thru 030; 027-260-033 thru 043; 027-270-026 thru 033; 027-290-028 thru 034; 027-300-044 thru 059; 027-300-061 thru 072; 027-310-033 thru 048; 027-320-038 thru 053; 027-320-055 thru 062	Four Seasons	K. Hovnanian	#2003-02	P-D	MDR	97

APNs	Project Name	Developer	Map No.	GP	Zoning	Lots Available
084-324-021 thru 024; 084-324-026; 084-324-028; 084-324-030 thru 031; 084-333-001 thru 013; 084-336-001 thru 007; 084-332-001 thru 019; 084-335-001 thru 016; 084-331-002 thru 003; 084-331-005; 084-331-007 thru 023; 084-334-001 thru 021	Meadowlands	KB Homes	#2002-06	R-1	LDR	104
082-770-002 thru 016; 082-770-019 thru 032; 082-770-038 thru 042; 082-770-054 thru 063	Alta Vista	Amadore Development	#2002-04		LDR	44
082-050-066	AMG	AMG & Associates	#2013-01	R-1	LDR	57
					Total	1,772

Source: Los Banos Community and Economic Development Department, 2015/2016

Inventory of Vacant and Underdeveloped Sites

Housing Element law requires an inventory of land suitable for residential development (Government Code, Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the Regional Housing Need, including housing to accommodate the needs of all household income levels.

As stated earlier, a GIS system was used to calculate the number of developable acres of land within the City limits and SOI. Table III-2 indicates the location (within City limits or SOI), zone and General Plan designation, the housing unit density range for that designation, the number of acres of land available for development, and the housing unit capacity (calculated by multiplying the housing unit density range by the number of acres of land).

The underutilized or vacant sites may constitute an impediment to additional residential development over the 10 year planning period as the majority of the property is either owned by private property owners so their willingness to sell would have to be established or it is within the "Rail Trail" property that is City owned but a Master Developer will need to move the project forward. As of 2015, the residential development is relatively stagnant due to the change in the economy, however, it is anticipated that this will change during the 2014-2023 planning period. For the City owned underutilized property along the "Rail Trail" and the privately owned property, regulatory and/or other incentives such as expedited permit processing, and fee waivers

or deferrals may be applicable dependent upon the scope of work proposed by an applicant. It has been the practice of the City Council to hear these requests on an individual basis and make a determination. Some of the Non-Vacant sites within the City can also be considered as having the potential to accommodate some of the regional housing need as due to market conditions some of these units are now vacant or abandoned. Table III-2 does not include unfinished lots and subdivisions identified in Table III-1.

**Table III-2
Inventory of Land within City Limits and SOI for Future Housing Development**

General Plan Designation	Zoning District	Density Range (units/acre)	Acres of Developable Land	Max Housing Unit Capacity	Realistic Capacity
Land Within City Limits					
Low Density	R-1 / PD	2 - 6 du/acre	455.6	2,734	2,274
Medium Density	R-2 / PD	7 - 18 du/acre	162.5	2,925	1,668
High Density ¹	R-3 / PD	12 - 30 du/acre	38.7	1,161	775
Mixed Use	MX	0 - 18 du/acre	6.9	124	62
Downtown District	MX	0 - 18 du/acre	1.6	29	14

¹Density of 20 dwelling units per acre was used to calculate the Realistic Capacity. Los Banos 2030 General Plan utilizes 20 du./ac. for buildout projections and is within the General Plan Density Range of 12 – 30 du./ac.

The density range listed in the table is the permitted number of units per acre according to the development standards described in the General Plan, which are implemented by the Zoning Ordinance. The City has updated the Zoning Ordinance to include provisions for the Mixed Use General Plan Designation. ~~The City is currently working on updating the Zoning Ordinance to include appropriate zoning classifications for the General Plan designations.~~ As can be seen from the data above, there is currently a greater amount of low density residential property available for development within City limits than for medium or high density residential development. This will be discussed further in the Comparison of Available Resources to Future Housing Needs section of this Element.

Development Standards for Available Land

In order to implement the policies set forth in the City’s General Plan, the Zoning Ordinance establishes specific regulations that influence the types of buildings and uses that are permitted throughout the City. Table III-3 describes the residential zoning districts found in the City’s Zoning Ordinance. For each district, the type of housing permitted, maximum building height, minimum lot area, maximum lot coverage, maximum units per minimum lot area, and maximum units per acre is listed.

Table III-3**City of Los Banos Residential Zoning Districts and Selected Development Standards**

District		Permitted Housing Types (s)	Maximum Building Height	Minimum Lot Area (sq ft)	Lot Coverage
R-1	Low	SFD, one Secondary Unit Attached to Main Unit	30 ft.	6,000	70%
R-2	Medium	SFD, Duplexes, Detached SF, Triplexes	30 ft.	4,000	70%
R-3	High	Multi-Family Apartments, Duplexes, Triplexes, Group Dwellings. SFD	50 ft or 30 ft if within 50 ft of Low or Medium Density Residential	1,500	70%
PD	Planned Development	Multi-Family Apartments, Duplexes, Triplexes, Group Dwellings. SFD	50 ft.	None	70%
T	Mobile Home Park	Mobile Homes, Trailer Parks, Tent Campers	30 ft.	R-2: 5 Acres R-3: 4 Acres H-C: 3 Acres	Roofed area not to exceed 75%

Source: Los Banos Municipal Code

As can be seen in the above table, the City of Los Banos' Zoning Ordinance provides for a variety of housing types and choices, ranging from single family homes in the R-1 district, to apartments and group dwellings in the R-3 and P-D districts. It should be noted that the City does enforce the minimum densities for each district outlined in the General Plan. ~~It should also be noted that the City of Los Banos is working on an update to its Zoning and Subdivision Ordinances which will better provide for the policies, objectives and implementation plans stated in this Housing Element.~~

4. FUTURE HOUSING DEVELOPMENT

An important purpose of the Housing Element is to provide analysis as to the availability of land to accommodate future residential development, including specific types of housing that can support individuals of various income levels.

Comparison of Land Inventory to Future Housing Needs

The Merced County Association of Governments (MCAG) is responsible for preparing the Regional Housing Needs Plan that spans the planning period. The most recent plan was adopted by MCAG's Governing Board on June 18, 2015 and covers the period January 1, 2014 through December 31, 2023. Regional Housing Needs Plans set forth allocations for the number of housing units each jurisdiction within a region is responsible to accommodate in their Housing Element. The Regional Housing Need Allocation Plan for Merced County is included in the Housing Element as Appendix G.

The Regional Housing Need Allocation Plan (RHNP) is based on a figure calculated by the State Department of Housing and Community Development (HCD) for the entire County of Merced (15,850 units), which is then sub-allocated to each of the jurisdictions in the County by MCAG. The process used to determine the City of Los Banos' share of the Regional Housing Need Allocation involved consideration of the relative shares of recent population growth, the relative shares of recent housing growth, and comparative income distribution among the seven jurisdictions within the County. ~~It should be stated that the County is currently in the process of adjusting these forecasts starting with a lower base population in 2010 consistent with recent trends.~~

As stated previously, the number of vacant homes within the City and the increased affordability will be a major factor in the amount of housing that will actually be constructed within the City. Affordability still needs to be considered as the Housing Element strives to provide policies, objectives and implementation plans that provide housing for all economic segments of the population. Since January 2014 (the beginning of the RHNP planning period) there have been 164 building permits issued for single family residences, assuming these are all built for above moderate incomes, that leaves 885 above moderate income units to be constructed for the planning period. There were zero (0) building permits issued for multifamily units in 2014.

As can be seen in Table IV-1 and Appendix E, the City of Los Banos does currently have adequate land within the existing City limits to accommodate the needs stated within the RHNP. ~~As stated previously though, with approximately 3,200 homes in the various stages of foreclosure within the City and the state of the economy, there are many more vacant homes that are available for sale or rent. Furthermore, many of these homes are considered affordable for the majority of the population.~~

As shown previously, the City of Los Banos has a much greater supply of Low Density Residential (R-1) property than that set aside for the other residential land use classifications. Typically, R-2 and R-3 would be a better fit for lower income residents

due to the proximity of services and affordability of the housing units and since the down-turn economy in past years, housing prices are on the rise, many single-family homes are outside the level of affordability for Lower Income Groups.

A good example of how the zoning encourages and facilitates housing for lower income households would be the Pacheco Village Apartments project that was constructed in the R-3 Classification. This project included 105 residential units on 6.3 acres. Of those units, 21 were set aside for homeless people or extremely low income, 34 units were set aside for very low income residents and the remaining 50 were set aside for low to very low income residents.

**Table IV-1
Ability to Accommodate Regional Housing Needs Allocation**

	Extremely Low	Very-Low	Low	Moderate	Above Moderate	Total
HCD RHNA Allocation (Jan 2014 – Sept 2023)	326	278	431	396	1,049	2,473
Units Produced – January 2014 – December 2014	0	0	0	0	164	164
Net Allocation to be Met	326	278	431	396	885	2,473
<i>Allocation to be Met</i>					885	2,473
Holding Capacity Within the City Limits						
Potential Units in Unfinished Subdivisions	186		526		1,060	1,772
Potential Units in Vacant and Underutilized Land	840		1,603		2,250	4,693
<i>City Holding Capacity Subtotal</i>	3,155				3,310	6,465
Surplus	1,724				2,425	3,992
(1) Units with final building permits issued between January 2014 and December 2014 Source: City of Los Banos and J.B. Anderson Land Use Planning						

In addition to the traditional R-1, R-2 and R-3 Zoning, the City also has 6.9 acres of mixed use land which could potentially accommodate up to 62 residences and 1.6 acres in the downtown district which could potentially accommodate up to 14 residences.

Adequacy of Public Facilities and Infrastructure

The City encourages infill housing within the City limits due to the provision of adequate water and sewer infrastructure, as well as proximity to other services such as fire, police, medical clinics and recreational facilities. New housing development to take place within the City limits will inevitably gain access to all of the City’s facilities and infrastructure. In the event that residential development occurs outside the boundaries of existing infrastructure, the City requires developers to pay the costs.

The following discussion provides an analysis of the specific components of public facilities and infrastructure located in the City, including roads, parks, police, fire, schools, storm drainage, water and sewer services. Where applicable, the City’s plans to accommodate future residential growth are described.

Roads

The adequacy and capacity of circulation systems influences the nature, extent and pace of urban development. Roadways in Los Banos are classified based on design (size and number of lanes), volume (number of cars that can pass over an average day) and the type of traffic that the street is likely to accommodate (industrial vs. residential). Most people live on a Local Street or a Cul-de-sac that is designed to service just a few residential homes. Collector streets gather traffic from several Local Streets and direct it toward Collector and the Major Collector or Arterial streets, which serve to move large amounts of traffic longer distances.

The Circulation Element of the Los Banos General Plan indicates that the City has adopted a Level of Service (LOS) C at segments and Level of Service (LOS) D at intersections. This level of service is consistent with other communities and provides for an affordable circulation system, while minimizing delays and inconvenience to the traveling public. New development projects are required to construct road improvements in the vicinity of the project based on recommendations by traffic engineers. Furthermore, Area of Benefit analysis' and Reimbursement Agreements may be developed to fund a particular improvement.

The City of Los Banos supports and participates in the development of the Merced County Regional Transportation Plan (RTP). The RTP identifies local projects the City will undertake during a five year planning period with funds made available through Federal, State and local sources. Additionally, the RTP establishes a long-range plan that identifies road maintenance and repair design over a twenty year period. The RTP is updated every three years.

The City of Los Banos adopted a Regional Transportation Impact Fee that is countywide. This fee goes to fund major regional projects. This fee is paid by the majority of the communities in Merced County. However, these fees have been suspended by City Council. On February 19, 2014, the City Council temporarily suspended the collection of RTIF for a period of twelve months from the effective date of the Ordinance for the following categories:

- Retail commercial, general;
- Retail commercial, high turnover;
- Retail commercial, low turnover;
- Retail commercial, over 50,000 sq. ft.;
- Office commercial; and
- Industrial/Ag processing.

On August 6, 2014, the City Council adopted an ordinance that indefinitely suspended the collection of all RTIF for all land use categories, including the above land use categories as well as:

- Residential, single-family; and
- Residential, multi-family.

~~As residential development occurs, the City's road system will expand to accommodate the subsequent increase in traffic volume. The City recognizes in its General Plan the need for further parking space for automobiles, buses and trucks, extensions on certain roadways and re-designation of certain road types, as well as possible land use designation amendments that may be necessary in order to adapt to future road conditions.~~

Parks

The City of Los Banos distinguishes between playlots, pocket parks, neighborhood parks, and community parks. Essentially, a playlot is a small area intended as a substitute for back yards in high density residential areas. Pocket parks are between one-quarter acre and two acres in size, whereas neighborhood parks range from two to nine acres and community parks are larger than nine acres.

The Parks, Open Space, and Resources Element of the General Plan establishes standards of 5 acres of parks per 1,000 residents. This standard is consistent with the City's Ordinances implementing the Quimby Act, which allows for dedications of parkland or in-lieu payment for parks development as a condition of development. The size and location of the parks will depend on timing of development and siting of other City and school district facilities.

Police

The Los Banos Police Department currently operates out of a single station located in the downtown area of the City. Staffing has just been reduced due to budgetary reasons but new development and repopulation of existing homes will bring about additional impact fees and sales tax which will allow the police force to be re-staffed.

Fire

The City Fire Department currently operates with nineteen full-time staff members (including clerical and support staff) and approximately thirty certified volunteers. Fire Dispatch is handled through the Los Banos Police Department.

The City is currently served by two fire stations, both of which are located within City limits. The service areas for each station are designed to allow for an approximate five to six minute response time. However, upon further buildout, the General Plan states the need for an eventual third station to the east of Highway 165, since continued development to the east and south would likely be outside of an acceptable response time. The fire flow requirement for new residential development is 2,000 gallons per minute (compared to 3,500 gallons per minute for commercial and industrial uses).

In the Insurance Services Office's (ISO) review, the City was rated at ISO level 3.

Schools

The Los Banos Unified School District is currently composed of approximately 10,061 kindergarten through twelfth grade students. ~~From 1991 to 2000, enrollment growth averaged 5.7% per year.~~ The District is comprised of six elementary schools, one intermediate (grades K-6), one junior high (grades 7-8), two high schools (grades 9-12), one alternative high school, and one community day school. The District also has an adult education program and a latchkey child care program. ~~The District is in the process of building a new high school.~~ The District is in the process of building an additional junior high school.

Student levels have decreased, as has funding over the past year. This has not been the trend over the past two decades in which there was a steady growth rate as shown in the population section of the Housing Needs Assessment of this Element. The reduction in the City population and increase in housing vacancies have caused this recent change. It is anticipated that within the next couple of years that this recent trend will revert back to the previous growth that was seen.

The District plans to finance its estimated \$129 million in facilities needs costs (through to the 2014-2015 school year) by utilizing a variety of sources, including several State funding programs and initiating local tax and bond measures. Most recently, the District has incorporated a Mello-Roos Community Facilities District that would establish a fee for residential building permits at \$8,500, a fee for certificates of occupancy at \$8,500; and an annual fee for each home within the Mello-Roos District at \$60 for 30 years.

Storm Drainage

Storm water drainage is accomplished in the City through a system of storm water collection facilities that ultimately discharge into a number of canals owned and operated by irrigation or water districts. Although the City of Los Banos Department of Public Works is responsible for implementing the Drainage Master Plan and maintaining the system, drainage maintenance is not an enterprise function of the City. Typically, drainage maintenance funding is provided in new developments through the formation of drainage maintenance districts.

The Storm Drain Master Plan was adopted in 2008 and further amended in 2010. The Plan proposes collection and regional disposal facilities tied to an on-going relationship with canal districts. Minimum sizes and design criteria for drainage basins are identified. All future drainage basins shall be dual use Park/Drainage facilities.

Water

Domestic water in the Los Banos area is provided by the City of Los Banos. The Public Works Department is responsible for maintaining the existing wells and distribution system. The water system is operated as a municipal enterprise, meaning that the revenue generated through user's fees must be sufficient to meet the operation, maintenance and capital costs of the system.

The City of Los Banos and surrounding urban areas draw local groundwater to meet all domestic, commercial and industrial water demands. The City currently pumps about 6,050 acre-feet of water per year for domestic purposes. The typical residential demand is approximately 161 gallons per day per person, according to the City's Master Plan for Water Distribution System, dated 2008 and amended in 2010. Additionally, the Average Daily Demand (ADD) equals 7.5 million gallons per day (mgd) in 2006. Water meters are required for all new development in the City. Water meters are considered an essential factor in water conservation efforts.

The City's distribution system consists of a looped water system using mains ranging from four inches to sixteen inches. Growth of the system to serve new development will require continued looping of lines and expansion of fire flow reserve capacities. Additional water wells and storage facilities have been planned for in the City of Los Banos 2008 Master Plan. Storage facilities include tanks with booster pump stations at strategic locations within the City.

Sewer

~~In 1997, the wastewater treatment plant underwent Phase II of its planned expansion to a capacity of 4.0 million gallons per day. The Wastewater Master Plan was adopted in 2008, the City has adequate capacity but will need to be at 4.9 MGD for the buildout of the 2030 General Plan. Environmental studies for Phase I of the wastewater strategic plan are being completed in 2009. Developer impact fees are collected for this planned expansion.~~

The City's Public Works Department operates its wastewater collection and treatment function as an enterprise fund, meaning that the cost is covered by revenue from users, such as connection charges and monthly use charges. The Public Works Department is supervised by the City's Manager and the City Council. The City maintains approximately 124 miles of sewer mains, which drain into seven treatment ponds covering approximately 500 acres. The City also uses 600 acres of pasture for irrigation and disposal of treated effluent. In total, the City processes approximately 3.0 million gallons of effluent per day.

The City of Los Banos 2030 General Plan anticipates that the population will grow to 90,000 residents by buildout. Serving this population will require additional transmission and treatment infrastructure that separates wastewater from the storm water drainage system.

According to the City's Master Plan for Wastewater Collection System, dated September 2008 and amended March 2010, at 100 percent buildout of the General Plan and based on historical trends and coefficients, the City can expect an average daily flow (gdp) between 9.4 and 11.0 mgd. To accommodate this growth, the City's Master Plan identifies upgrades and new infrastructure. According to the Los Banos Municipal Service Review, dated March 22, 2012, the Meadowlands lift station will need to be upgraded to meet buildout flow requirements.

~~The land currently used for wastewater treatment and disposal is located northeast of the City on approximately 1,110 acres. The property currently owned by the City of Los Banos' Public Works Department is sufficient for the expansion of the wastewater treatment plant.~~

5. REVIEW OF THE 2009-2014 HOUSING ELEMENT

An important aspect of the Housing Element is an evaluation of achievements under the policies and implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs and to which these programs continue to be relevant in addressing current and future housing needs in Los Banos. The evaluation also provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

The following is a summary of accomplishments of the City's 2009-2014 Housing Element:

**Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015**

Implementation Program Summary		Status	Evaluation
Objective 1	Provide adequate sites for residential development and alternative housing choices at affordable costs for all segments of the City		See discussion on implementation program 1 – 1C below.
1	Continue to use Redevelopment Authority funds for low and moderate income housing.	Deleted	Since the elimination of the City’s Redevelopment Agency, funding sources for housing has been limited to down payment assistance for lower income households. Therefore, this program will be deleted as part of the 2014-2023 Housing Element
1A	Create and maintain an up to date site inventory detailing the amount, type and size of vacant and underused parcels, and assist developers in identifying land suitable for residential development	Ongoing	The City continues to maintain the Vacant Sites Inventory contained in this Housing Element as Appendix E. Through the 2014-2023 Housing Element Update process, Appendix E has been updated. The City will continue to assist developers in identifying land suitable for residential development. Therefore, this program will be continued as part of the 2014-2023 Housing Element
1B	Continue to seek grant funding from State and Federal sources to assist in the development of affordable housing	Ongoing	The City continues to seek grant funding from State and Federal sources to assist in the development of housing. Recently, the City assisted in the HOME grant fund application and submittal for a 69 unit Senior Living Apartment Community known as Overland Courts. This apartment complex targets Very Low Income seniors or a household income of 30% of the County median. As a result, Program 1B has been successful and will be continued as part of the 2014-2023 Housing Element.

**Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015**

Implementation Program Summary		Status	Evaluation
1C	To facilitate the development of multifamily housing affordable to lower-income households, the City will identify and rezone approximately 25 acres of vacant land currently zoned R-1 to the R-3 zoning district, allowing exclusively residential uses by right (not requiring a conditional use permit, planned development or any other discretionary approval), containing a minimum of 16 units per site and a minimum density of 20 units per acre by December 2011. The rezoned sites will be selected from the list of identified sites within the R-1 zone in Appendix E of this element and will include only sites that are no less than one acre and no larger than 10 acres in size	Ongoing	<p>An AB1233 analysis has been completed as part of the 2014-2023 Housing Element to determine the Unaccommodated Need for the City for the 2014-2023 Planning Period. This analysis is included in Appendix E. Results of the analysis conclude that the City has an unaccommodated need for forty-six (46) extremely low income units, zero (0) very low income units and zero (0) low income units. Calculated to the amount of acres that need to be rezoned (at 20 dwelling units per acre), this results in 2.30 acres that need to be rezoned from R-1 to R-3 to allow for multi-family residential development.</p> <p>As a result, Program 1D has been added to the 2014-2023 Housing Element, requiring the City to rezone the sites listed in Table V-6 by March of 2017.</p>
Objective 2	Mitigate the impacts of the housing finance crisis currently impacting the Los Banos Housing Market		See discussion on implementation program 2 – 2B
2	Develop and implement Neighborhood Stabilization Program.	Completed	The City of Los Banos has completed and implemented a Neighborhood Stabilization Program.

Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015

Implementation Program Summary		Status	Evaluation
2A	Continue to utilize State funding for first time homebuyers program	Ongoing	<p>The City has did not receive any housing funds during the period of 2009-2014, with the exception of the Neighborhood Stabilization Program, including funding for the first-time homebuyers program. However, as funds and staff time become available, the City will apply for and utilize State funding for the first-time homebuyer program.</p> <p>As a result, this program will be continued as part of the 2014-2023 Housing Element.</p>
2B	Actively enforce Nuisance Ordinance with regard to abandoned or vacant homes	Ongoing	<p>The City continues to enforce the Nuisance Ordinance with regard to abandoned or vacant homes. The City, through the Code Enforcement Officer, respond to complaints with regards to abandoned or vacant homes being vandalized, occupied by homeless and/or vagrants and anything that would qualify as a public nuisance.</p> <p>Therefore, this program will be continued as part of the 2014-2023 Housing Element.</p>
Objective 3	Encourage the maintenance, improvement and rehabilitation of the City's existing housing stock and encourage the maintenance and upkeep of existing affordable housing.		See discussion on implementation program 3 – 3D

**Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015**

Implementation Program Summary		Status	Evaluation
3	Continue programs for rehabilitation	Ongoing	As discussed above, the City did not receive any housing funds during the period of 2009-2014, with the exception of the Neighborhood Stabilization Program (NSP), including programs for rehabilitation. However, as funds and staff time become available, the City will apply for and utilize State funding for the rehabilitation program. Therefore, this program will be continued as part of the 2014-2023 Housing Element.
3A	Provide information to homeowners and nonprofit groups regarding funding and assistance programs	Ongoing	The City continues to make available information to homeowners and nonprofit groups regarding funding and assistance programs. Information is also available on the City's website. Therefore, this program has been successful and will be continued as part of the 2014-2023 Housing Element.
3B	Monitor at risk units by establishing and maintaining close contact with property owners regarding their long term plan for projects on an annual basis. Seek funds to purchase and preserve the affordability of the units and establish and implement proactive tenant noticing and education strategy	Ongoing	The City continues to monitor at risk units by contacting property owners and low income housing providers on an annual basis. However, due to the elimination of RDA and RDA related funding, it is unlikely that the City will be able to purchase and preserve at risk units. The City can provide other services, such as provide information to property owners and residents of at risk units on other affordable housing developments and direct residents to the Housing Authority of Merced County. Therefore, this program will be continued as part of the 2014-2023 Housing Element.

Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015

Implementation Program Summary		Status	Evaluation
3D	Establish and implement a program to reduce, waive or subsidize local development fees associated with preservation or replacement of at-risk units	Continued	The City did not establish and implement a program to reduce, waive or subsidize local development fees during the 2009-2014 planning period. Therefore, this program will be continued as part of the 2014-2023 Housing Element.
Objective 4	Achieve energy efficiency in housing activities		See discussion on implementation program 4 – 4B
4	Continue to enforce State energy conservation requirements such as Title 24 of the Building Energy Efficiency Standards for new residential projects and encourage residential developers to employ additional energy conservation measures with respect to: subdivision design, siting of homes on the lot, landscaping and solar access.	Ongoing	The City continues to enforce State energy conservation requirements such as Title 24 of the Building Energy Efficiency Standards through the use of the 2013 California Building Code. Any new residential must comply with the Building Code as well as Title 24. Therefore, this program has been successful and will be continued as part of the 2014-2023 Housing Element.
4A	Promote standards that promote passive solar heating, overhangs on south facing windows, planting of deciduous trees on the west and south.	Ongoing	Through Title 24 of the California Building Code, Architecture and Site Plan Review for multi-family units and pre-application conferences with applicants, the City continues to promote energy efficient standards. Therefore, this program will be continued as part of the 2014-2023 Housing Element.

**Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015**

Implementation Program Summary		Status	Evaluation
4B	Apply for funds to assist residents with energy conservation retrofits and weatherization resources	Ongoing	<p>As part of the 2011 Budget Act, the Legislature approved the dissolution for the State's 400 plus Redevelopment Agencies (RDA), including Los Banos. RDA funding is no longer available and as such, the City cannot continue Program 5a and utilize RDA funding for affordable housing. Staff and funding sources to assist residents with energy conservation fits and weatherization resources if limited. However, the City will continue to direct residents to energy conservation resources.</p> <p>Therefore, this program will be continued as part of the 2014-2023 Housing Element.</p>
Objective 5	Ensure that all residents have access to housing		See discussion on implementation program 5 – 5F
5	Support and help to expedite the construction of Phase II of the Pacheco Village Apartments which provides housing for extremely low, very low, and low income residents	Completed	<p>Phase II of the Pacheco Village (Los Banos Family Apartments II) was completed in 2010 and includes housing units for extremely low, very low, and low income households.</p> <p>This program has been completed.</p>
5A	Continue to utilize RDA funding for affordable housing	Deleted	<p>As part of the 2011 Budget Act, the Legislature approved the dissolution for the State's 400 plus Redevelopment Agencies (RDA), including Los Banos. RDA funding is no longer available and as such, the City cannot continue Program 5a and utilize RDA funding for affordable housing.</p> <p>Therefore, this program has been deleted as part of the 2014-2023 Housing Element</p>

**Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015**

	Implementation Program Summary	Status	Evaluation
5B	Evaluate Zoning Map to ensure that higher density zoning is adjusted to services and transit and make changes if necessary, also work with developers on future developments to ensure close proximity of services to higher density residential uses.	Ongoing	<p>The City continues to evaluate the Zoning Map on a regular basis to ensure that Higher Density Zoning as well as proposed Higher Density Zoning is close to services. As part of the timing for this Program, the City did <u>not</u> make any changes to the Zoning Map. However, the City will continue to work with developers, as project applications are submitted, to ensure that higher density zoning and uses are in close proximity to services.</p> <p>Therefore, this program has been continued as part of the 2014-2023 Housing Element.</p>
5C	Seek additional rental assistance programs	Ongoing	The City will continue to seek additional rental assistance programs through State and Federal Grants. Therefore, this program will be continued as part of the 2014-2023 Housing Element.
5D	Establish and implement a Reasonable Accommodation Ordinance	Continued	This program was <u>not</u> completed as part of the 2009-2014 Housing Element. As a result, this program will be continued as part of the 2014-2023 Housing Element and will be completed within the first year following Housing Element adoption.

Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015

Implementation Program Summary		Status	Evaluation
5E	The City will work with the Merced County Housing Authority to provide fair housing services to its residents and property owners by Distributing educational materials to property owners, apartment managers, and tenants, making public service announcements via different media (e.g., newspaper ads and public service announcements at local radio and television channels, responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution)) and Referring services to appropriate agencies	Ongoing	<p>The City continues to work with the Merced County Housing Authority to provide information to residents and property owners about affordable housing opportunities. Additionally, the City refers residents seeking Farmworker Housing and other Affordable Housing to the Merced County Housing Authority website and office.</p> <p>This program has been successful and therefore will be continued as part of the 2014-2023 Housing Element.</p>
5F	Set aside \$980,767.70 of RDA funding for the construction of housing for those with extremely low income or to establish rental programs for this income group	Deleted	<p>As part of the 2011 Budget Act, the Legislature approved the dissolution for the State's 400 plus Redevelopment Agencies (RDA), including Los Banos. RDA funding is no longer available and as such, the City cannot continue Program 5a and utilize RDA funding for affordable housing.</p> <p>Therefore, this program has been deleted as part of the 2014-2023 Housing Element</p>
Objective 6	Increase the percentage of homeowners in the City and provide adequate information on all possible housing assistance programs and distribute to homeowners, developers and other residents		See discussion on implementation program 6 – 6A

**Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015**

Implementation Program Summary		Status	Evaluation
6	Continue to maintain programs providing assistance for first time homebuyers	Ongoing	As stated above, the City did not receive any funding for first-time homebuyers during the 2009-2014 planning period. However, the City will maintain Program 2A and provide assistance for first-time homebuyers in the form of information on potential State rebates and tax incentives. Therefore, this program will be continued as part of the 2014-2023 Housing Element.
6A	Seek additional funding sources for acquisition of homes	Deleted	As discussed above, the State eliminated all 400 RDAs, including Los Banos. Funding for the acquisition of homes is extremely limited and with limited staff devoted to this task, it is unlikely that the City will be in a position to fund the acquisition of homes. Therefore, this program has been deleted as part of the 2014-2023 Housing Element.
Objective 7	Maintain an adequate percentage of affordable rental units within the City to accommodate all income groups and family types		See discussion on implementation program 7 – 7B
7	Continue to utilize RDA funding for affordable housing projects	Deleted	As with Program 1 and 7, the 2011 Budget Act eliminated the State's 400 plus Redevelopment Agencies (RDA), including Los Banos. RDA funding is no longer available and as such, the City cannot continue Program 7 and utilize RDA funding for affordable housing. Therefore, this program has been deleted as part of the 2014-2023 Housing Element.

**Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015**

Implementation Program Summary		Status	Evaluation
7A	Maintain contact with owners of affordable rental properties and provide information relating to maintenance and rehabilitation	Ongoing	As State funding becomes available for rehabilitation efforts for residential properties, the City will provide outreach to rental properties and provide information relating to the maintenance and rehabilitation residential units / projects. Therefore, this program will be continued as part of the 2014-2023 Housing Element.
7B	Continue with funding programs established for rehabilitation targeting affordable rental units	Ongoing	As stated above, the City did not receive any funding for rehabilitation efforts during the 2009-2014 planning period. However, the City will maintain Program 7B and as funding becomes available from the State, the City will continue rehabilitation efforts targeting affordable rental units. Therefore, this program will be continued as part of the 2014-2023 Housing Element.
Objective 8	Encourage redevelopment and new development projects for special need groups		See discussion on implementation program 8 – 8D
8	Update Zoning Ordinance to allow for emergency shelters in the R-2 and Commercial Districts as permitted uses that will be subject to the same development and management standards that apply to other permitted uses within these zones and include definitions of such use	Completed	This program was complete during the 2009-2014 Housing Element Planning Period and Emergency Shelters are permitted by-right in the R-2 and R-3 Zoning District and does not require a Conditional Use Permit. Additionally, Emergency Shelters are subject to the same development and management standards that apply to other permitted uses in these zones. This program has been completed.

**Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015**

	Implementation Program Summary	Status	Evaluation
8A	Update Zoning Ordinance to allow for transitional and supportive housing in the Residential Districts (R-1, R-2, R-3) and include definitions of such use	Completed	<p>This program was complete during the 2009-2014 Housing Element Planning Period and Transitional and Supportive Housing are permitted by-right in the R-1, R-2 and R-3 Zoning Districts. The definitions section of the Zoning Code has also been updated to provide the definitions for Transitional Housing and Supportive Housing.</p> <p align="center">This program has been completed.</p>
8B	Update Zoning Ordinance to allow for special needs housing and employee housing as permitted uses in the Residential Zoning Classifications (R-1/R-2/R-3)	Completed.	<p>This program was completed during the 2009-2014 Housing Element Planning Period and Employee Housing for up to 6 persons is permitted by-right and Employee Housing for more than 6 persons is permitted with a Conditional Use Permit the R-1 and R-2 zoning districts and permitted by-right in the R-3 zoning district. Special Housing Needs for up to 6 persons is permitted by-right in the R-1 and R-2 zoning district. Special Housing Needs for more than 6 persons is permitted with a Conditional Use Permit in the R-1 and R-2 Zoning Districts and permitted by-right in the R-3 Zoning District.</p> <p align="center">This program has been completed.</p>
8C	Continue to utilize State, Federal, and RDA funding to assist with projects for special needs housing	Ongoing	<p>The City continues to seek grant funding from State and Federal sources to assist in the development of housing. The City will continue to seek State and Federal funding to assist projects targeted for special needs housing.</p> <p align="center">Therefore, this program will be continued as part of the 2014-2023 Housing Element.</p>

Table V-1
Evaluation of 2009-2014 Housing Element Programs
2015

Implementation Program Summary		Status	Evaluation
8D	Work with community based organizations and developers with regard to special needs housing and information on emergency shelters	Ongoing	<p>The City will continue to work with community based organizations and developers with regard to special needs housing and information on emergency shelters. Since the elimination of the Los Banos RDA, funding assistance to developers is limited. However, the City will continue to assist developers in identifying suitable sites and information on emergency shelters.</p> <p>Therefore, this program will be continued as part of the 2014-2023 Housing Element, with the elimination of the RDA language.</p>

Evaluation of Program 1C

Pursuant to Chapter 614, Statutes of 2005 (AB 1233) (Government Code Section 65584.09), if the City of Los Banos failed to make adequate sites available to accommodate the regional housing need in the prior planning period including failure to implement rezoning, the City must zone or rezone sites to accommodate any unaccommodated need within the first year of the 2014-2023 planning period. Program 1C required the City to rezone twenty-five (25) acres and adopt a general plan amendment (if necessary).

Between January 1, 2007 and June 23, 2014, there have been three (3) affordable housing developments approved and/or constructed in the City of Los Banos. Table V-2 below shows the project characteristics, which includes 246 affordable units approved and/or constructed and they include: Overland Court Apartments, Los Banos I Family Apartments and Los Banos II Family Apartments.

**Table V-2
Affordable Housing Project Characteristics**

Project	Address	GP	Zoning	APN	Acres	Total Units	Affordable Units	Density	Year Approved/Constructed
Overland Court Apartments	Rockport Dr. and Overland Ave.	MDR	PD	132-047-077	4.32	65	64	15.0	2008/2010
Los Banos I Family Apartments	2241 Gilbert Gonzalez Dr.	MDR	PD	083-100-082	6.2	105	103	16.9	2008
Los Banos II Family Apartments	2125 Gilbert Gonzalez Jr. Dr.	MDR	PD	083-100-083	5.17	80	79	15.5	2007/2010
Total						250	246		
<i>Notes:</i>									
MDR = Medium Density Residential (8-16 du/acre)									
PD = Planned Development									

In all three affordable housing projects, each unit is identified as targeting a specific income group (extremely low-, very low-, and low-income). This is done by setting the rent (including utilities) at a specific dollar amount so that it is below the median family income by a certain percentage, i.e. 30% below median income, 50% below median income, etc. As depicted below in Table V-3,

each affordable housing unit is separated by bedroom, current/proposed rent as well as percentage versus the area median income. Based on HUD Income Limits for 2015, the income categories are divided as such:

- Extremely-Low-Income** = Households who earn 30% or less of the area median income.
- Very-Low-Income** = Households who earn between 31% and 50% of the area median income.
- Low-Income** = Households who earn between 51% and 80% of the median area income.
- Moderate-Income** = Households who earn between 81% and 120% of the area median income. (100% of the area median income for 2015 is \$52,500 for a family of four in Merced County.)
- Above Moderate Income** = Above 120% of the area median income.

**Table V-3
Rent Versus Median Income**

Project Name		30%	50%	55%	60%
Overland Court Senior Apartments	One-Bedroom Rent	\$320.00	\$543.00	\$587.00	N/A
	Two-Bedroom Rent	\$384.00	N/A	\$705.00	\$769.00
Unit Count	One-Bedroom	5	34	17	0
	Two-Bedroom	2	0	4	7
<i>Note: Proposed Rent includes Utilities. Project not Constructed</i>					
		30%	40%	50%	60%
Los Banos I Family Apartments	One-Bedroom Rent	\$289.00	\$386.00	\$483.00	\$579.00
	Two-Bedroom Rent	\$348.00	\$464.00	\$580.00	\$696.00
	Three Bedroom Rent	\$401.00	\$535.00	\$669.00	\$802.00
	Four-Bedroom Rent	\$447.00	\$596.00	\$746.00	\$895.00
Unit Count	One-Bedroom	2	2	4	4
	Two-Bedroom	4	4	14	10
	Three Bedroom	4	4	14	1
	Four Bedroom	1	2	3	1
<i>Note: Rent includes Utilities</i>					
		30%	50%	55%	60%
Los Banos II Family Apartments	One-Bedroom Rent	\$313.00	\$523.00	\$575.00	\$627.00
	Two-Bedroom Rent	\$376.00	\$627.00	\$689.00	\$753.00
	Three-Bedroom Rent	\$435.00	\$725.00	\$797.00	\$870.00
	Four-Bedroom Rent	\$485.00	\$808.00	\$888.00	N/A
Unit Count	One-Bedroom	1	3	7	1
	Two-Bedroom	3	8	6	5
	Three-Bedroom	3	8	16	5
	Four-Bedroom	1	1	1	0
<i>Note: Rent includes Utilities. Sources:</i>					
<i>Overland Court Apartments: California Tax Credit Allocation Committee Staff Report 2015 Second Round, Dated September 23, 2015</i>					
<i>Los Banos Family Apartments: California Tax Credit Allocation Committee Project Staff Report 2007 Second Round, Dated September 26, 2007</i>					
<i>Los Banos II Family Apartments California Tax Credit Allocation Committee Project Staff Report 2009 Single Round September 10, 2009</i>					

Table V-4 totals the units by bedroom and income category to utilize in the AB1233 Analysis in Table V-5. As shown below, 26 units are set-aside for Extremely Low-Income households, 127 are set-aside for Very-Low Income households and 98 are set-aside for Low-Income households. These units are spread among one-bedroom, two-bedroom, three-bedroom and four-bedroom units.

Table V-4
Income Category By Unit

Project Name	Bedrooms	Extremely Low	Very Low	Low
Overland Court Apartments - Total Units = 69	One-Bedroom	5	34	17
	Two-Bedroom	2	4	7
Subtotal by Bedroom		7	38	24
<i>One (1) Two-Bedroom Manager Unit Excluded</i>				
Los Banos Family Apartments - Total Units = 103	One-Bedroom	2	10	4
	Two-Bedroom	4	26	10
	Three-Bedroom	4	26	8
	Four Bedroom	1	7	1
Subtotal by Bedroom		11	69	23
<i>Two (2) Three-Bedroom Manager Unit Excluded</i>				
Los Banos II Family Apartments - Total Units = 79	One-Bedroom	1	3	8
	Two-Bedroom	3	8	21
	Three-Bedroom	3	8	21
	Four-Bedroom	1	1	1
Subtotal by Bedroom		8	20	51
<i>One (1) Four-Bedroom Manager Unit Excluded</i>				
Total by Bedroom		26	127	98

As discussed above, Government Code Section 65584.09 mandates that “where a local government failed to identify or make adequate sites available in the prior planning period, the jurisdiction must zone or rezone adequate sites to address the unaccommodated housing need within the first year of the new planning period. In addition to demonstrating adequate sites for the new planning period,

the updated housing element must identify the unaccommodated housing need by income level. To determine the unaccommodated need, jurisdictions could take the following steps:"

- Subtract the number of units approved or constructed (by income) since the beginning of the previous planning period's RHNA baseline data.
- Subtract the number of units could be accommodated on any appropriately zoned site specifically identified in the element adopted for the previous planning period (not counted above).
- Subtract the number of units accommodated on site that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the prior planning period.
- Subtract the number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element's site identification programs as described above.

**Table V-5
Ab1233 Analysis – 4th Cycle**

Regional Housing Needs Allocation (RHNA)	Extremely Low	Very Low	Low	Moderate	Above Moderate
	326	278	431	396	1,049
1) Units Approved/Constructed from January 2007- June 2014	26	127	98	0	0
2) Previously Identified Sites Currently Available in Acres (Capacity)	254	170	425	1,691	N/A
3) Sites Rezoned pursuant to Housing Element Program	0	0	0	N/A	N/A
4) Sites Rezoned (other)	0	0	0	N/A	N/A
Remaining Need	46	-19	-92	0	
Total Remaining Need					46
Total Remaining Need (Acres) (20 du/acre)					2.30
Notes:					
<i>42.56 net Acres identified in the Previous Housing Element that could accommodate 854 units using default density of 20 du/acre</i>					
<i>Previously identified sites currently available for the Moderate Income Group include 5.98 net acres of sites zoned MD and 241.71 gross acres zoned R-2 as part of the 2009-2014 Housing Element</i>					

As shown in Table V-5 above, the Total Remaining Need from the 4th Cycle Planning Period for Los Banos to zone or rezone is 2.30 acres, or 46 units (20 dwelling units per acre). This is calculated using AB1233 instructions above as well as identifying the Units Approved/Constructed from January 2007 to June 2014, as depicted in Table V-2, V-3 and V-4.

Pursuant to AB1233 and Housing Element Law, the site as part of the rezone program must comply with suitability requirements set forth in Government Code Section 65583.2. Specifically, the site must be by-right, meaning that (a) local government review must not require a conditional use permit, a planned unit development or other discretionary approval, (b) be zoned and have development standards that permit at least 16 units per site, (c) have a minimum density of 20 units per acre, and (d) at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only, unless otherwise meeting statutory requirements for mixed use.

The requirement to address the unaccommodated housing need for the previous planning period is **in addition** to the requirement to identify other specific sites to accommodate the RHNA for the new planning period. The site(s) identified to be zoned or rezoned to address the unaccommodated need from the 4th Cycle may not count for the sites used to address the new planning period (5th Cycle).

To address the unaccommodated need as analyzed in Table V-5 of 2.30 acres (46 units), the City has identified one (1) site to be rezoned within the first year of the new planning period. For Merced County, the rezone requirement must be done by March 31, 2017 for the Housing Element to remain in compliance with HCD. The site(s) to be rezoned to meet this requirement is shown in Table V-6 below.

**Table V-6
Site Inventory for Rezone**

Site No.	APN	Address	Acres	General Plan	Current Zoning	Rezone	Infrastructure Availability	Existing Use	Environmental Constraints	Realistic Capacity
1	082-030-051	Not Available	4.9	Low Density Res.	R-1	R-3	Y	Vacant	None	78
<p><i>Note:</i> R-3 = High Density Residential Density of 20 du/acre was used to determine Realistic Capacity. Right-of-Way take of 20 percent was used to determine Realistic Capacity.</p>										

BASIS FOR THE CITY'S POLICIES AND PROGRAMS

The 2014-2023 Housing Element updates community conditions in Los Banos since 2009. Information on community conditions and characteristics were collected and analyzed as part of the Housing Needs Assessment, which contains an analysis of population and housing characteristics, identifies special housing needs for certain population groups, evaluates housing conditions, analyzes employment trends and provides other important information to guide the goals, policies and implementation programs of this element. The findings listed below resulted from the information collected as part of the Housing Needs Assessment Report. These findings provide a direct relationship between community conditions in Los Banos and the recommended goals, policies and implementation programs.

Population Trends

The City's 2010 population was estimated to be 35,972.

- Between 2000 and 2010 Los Banos grew by 39.1% (10,103 persons). Between 2010 and 2015 the City grew by 3.3% (1,173 persons). Los Banos' population is expected to grow steadily once the market improves, continuing the demand for a variety of housing types and costs.

The need for additional housing in Los Banos is the result of past and projected population growth and the demographic characteristics. Policy 1.1 commits the City to maintaining an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households.

- The 2010 Census reported 1,497 owner occupied households and 1,375 renter occupied households with five or more persons. These figures represented 14.0 percent and 13.0 percent of the total number of households in Los Banos, indicating that large households were slightly more likely to be owners. Rental housing for large families has increased in the City, a good example being Los Banos Family Apartments (Pacheco Village), where 4-bedroom units are available for lower-income households. However, taken as a percentage of the number of owner occupied households, large families comprise 34 percent, whereas large households constitute 24 percent of renters. When evaluating the population increase (39.1%) and the percentage of housing units constructed (41.3%) since 2000, it is apparent that household size is increasing.

Due to increased rental needs by large family households Policies 7.4 and 8.2 have been developed to address this special housing needs.

Income and Poverty

- Based on the Department of Housing and Urban Development (HUD) Income Limits for 2015, the median income for a family of four in Merced County is \$52,500.
- As defined by HUD, an extremely low income household earns less than 30 percent of the county median income, a very low income household earns 50 percent or less than the county median income, a low income household earns between 51 and 80 percent of the county median income, a moderate income household earns between 81 and 120 percent of the county median income and an above moderate income household earns 121 percent or greater of the county median income. According to the Merced County Regional Housing Needs Allocation Plan (2014-2023) the City of Los Banos is responsible for 604 units for very low income residents (326 for extremely low income and 278 very low income), 431 units for low income residents, 396 units for moderate income residents, and 1,049 units for above moderate income.

Policy 1.2 of the Element facilitates the provision of housing for all economic segments of the community. The City shall seek to ensure high quality in all new residential development.

Employment Trends

- According to the CA Economic Development Department, Labor Market Information, the City of Los Banos had an unemployment level of 13.1% in June of 2015. The unemployment rate for Merced County was 10.7% and the unemployment rate for the State was 6.3%. The 2013 US Census Data (American Community Survey) showed that 50% of the population within the City made less than \$50,000 for an annual income per household. The employment trends contribute to a continuing need for additional affordable housing for such income groups.

The employment trends will result in a need for additional affordable housing. Policies 1.3, 2.1 and 6.1 address various aspects of this future affordable housing need.

Special Needs

- As the current population ages, Los Banos will experience an increase in the number of older adults with special housing needs. Persons age 65 and over represent 8.6% of the population as of the 2010 census. Housing needs among older adults in Los Banos are: 1) financial support for low income seniors who do not own their homes, 2) financial assistance for home maintenance and repairs among low income senior homeowners, 3) affordable

independent living rental housing, and 5) financial assistance for home modifications for those with minor self care or mobility concerns.

Policies 3.3, 3.4, 3.6 and 6.2 of this Housing Element address the housing needs of older adults. ~~Implementation includes an amendment of the Zoning Ordinance to allow Residential Care Provider Facilities of 6 or less in the residential districts; therefore, allowing the development of a range of assisted care housing for older adults who have limited self care abilities.~~

- Female headed households represented 24% of all Los Banos Family households in the 2013 Census (American Community Survey). Poverty rates among female headed households are generally higher than the general population and of these female headed households, 51.2% were below poverty level. Many female headed householders have extremely low incomes and they will continue to require significant financial assistance or subsidized rental housing. Single mothers with children face additional challenges in finding affordable family housing of suitable size.

Because female headed households with children in Los Banos have the highest poverty rates, there is a demonstrated need for affordable housing. Policies 1.3 and 3.5 of this Element ensure that the City will encourage development of new affordable housing and continue to monitor “at risk” subsidized housing that is affordable to very low and low income groups.

- Based on figures presented by the Merced County Continuum of Care, the level of, and need for, homelessness services are increasing on a region wide basis.

Zoning policies in the Element that address the homeless and homelessness issues include policies 5.4, 8.2, and 8.3. The policies addresses the removal of any type of discrimination, continued cooperation and collaboration with the Merced County Continuum of Care and other agencies assisting the homeless, collaboration and assistance for private and nonprofit developers to identify financing. ~~and assistance in design and amendments to the Municipal Code to allow for uses to serve this special need group. The policies do include amending the Ordinance to comply with SB2 as is relates to the siting and development of transitional housing, supportive housing and emergency shelters.~~

Housing Characteristics

- According to the 2009 Housing Conditions Survey less than 1 percent of the housing stock in Los Banos is considered substandard and in need of rehabilitation and less than 1 percent is in need of replacement.

Objective 3 of this Element encourages the maintenance, improvement and rehabilitation of the City's existing housing stock and residential neighborhoods. Policies 3.1, 3.2, 3.3 and 3.6 encourage private reinvestment in older housing stock and commit the City to pursue State and Federal funding assistance to rehabilitate housing.

Housing Costs and Affordability

- Approximately 50 percent of all households in Los Banos are paying housing costs that exceed 30 percent of their income according to the 2000 Census

Policies 7.1, 7.2, 7.3 and 7.4 seek to address the shortage of affordable rental housing through the preservation of existing subsidized rental housing that is affordable to very low and low income persons and the construction of additional affordable housing.

Foreclosures

- The Merced County region, and Los Banos in particular, had one of the highest foreclosure rates in the State, according to Realty Trac, an online real estate and foreclosure resource, the City of Los Banos had approximately 2000 homes in the various stages of foreclosure in February 2009. Since that time, foreclosure rates have stabilized and have been reduced considerably. According to Realty Trac, the City currently has 88 properties in the various stages of foreclosure in June, 2015. This is 32% lower than last month and 23% lower than the same time last year.
- The Neighborhood Stabilization Program provides emergency assistance to State and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. There have been three (3) rounds of NSP funding, the last being in 2010. Los Banos received funding and assisted in the purchase and redevelopment of foreclosed homes in the City.
- ~~The Merced County region, and Los Banos in particular, has one of the highest foreclosure rates in the State, according to Realty Trac, an online real estate and foreclosure resource, the City of Los Banos had approximately 2000 homes in the various stages of foreclosure in February 2009 and with the moratorium being lifted in June for the State of California it is estimated that the City will be dealing with an additional 1200 foreclosures. The local housing construction market will probably not begin to recover during the next three years. In 2008 there was a significant decline with only 97 building permits pulled and none have been finalized, it is assumed that these permits were only pulled in an effort by the developer to maintain vested rights.~~
- ~~Foreclosure assistance and homeownership preservation is going to be a top priority through the end of the planning period. The Neighborhood Stabilization program is a grant program with the goal of stabilizing areas~~

~~suffering from high foreclosure and abandonment rates. The funding is provided through the US Department of Housing and Urban Development (HUD) as a part of the Housing and Economic Recovery Act passed by Congress. The City of Los Banos is slated to receive \$2,400,000, in direct funding through the Neighborhood Stabilization program~~

~~Policies 2.1 and 2.2 have been developed to help mitigate the impacts of the housing crisis.~~

Opportunities and Constraints

- Merced County has determined that the City of Los Banos has a housing construction need of 2,473 units for the planning period 2014-2023. Of the total 2,473 units, 278 should be affordable to very low income households, 431 should be affordable to low income households, 396 to moderate income households and 1,049 to above moderate income households. Very Low and low income housing needs represent 928 housing units of the City's total housing allocation. As stated previously, the number of units needed for new construction may have to be evaluated further over time due to the large number of abandoned and vacant homes.

Policy 1.1 of this Element addresses the need to maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households. Objective 2 of this Element addresses the removal of Governmental Constrains. Included as well are Policy 2.1 for the streamlining of residential projects and Policy 2.2 to provide flexibility in development standards to accommodate alternative approaches to provide affordable housing, including mixed-use.

6. 2014-2023 OBJECTIVES AND POLICIES

The following objectives and policies are adopted as part of the 2009 Los Banos Housing Element Update. The hierarchy of the objectives, policies and programs are described below.

Objective 1: Provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City

Policy 1.1 The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households.

Policy 1.2 While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure high quality in all new residential developments.

Policy 1.3 The City shall continue to use State and Federal funding assistance to the extent that these subsidies exist and are appropriate to Los Banos' needs to develop affordable housing.

Policy 1.4 Strive to meet the City's fair share of the regional housing need.

Policy 1.5 The City shall encourage the development of second residential units in accordance with State law, while maintaining the single family character of the neighborhood.

Objective 2: ~~Mitigate the impacts of the housing finance crisis currently impacting the Los Banos Housing Market~~

Policy 2.1 Provide for streamlined, timely, and coordinated processing of residential projects. ~~Reduce the impact of the housing finance crisis on local residents' ability to be housed.~~

Policy 2.2 Provide flexibility in development standards to accommodate alternative approaches to provide affording housing such as mixed-use projects. ~~Reduce the impacts of the Housing Finance Crisis on neighborhood livability, appearance and public safety.~~

Objective 3: Encourage the maintenance, improvement and rehabilitation of the City's existing housing stock and encourage the maintenance and upkeep of existing affordable housing

Policy 3.1 The City shall encourage private reinvestment in older residential neighborhoods.

Policy 3.2 The City shall encourage private rehabilitation of housing.

Policy 3.3 The City shall pursue State and Federal funding assistance to rehabilitate housing.

Policy 3.4 Assist non profit housing providers in the acquisition and/or rehabilitation of older residential structures.

Policy 3.5 Monitor “at-risk” subsidized housing.

Policy 3.6 Assist owners of affordable rental properties and low income homeowners in maintaining and improving residential properties through a variety of housing rehabilitation assistance programs.

Objective 4: Achieve energy efficiency in housing activities

Policy 4.1 Promote energy conservation activities in all residential neighborhoods.

Policy 4.2 Encourage innovative and cost effective building technologies.

Objective 5: Ensure that all residents have access to housing

~~**Policy 5.1** Continue to utilize State and Federal funding assistance, to the extent that subsidies exist and are appropriate to Los Banos’ needs, to develop affordable housing.~~

Policy 5.2 Strive to meet the city’s fair share of the regional housing need and ensure that sufficient land is available to accommodate Los Banos’ share of the current RHNP period ending **December 31, 2023**, including land needed to accommodate Los Banos’ share of the need for housing affordable to extremely low, very low, low and moderate income households.

Policy 5.3 Ensure that future sites designated for higher-density housing are located near transit stops, community services and schools when feasible.

Policy 5.4 Ensure that no person seeking housing in Los Banos is discriminated against on the basis of race or culture, gender, marital or family or economic status, sexual preference, age, physical or emotional disabilities or religion.

Policy 5.5 Continue to develop a balanced residential environment with access to employment opportunities, community facilities and adequate services.

Objective 6: Increase the percentage of homeowners in the City and provide adequate information on all possible housing assistance programs and distribute to homeowners, developers and other residents

Policy 6.1 Seek State and Federal funding mechanisms to assist homeownership.

Policy 6.2 Continue to maintain programs providing assistance.

Objective 7: Maintain an adequate percentage of affordable rental units within the City to accommodate all income groups and family types.

Policy 7.1 Encourage the preservation of low income housing by monitoring “at-risk” subsidized housing when subsidies are in jeopardy of expiring.

Policy 7.2 Assist owners of affordable rental properties in maintaining and improving residential properties through a variety of housing assistance programs.

Policy 7.3 Assist non-profit housing providers in the rehabilitation/acquisition of older residential structures.

Policy 7.4 Encourage developers to build larger rental units for large families and participate in writing grants for these needs.

Objective 8: Encourage ~~redevelopment and~~ new development projects for special need groups.

~~**Policy 8.1** — Permit transitional and supportive housing and emergency shelters as mandated by SB2.~~

Policy 8.1 Work with private and nonprofit developers to identify financing, assist with design and construct housing to meet special needs. Such projects might include, but are not limited to: senior housing; housing for persons with physical and mental disabilities; emergency and/or transitional housing for the homeless; farmworker housing; female headed household housing or housing for large families.

Policy 8.2 Cooperate with community based organizations that provide services or information regarding the availability of services to the homeless.

Policy 8.3 Encourage greater access to housing for persons with disabilities.

~~**Policy 8.5** — Permit special needs housing as a use by right.~~

7. IMPLEMENTATION PROGRAMS

Objective 1: Provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City

Policy 1.1: The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households.

Policy 1.2: While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure high quality in all new residential developments.

Policy 1.3 The City shall continue to use State and Federal funding assistance to the extent that these subsidies exist and are appropriate to Los Banos' needs to develop affordable housing.

Policy 1.4 Strive to meet the City's fair share of the regional housing need.

Policy 1.5 The City shall encourage the development of second residential units in accordance with State law, while maintaining the single family character of the neighborhood.

~~1. Continue to use Redevelopment Authority funds for low and moderate income housing.~~

~~Responsibility: Redevelopment Agency~~

~~Time Frame: Ongoing~~

~~Funding: RDA Low & Moderate Income Set Aside~~

1. The City shall designate sufficient land at various densities to allow for the construction of sufficient housing to meet its legally adopted HCD Regional Housing Needs Allocation (RHNA) between 2014 and 2023. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount of and types of housing produced in the previous year to determine if any changes in the General Plan or Zoning Ordinance may needed to meet the City's housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of the Housing Element programs.

Responsibility: Community and Economic Development

Time Frame: 2014-2023

Funding: Administrative cost to the City

- 1A. Create and maintain an up to date site inventory detailing the amount, type and size of vacant or underused parcels, and assist developers in identifying land suitable for residential development.

Responsibility: Community and Economic Development

Time Frame: ~~Initially set up October, 2009 and~~ Ongoing maintenance

Funding: Administrative cost to the City

- 1B. Continue to seek grant funding from State and Federal sources to assist in the development of affordable housing.

Responsibility: ~~Redevelopment Authority~~ Community and Economic Development Department

Time Frame: Ongoing

Funding: RDA/CDBG & HOME grants

- 1C. To facilitate the development of multifamily housing affordable to lower-income households, the City will identify and rezone approximately 10 acres of vacant land currently zoned R-1 to the R-3 zoning district, allowing exclusively residential uses by right (not requiring a conditional use permit, planned development or any other discretionary approval), containing a minimum of 16 units per site and a minimum density of 20 units per acre by March 2017. The rezoned sites will be selected from the list of identified sites within the R-1 zone in Appendix E of this element and will include only sites that are no less than one acre and no larger than 10 acres in size

Responsibility: Community and Economic Development Department and City Council

Time Frame: Begin research in 2016 and rezone in 2017/2018

Funding: Administrative Cost to City

- 1D To meet the Unaccommodated Need from the 4th Cycle identified in Program 1C of the 2009-2014 Housing Element and AB1233 Analysis located in Section 5, the City will rezone the site(s) listed in Table V-6 and adopt a General Plan Amendment (if necessary). The site(s) will meet the following criteria:

- Can meet a minimum of 16 units;
- Can meet a minimum density of twenty (20) dwelling units per acre;

- **Rezone to a district that permits residential uses (by-right)**

Failure to rezone the site(s) to address the Unaccommodated Need from the 4th Cycle by the timeframe will result in Housing Element non-compliance.

Responsibility: Community and Economic Development Department

Time Frame: No later than March 31, 2017

Funding: Administrative cost to City

Objective 2: Remove Governmental Constraints ~~Mitigate the impacts of the housing finance crisis currently impacting the Los Banos Housing Market~~

Policy 2.1 **Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.** ~~Reduce the impact of the housing finance crisis on local residents' ability to be housed.~~

Policy 2.2 **Provide flexibility in development standards to accommodate alternative approaches to provide affordable housing such as mixed-use projects.** ~~Reduce the impacts of the Housing Finance Crisis on neighborhood livability, appearance and public safety.~~

2. Staff will periodically review the development standards for the residential zones to identify standards that may constrain the development of affordable housing and housing for special groups, such as disabled individuals.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: Administrative cost to City

2A. Affordable housing developers often face constraints in developing affordable housing projects. One way the City can assist such developers is by providing fast-track/priority processing for low-income and special needs housing projects. This service can encourage affordable housing development by allowing developers to go through the approval and permitting process quicker keeping costs down and unit affordable. Options include:

- **Assign a primary contact for priority housing developments to assist with all necessary entitlement and assist navigating various local departments.**
- **Hold pre-application development conferences.**

- Provide information about permit streamlining at the planning counter, on the City's website and in other public places to increase awareness.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing and as applications for affordable housing projects are received.

Funding: Developer / Administrative cost to City

~~2. Develop and implement Neighborhood Stabilization Program.~~

~~Responsibility: RDA~~

~~Time Frame: Receive money in 2009 and implement through April, 2010.~~

~~Funding: Neighborhood Stabilization Program~~

2B. Continue to utilize State funding for first time homebuyers program.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: HOME grant funds

2C. Actively enforce Nuisance Ordinance with regard to abandoned or vacant homes.

Responsibility: Code Enforcement

Time Frame: Ongoing

Funding: Administrative cost to City

2D. In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water and sewer services to properties within Los Banos a copy of the 2014-2023 Housing Element. The City of Los Banos provides water and sewer services to all residents and businesses within the City. As such, a copy of the adopted 2014-2023 Housing Element will be provided to the applicable Department(s) within 30-days. The City will also establish a written procedure by the end of 2017 pursuant to Government Code Section 65589.7 to provide water and sewer service to developments with units affordable to lower income households.

Responsibility: Community and Economic Development Department

Time Frame: Within 30 days of adoption of the Housing Element; prepare written procedures by the end of 2017.

Funding: Administrative cost to City

2E. To promote continued opportunity for public engagement, the City shall conduct an annual Housing Element review and provide opportunities for public engagement and discussion in conjunction with the State requirement of written review of the General Plan by April 1 of each year (per Government Code Section 65400). Use the Planning Commission and City Council as an avenue for public input on housing issues and housing element implementation. Notices shall be prepared in English and Spanish and be published in a newspaper of general circulation and posted at City Hall. Website and social media notification shall be encouraged. To ensure General Plan Consistency between the Housing Element and other eElements of the General Plan, the City shall, in addition to the requirements above, complete the following:

- Maintain the Draft General Plan Housing Element Review on the City's website;
- Develop an evaluation matrix to determine the consistency between the Housing Element policies and programs and the other Elements of the General Plan.

Responsibility: Community and Economic Development Department

Time Frame: Annually (April 1 of each year)

Funding: Administrative cost to the City

Objective 3: Encourage the maintenance, improvement and rehabilitation of the City's existing housing stock and encourage the maintenance and upkeep of existing affordable housing

Policy 3.1 The City shall encourage private reinvestment in older residential neighborhoods.

Policy 3.2 The City shall encourage private rehabilitation of housing.

Policy 3.3 The City shall pursue State and Federal funding assistance to rehabilitate housing.

Policy 3.4 Assist non profit housing providers in the acquisition and/or rehabilitation of older residential structures.

Policy 3.5 Monitor “at-risk” subsidized housing.

Policy 3.6 Assist owners of affordable rental properties and low income homeowners in maintaining and improving residential properties through a variety of housing rehabilitation assistance programs.

3. Continue programs for rehabilitation

Responsibility: **Community and Economic Development Department**

Time Frame: **Ongoing**

Funding: **HOME and CDBG grants**

3A. Provide information to homeowners and non profit groups regarding funding and assistance programs.

Responsibility: **Community and Economic Development Department**

Time Frame: **Ongoing**

Funding: **Administrative cost to the City**

3B. Monitor at risk units by establishing and maintaining close contact with property owners regarding their long term plan for projects on an annual basis. Seek funds to purchase and preserve the affordability of the units and establish and implement a proactive tenant noticing and education strategy.

Responsibility: **Community and Economic Development Department**

Time Frame: **Ongoing**

Funding: **Administrative cost to the City**

3D. Establish and implement a program to reduce, waive or subsidize local development fees associated with preservation or replacement of at-risk units.

Responsibility: **Community and Economic Development Department/City Council**

Time Frame: **20102017**

Funding: **Administrative cost to City**

3E. The City shall conduct a Housing Condition Survey. This Housing Condition Survey will follow HCD Guidelines. Results of the survey are to be published on the City’s website and the City will assist the Housing Authority of the County of Merced in rehabilitation and targeted efforts. Actions to be taken following the results of the Survey include but are not limited to:

- Apply for HOME and CDBG grant funds for rehabilitation projects identified as part of the Survey; and**
- Contact homeowners identified in the Survey as having a home qualifying for the rehabilitation program.**

Responsibility: Community and Economic Development Department

Time Frame: Housing Condition Survey complete by December 2018

Funding: Administrative cost to City

3F Discourage land division of sites currently zoned high density residential.

- The City shall evaluate and make a written determination on the site constraints as a result of a proposed subdivided site currently zoned high density residential**

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: Administrative cost to City

Objective 4: Achieve energy efficiency in housing activities

Policy 4.1 Promote energy conservation activities in all residential neighborhoods.

Policy 4.2 Encourage innovative and cost effective building technologies.

4. Continue to enforce State energy conservation requirements such as Title 24 of the Building Energy Efficiency Standards for new residential projects and encourage residential developers to employ additional energy conservation measures with respect to: subdivision design, siting of homes on the lot, landscaping and solar access.

Responsibility: Building/Community and Economic Development Department

Time Frame: Ongoing

Funding: Administrative cost to the City

4A. Promote standards that promote passive solar heating, overhangs on south facing windows, planting of deciduous trees on the west and south.

Responsibility: Community and Economic Development
Department/Planning Commission

Time Frame: Ongoing

Funding: Administrative cost to the City

~~**4B.** Apply for funds to assist residents with energy conservation retrofits and weatherization resources.~~

~~**Responsibility:** RDA~~

~~**Time Frame:** Fourth Quarter of 2009-07-30~~

~~**Funding:** Administrative cost to the City~~

Objective 5: Ensure that all residents have access to housing

Policy 5.1 Continue to utilize State and Federal funding assistance, to the extent that subsidies exist and are appropriate to Los Banos' needs, to develop affordable housing.

Policy 5.2 Strive to meet the city's fair share of the regional housing need and ensure that sufficient land is available to accommodate Los Banos' share of the current RHNP period ending December 31, 2023, including land needed to accommodate Los Banos' share of the need for housing affordable to extremely low, very low, low and moderate income households.

Policy 5.3 Ensure that future sites designated for higher-density housing are located near transit stops, community services and schools when feasible.

Policy 5.4 Ensure that no person seeking housing in Los Banos is discriminated against on the basis of race or culture, gender, marital or family or economic status, sexual preference, age, physical or emotional disabilities or religion.

Policy 5.5 Continue to develop a balanced residential environment with access to employment opportunities, community facilities and adequate services.

~~5. Support and help to expedite the construction of Phase II of the Pacheco Village Apartments which provides housing for extremely low, very low and low income residents.~~

~~Responsibility: RDA~~

~~Time Frame: 2009-2010~~

~~Funding: RDA/State & Federal funding sources~~

~~5A. Continue to utilize RDA funding for affordable housing.~~

~~Responsibility: RDA~~

~~Time Frame: Ongoing~~

~~Funding: RDA 20% Set-aside funds~~

5. Evaluate Zoning Map to ensure that higher density zoning is adjacent to services and transit and make changes if necessary, also work with developers on future developments to ensure close proximity of services to higher density residential uses.

Responsibility: Community and Economic Development Department

Time Frame: ~~October, 2009 and~~ Ongoing

Funding: Administrative cost to the City

5A. Seek additional rental assistance programs

Responsibility: **Community and Economic Development Department**

Time Frame: Ongoing

Funding: **RDA/State and** Federal grants, HOME, CDBG grants

5B. Establish and implement a Reasonable Accommodation Ordinance

Responsibility: Community and Economic Development Department/Planning Commission/City Council

Time Frame: ~~Fourth Quarter of 2009~~ **By March 2017, adopt a Reasonable Accommodation Ordinance**

Funding: Administrative cost to the City

5C. The City will work with the Merced County Housing Authority to provide fair housing services to its residents and property owners by Distributing educational materials to property owners, apartment managers, and tenants, making public service announcements via different media (e.g., newspaper ads and public service announcements at local radio and television channels, responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) and Referring services to appropriate agencies.

Responsibility: Community and Economic Development Department/~~RDA~~

Time Frame: Ongoing

Funding: Administrative cost to the City

~~5F. Set aside \$980,767.70 of RDA funding for the construction of housing for those with extremely low income or to establish rental programs for this income group.~~

~~Responsibility: RDA~~

~~Time Frame: 2007-2014~~

~~Funding: RDA property tax~~

5D. The City shall refer residents to the Central Valley Regional Center for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support for housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: Administrative cost to the City

Objective 6: Increase the percentage of homeowners in the City and provide adequate information on all possible housing assistance programs and distribute to homeowners, developers and other residents

Policy 6.1 Seek State and Federal funding mechanisms to assist homeownership.

Policy 6.2 Continue to maintain programs providing assistance.

6. Continue to maintain programs providing assistance for first time homebuyers

Responsibility: **Community and Economic Development Department**

Time Frame: Ongoing

Funding: HOME/CDBG

~~6A. Seek additional funding sources for acquisition of homes~~

~~Responsibility: RDA~~

~~Time Frame: Ongoing~~

~~Funding: RDA/NSP/CDBG/HOME~~

Objective 7: Maintain an adequate percentage of affordable rental units within the City to accommodate all income groups and family types.

Policy 7.1 Encourage the preservation of low income housing by monitoring “at-risk” subsidized housing when subsidies are in jeopardy of expiring.

Policy 7.2 Assist owners of affordable rental properties in maintaining and improving residential properties through a variety of housing assistance programs.

Policy 7.3 Assist non-profit housing providers in the rehabilitation/acquisition of older residential structures.

Policy 7.4 Encourage developers to build larger rental units for large families and participate in writing grants for these needs.

~~7. Continue to utilize RDA funding for affordable housing projects.~~

~~Responsibility: RDA~~

~~Time Frame: Ongoing~~

~~Funding: RDA 20% set aside funds for low & moderate income~~

7. Maintain contact with owners of affordable rental properties and provide information relating to maintenance and rehabilitation.

Responsibility: **Community and Economic Development Department**

Time Frame: Ongoing

Funding: Administrative cost to the City

7A. Continue with funding programs established for rehabilitation targeting affordable rental units.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: HOME/CDBG

Objective 8: Encourage new development projects for special need groups.

~~Policy 8.1 Permit transitional and supportive housing and emergency shelters as mandated by SB2.~~

Policy 8.12 Work with private and nonprofit developers to identify financing, assist with design and construct housing to meet special needs. Such projects might include, but are not limited to: senior housing; housing for persons with physical and mental disabilities; emergency and/or transitional housing for the homeless; farmworker housing; female headed household housing or housing for large families.

Policy 8.23 Cooperate with community based organizations that provide services or information regarding the availability of services to the homeless.

Policy 8.34 Encourage greater access to housing for persons with disabilities.

~~Policy 8.5 Permit special needs housing as a use by right.~~

~~8. Update Zoning Ordinance to allow for emergency shelters in the R-2 and Commercial Districts as permitted uses that will be subject to the same development and management standards that apply to other permitted uses within these zones and include definitions of such use.~~

~~Responsibility: City Council/Planning Department~~

~~Time Frame: Fourth quarter 2009~~

~~Funding: Administrative cost to the City~~

~~8A. Update Zoning Ordinance to allow for transitional and supportive housing in the Residential Districts (R-1, R-2, R-3) and include definitions of such use.~~

~~Responsibility: City Council/Planning Department~~

~~Time Frame: Fourth quarter 2009~~

~~Funding: Administrative cost to the City~~

~~8B. Update Zoning Ordinance to allow for special needs housing and employee housing as permitted uses in the Residential Zoning Classifications (R-1/R-2/R-3).~~

~~Responsibility: City Council/Planning Department~~

~~Time Frame: Fourth quarter of 2009~~

~~Funding: Administrative cost to the City~~

8. Continue to utilize State and Federal funding to assist with projects for special needs housing.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: HOME/CDBG

8A. Work with community based organizations and developers with regard to special needs housing and information on emergency shelters.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: RDA/Administrative cost to the City

8B. To ensure the needs of aging residents are met, the City will permit the development of senior housing in specific areas of the community, including residential and commercial zones at higher densities than are traditionally allowed. Zoning Incentives will be given for senior housing development such as reduced parking standards, reduced unit sizes, increased heights, and increased maximum lot coverage.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: Developer/Administrative cost to the City

8C. Assist in the development of housing for farmworkers. Actions will include assistance with site identification and support of applications for funding.

The City shall provide technical assistance when needed, and continue to conduct pre-application conferences and meet with farmworker housing developers on an ongoing basis. Actions include:

- Post information on the Community and Economic Development Department website within 1-year of Housing Element adoption. Information includes a site inventory and available land, housing resources and grant information.
- Contact farmworker housing developers to determine interest and identify constraints to farmworker housing development within the City.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: Administrative cost to City

8D. The City will work with the agricultural community, housing providers and agricultural groups to develop and build year-round and seasonal agricultural worker housing. This will require an analysis of prime agricultural areas in the City to identify suitable locations for at least 20 units of farmworker housing. Information gathered from this analysis shall be provided, in conjunction with Program 3F, to agricultural and affordable housing developers in a manner conducive to their use for developing the actual units. In addition, the City shall invite developers and local farmworker organizations to be involved in the Housing Element update and other housing related activities.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: Administrative cost to City

8E. The City will encourage and support State and Federal funding applications for farm worker housing and supportive infrastructure by providing technical assistance when needed, and continue to conduct pre-application conferences and meet with farm worker housing developers on an ongoing basis. Technical assistance can include but is not limited to information gathering, peer review of State and Federal funding applications and assistance in finding suitable sites for farm worker housing. Additionally, the City will provide information on County farm worker housing through the Housing Authority of Merced County.

Responsibility: Community and Economic Development Department

Time Frame: Ongoing

Funding: Administrative cost to the City

8. LOS BANOS REDEVELOPMENT AGENCY

The City of Los Banos Redevelopment Agency will adopt its five-year Redevelopment Implementation Plan in 2009. This plan will address affordable housing issues in the City and provide goals for the use of the City's Low and Moderate Income Housing Fund. The Agency's most recent affordable housing project was the construction of Phase I of the Pacheco Village Apartments which had its grand opening in February of 2009; Phase II construction is expected to begin in 2009. The Agency provided Pacheco Village Apartments \$950,000 plus a sixty (60) year lease of the land in assistance to construct the 190-unit (105 units phase I and 85 units phase II) where 100% of the units are affordable to low income households.

Reserves in the Low and Moderate Income Housing Fund were budgeted at \$899,502 for the 2008-2009 fiscal year. It is anticipated that this amount will be reduced in the 2009-2010 fiscal year but the dollar amount will not be known until property taxes are received by the City. It is estimated however, that the amount of Low and Moderate Income Housing Fund budget for the planning period of 2009-2014 will be \$2,400,000. This budget will be a direct financial assistance for land write-downs to construct extremely low, very low, low and moderate income homes.

Low and Moderate Income Housing Funds will be expended in proportion to the Merced County Housing Needs Allocation Plan of unmet need for housing persons and families of low and very low income. Some special need groups, such as large families, homeless and farmworkers are also included within this funding.

8. QUANTIFIED OBJECTIVES

State law requires that Housing Elements include quantified objectives for the number of units by income category expected to be constructed, rehabilitated or conserved during the planning period given the limited availability of resources. The construction objective refers to the number of units that potentially may be constructed over the planning period given available land and other relevant resources, constraints that cannot be mitigated or removed and proposed programs. The rehabilitation objective is the number of existing units expected to be repaired during the planning period of the Element, while the conservation objective refers to the preservation of existing affordable housing stock.

In order to adequately address the existing, future and special needs housing in Los Banos, the development of quantified housing objectives took into consideration the population and housing characteristics identified in the Housing Element Background Report, public input gained at the Housing Element Community Workshops, information presented in Merced County Association of Government's (MCAG) Regional Housing

Needs Allocation Plan, as well as the analysis presented in the Resource Inventory of the Housing Element.

The following discussion summarizes the key observations that influenced the development of the City's quantified housing objectives:

- *Recent Housing Trends*

The City experienced a housing boom through 2007, However since that point, the City is one of the leaders in the nation in foreclosures. The large number of foreclosures has really driven the prices of homes down making them much more affordable for all segments of the population. The majority of the homes built were single family homes, it is evident that new construction of multi-family housing is still needed. However, there has been a surge of multi-family development over recent years, including the 105 unit Pacheco Village I and 80 unit Pacheco Village II. These have 4-bedroom floorplans to accommodate larger families. As discussed in the Housing Needs Assessment, there are a significantly reduced number of foreclosures in 2015 than there was in 2010 or prior.
- *Anticipated Population Growth*

According to the Merced County Association of Governments and Economic and Planning Systems, the City of Los Banos is expected to have a population of 44,000 by the year 2020. This data was relied upon to determine an effective and reasonable new housing construction objective. ~~Due to the changes in the economy and loss of population, it is anticipated that Los Banos will rise to the level stated for 2025 but no real growth will occur over the next five years.~~
- *Current Housing Utilization*

The housing vacancy rate in Los Banos increased from 4.1 percent in 2000 to 9.8 percent in 2010, indicating that there is an increased supply for housing yet filled in the City ~~indicating an increased demand for available housing.~~ In addition, more than half (11.6 percent) of renter occupied households were overcrowded in 2010. This is a significant decrease from 2000, where 54.8 percent of renter households were overcrowded. This is due to recent multi-family development such as Pacheco Village I and II which offer 4-bedroom apartments. ~~This trend could be reflective of the fact that there is a lack of available housing for larger families. Currently, the City of Los Banos has approximately 3,200 homes in the various stages of foreclosure so many homes remain vacant for extended periods of time negatively impacting neighborhoods.~~
- *Existing Housing Conditions*

The results of the Windshield Housing Survey conducted as part of the last Housing Element Update suggest that the housing stock in Los Banos is in excellent shape. This is not expected to change. However, Program 3E has been included as part of the 2014-2023 Housing Element for the Windshield Housing Survey to be updated and analyzed. There is still a need to rehabilitate portions of the City's existing older housing stock. As it is very likely that very low and low

income families would not be able to afford the cost of housing repairs, the City is determined to continue utilizing available funds to implement its housing rehabilitation program throughout the Housing Element planning period.

The following table summarizes the City’s quantified objectives for the period of January 1, 2014 through December 31, 2023. These objectives represent a reasonable expectation of the maximum number of new housing units that will be constructed, households that will be assisted through housing rehabilitation or first time home buyer programs and the Neighborhood Stabilization Program and existing homes that will be purchased by all income levels.

**Table VIII-1
Quantified Objectives**

	Projected Need	Housing Objectives		
Household Income Category	Regional Housing Need 2014-2023(MCAG)	Housing Rehabilitation Objective by Income Category 2014-2023	First Time Homebuyer Program 2014-2023	Housing Construction and Vacant Homes to be Purchased Objective by Income Category 2014-2023
Extremely Low	326	100	50	176
Very Low	278	95	25	158
Low	431	105	25	301
Subtotal Affordable Units	1,035	300	100	635
Moderate	396	0	25	371
Above Moderate	1,049	0	25	1,024
Total	2,473	300	150	2,030

* The Merced County Regional Housing Needs Allocation Plan has provided the projected need but has stated that the resulting numbers do not imply that each jurisdiction must produce the identified amount of housing. According to the Plan, a community may promote additional housing opportunities by a number of means and the determination will ultimately be addressed within the Housing Element of each jurisdiction.

9. EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Section 65583 [c] [6] of the California Government Code specifically requires 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.

The diligent effort required by State law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve and solicit input from the public, particularly low income and minority households that might otherwise not participate in the process.

To meet the requirements of State law, the City of Los Banos has completed the public outreach and encouraged community involvement as described below:

Public Meetings and Hearings

The City of Los Banos held a public meeting on August 3, 2015 to solicit public input and encourage public participation in the 2014-2023 Housing Element update. The meeting notices were sent to all apartment complexes within the City, the Realtor's Association, Merced County Housing Authority and all Mobile Home Parks within the City. The notice of the meeting was also advertised in the local paper, the Los Banos Enterprise, (in English and Spanish) as a public notice and was located on the City's website. The meeting was also announced at the City Council meeting which is broadcasted on the local cable channel. In addition, the City Council and Planning Commission members were invited to attend the meetings. Written comments were encouraged for those that could not attend the meeting.

The meetings were attended by City of Los Banos Community and Economic Development Department Staff.

Public hearings on the Housing Element update were conducted after receipt and consideration of HCD's comments and prior to adoption of the updated Housing Element. The Planning Commission hearing was conducted on _____ and the City Council hearing was conducted on _____.

PUBLIC NOTICES

Throughout the update process, the City continued to encourage public comments. On **January 29, 2016** a public notice was placed in the Los Banos Enterprise to inform the public the Draft 2014-2023 Housing Element Update was available for review and

comment. The City also posted notice of availability and a copy of the Draft Housing Element on the City's website.

10. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other General Plan elements and community goals” (California Government Code, Section 65583 [c] [7]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies and programs that could affect implementation of the Housing Element; and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The City’s 2030 General Plan contain several elements with policies related to housing, the elements are:

- Land Use
- Circulation
- Parks, Open Space and Resources
- Economic Development
- Public Facilities and Utilities

The goals and policies of the Housing Element support the broad visions statements contained in the City’s General Plan, as well as the land use classifications and residential, open space and recreation standards found in the General Plan. Finally, the goals, objectives, policies and programs established in the Housing Element are consistent with and attempt to implement those set forth in the Land Use Element for residential development.

The Housing Element Update does differ from the remaining elements of the General Plan with regard to the use of more recent data. The Housing Element utilized data available from the Department of Finance, US Census, Merced County Regional Housing Needs Allocation Plan, Realty Trac and Housing Survey.

The City has reviewed policies in the other elements of the General Plan and has concluded that none of the policies will impede the City’s achievements of, or be inconsistent with, the policies of this Housing Element. Housing Element policies primarily related to housing assistance, housing rehabilitation, equal housing opportunities, residential energy conservation and other topics not directly affected by policies in the other General Plan elements. Furthermore, it has been found that policies contained in the Housing Element will help contribute to the achievement of General Plan policies.

APPENDICES

APPENDIX A
PUBLIC NOTICE FOR COMMUNITY WORKSHOP



City of
Los Banos
At the Crossroads of California

DATE: July 24, 2015
TO: Residents of the City of Los Banos and Interested Agencies
FROM: City of Los Banos Community & Economic Development Department
RE: City of Los Banos Housing Element Update 2014-2023

Pursuant to section 65588 of the California Government Code, the City of Los Banos has initiated an update to the Housing Element of the City's General Plan.

State law requires the Los Banos Housing Element to consist of 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, mobile homes and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The Housing Element will include the following:

- Analysis of the City's demographics (i.e. population and employment trends);
- Identify City's Housing Needs as projected by Merced County Association of Governments;
- Inventory of land suitable for future residential development;
- Analysis of potential constraints (i.e. infrastructure, costs of development, etc.) related to residential development;
- Goals, Policies, Objectives, and Programs for the maintenance, preservation, improvement, and development of housing;
- Goals, Policies, Objectives, and Programs for the City to provide housing for persons of all income levels, including multi-family rental housing, factory built housing, mobile homes, farmworker housing, emergency shelters and transitional housing; and,
- Programs to assist in the development of housing needs for persons of extremely low, very low, low, and moderate income households.

The City of Los Banos Community & Economic Development Department will be conducting a Public Workshop for the 2014-2023 Housing Element on **Monday, August 3, 2015, from 6:00pm to 8:00pm**, at the following location:

Los Banos City Council Chambers
520 F Street
Los Banos, California 93653

All interested parties are encouraged to attend.

A copy of the City's current Housing Element may be obtained by e-mail request to Stacy Souza stacy.souza@losbanos.org or via the City's website (<http://www.losbanos.org/>). If you have any questions regarding the update to the Housing Element or the Public Workshop scheduled for August 3, 2015, please contact Stacy Souza at the City of Los Banos Community & Economic Development Department at (209) 827-7000.

APPENDIX B
AGENCY LETTER, QUESTIONNAIRE AND RESPONSES



City of
Los Banos
At the Crossroads of California

DATE: July 24, 2015
TO: Advisory Agencies of the City of Los Banos
FROM: Los Banos Community & Economic Development Department
RE: City of Los Banos Housing Element Update 2014-2023

Pursuant to the California Government Code, the Housing Element of the City of Los Banos General Plan must be updated by March 1, 2016. The Los Banos Community & Economic Development Department is beginning the process of updating the Housing Element and would like your input.

State law requires the City of Los Banos's Housing Element to consist of 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, mobile homes and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The Housing Element will include the following:

- Analysis of the City's demographics (i.e. population and employment trends);
- Identify City's Housing Needs as projected by the Merced County Association of Governments ("MCAG")
- Inventory of land suitable for future residential development;
- Analysis of potential constraints (i.e. infrastructure, costs of development, etc.) related to residential development;
- Goals, Policies, Objectives, and Programs for the maintenance, preservation, improvement, and development of housing;
- Goals, Policies, Objectives, and Programs for the City to provide housing for persons of all income levels, including multi-family rental housing, factory built housing, mobile homes, farmworker housing, emergency shelters and transitional housing; and,
- Programs to assist in the development of housing needs for persons of very low, low, and moderate income households.

The questionnaire is intended to provide the City with comments from various agencies, groups, organizations and persons to better develop the City's General Plan Housing Element. Comments provide the City with direction in regards to developing goals, policies and programs to be implemented in the 2014-2023 planning period and help identify areas in which previous Housing Element succeeded or failed.

Please complete the enclosed questionnaire and return it to **J.B. Anderson Land Use Planning, Attn: Mark Niskanen, 139 S. Stockton Avenue, Ripon, CA 95366.**

Please provide your comments regarding the City of Los Banos Housing Element update by August 28, 2015.

Additionally, the City of Los Banos Community & Economic Development Department will be conducting a Public Workshop for the 2014-2023 Housing Element on **Monday, August 3, 2015, from 6:00pm to 8:00pm**, at the following location:

**City of Los Banos City Council Chambers
520 J Street
Los Banos, California 93635**

All interested parties are encouraged to attend.

2014 – 2023 Housing Element Update
Questionnaire

1. If applicable, what types of housing related services does your agency or organization provide in the City of Los Banos?

2. What housing needs have you identified that you feel should be addressed in the City's Housing Element Update?

3. Are you familiar with the City's current Housing Element Policies and Programs, and if so, what are the most effective and the least effective Policies and/or Programs of the existing General Plan Housing Element?

4. What other comments would you like to provide regarding the update of the General Plan Housing Element?

Please do not hesitate to attach additional sheet as needed.

Your Name

Organization



City of Los Banos

At the Crossroads of California



RECEIVED
AUG 03 2015

J.B. Anderson Planning

DATE: July 22, 2015
TO: Advisory Agencies of the City of Los Banos
FROM: Los Banos Community & Economic Development Department
RE: City of Los Banos Housing Element Update 2014-2023

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2014 – 2023 Housing Element Update
Questionnaire

1. If applicable, what types of housing related services does your agency or organization provide in the City of Los Banos?

Housing Authority County of Merced provide the following housing programs in Los Banos: 50 units Seasonal Farmworker housing; 70 units of Public Housing and under the Section 8 program 171 families receive housing assistance

2. What housing needs have you identified that you feel should be addressed in the City's Housing Element Update?

Housing Element Plan has done a great job of identifying the housing needs of the Los Banos area and adequately covered areas that would be of concern to our mission and goals - - affordable housing, special needs housing

3. Are you familiar with the City's current Housing Element Policies and Programs, and if so, what are the most effective and the least effective Policies and/or Programs of the existing General Plan Housing Element?

No opinion at this time

4. What other comments would you like to provide regarding the update of the General Plan Housing Element?

Perhaps more communication between City and Housing Authority related to housing and current issues/needs HA ~~is~~ is aware of the experiencing

Please do not hesitate to attach additional sheet as needed.

Rennia Lerrario
Your Name

Housing Authority
Organization
County of Merced



City of
Los Banos

At the Crossroads of California

RECEIVED

AUG 10 2015

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2014 – 2023 Housing Element Update
Questionnaire

1. If applicable, what types of housing related services does your agency or organization provide in the City of Los Banos?

None

2. What housing needs have you identified that you feel should be addressed in the City's Housing Element Update?

Provide for homeless intervention as your City needs deem necessary

3. Are you familiar with the City's current Housing Element Policies and Programs, and if so, what are the most effective and the least effective Policies and/or Programs of the existing General Plan Housing Element?

not familiar

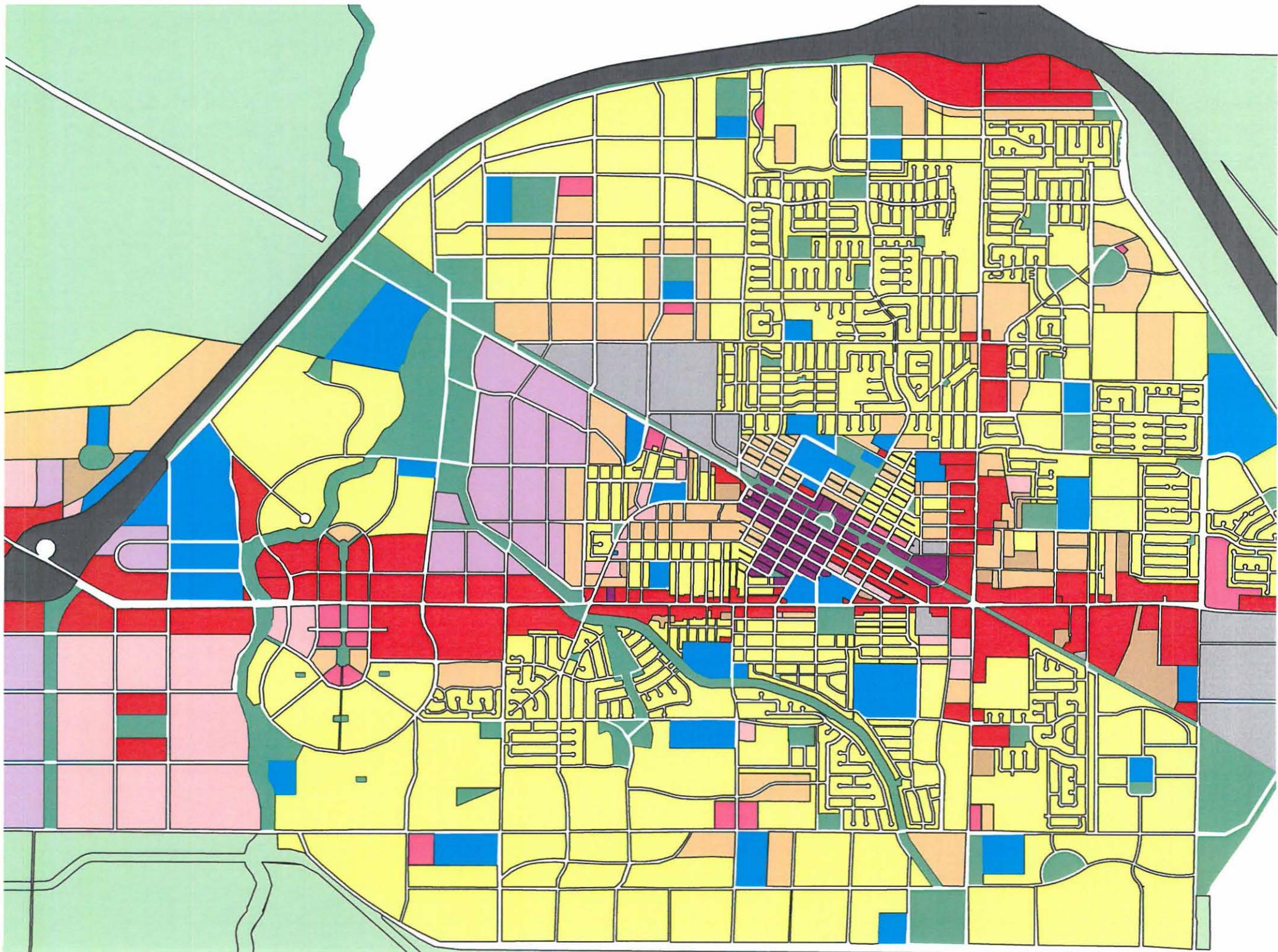
4. What other comments would you like to provide regarding the update of the General Plan Housing Element?

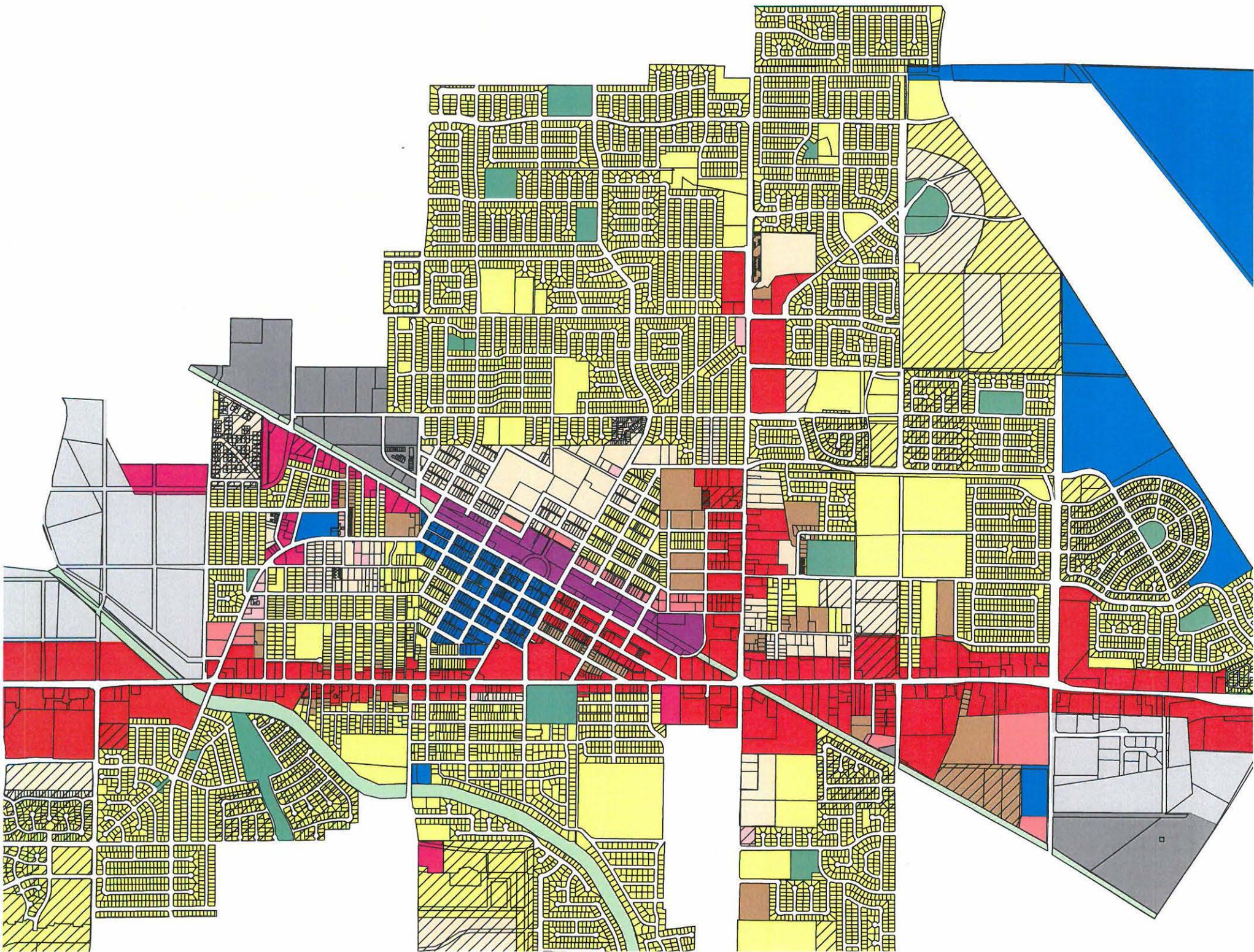
Please do not hesitate to attach additional sheet as needed.

Rhonda Bauche
Your Name
Director Finance & HR

Turlock Gospel Mission
Organization

APPENDIX C
CITY OF LOS BANOS GENERAL PLAN AND ZONING MAP





APPENDIX D
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Appendix D

Summary of Financial Resources for Housing

Program Name	Description
FEDERAL PROGRAMS	
Community Development Block Grant (CDBG) Program	Federal block grant program administered and awarded by the State Dept. of Housing and Community Development (HCD) on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, and infrastructure improvements, among other uses that assist low-income persons.
Neighborhood Stabilization Program (NSP)	Federal block grant administered and awarded by HUD, which was enacted by the United States Housing and Urban Development Department to allow Municipal Agencies to purchase foreclosed or abandoned homes and to rehabilitate, resell, and redevelop these homes in order to stabilize home neighborhoods.
Emergency Shelter Grants (ESG) Program	Federal block grant program administered and awarded by the State Dept. of HCD on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for homeless services and facilities, including emergency shelter and transitional housing.
Housing for Persons with AIDS (HOPWA) Program	HOPWA makes grants to local communities, States, and non-profit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families. HOPWA funding provides housing assistance and related supportive services
HUD Continuum of Care grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the State on behalf of HUD through an annual competitive process to cities, counties, and private non-profit housing development agencies.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.
HUD Section 8 Housing Choice Voucher Program	HUD Section 8 Voucher program provides very-low income tenants with a voucher to be used in rental housing of the tenant's choosing.
HUD Section 202 - Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation or acquisition of supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.
HUD Section 203(k) - Rehabilitation Mortgage Insurance Program	Provides in the mortgage, funds to rehabilitate and repair single-family housing.
HUD Section 207 - Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative, and Single Room Occupancy (SRO) housing.
HUD Section 811 - Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities, and provides rent subsidies for the projects to help make them affordable.

Appendix D

Summary of Financial Resources for Housing

HUD Self-help Homeownership Opportunity Program (SHOP)	Provides funds for non-profits to purchase home sites and develop or improve the infrastructure needed for sweat equity affordable homeownership programs.
HUD Shelter Plus Care Program (S+C)	Provides rental assistance and permanent housing for disabled homeless individuals and their families.
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low-Income Housing Tax Credit (LIHTC) Program	Provides Federal and State income tax credit based on the cost of acquiring, rehabilitating or constructing low-income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower-income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private sector lenders.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing - Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multi-family rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Multi-Family Housing - Rental Assistance Program (Section 521)	Provides rent subsidies to ensure that elderly, disabled, and low-income residents of multi-family housing complexes financed by RHS are able to afford rent payments.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provide financing for the purchase and development of affordable housing sites in rural areas for low/moderate-income families.
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to nonprofit organizations, local governments and Native American tribes to renovate existing low-income multi-family rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding construction of multi-family housing units to be occupied by low-income families.
STATE PROGRAMS	
Affordable Housing Innovation Program: Catalyst Community Grant Program	Grants in support of designated Gold and Silver Catalyst Projects; ongoing targeted technical assistance from participating State agencies; and bonus points when applying for State funding programs.
Affordable Housing Innovation Program: Golden State Acquisition Fund	Provides quick acquisition financing for the development or preservation of affordable housing. Loans for developers, provided through a nonprofit fund manager.

Appendix D

Summary of Financial Resources for Housing

Affordable Housing Innovation Program: Local Housing Trust Fund Program	To help finance local housing trust funds (LHTFs) dedicated to the creation or preservation of affordable housing
CalHome Program	Grants to local public agencies and nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership.
California Self-Help Housing Program (CSHHP)	Grants are made to sponsor organizations that provide technical assistance to participating families.
State Community Development Block Grant Program (CDBG): CD, Native American, and Colonia Allocation	Funds housing activities, public works, community facilities, and public service projects serving lower-income people in small, typically rural communities.
State Community Development Block Grant Program (CDBG): Economic Development Allocation, Over the Counter Development	Economic development through assistance to local businesses, resulting in the creation or retention of jobs for low-income workers in rural communities.
State Community Development Block Grant Program (CDBG): Economic Development Allocation, Enterprise Fund Component	Assists low-income microenterprise owners, and create or preserve jobs for low-income and very low-income persons.
State Community Development Block Grant Program (CDBG): Planning and Technical Assistance Grants	Provides funds for small cities and counties for planning and evaluation studies related to any CDBG-eligible activity.
Disaster Recovery Initiative (DRI) / Disaster Recovery Enhancement Fund (DREF)	Established to distribute federal funds to assist physical and economic recovery from wildlife disasters in 2008 that affected 15 California counties and two Indian tribes.
Emergency Housing and Assistance Program Capital Development (EHAPCD)	To fund capital development activities for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families.
Enterprise Zone Program (EZ)	Stimulates business investment and job creation for disadvantaged individuals in state-designated economically distressed areas of California.
Governor's Homeless Initiative (GHI)	Reduces homelessness by funding development or permanent supportive housing for persons with severe mental illness and are chronically homeless.
Housing Related Parks Program	Provides financial incentives to Cities and Counties that issue building permits for new housing.
Infill Infrastructure Grant Program	Funds infrastructure improvements to facilitate new housing development in residential or mixed use infill projects and infill areas.
Transit-Oriented Development Housing Program	Provides funding to stimulate the production of higher density housing and related infrastructure within close proximity to qualifying transit stations that encourage increased public transit ridership and minimizes automobile trips.

Appendix D

Summary of Financial Resources for Housing

Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.
Building Equity and Growth in Neighborhoods (BEGIN)	HCD provides grants to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low and moderate-income homebuyers.
California Homebuyer's Downpayment Assistance Program (CHDAP)	Provides deferred downpayment assistance loans for first-time moderate-income homebuyers.
California Self-Help Housing Program	Provides grants to organizations in order to assist low and moderate-income households who build their own homes.
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units, acquire land, and construct new projects or purchase and rehabilitate existing units. Reduce interest rate paid by developers for production of affordable rental housing for low and very low income households.
CHFA Affordable Housing Partnership Program (AHPP)	Provides below market-rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as downpayment assistance or closing cost assistance.
CHFA Homeownership Program	Program offers single-family low-interest homeownership loans requiring as little as 3% down payment to first-time low- and moderate-income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100% of the financing needs of eligible first-time homebuyers by providing a below market interest rate first mortgage combined with a 3% "silent second" mortgage to purchase newly constructed or existing (resale) housing.
CHFA Self-Help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership. The borrower's labor represents the downpayment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to local agencies or non-profits for the development of affordable rental housing.
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties based on a "need" formula derived from factors including population, unemployment and poverty.
Jobs Housing Balance Incentive Grant Program	Provides grants to local governments that approve increased housing production.
Joe Serna, Jr. Farmworker Housing Grant Program: Single Family	Finances new construction, rehabilitation and acquisition of owner-occupied housing units for agricultural workers, with a priority for lower-income households. – Homeowner Grants
Joe Serna, Jr. Farmworker Housing Grant Program: Rental	Finances new construction, rehabilitation and acquisition of owner-occupied housing units for agricultural workers, with a priority for lower-income households. – Rental new construction or rehabilitation grants and loans
Local Housing Trust Fund	Provides matching grants to local agencies that operate local housing trust funds.
Mobile home Park Resident Ownership Program (MPROP)	Finance the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
Multifamily Housing Program: General Component (MHP-General)	Provides low-interest loans to developers of affordable rental housing.

Appendix D

Summary of Financial Resources for Housing

Multifamily Housing Program: Supportive Housing Component (MHP-SH)	Provides low-interest loans to developers of permanent affordable rental housing developments that contain supportive housing units.
Multifamily Housing Program: Homeless Youth Component (MHP-HY)	Provides low-interest loans to developers of affordable rental housing developments that contain units for homeless youth (HY).
Preservation Interim Repositioning Program	Provides a short-term loan to an organization for preservation of “at-risk” subsidized developments.
Preservation Opportunity Program	Provides supplemental financing for “at-risk” subsidized rental developments receiving bond financing from CalHFA.
Predevelopment Loan Program (PDLP)	Provides predevelopment capital to finance the start of low-income housing projects.
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
School Facility Fee Downpayment Assistance Program (CHFA)	Provides downpayment assistance grants for low and moderate-income homebuyers of newly constructed to cover school impact fees
LOCAL PROGRAMS	
Single-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable single-family housing.
Multi-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable multi-family housing.
PRIVATE RESOURCES	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by or lower- and moderate-income households and/or to finance the purchase, construction or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low downpayment mortgage to help first-time buyers purchase a home.
Federal Home Loan Mortgage Corporation (Freddie Mac) Affordable Gold Program	Provides mortgages requiring as little as 3% downpayment.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market-rate rents.
Low-Income Housing Fund	Provides financing for low-income housing at affordable rates and terms.

Source: HUD, HCD Financial Assistance Directory Program (June 2012), LISC, USDA, and CCRC.

APPENDIX E
SITE INVENTORY

APPENDIX E

Site Inventory

1/26/2016

#	APN	Zone	Address	Density	GP Designation	Acres	Capacity	Use	Infrastructure Capacity	On-Site Constraints
Low Density Residential										
	025-102-006	R-1	860 F Street	2-6 du/ac	Low Density Residential	0.13	1	Vacant	Yes	None
	025-103-023	R-1	937 E Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	025-113-003	R-1	915 F Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	025-113-004	R-1	Not Available	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	026-071-009	R-1	Not Available	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	026-102-001	R-1	Not Available	2-6 du/ac	Low Density Residential	0.2	1	Vacant	Yes	None
	027-171-005	R-1	Not Available	2-6 du/ac	Low Density Residential	0.24	1	Vacant	Yes	None
	027-171-006	R-1	Not Available	2-6 du/ac	Low Density Residential	0.29	1	Vacant	Yes	None
	027-171-038	R-1	Not Available	2-6 du/ac	Low Density Residential	0.22	1	Vacant	Yes	None
	027-171-040	R-1	Not Available	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	027-171-044	R-1	Not Available	2-6 du/ac	Low Density Residential	0.25	1	Vacant	Yes	None
	027-171-045	R-1	Not Available	2-6 du/ac	Low Density Residential	0.44	1	Vacant	Yes	None
	027-201-017	R-1	721 Iowa Avenue	2-6 du/ac	Low Density Residential	0.29	1	Vacant	Yes	None
	027-202-011	R-1	Not Available	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	027-202-020	R-1	605 Madrome Street	2-6 du/ac	Low Density Residential	0.28	1	Vacant	Yes	None
	027-202-024	R-1	Not Available	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	081-162-003	R-1	351 Sunburst Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	081-162-005	R-1	335 Sunburst Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	081-162-006	R-1	327 Sunburst Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	081-163-004	R-1	394 Sunburst Court	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	081-163-005	R-1	390 Sunburst Court	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	081-163-006	R-1	382 Sunburst Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	081-163-007	R-1	374 Sunburst Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	081-163-008	R-1	368 Sunburst Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	081-163-009	R-1	360 Sunburst Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	081-163-010	R-1	352 Sunburst Street	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	081-163-011	R-1	344 Sunburst Street	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	081-163-013	R-1	328 Sunburst Street	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	081-163-014	R-1	320 Sunburst Street	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	081-173-002	R-1	300 Sunburst Street	2-6 du/ac	Low Density Residential	0.2	1	Vacant	Yes	None
	081-174-001	R-1	268 Sunburst Street	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	081-174-002	R-1	260 Sunburst Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	081-174-003	R-1	254 Sunburst Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	081-174-004	R-1	244 Sunburst Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	081-174-005	R-1	236 Sunburst Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	081-174-006	R-1	228 Sunburst Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None

APPENDIX E

Site Inventory

1/26/2016

#	APN	Zone	Address	Density	GP Designation	Acres	Capacity	Use	Infrastructure Capacity	On-Site Constraints
	081-174-007	R-1	222 Sunburst Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	081-174-008	R-1	212 Sunburst Street	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	082-030-038	R-1	729 North Mercy Springs Road	2-6 du/ac	Low Density Residential	4.45	22	Vacant	Yes	None
	082-050-066	R-1	Not Available	2-6 du/ac	Low Density Residential	10.8	54	Vacant	Yes	None
	082-515-001	R-1	Not Available	2-6 du/ac	Low Density Residential	1.17	6	Vacant	Yes	None
	083-100-006	R-1	Not Available	2-6 du/ac	Low Density Residential	18.8	94	Vacant	Yes	None
	083-100-019	R-1	Not Available	2-6 du/ac	Low Density Residential	19.99	100	Vacant	Yes	None
	083-100-080	R-1	Not Available	2-6 du/ac	Low Density Residential	23.22	116	Vacant	Yes	None
	083-261-010	R-1	Not Available	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	084-301-001	R-1	501 Heather Creek Drive	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	084-301-002	R-1	505 Heather Creek Drive	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	084-301-011	R-1	2317 Creekside Drive	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	084-301-012	R-1	2321 Creekside Drive	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	084-302-002	R-1	514 Heather Creek Drive	2-6 du/ac	Low Density Residential	0.12	1	Vacant	Yes	None
	084-302-003	R-1	510 Heather Creek Drive	2-6 du/ac	Low Density Residential	0.12	1	Vacant	Yes	None
	084-302-004	R-1	506 Heather Creek Drive	2-6 du/ac	Low Density Residential	0.12	1	Vacant	Yes	None
	084-302-005	R-1	502 Heather Creek Drive	2-6 du/ac	Low Density Residential	0.13	1	Vacant	Yes	None
	084-334-020	R-1	2512 North Mountainside Drive	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	084-334-021	R-1	2506 North Mountainside Drive	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-010-005	R-1	Not Available	2-6 du/ac	Low Density Residential	31.8	159	Vacant	Yes	None
	424-010-006	R-1	Not Available	2-6 du/ac	Low Density Residential	24.48	122	Vacant	Yes	None
	424-153-002	R-1	1458 San Antonio Street	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	424-153-003	R-1	1462 San Antonio Street	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	424-153-004	R-1	1466 San Antonio Street	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	424-153-005	R-1	1470 San Antonio Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-153-006	R-1	1474 San Antonio Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-153-007	R-1	1478 San Antonio Street	2-6 du/ac	Low Density Residential	0.2	1	Vacant	Yes	None
	424-153-008	R-1	1482 San Antonio Street	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	424-153-009	R-1	1486 San Antonio Street	2-6 du/ac	Low Density Residential	0.24	1	Vacant	Yes	None
	424-153-010	R-1	346 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	424-153-011	R-1	340 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-153-012	R-1	334 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-153-013	R-1	328 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-153-014	R-1	322 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-153-015	R-1	316 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-153-016	R-1	310 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-153-017	R-1	304 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None

APPENDIX E

Site Inventory

1/26/2016

#	APN	Zone	Address	Density	GP Designation	Acres	Capacity	Use	Infrastructure Capacity	On-Site Constraints
	424-155-001	R-1	344 San Juan Bautista Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	424-155-002	R-1	341 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	424-155-003	R-1	335 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-155-004	R-1	329 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-155-005	R-1	323 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-155-006	R-1	317 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-155-007	R-1	311 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-155-008	R-1	305 San Jeronimo Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-155-010	R-1	302 San Juan Bautista Street	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	424-155-011	R-1	308 San Juan Bautista Street	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	424-155-012	R-1	314 San Juan Bautista Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	424-155-013	R-1	320 San Juan Bautista Street	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	424-155-014	R-1	326 San Juan Bautista Street	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	424-155-015	R-1	332 San Juan Bautista Street	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	424-155-016	R-1	338 San Juan Bautista Street	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	428-023-010	R-1	1498 East B Street	2-6 du/ac	Low Density Residential	0.38	2	Vacant	Yes	None
	428-080-001	R-1	Not Available	2-6 du/ac	Low Density Residential	40.9	205	Vacant	Yes	None
	428-120-009	R-1	Not Available	2-6 du/ac	Low Density Residential	77.2	386	Vacant	Yes	None
	428-121-012	R-1	Not Available	2-6 du/ac	Low Density Residential	5.48	27	Vacant	Yes	None
	428-293-011	R-1	229 San Bruno Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	428-293-012	R-1	233 San Bruno Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	428-293-013	R-1	235 San Bruno Street	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	428-293-014	R-1	1441 San Pedro Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	428-293-015	R-1	1439 San Pedro Street	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	428-293-016	R-1	1435 San Pedro Street	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	428-293-017	R-1	238 Senora Court	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	428-293-018	R-1	234 Senora Court	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	428-293-019	R-1	230 Senora Court	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	428-293-020	R-1	231 Senora Court	2-6 du/ac	Low Density Residential	0.22	1	Vacant	Yes	None
	428-293-023	R-1	228 San Bruno Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	428-293-037	R-1	201 Las Palmas Street	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	430-010-024	P-D	Not Available	2-6 du/ac	Low Density Residential	3.53	18	Vacant	Yes	None
	430-010-035	P-D	Not Available	2-6 du/ac	Low Density Residential	22.4	112	Vacant	Yes	None
	430-010-037	R-1	Not Available	2-6 du/ac	Low Density Residential	5.64	28	Vacant	Yes	None
	430-035-005	P-D	1638 Woodland Court	2-6 du/ac	Low Density Residential	0.14	1	Vacant	Yes	None
	430-035-006	P-D	1634 Woodland Court	2-6 du/ac	Low Density Residential	0.13	1	Vacant	Yes	None
	430-036-001	P-D	1545 Mayweed Drive	2-6 du/ac	Low Density Residential	0.12	1	Vacant	Yes	None

APPENDIX E

Site Inventory

1/26/2016

#	APN	Zone	Address	Density	GP Designation	Acres	Capacity	Use	Infrastructure Capacity	On-Site Constraints
	430-036-002	P-D	1541 Mayweed Drive	2-6 du/ac	Low Density Residential	0.13	1	Vacant	Yes	None
	430-060-002	R-1	Not Available	2-6 du/ac	Low Density Residential	28.4	142	Vacant	Yes	None
	430-060-003	P-D	Not Available	2-6 du/ac	Low Density Residential	31.26	156	Vacant	Yes	None
	430-060-005	P-D	Not Available	2-6 du/ac	Low Density Residential	7.73	39	Vacant	Yes	None
	430-060-008	R-1	Not Available	2-6 du/ac	Low Density Residential	21.31	107	Vacant	Yes	None
	430-060-016	R-1	Not Available	2-6 du/ac	Low Density Residential	13.4	67	Vacant	Yes	None
	430-060-017	R-1	Not Available	2-6 du/ac	Low Density Residential	16.21	81	Vacant	Yes	None
	430-071-002	P-D	1640 Dolomite Drive	2-6 du/ac	Low Density Residential	0.2	1	Vacant	Yes	None
	430-071-003	P-D	1636 Dolomite Drive	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-071-004	P-D	1632 Dolomite Drive	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-071-005	P-D	1628 Dolomite Drive	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-071-006	P-D	1624 Dolomite Drive	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-071-007	P-D	1620 Dolomite Drive	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-071-008	P-D	1616 Dolomite Drive	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-071-009	P-D	1612 Dolomite Drive	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-071-010	P-D	1608 Dolomite Drive	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-071-011	P-D	1604 Dolomite Drive	2-6 du/ac	Low Density Residential	0.23	1	Vacant	Yes	None
	430-071-012	P-D	1600 Dolomite Drive	2-6 du/ac	Low Density Residential	0.25	1	Vacant	Yes	None
	430-071-014	P-D	1603 Dolomite Drive	2-6 du/ac	Low Density Residential	0.27	1	Vacant	Yes	None
	430-071-015	P-D	1609 Dolomite Drive	2-6 du/ac	Low Density Residential	0.22	1	Vacant	Yes	None
	430-071-016	P-D	1613 Dolomite Drive	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	430-071-017	P-D	1804 Chert Court	2-6 du/ac	Low Density Residential	0.23	1	Vacant	Yes	None
	430-071-018	P-D	1808 Chert Court	2-6 du/ac	Low Density Residential	0.31	1	Vacant	Yes	None
	430-071-019	P-D	1812 Chert Court	2-6 du/ac	Low Density Residential	0.23	1	Vacant	Yes	None
	430-071-020	P-D	1813 Chert Court	2-6 du/ac	Low Density Residential	0.3	1	Vacant	Yes	None
	430-071-021	P-D	1809 Chert Court	2-6 du/ac	Low Density Residential	0.21	1	Vacant	Yes	None
	430-071-022	P-D	1805 Chert Court	2-6 du/ac	Low Density Residential	0.22	1	Vacant	Yes	None
	430-071-023	P-D	1801 Chert Court	2-6 du/ac	Low Density Residential	0.23	1	Vacant	Yes	None
	430-071-024	P-D	1619 Dolomite Drive	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-071-025	P-D	1623 Dolomite Drive	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	430-072-001	P-D	1643 Dolomite Drive	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	430-072-002	P-D	1639 Dolomite Drive	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	430-072-003	P-D	1635 Dolomite Drive	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	430-072-004	P-D	1631 Dolomite Drive	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-081-014	P-D	1225 Turquoise Court	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	430-081-015	P-D	1217 Turquoise Court	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	430-081-016	P-D	1207 Turquoise Court	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None

APPENDIX E

Site Inventory

1/26/2016

#	APN	Zone	Address	Density	GP Designation	Acres	Capacity	Use	Infrastructure Capacity	On-Site Constraints
	430-081-017	P-D	1721 Cobblefield Lane	2-6 du/ac	Low Density Residential	0.23	1	Vacant	Yes	None
	430-081-018	P-D	1727 Cobblefield Lane	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	430-081-019	P-D	1735 Cobblefield Lane	2-6 du/ac	Low Density Residential	0.17	1	Vacant	Yes	None
	430-081-020	P-D	1743 Cobblefield Lane	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-081-021	P-D	1751 Cobblefield Lane	2-6 du/ac	Low Density Residential	0.21	1	Vacant	Yes	None
	430-081-022	P-D	1241 Travertine Way	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	430-081-023	P-D	1234 Travertine Way	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	430-081-027	P-D	1722 Crystal Court	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-081-028	P-D	1725 Crystal Court	2-6 du/ac	Low Density Residential	0.26	1	Vacant	Yes	None
	430-081-029	P-D	1731 Crystal Court	2-6 du/ac	Low Density Residential	0.23	1	Vacant	Yes	None
	430-081-030	P-D	1739 Crystal Court	2-6 du/ac	Low Density Residential	0.22	1	Vacant	Yes	None
	430-081-031	P-D	1745 Crystal Court	2-6 du/ac	Low Density Residential	0.26	1	Vacant	Yes	None
	430-081-032	P-D	1250 Travertine Way	2-6 du/ac	Low Density Residential	0.22	1	Vacant	Yes	None
	430-081-033	P-D	1264 Travertine Way	2-6 du/ac	Low Density Residential	0.28	1	Vacant	Yes	None
	430-084-002	P-D	1200 Obsidian Court	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	430-091-001	P-D	1147 Obsidian Court	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	430-091-002	P-D	1159 Obsidian Court	2-6 du/ac	Low Density Residential	0.33	1	Vacant	Yes	None
	430-091-003	P-D	1165 Obsidian Court	2-6 du/ac	Low Density Residential	0.2	1	Vacant	Yes	None
	430-091-004	P-D	1173 Obsidian Court	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	430-091-005	P-D	1181 Obsidian Court	2-6 du/ac	Low Density Residential	0.18	1	Vacant	Yes	None
	430-091-006	P-D	1818 Cobblefield Lane	2-6 du/ac	Low Density Residential	0.24	1	Vacant	Yes	None
	430-091-007	P-D	1824 Cobblefield Lane	2-6 du/ac	Low Density Residential	0.35	1	Vacant	Yes	None
	430-091-008	P-D	1830 Cobblefield Lane	2-6 du/ac	Low Density Residential	0.26	1	Vacant	Yes	None
	430-091-009	P-D	1836 Cobblfield Lane	2-6 du/ac	Low Density Residential	0.25	1	Vacant	Yes	None
	430-091-010	P-D	1842 Cobblefield Lane	2-6 du/ac	Low Density Residential	0.22	1	Vacant	Yes	None
	431-111-011	R-1	Not Available	2-6 du/ac	Low Density Residential	0.19	1	Vacant	Yes	None
	431-132-042	R-1	1534 Magnolia Court	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	431-132-044	R-1	1539 Magnolia Court	2-6 du/ac	Low Density Residential	0.25	1	Vacant	Yes	None
	431-132-045	R-1	1535 Magnolia Court	2-6 du/ac	Low Density Residential	0.23	1	Vacant	Yes	None
	431-132-046	R-1	1531 Magnolia Court	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	431-132-048	R-1	910 Azalea Court	2-6 du/ac	Low Density Residential	0.22	1	Vacant	Yes	None
	431-132-049	R-1	914 Azalea Court	2-6 du/ac	Low Density Residential	0.16	1	Vacant	Yes	None
	431-141-013	R-1	Not Available	2-6 du/ac	Low Density Residential	5.01	25	Vacant	Yes	None
	431-250-034	R-1	Not Available	2-6 du/ac	Low Density Residential	0.15	1	Vacant	Yes	None
	431-270-010	R-1	Not Available	2-6 du/ac	Low Density Residential	7.92	40	Vacant	Yes	None
Total:						450.7	2250			

APPENDIX E

Site Inventory

1/26/2016

#	APN	Zone	Address	Density	GP Designation	Acres	Capacity	Use	Infrastructure Capacity	On-Site Constraints
Medium Density Residential										
	025-042-001	R-2	Not Available	7-18 du/ac	Medium Density Residential	0.58	6	Vacant	Yes	None
	025-051-014	R-2	208 G Street	7-18 du/ac	Medium Density Residential	0.17	2	Vacant	Yes	None
	025-052-024	R-2	Not Available	7-18 du/ac	Medium Density Residential	0.26	3	Vacant	Yes	None
	025-052-024	R-2	Not Available	7-18 du/ac	Medium Density Residential	0.26	3	Vacant	Yes	None
	025-052-025	R-2	Not Available	7-18 du/ac	Medium Density Residential	0.26	3	Vacant	Yes	None
	025-054-006	R-2	Not Available	7-18 du/ac	Medium Density Residential	2.02	20	Vacant	Yes	None
	025-081-010	R-2	708 D Street	7-18 du/ac	Medium Density Residential	0.17	2	Vacant	Yes	None
	025-081-014	R-2	711 C Street	7-18 du/ac	Medium Density Residential	0.26	3	Vacant	Yes	None
	025-114-011	R-2	Not Available	7-18 du/ac	Medium Density Residential	0.92	9	Vacant	Yes	None
	025-114-012	R-2	Not Available	7-18 du/ac	Medium Density Residential	0.92	9	Vacant	Yes	None
	027-081-024	R-2	305 West J Street	7-18 du/ac	Medium Density Residential	0.48	5	Vacant	Yes	None
	082-072-027	PD	Not Available	7-18 du/ac	Medium Density Residential	4.73	47	Vacant	Yes	None
	082-420-047	PD	Not Available	7-18 du/ac	Medium Density Residential	0.75	8	Vacant	Yes	None
	083-100-080	R-2	Not Available	7-18 du/ac	Medium Density Residential	2.56	26	Vacant	Yes	None
	083-100-084	PD	Not Available	7-18 du/ac	Medium Density Residential	8.21	82	Vacant	Yes	None
	132-047-077	PD	Overland Court - Approved 2015	15.04	Medium Density Residential	4.32	65	Vacant	Yes	None
	424-010-005	PD	Not Available	7-18 du/ac	Medium Density Residential	14	140	Vacant	Yes	None
	424-010-006	PD	Not Available	7-18 du/ac	Medium Density Residential	18	180	Vacant	Yes	None
	424-120-009	PD	Not Available	7-18 du/ac	Medium Density Residential	31.2	312	Vacant	Yes	None
	428-030-002	R-2	110 Mercy Springs Road	7-18 du/ac	Medium Density Residential	1.4	14	Vacant	Yes	None
	428-030-006	R-2	Not Available	7-18 du/ac	Medium Density Residential	1.3	13	Vacant	Yes	None
	428-030-019	R-2	1500 Racquet Club Drive	7-18 du/ac	Medium Density Residential	3.1	31	Vacant	Yes	None
	428-121-013	R-2	555 Miller Lane	7-18 du/ac	Medium Density Residential	4.25	43	Vacant	Yes	None
	428-122-004	R-2	Not Available	7-18 du/ac	Medium Density Residential	13.69	137	Vacant	Yes	None
	428-150-001	R-2	Not Available	7-18 du/ac	Medium Density Residential	1.8	18	Vacant	Yes	None
	428-150-002	R-2	Not Available	7-18 du/ac	Medium Density Residential	1.8	18	Vacant	Yes	None
	428-160-001	R-2	Not Available	7-18 du/ac	Medium Density Residential	8.7	87	Vacant	Yes	None
	428-280-002	PD	Not Available	7-18 du/ac	Medium Density Residential	6.62	66	Vacant	Yes	None
	430-010-022	PD	1401 Praire Springs Drive	7-18 du/ac	Medium Density Residential	15.42	154	Vacant	Yes	None
	430-010-027	R-2	Not Available	7-18 du/ac	Medium Density Residential	5.71	57	Vacant	Yes	None
	430-103-002	R-2	Not Available	7-18 du/ac	Medium Density Residential	3.57	36	Vacant	Yes	None
	424-120-003	R-3	Not Available	7-18 du/ac	Medium Density Residential	0.32	3	Vacant	Yes	None
	424-120-016	R-3	Affordable Senior	7-18 du/ac	Medium Density Residential	4.77	69	Vacant	Yes	None
	Total:					162.5	1668			

APPENDIX E Site Inventory

1/26/2016

#	APN	Zone	Address	Density	GP Designation	Acres	Capacity	Use	Infrastructure Capacity	On-Site Constraints
High Density Residential										
	025-161-004	R-3	825 Second Street	12-30 du/ac	High Density Residential	0.07	1	Vacant	Yes	None
	026-141-003	R-3	1062 Tenth Street	12-30 du/ac	High Density Residential	0.81	16	Vacant	Yes	None
	026-151-002	R-3	1080 H Street	12-30 du/ac	High Density Residential	0.91	18	Vacant	Yes	None
	026-151-003	R-3	Not Available	12-30 du/ac	High Density Residential	0.42	8	Vacant	Yes	None
	026-161-003	R-3	1111 G Street	12-30 du/ac	High Density Residential	1.8	36	Vacant	Yes	None
	026-161-007	R-3	Not Available	12-30 du/ac	High Density Residential	4.6	92	Vacant	Yes	None
	026-161-008	R-3	Not Available	12-30 du/ac	High Density Residential	5.29	106	Vacant	Yes	None
	027-130-020	R-3	Not Available	12-30 du/ac	High Density Residential	0.88	18	Vacant	Yes	None
	027-060-004	R-3	Not Available	12-30 du/ac	High Density Residential	0.37	7	Vacant	Yes	None
	027-060-007	R-3	Not Available	12-30 du/ac	High Density Residential	0.32	6	Vacant	Yes	None
	027-130-002	R-3	645 Pacheco Boulevard	12-30 du/ac	High Density Residential	3.1	62	Vacant	Yes	None
	027-130-020	R-3	Not Available	12-30 du/ac	High Density Residential	0.81	16	Vacant	Yes	None
	027-171-038	R-3	Not Available	12-30 du/ac	High Density Residential	0.22	4	Vacant	Yes	None
	027-171-040	R-3	Not Available	12-30 du/ac	High Density Residential	0.29	6	Vacant	Yes	None
	083-100-084	R-3	Not Available	12-30 du/ac	High Density Residential	8.21	164	Vacant	Yes	None
	424-120-012	R-3	Not Available	12-30 du/ac	Medium Density Residential	1.44	29	SFD	Yes	None
	428-030-018	R-3	1344 San Luis Street	12-30 du/ac	High Density Residential	1.3	26	Barn	Yes	None
	428-030-021	R-3	1520 Racquet Club Dr.	12-30 du/ac	Neighborhood Commercial	5.9	118	Partial Use	Yes	Access
	428-121-011	R-3	1510 Canal Street	12-30 du/ac	High Density Residential	2	40	Single Bldg	Yes	None
	Total:					38.7	775			
Mixed Use										
	025-072-025	*	Not Available	0-18 du/ac	Mixed Use	0.25	2	Vacant	Yes	None
	025-072-026	*	Not Available	0-18 du/ac	Mixed Use	0.84	8	Industrial	Yes	None
	025-072-031	*	Not Available	0-18 du/ac	Mixed Use	1.6	14	Industrial	Yes	None
	025-072-036	*	Not Available	0-18 du/ac	Mixed Use	1.69	15	Vacant	Yes	None
	025-072-037	*	500 H Street	0-18 du/ac	Mixed Use	0.21	2	Commercial	Yes	None
	025-114-015	*	Not Available	0-18 du/ac	Mixed Use	0.45	4	Vacant	Yes	None
	025-114-017	*	840 H Street	0-18 du/ac	Mixed Use	1.1	10	Industrial	Yes	None
	025-114-010	*	Not Available	0-18 du/ac	Mixed Use	0.77	7	Vacant	Yes	None
	Total:					6.9	62			
Downtown District										
	025-191-012	**	546 I Street	0-18 du/ac	Downtown District	0.09	1	Commercial	Yes	None
	025-191-013	**	536 I Street	0-18 du/ac	Downtown District	0.17	2	Commercial	Yes	None
	025-214-010	**	541 I Street	0-18 du/ac	Downtown District	0.16	1	Commercial	Yes	None

APPENDIX E Site Inventory

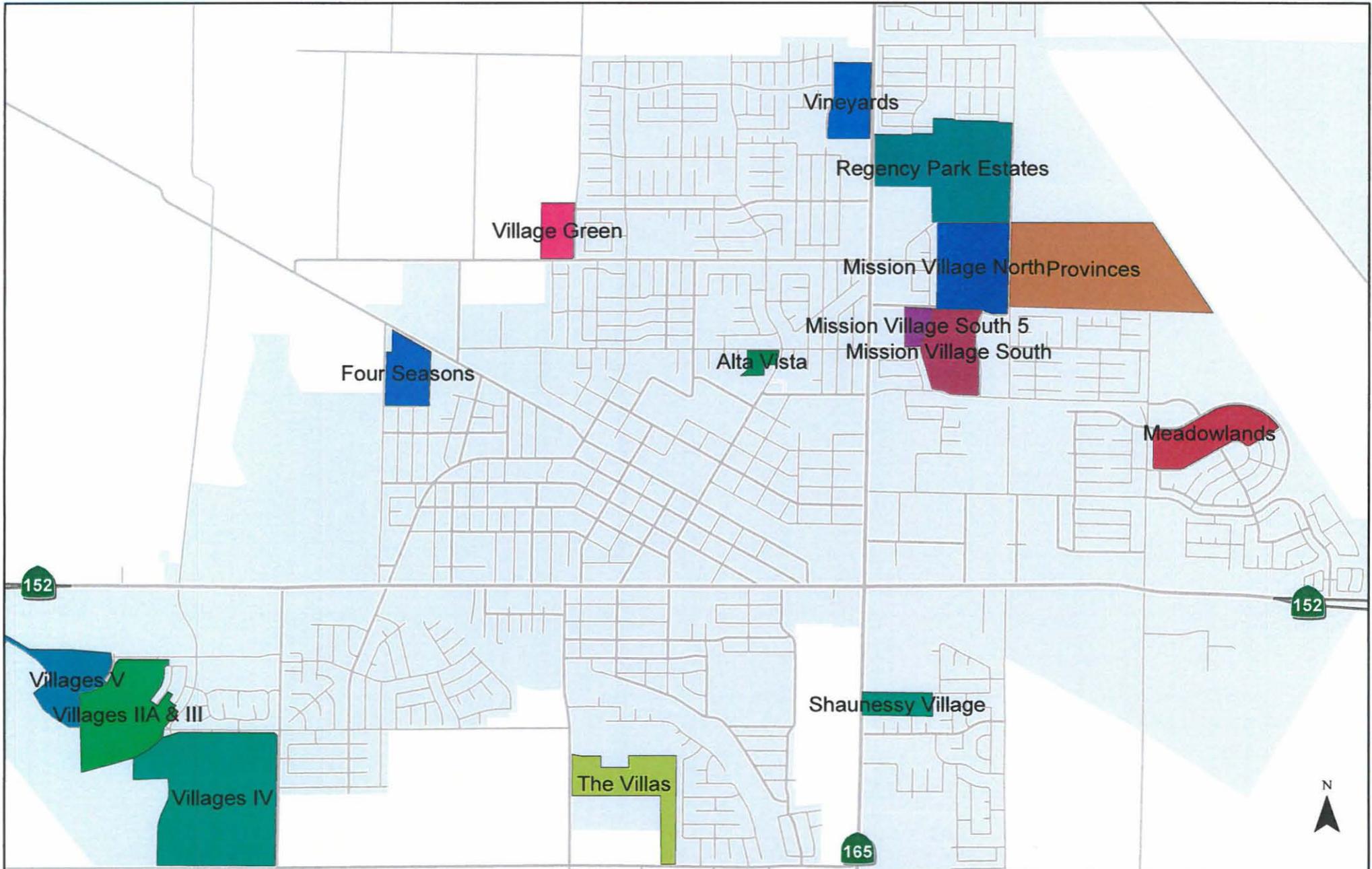
1/26/2016

#	APN	Zone	Address	Density	GP Designation	Acres	Capacity	Use	Infrastructure Capacity	On-Site Constraints
	025-231-009	**	661 I Street	0-18 du/ac	Downtown District	0.17	2	Commercial	Yes	None
	025-231-016	**	Not Available	0-18 du/ac	Downtown District	0.26	2	Commercial	Yes	None
	025-241-003	**	509 I Street	0-18 du/ac	Downtown District	0.09	1	Commercial	Yes	None
	025-241-004	**	511 I Street	0-18 du/ac	Downtown District	0.09	1	Commercial	Yes	None
	025-241-005	**	515 I Street	0-18 du/ac	Downtown District	0.09	1	Commercial	Yes	None
	025-241-006	**	521 I Street	0-18 du/ac	Downtown District	0.09	1	Commercial	Yes	None
	025-241-007	**	525 I Street	0-18 du/ac	Downtown District	0.07	1	Commercial	Yes	None
	025-241-008	**	529 I Street	0-18 du/ac	Downtown District	0.06	1	Commercial	Yes	None
	025-241-009	**	535 I Street	0-18 du/ac	Downtown District	0.13	1	Commercial	Yes	None
	025-241-011	**	551 I Street	0-18 du/ac	Downtown District	0.1	1	Commercial	Yes	None
Total:						1.6	14			

Appendix E Inventory of Land

General Plan Designation	Zoning District	Density Range (units/acre)	Acres of Developable Land	Max Housing Unit Capacity	Realistic Capacity
Land Within City Limits					
Low Density	R-1 / PD	2 - 6 du/acre	450.7	2,704	2,250
Medium Density	R-2 / PD	7 - 18 du/acre	162.5	2,925	1,668
High Density	R-3 / PD	12 - 30 du/acre	38.7	1,161	775
Mixed Use	MX	0 - 18 du/acre	6.9	124	62
Downtown District	MX	0 - 18 du/acre	1.6	29	14
Total			660.4	6,943	4,769

Los Banos



APPENDIX G
MERCED COUNCIL OF GOVERNMENTS RHNA

Regional Housing Needs Allocation Plan for Merced County

Adopted June 18, 2015

Prepared by



Merced County Association of Governments
369 West 18th Street
Merced, CA 95340
209-723-3153
www.mcagov.org

Contents

Introduction and Final Allocation	1
RHNA Determination (county-wide total)	2
RHNA Factors	2
RHNA Methodology	5
Public Review / Approval Process	7

Appendices

- A: 5th Cycle Regional Housing Need Determination
- B: Public Notices and Memoranda

Introduction and Final Allocation

Merced County Association of Governments (MCAG) is required to distribute the State determined regional housing needs for Merced County to the seven jurisdictions in the county. The Regional Housing Needs Allocation (RHNA) process is mandated by housing law, California Government Code Section 65584. This fifth RHNA cycle began on January 1, 2014 and will conclude on December 31, 2023. The RHNA plan, once adopted, allocates to each local government a share of regional housing need for use in updating their General Plan housing element. The housing element must accommodate the total RHNA for each of four income categories over the designated period.

The three steps in the RHNA process are:

1. California Housing and Community Development (HCD) determines the county-wide housing need, broken down by income category. This occurred December 30, 2013.
2. MCAG develops a methodology describing how to distribute the housing need to each of the jurisdictions in the region. There is a 60 day review period and public hearing. MCAG adopted a methodology on February 19, 2015.
3. MCAG prepares a RHNA Plan with an allocation based on the adopted methodology. This also has a 60 day review period and appeal periods if necessary. The final Plan was adopted, after a publicly noticed public hearing, on June 18, 2015.

The RHNA allocation and plan is required to be consistent with the following objectives:

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.
2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
3. Promoting an improved intraregional relationship between jobs and housing.
4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States Census.

Applying the methodology described later results in the following final RHNA allocations:

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total Allocation
Atwater	429	307	281	748	1,760
Dos Palos	71	27	47	124	292
Gustine	61	56	51	136	320
Livingston	249	178	163	435	1,023
Los Banos	604	431	396	1,049	2,473
Merced	1,351	966	886	2,348	5,537
Merced County	1,085	775	711	1,885	4,445
Sums by Income	3,850	2,740	2,535	6,725	15,850
Percent of Total	24.3%	17.3%	16.0%	42.4%	

RHNA Determination (county-wide total)

The RHNA Determination is made by the state Housing and Community Development Department (HCD). HCD issued the determination to MCAG in a letter dated December 30, 2013 (see Appendix A). The letter describes the details of the determination. The total regional need is a minimum of 15,850 housing units. Total units by income categories are:

Income Category	Housing Unit Need	Percent
Very Low	3,850	24.3%
Low	2,740	17.3%
Moderate	2,535	16.0%
Above Moderate	6,725	42.4%
TOTAL	15,850	100%

RHNA Factors

10 factors are required to be included in developing the RHNA methodology. MCAG addressed these factors in the following ways:

1. Each member jurisdiction's existing and projected jobs and housing relationship.

The balance between jobs and housing for all jurisdictions was a component in the regional forecast process. The RTP projections represent where growth will likely occur so the RTP forecast was used as the basis for the overall RHNA distribution in the RHNA methodology. The regional growth forecast is available on the MCAG website.

2. The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:

a. Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

The RHNA methodology addressed this factor through the RTP forecast, which incorporates the land use in local general plans and community plans. As required by State law, each jurisdiction's circulation and land use element must consider public utilities and facilities, which includes capacity for sewer and water service.

b. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions.

The RHNA methodology addressed this factor through the RTP forecast and through the 15% downward adjustment to unincorporated Merced County, detailed below. This recognizes the opportunities for infill development and increased densities in existing communities and incorporated cities.

c. Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.

The RHNA methodology addresses this factor through the RTP forecast. The RTP forecast is based on jurisdictions' General Plans and Zoning, which identify the portions of the County where growth cannot occur due to being protected via various mechanisms. In other words, the RTP forecast and the RHNA methodology assume no growth will occur on these protected lands.

d. County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.

The RHNA methodology addressed this factor through the RTP forecast. The RTP forecast took into consideration policies in the County's General Plan intended to protect agricultural land.

3. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.

The RHNA methodology addressed this factor through the RTP forecast and through the 15% downward adjustment to unincorporated areas, detailed below. Both the RTP forecast and this adjustment reflect the proximity of housing in incorporated cities to public transportation and a greater variety of employment and service opportunities.

4. The market demand for housing.

The RTP forecast (see Appendix A of the RTP) considered the market demand for housing and the RTP forecast was the basis for the RHNA methodology. In addition, HCD considered this factor in their determination for the housing need for the region.

5. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.

No such formal agreements exist. Note however that the General Plan of Merced County and the Local Agency Formation Commission (LAFCO) policies do encourage growth in existing communities, which includes but is not limited to incorporated areas.

6. The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.

Based on the data available, there are no risks in the loss of units contained in assisted housing developments. State law requires housing elements to address the loss of assisted housing development for lower-income households. The Merced County Housing Element (2010) identified publicly-assisted rental housing in the unincorporated part of Merced County and evaluated the potential of such housing to convert to market rate units. Four complexes provide a total of 147 assisted rental housing units in the unincorporated part of Merced County:

Property	Location	Units with Subsidy	Bedrooms	Target Population	Subsidy	Loan Expiration
Almond Garden Apartments	Delhi	26	1,2	Very Low-, Low-Income	USDA Section 515	2043 for family housing, 2044 for senior housing
Magnolia Garden Apartments	Delhi	24	2	Very Low-, Low-Income	USDA Section 515	2033
Le Grand Apartments	Le Grand	34	1,2,3,4	Very Low-, Low-Income	USDA Section 515	N/D
Bear Creek Apartments	Planada	63	2,3,4	Very Low-, Low-Income	USDA Section 515	2039

7. High-housing cost burdens.

Based on HCD's RHNA Determination for the region for the projection period, 41.6% of all units are affordable (i.e., very low- and low income). These affordable units are the minimum required that need to be addressed in the RHNA Plan and the RHNA Plan meets this minimum. Note that the income categories of the RHNA are relative to the median income of the region.

8. The housing needs of farmworkers.

According to the 2012 Ag Census, in Merced County there are 1,253 farms, with an annual total of 17,265 hired workers. A breakdown by Days Worked is also provided:

Farmworkers by Days Worked

	Farms	Workers
Fewer than 150 Days	828	8,817
150 Days or More	811	8,448
<i>Farms with 10 or more Workers</i>	223	6,689

Source: USDA Census of Farmworkers, 2012. <http://www.agcensus.usda.gov/index.php>

This information is in the 5th Housing Element Data Package provided to the local jurisdictions and was used as a reference in preparing the methodology. The RTP forecast serves as the basis of the RHNA methodology and allocation share. The RTP forecast takes into account all residents and allocation of future growth in the region. Farmworker housing and related data is included in the Housing Element Data Package, and the housing needs of farmworkers are also addressed by local jurisdictions in their housing elements.

According to Merced County, in their 2010 Housing Element, 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 – November) and are reserved only for farmworkers and their families. The centers include:

- Atwater/Livingston – 62 units;
- Merced – 50 units;
- Los Banos – 48 units; and
- Planada – 100 units (Housing Authority - 73 units, Self-Help Enterprises - 37 units)

9. The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

The University of California at Merced is located within the County of Merced. A portion of the housing need of the University is accommodated on-site in student housing, and the rest is assumed to be distributed in the nearby cities of Merced and Atwater. The RHNA methodology addresses this through the RTP forecast which assumes higher growth in Merced and Atwater due to the effect of the University.

10. Any other factors adopted by the council of governments.

No other factors have been adopted by MCAG.

RHNA Methodology

Due to uncertainty in the expected rate of recovery in the local housing markets, MCAG is using a simple three-step approach in distributing the HCD RHNA determination to local jurisdictions.

First, projections for 2020 used in the 2014 Regional Transportation Plan were used to determine each jurisdiction's percentage of household population in the County. The RHNA for each jurisdiction will be derived by applying this percentage to the total countywide RHNA determination. This approach is consistent with the first and third statutory objectives, as well as market demand, to consider in distributing RHNA to each local government.

The projected shares of 2020 household population are:

Jurisdiction	2020 Population	Percent Share	Step 1 Housing Need
Atwater	31,300	10.3%	1,639
Dos Palos	5,200	1.7%	272
Gustine	5,700	1.9%	298
Livingston	18,200	6.0%	953
Los Banos	44,000	14.5%	2,303
Merced	98,500	32.5%	5,156
Unincorporated County	99,900	33.0%	5,229
TOTAL	302,800	100%	15,850

Second, a downward adjustment of 15% for the unincorporated total will be made, to decrease the unincorporated share and direct growth toward incorporated areas. This addresses the second and third statutory objectives, protects agricultural resources, encourages efficient development patterns, and improves the relationship between jobs and housing.

After applying this adjustment the shares by jurisdiction are:

Jurisdiction	Step 1 Housing Need	Adjustment	Step 2 Housing Need
Atwater	1,639	+121	1,760
Dos Palos	272	+20	292
Gustine	298	+22	320
Livingston	953	+70	1,023
Los Banos	2,303	+170	2,473
Merced	5,156	+381	5,537
Unincorporated County	5,229	-784	4,445
TOTAL	15,850	0	15,850

The last step is the determination of RHNA by income category. Section 65584.(d)(4) says that the allocation shall be consistent with the objective of “allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census”.

According to the American Community Survey 2008-2012 5-year estimates, the percentages of households in each income category, for each jurisdiction, are as follows:

Income Category	County-wide	Unincorporated	Atwater	Dos Palos	Gustine	Livingston	Los Banos	Merced
Very Low	24.3	24.4	24.2	21.0	30.8	20.9	22.3	28.4
Low	17.3	17.1	18.0	31.3	17.1	20.2	14.5	17.4
Moderate	16.0	16.4	18.7	15.4	19.9	19.4	16.4	15.4
Above Mod.	42.4	42.1	39.1	32.3	32.3	39.5	46.8	38.8

Comparing each jurisdictions’ share by income category to the county-wide average reveals disproportionately high shares are present as shown by the yellow highlighted cells in the below table. A “Disproportionately high” share will be one where the percentage is more than 25% more than the county-wide average.

Income Category	County-wide	Unincorporated	Atwater	Dos Palos	Gustine	Livingston	Los Banos	Merced
Very Low		100%	99%	87%	127%	86%	92%	117%
Low		99%	104%	181%	99%	117%	84%	101%
Moderate		103%	117%	96%	124%	121%	103%	96%
Above Mod.		99%	92%	76%	76%	93%	110%	91%

Gustine has 27% more households in the very low income category than the county-wide average, and Dos Palos has 81% more households in the low income category.

Therefore this RHNA methodology will use an income distribution of each jurisdiction’s households that will be the countywide distribution, with two exceptions: Gustine’s share of very low will be reduced by 21.26% (1 / 127%), a reduction of 17 households (from 78 to 61). Also, Dos Palos’ share of low income will be reduced by 44.75% (1 / 181%), a reduction of 23 households (from 50 to 27). The reductions will

be spread proportionally amongst the remaining jurisdiction. This distribution meets the first and fourth statutory objectives for a mix of housing types and affordability and income category allocations based on countywide distribution of incomes.

The result of applying this methodology is shown on page 1 in the Introduction and Allocation.

Public Review / Approval Process

The draft methodology was released for a 60 day public review period beginning October 17, 2014 and ending December 16, 2014. The draft methodology was an item on MCAG's regular committees' agendas, including the Governing Board at its November 13, 2014 meeting.

A public hearing on the methodology was held November 20, 2014. No comments were received at the public hearing. One comment letter was received, from California Rural Legal Assistance. In response, the methodology was revised as follows:

- added a written explanation of the 10 "RHNA Factors" considered while developing the methodology
- added an adjustment to account for disproportionate shares by income category by jurisdiction

The methodology was approved by the MCAG Governing Board on February 19, 2015. MCAG provided notice of the adoption of the methodology and the Draft RHNA Plan to the local jurisdictions and to HCD.

Prior to the approval of the RHNA Plan, jurisdictions had a 60 day period to request a revision to their share. This period was from February 26, 2015 through April 28, 2015. No revision requests were received.

MCAG held a publicly noticed public hearing on June 18, 2015 at the Governing Board meeting. No comments were made.

Appendix A

5th Cycle Regional Housing Need Determination

December 30, 2013 Letter from
Department of Housing and Community Development

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Ave
Sacramento, CA 95833-1829
916) 263-2911 FAX: (916) 263-7453
www.hcd.ca.gov



December 30, 2013

Ms. Marjie Kirn
Executive Director
Merced County Association of Governments
369 W. 18th St.
Merced, CA 95340

Dear Ms. Kirn,

RE: 5th Cycle Regional Housing Need Determination for Housing Element Updates

This letter provides Merced County Association of Governments (MCAG) its 5th cycle regional housing need assessment (RHNA) determination for the projection period January 1, 2014 through December 31, 2023. The Department of Housing and Community Development (Department) is required to determine MCAG's existing and projected housing need pursuant to State housing law, Government Code (GC) Section 65584, et. seq..

As you know, Senate Bill 375 (Chapter 728, Statutes of 2008) further strengthened the existing coordination of regional housing and transportation planning. Metropolitan Planning Organizations (MPOs) are now required to develop and incorporate a new sustainable community strategy (SCS) in their Regional Transportation Plans (RTP) to achieve greenhouse gas emission reductions and accommodate the region's housing need. SB 375 amended the RHNA schedule and methodology requiring the due date for local governments to update their housing elements be no later than 18 months from the date MCAG adopts the RTP.

The Department has prepared MCAG's RHNA determination based on MCAG's estimated RTP adoption date of June 26, 2014. Please note that in the event the RTP is adopted on a different date, the RHNA and projection period will not change, but the housing element planning period and element due date will change accordingly. The Department must be notified of any change to the RTP adoption date and will reflect RTP adoption date changes on its website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/web_he_duedate.pdf.

For your information, GC Section 65584.01(d)(1) allows 30 days from the date of this letter to file an objection and proposed alternative to the Department's determination (Attachment 1). An objection and proposed alternative must be based on demographic and methodology factors set forth in the statute.

The Department determined MCAG's regional housing need to be 15,850 for the 10-year projection period, from January 1, 2014 to December 31, 2023. In assessing MCAG's regional housing need, the Department considered the critical role housing plays in developing sustainable communities and supporting employment growth.

Housing element law (GC Section 65584, et. seq.) requires MCAG's methodology and RHNA Plan to be consistent with the following objectives:

- increasing the housing supply and mix of housing types, tenure, and affordability;
- promoting infill development and socio-economic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns;
- promoting an improved intraregional relationship between jobs and housing; and
- balancing the distribution of households by income category.

Pursuant to GC Section 65584.05(h), MCAG is required to submit its RHNA Plan to the Department for approval within three days of adopting the RHNA Plan. Upon approval by the Department of the RHNA Plan, MCAG is to distribute to all its local government members their income category shares of new housing needs to be addressed in their housing element updates covering the 2015 - 2023 planning period.

When updating their housing elements, local governments may only take RHNA credit for units approved (entitled or permitted) since the January 1, 2014 start date of the RHNA projection period. Localities are also required to describe how units were credited to different income categories based on actual or projected sale price or rent level data. Any city planning to accommodate a portion of RHNA on sites within its Sphere of Influence (SOI) needs to include an annexation program in the housing element. The annexation program needs to demonstrate SOI sites can be annexed early enough in the planning period to make adequate sites available to avoid other rezoning pursuant to GC sections 65583(c)(1)(A), and 65583(f).

Regarding transfers of housing need among local governments, AB 242 (Chapter 11, Statutes of 2008) amended provisions of GC Section 65584.07. RHNA transfers agreed between local governments may occur until adoption of the RHNA Plan. Once MCAG has adopted its RHNA Plan, RHNA transfers meeting specified conditions may only occur from the county to cities within the county. Transfers after the due date of the housing element are restricted to annexations and incorporations and must be completed within specified timeframes. The numbers of units by income to be transferred are determined either based on mutual agreement between affected local governments, or, when no agreement is reached, by the entity responsible for allocating housing need (MCAG). The Department must be notified of all transfers; jurisdictions affected by RHNA transfers must amend their housing element within the timeframe specified in the statute.

The Department commends MCAG's efforts to meet the objectives of SB 375 and especially appreciates the assistance provided by Mr. Matt Fell. We look forward to a continued partnership with MCAG and its member jurisdictions in planning efforts to accommodate the region's housing need. If you need assistance or have any question, please contact me or Anda Draghici, Housing Policy Senior Specialist, at (916) 263-2911.

Sincerely,



Glen A. Campora
Assistant Deputy Director

Enclosures

ATTACHMENT 1

HCD REGIONAL HOUSING NEED DETERMINATION: Merced CAG Projection Period: January 1, 2014 through December 31, 2023

Income Category	Percent	Regional Housing Need (rounded) ⁽¹⁾
Very-Low	24.3%	3,850
Low	17.3%	2,740
Moderate	16.0%	2,535
Above-Moderate	42.4%	6,725
Total	100.0% ⁽²⁾	15,850 ⁽³⁾

(1) The statutory objective regarding RHNA requires HCD, in consultation with Department of Finance (DOF) and councils of governments (COGs), to determine projected household growth and housing need based on DOF population projections and COG regional population forecasts and requires regional and local jurisdictions to plan to accommodate capacity for all of the projected RHNA. The Legislature recognizes that different assumptions and variances in methodologies can be used that can result in different population projections. Projection of housing need developed by DOF and HCD for RHNA purposes does not consider local government constraints.

For this RHNA cycle only (due to unique conditions not expected to recur to impact future RHNA cycles), the housing need was adjusted downward to account for an estimated 20 percent absorption level of unprecedented high vacancies in existing stock due to extraordinary conditions including high foreclosures and economic uncertainties.

(2) The income category percentages reflect the minimum percentage to apply against the total RHNA decided by MCAG in determining housing need for very-low, low, and moderate income households. Each category is defined by Health and Safety Code (Section 50093, et seq.). Percentages are derived from the 2007-2011 American Community Survey's number of households by income, over 12 month periods. Housing unit need under each income category is derived from multiplying the portion of households per income category against the total RHNA determination.

(3) The 15,850 allocation (see Attachment 2) reflects MCAG's projected minimum housing need (rounded) and an adjustment (-2,230) for existing excess vacant units in estimating 80% of vacant units will not be absorbed before the start of the projection period. This column represents the minimum housing need that MCAG's RHNA Plan must address in total and also for very-low, low, and moderate income categories.

Based on the region's estimated RTP adoption date of June 19, 2014 (subject to change):

5th Update of the Housing Element Due Date:

December 31, 2015

**ATTACHMENT 2
HCD REGIONAL HOUSING NEED DETERMINATION: Merced CAG**

1	Population: December 31, 2023 (DOF Projections)				323,927
2	<i>less: Group Quarters Population Census DOF</i>				8,342
3	Household (HH) Population December 31, 2023				315,585
	Household Formation Groups	2023 HH Population		2023 Households	
	All Age Groups (DOF)		<i>HH Formation or Headship Rate</i>		
	Under 15	-	-	-	97,223
	15 - 24 years	54,141	8.10%	4,387	
	25 - 34 years	50,268	36.22%	18,210	
	35 - 44 years	41,563	47.40%	19,701	
	45 - 54 years	32,683	50.87%	16,627	
	55 - 64 years	30,700	53.12%	16,307	
	65 -74 years	22,988	54.38%	12,500	
	75 - 84 years	12,149	56.87%	6,909	
	84+	4,555	56.73%	2,584	
4	Projected Households-December 31, 2023				97,223
5	<i>less: Households at Beginning of Projection Period (January, 2014, interpolated)</i>				79,698
6	Household Growth: 10 Year Projection Period				17,525
7	Vacancy Allowance	Owner	Renter	Total	
	Tenure Percentage per 2010 Census	54.46%	45.54%		
	HH Growth by Tenure	9,544	7,980	17,525	
	Healthy Vacancy Rate	1.50%	4.00%		
	Vacancy Allowance	143	319	462	462
8	Replacement Allowance (minimum)	0.54%		17,987	97
					18,084
9	<i>less: Adjustment for Absorption of Existing Excess Vacant Units</i>				
	Estimate 20% Absorbed, 80% Not Absorbed by 2014	Effective Vacant Units	Healthy Market Units	Differential	
	Derived (2010 Census, HH Growth, & Vacancy Rate)	(4,448)	2,081	-2367	
	Total 2012 Housing Stock	83,979			
	Existing Vacant Unit (Others) Adjustment	3.05%	2.63%		
	Total Adjusted Existing Vacant Units (Others)	(2,603)	2,183	-420	
	Estimated Total Vacant Units Not Absorbed by 2014	80%		-2,787	-2,230
	Merced CAG FINAL REGIONAL HOUSING NEED DETERMINATION				15,850

- 2023 Population:** Pursuant to Government Code Section 65584.01(b), and in consultation with MCAG, the 2023 population projections used by the Department were provided by the Department of Finance Population Projections for December 2023.
- Group Quarter Population:** Figure is an estimate of persons residing either in a group home, institution, military, or dormitory using based on the average between the 2010 Census group quarters proportion in total population and MCAG's forecast Group quarter, as used in its RTP. As this population doesn't constitute a "household" population generating demand for a housing unit, the group quarter population is excluded from the calculation of the household population, and is not included in the housing need.
- 2023 Household (HH) Population:** The portion of population projected to reside in housing units after subtracting the group quarter population from total projected population. The composition by race/ethnicity for the household population was calculated as an average between DOF's and MCAG's (Planning Center forecast as used in its RTP) population projections' race/ethnicity compositions.
- Projected 2023 Households (HHs):** The December 2023 number of households is derived by applying (to 2023 HH population by age and race/ethnicity) household formation rates calculated by applying half of the 1990-2010 change to the 2010 Census - based household headship rates. HH formation or headship rates reflect the propensity of different population groups (age, racial and ethnic) to form households.

ATTACHMENT 2
HCD REGIONAL HOUSING NEED DETERMINATION: Merced CAG

- 5 **Households at Beginning of Projection Period:** The baseline number of households at the beginning of the projection period (January 2014) was projected, as a direct effect of amendment to Section 65588(e)(6) specifying the new projection period to start on either June 30 or December 31 whichever date most closely precedes the end of the current housing element period. As such, the 2014 household number reflects the January 1, 2014 DOF-projected number of households.
- 6 **Household (HH) Growth:** This figure reflects projected HH growth and need for (occupied) new units.
- 7 **Vacancy Allowance:** An allowance (unit increase) is made to facilitate availability and mobility among owner and renter units. Owner/Renter % is based on Census 2010 data. A smaller rate is applied to owner units due to less frequent mobility than for renter households. Information from a variety of authoritative sources supports an acceptable range of 1 to 4% for owner units and 4 to 8% for renter units depending on market conditions.
- 8 **Replacement Allowance:** Rate (0.54%) reflects the housing losses that localities annually reported to DOF each January for years 2002-2011.
- 9 **Adjustment for Absorption of Existing Excess Vacant Units:** For this RHNA cycle only (due to extraordinary uncertainty regarding conditions impacting the economy and housing market not expected to similarly impact future RHNA cycles), a new one-time adjustment was made to account for unprecedented high vacancies in existing stock due to unusual conditions including high foreclosures and economic uncertainties. An absorption rate of 20% of existing excess vacant units is assumed to occur in shrinking current excess vacant units before the start of the 2014 RHNA projection period. This results in applying a 80% adjustment to account for units not absorbed, reflected in a downward adjustment of (- 2,230). Existing housing stock consists of two components: (1) housing units for sale and rent in existing housing stock that are above the housing units required to maintain the healthy market condition, calculated as the number of units in housing stock (for sale + for rent + sold, not occupied+rented, not occupied + occupied units), (2) housing units in the "vacant units others" category of existing housing stock above the "normal" rate considered to be at the level of 2000, at 2.63% of total housing units, as provided by the 2000 Census. The Department used 2010 Census Demographic profile data (DP-1) and desirable "normal" vacancy rates by tenure, in conjunction with the region's household growth and proposed household formation rates. The vacancy adjustment is limited to not exceed the differential between the 2010 Census vacant units and the healthy market vacant units rate associated with the region's annual household growth. As the adjustment was below the differential, the adjustment was applied in calculating the RHNA determination.

RHNA Projection Period January 1, 2014 to December 31, 2023: Pursuant to SB 375, the start of the projection period (in effect January 1, 2014) was determined pursuant to GC 65588(e)(6), which requires the new projection period to start on June 30 or December 31 that most closely precedes the end of the current housing element period, which for Merced County region is June 30, 2014. The end of the projection period was determined pursuant to GC 65588(e)(5) to be the end of the housing element planning period. *Note: For projection purposes the end of the projection period is rounded to the end of the month.*

Housing Element Planning Period December 31, 2015 to December 31, 2023: Pursuant to SB 375, the start of the planning period was determined pursuant to GC 65588(e)(5), 18 months from the estimated adoption date of MCAG's Regional Transportation Plan, as notified to HCD, with the date rounded to the end of month for projection purposes. The end of the planning period was calculated pursuant to GC 65588(e)(3)(A), 18 months after the adoption of the second RTP, provided that it is not later than eight years from the adoption of the previous housing element. If the actual RTP adoption date differs from the estimated date of June 19, 2014, the RHNA determination and the projection period will not change, however the housing element due date, and implicitly, the housing element planning period would change accordingly.

Appendix B

Public Notices and Memoranda

**NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD
FOR THE DRAFT METHODOLOGY FOR THE MERCED COUNTY
REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

NOTICE IS HEREBY GIVEN that the Merced County Association of Governments (MCAG) will hold a public hearing on November 20 at 3 p.m., at the Merced County Board of Supervisors Chambers, at 2222 M St., Merced CA, regarding the Regional Housing Needs Allocation – Draft Methodology (RHNA). The purpose of the public hearing is to receive public comments on the document. The methodology will be the basis of the final Allocation and RHNA Plan required by the state in order for local jurisdictions to prepare updated General Plan Housing Elements.

Individuals with disabilities may call MCAG (with 3 working-day advance notice) to request accommodations. Spanish translation services will be available at this hearing, upon request.

A 60-day public review and comment period will commence on October 17, 2014 and conclude on December 16, 2014. The draft document is available for review at the Merced County Association of Governments office, located at 369 West 18th St., Merced CA, and on the MCAG website at <http://mcagov.org/>.

Public comments are welcomed at the hearing, or may be submitted in writing by 5 p.m. on December 16, 2014, to Matt Fell at the address below. Contact: Matt Fell, Transportation Manager, 369 West 18th St., Merced, CA 95340. Phone: 209-723-3153. Email: matt.fell@mcagov.org

MEMORANDUM

DATE: February 26, 2015

TO: Interested Parties

FROM: Matt Fell, Transportation Planning Manager

SUBJECT: Adoption of Regional Housing Needs Allocation (RHNA) Methodology and Issuance of Draft Allocation

At its February 19, 2015 meeting, the MCAG Governing Board adopted the Regional Housing Needs Allocation (RHNA) Methodology and authorized providing the resulting draft allocations to the local jurisdictions. The draft allocations are:

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total Allocation
Atwater	429	307	281	748	1,760
Dos Palos	71	27	47	124	292
Gustine	61	56	51	136	320
Livingston	249	178	163	435	1,023
Los Banos	604	431	396	1,049	2,473
Merced	1,351	966	886	2,348	5,537
Merced County	1,085	775	711	1,885	4,445
Sums by Income	3,850	2,740	2,535	6,725	15,850
Percent of Total	24.3%	17.3%	16.0%	42.4%	

Attached is the draft RHNA Plan which includes the RHNA Determination from the Department of Housing and Community Development (HCD) and the adopted methodology which results in these allocations. Pursuant to Government Code Section 65584.05, a jurisdiction has 60 days from the date of issuance to request a revision of its share. Revision requests are due to MCAG by April 28, 2015.

If you have any questions or suggestions, please contact me at 209-723-3153 or matt.fell@mcagov.org

Attachment:
Regional Housing Needs Allocation Plan (Draft)

**NOTICE OF PUBLIC HEARING TO ADOPT
THE PROPOSED FINAL MERCED COUNTY
REGIONAL HOUSING NEEDS ALLOCATION PLAN**

NOTICE IS HEREBY GIVEN that the Merced County Association of Governments (MCAG) will hold a public hearing on June 18, 2015, at 3 p.m., at the Highway 59 Landfill, Administration Building, 7040 N. Hwy. 59, Merced, CA, to consider adoption of the proposed final Regional Housing Needs Allocation Plan (RHNA). This public hearing signals the end of MCAG's process to issue the RHNA Plan required by the State of California in order for local jurisdictions to prepare updated General Plan Housing Elements. The RHNA Plan has been prepared in accordance with Government Code Section 65580 et seq., and maintains a total regional housing need, by income category, within the range approved by the State Department of Housing and Community Development.

The proposed final Regional Housing Need Allocation Plan is available for review online at <http://www.mcagov.org> and at the MCAG offices at 369 West 18th St., Merced, CA 95340.

Individuals with disabilities may call MCAG (with 3 working-day advance notice) to request accommodations. Spanish translation services will be available at this hearing, upon request.

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 10, 2016**

ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the Planning Commission. For greater detail of this meeting refer to the electronic media (CD and/or audio) kept as a permanent record.

CALL TO ORDER. Chairperson Spada called the Planning Commission Meeting to order at the hour of 7:00 p.m.

PLEDGE OF ALLEGIANCE. The pledge of allegiance was led by Commissioner Faktorovich.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members John Cates, Arkady Faktorovich, Erik Limon, Palmer McCoy, Tom Spada; Refugio Llamas and Susan Toscano absent.

STAFF MEMBERS PRESENT: Senior Planner Stacy Elms, Planning Technician Sandra Benetti, and City Attorney William Vaughn.

CONSIDERATION OF APPROVAL OF AGENDA. Motion by McCoy, seconded by Faktorovich to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present, Llamas and Toscano absent.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 27, 2016. Motion by Cates, seconded by Limon to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present, Llamas and Toscano absent.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE CITY COUNCIL MEMBERS ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE CITY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBER INFORMATIONAL TABLE. Chairperson Spada opened the public forum. No one came forward to speak and the public forum was closed.

PUBLIC HEARING – TO CONSIDER A RECOMMENDATION TO THE LOS BANOS CITY COUNCIL FOR A PROPOSED GENERAL PLAN AMENDMENT THAT WOULD UPDATE THE HOUSING ELEMENT OF THE LOS BANOS GENERAL PLAN

PURSUANT TO STATE LAW. Senior Planner Elms introduced David Niskanen, JB Anderson, who was here to present the item.

Mr. Niskanen gave a PowerPoint presentation.

Commissioner McCoy inquired if Merced County Association of Governments (MCAG) gave us this report and if they get the information from the City to put it together.

Mr. Niskanen responded that it was adopted in June and comment period was 60 days.

Senior Planner Elms stated that the City didn't have any objections, how City Managers within the County meet monthly at Technical Review Board (TRB) meetings, how this was discussed among the TRB, how no other cities had any objections either, and how they voted to approve the item.

There was discussion among commissioners, staff, and the consultant regarding the breakdown of the number of units, the purpose of the Housing Element to provide adequate housing opportunities for all economic levels of the community, how it is part of government code and benefits the City by opening the door for state funding and rehabilitation, how it also provides data for interested parties and developers as well, how the surplus is not positive or negative, and how this is a planning tool for housing and shows the state that the City has the ability to plan for these units.

Commissioner McCoy inquired about incentives that were previously mentioned.

City Attorney Vaughn responded that there is a density bonus fund in which modifications to planning and development allows for the planning of low and low/mod housing units and gives developers bonuses in terms of not strictly constraining them to the number of units per acre and setbacks if they enter into covenants and restrictions, how they get the benefit through less restrictive planning tools such as setbacks and can put more units in an acre if they set aside those units for certain types of income levels.

Commissioner McCoy stated that he read that some of those concessions were allowed in addition to permitting fees and inspections and inquired where that funding comes from.

Senior Planner Elms stated that the City would probably utilize Community Development Block Grant (CDBG) funding and wouldn't be using City funds.

Chairperson Spada opened up the public hearing. No one came forward to speak, and the public hearing was closed.

Motion by Faktorovich, seconded by Cates to Recommend to the Los Banos City Council a Proposed General Plan Amendment that Would Update the Housing Element of the Los Banos General Plan Pursuant to State Law. The motion carried by the

affirmative action of all Planning Commission Members present, Llamas and Toscano absent.

PUBLIC HEARING – TO CONSIDER RECOMMENDING TO THE LOS BANOS CITY COUNCIL GENERAL PLAN AMENDMENT #2016-01, ZONE CHANGE #2016-01, CONDITIONAL USE PERMIT #2016-02, AND AMENDMENT OF THE STONECREEK SOUTH AREA PLAN FOR SPRIG HAVEN FARMS LLC FOR THE AMENDMENT OF THE GENERAL PLAN DESIGNATION OF APPROXIMATELY 21 ACRES CURRENTLY DESIGNATED AS NEIGHBORHOOD COMMERCIAL, PARK, AND MEDIUM DENSITY INTO COMMERCIAL; REZONE THE SAME PROPERTY FROM NEIGHBORHOOD COMMERCIAL (CN) TO HIGHWAY COMMERCIAL (H-C); AND TO CONSIDER ALLOWING THE USE OF MANUFACTURING METAL STORAGE CONTAINERS ON-SITE LOCATED AT 1725 W. PACHECO BLVD., MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBERS: 430-010-004, 005 AND 430-010-040. Senior Planner Elms presented the staff report, which included a PowerPoint presentation, noting that the applicant was present to answer any questions.

Commissioner McCoy inquired why the parcel to the east wasn't included.

Senior Planner Elms spoke of the importance of keeping the area plan intact and how the City does not want to plan for someone else's property.

Commissioner McCoy inquired if it affects the value of the land.

Senior Planner Elms responded that it improves the value.

Chairperson Spada inquired if the electronic billboard that was approved a while ago would be located at this site.

Senior Planner Elms responded that there were two approved electronic billboards, there was one that is an existing billboard that was going to be replaced and the most eastern parcel was going to have a billboard, and doesn't affect the requests before the Commission tonight.

Commissioner Limon stated that he was very glad to see a business locating here and wished the applicant well.

Chairperson Spada opened up the public hearing. PEPPER SNYDER, applicant, spoke of how the business is relocating from Gilroy to a larger space, how the determination was between Los Banos or Hollister, and the need for the space to accommodate larger contracts. No one else came forward to speak, and the public hearing was closed.

Motion by Cates, seconded by Limon to adopt Planning Commission Resolution No. 2016-05 – Recommending Approval of a General Plan Amendment, Zone Change, and Amendment to the Stonecreek Area Plan for Property Located on Assessor's Parcel

Numbers: 430-010-004, 005, and 040. The motion carried by the affirmative action of all Planning Commission Members present, Llamas and Toscano absent.

Motion by Faktorovich, seconded by Cates to adopt Planning Commission Resolution No. 2016-06 – Approving Conditional Use Permit #2016-02 to Allow the Use of Manufacturing Contingent upon the City Council Approval of General Plan Amendment #2016-01, Zone Change #2016-01, and Stonecreek Area Plan Amendment Located at 1725 W. Pacheco Boulevard. The motion carried by the affirmative action of all Planning Commission Members present, Llamas and Toscano absent.

PUBLIC HEARING – TO CONSIDER AND MAKE A RECOMMENDATION TO THE LOS BANOS CITY COUNCIL TO ADOPT A PROPOSED ORDINANCE TO REGULATE AND CREATE A PROCESS FOR TEMPORARY USES ON PRIVATE PROPERTY IN THE CITY OF LOS BANOS. Senior Planner Elms presented the staff report, which included a PowerPoint presentation.

Commissioner Limon stated the he previously spoke on portable waste containers and how most driveways are not big enough to accommodate these containers.

City Attorney Vaughn stated that they could be curbside with prior approval of Community & Economic Development Department director for temporary construction waste containers, and how the temporary uses are ancillary to primary use but temporary in nature.

Chairperson Spada inquired why its required to register for having construction waste containers.

City Attorney Vaughn responded that it would allow the City to track the timeframe, that way if they exceed the limit then they will be cited for not having a permit.

Senior Planner Elms stated that there would be no fees attached to the registration.

Commissioner McCoy inquired why garage sales were limited to 2 consecutive days.

City Attorney Vaughn stated that it wasn't changed from the last time the ordinance came forward to the Commission.

Commissioner McCoy spoke of how his hope is that all these registrations can be done online.

Senior Planner Elms stated that staff is working on that and having conversations with the Information Technology Department to see what can be done.

City Attorney Vaughn spoke of how he anticipates that staff has a flyer with rules available at City Hall so that people are educated.

Commissioner McCoy inquired if people would have to come in and fill out a form.

Senior Planner Elms responded that it was correct.

Chairperson Spada opened up the public hearing. KATHY BALLARD, Los Banos, spoke of how she likes the ordinance but wishes that fees were addressed at Planning Commission, suggested that there is an online process then it should flag them if they need a permit, and inquired if a fireworks stands would need a permit; City Attorney Vaughn responded that fireworks booths are specifically exempted; Mrs. Ballard inquired about portables at business locations; Senior Planner Elms responded that it would have to be a portable storage container; City Attorney Vaughn responded that they cannot have a permanent storage unit without a Conditional Use Permit. No one else came forward to speak, and the public hearing was closed.

Motion by Cates, seconded by Limon to adopt Planning Commission Resolution No. 2016-07 – Recommending to the City Council Adoption of an Ordinance for Temporary Use Permits as Set Forth in Title 9, Chapter 3, Article 38 of the Los Banos Municipal Code. The motion carried by the affirmative action of all Planning Commission Members present, Llamas and Toscano absent.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT. Senior Planner Elms spoke of previous request to broadcast Planning Commission meetings on YouTube and having discussions with Interim City Manager regarding that, how it is very costly and hasn't been budgeted, also looking at streamlining the online registration and permitting process, how the department Facebook page goal is to highlight what the Community & Economic Development Department and Planning Commission does and the types of services we provide to the City, how important it is for our community, and how staff would like to highlight the individual Planning Commissioners and their roles.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Spoke of having some tickets left for Rotary Club crab feed on March 18, 2016 at the fairgrounds if anyone is interested and how they benefit local scholarships.

FAKTOROVICH: No report.

LIMON: Thanked Senior Planner Elms for her work, spoke in favor of the Facebook push, and how he doesn't want to impose anything costly on the City.

LLAMAS: Absent.

McCOY: Spoke of how he really wants to streamline more permitting online.

SPADA: No report.

TOSCANO: Absent.

ADJOURNMENT. The meeting was adjourned at the hour of 8:31 p.m.

APPROVED:

Tom Spada, Chairperson

ATTEST:

Sandra Benetti, Planning Technician



City of
Los Banos
At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: February 19, 2016

Regarding: Notice of Public Hearing

Proposal: City of Los Banos Draft Housing Element 2014-2023

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos City Council to consider a proposed General Plan Amendment that would update the Housing Element of the Los Banos General Plan pursuant to State law. The purpose of the Housing Element is to establish specific goals, policies and objectives relative to the provision of housing and to adopt an action plan toward this end. In addition, the Housing Element identifies and analyzes housing needs and resources and constraints to meeting those needs. A copy of the City of Los Banos Draft Housing Element 2014-2023 is available for public review at: <http://www.losbanos.org/draft-housing-element-2014-2023/>.

The Los Banos Planning Commission held a public hearing on February 10, 2016 for the purpose of considering the above mentioned item. At the completion of the public hearing, the Planning Commission recommended the Los Banos Draft Housing Element 2014-2023 to the Los Banos City Council.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Los Banos City Council on Wednesday, March 2, 2016 at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Stacy Souza Elms, Senior Planner, at City Hall or at (209) 827-7000, Ext.133.

All persons are invited to be present at the public hearing. Written and oral testimony is invited. Notice is hereby further given that if you challenge the above described item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing per Government Code Section 65009.

Additional information may be obtained from Community & Economic Development Department at 520 J Street, Los Banos, California. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 827-7000. Notification at least 72 hours prior to the public hearing will enable the City to make reasonable arrangements to allow participation at this hearing

THE CITY OF LOS BANOS

Stacy Souza Elms
Senior Planner



City of
Los Banos
At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: February 26, 2016

Regarding: Notice of Public Hearing

Proposal: Conditional Use Permit #2016-04 – Los Banos Crossfit

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Conditional Use Permit to allow the operation of a fitness facility in the General Industrial zoning district (I). The subject property is located at 115 W. G Street, Suite B, more specifically described as Assessor's Parcel Number: 081-110-037.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Los Banos Planning Commission on Wednesday, March 9, 2016 at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Stacy Souza Elms, Senior Planner at City Hall or at (209) 827-7000, Ext. 133.

All persons are invited to be present at the public hearing. Written and oral testimony is invited. Notice is hereby further given that if you challenge the above described Project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Additional information may be obtained from Community & Economic Development Department at 520 J Street, Los Banos, California. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 827-7000. Notification at least 72 hours prior to the public hearing will enable the City to make reasonable arrangements to allow participation at this hearing

THE CITY OF LOS BANOS


Stacy Souza Elms
Senior Planner