

# C1 Review of Past Accomplishments

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To develop appropriate programs to address the housing issues identified in the 2024-2032 Housing Element (6<sup>th</sup> Cycle), the City of Dos Palos has reviewed the housing programs in the 2015-2022 Housing Element (5<sup>th</sup> Cycle) and evaluated the effectiveness of these programs in delivering housing services and assistance. The City did not have a certified 5<sup>th</sup> Cycle Housing Element. A draft was submitted to the California Department of Housing and Community Development (HCD) but it was never adopted by the City or certified by HCD. Therefore, this assessment is based on draft programs developed in the 5<sup>th</sup> Cycle, that were never adopted.

Table C1-1 summarizes the City's progress toward the previous Regional Housing Needs Allocation (RHNA) and Table C1-2 provides a detailed program-level assessment of housing accomplishments over the 5<sup>th</sup> cycle planning period. Programs that are routine staff functions with no specific actions and no direct City involvement will not be continued as housing programs in the 6<sup>th</sup> Cycle Housing Element.

## C1.1 Effectiveness in Addressing Special Needs

The City was successful in facilitating the development of housing for special needs groups during the 5<sup>th</sup> Cycle Housing Element. Programs developed for the 5<sup>th</sup> Cycle Housing Element identified specific solutions to housing for special needs groups such as seniors, homeless, female-headed households, large families, low-income households, and/or persons with disabilities. The objective for programs under Program A focuses on supporting the construction of housing that meets the housing needs of special needs households. Specifically, Program A-3.1 encourages the City to work with private and nonprofit developers to finance, design, and construct housing to meet special needs households. Through Program A-3.2, the City committed to utilize Community Development Block Grant (CDBG) funds to supply housing for seniors, while Program A-3.7 focuses on the City working with developers to obtain additional finance for overall special needs housing. Additionally, Program A-3.11 focuses on supporting residential care facilities development for special needs in residential, multifamily, and commercial areas.

## C1.2 Quantified Objectives

Table C1-1 summarizes the City's progress toward meeting the previous 5<sup>th</sup> Cycle Housing Element RHNA, as well as objectives to rehabilitate and conserve/preserve the city's existing housing stock. The City of Dos Palos did not reach its 5<sup>th</sup> cycle RHNA goals in the Extremely Low-, Very Low-, Low-, or Moderate-Income categories. During the 5<sup>th</sup> cycle, a total of three new low-income housing units were constructed, whereas the City's RHNA comprised of a total of 269 housing units.

**Table C1-1 Quantified Housing Objective and Achieved Accomplishments**

	New Construction		Rehabilitation		Preservation (At-Risk Units)	
	RHNA (2016-2024)	Actual	Objectives	Actual	Objectives	Actual
Extremely Low-Income	-	-	-	-	-	-
Very Low-Income	71	-	-	-	-	-
Low-Income	27	3	-	-	-	-
Moderate-Income	47	-	-	-	-	-
Above Moderate-Income	124	-	-	-	-	-
<b>Total</b>	<b>269</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

### C1.3 Review of Past Accomplishments

Table C1-2 provides a detailed program-level assessment of housing accomplishments during the 5<sup>th</sup> Cycle Housing Element planning period.

**Table C1-2 Review of Past Accomplishments**

Program	Program Objectives	Progress and Continued Appropriateness
Program A-1.1 — The City will continue to ensure that sufficient land is available to accommodate Dos Palos’ share of the regional housing needs through the remainder of the current RHND period ending June 30, 2008, including land needed to accommodate Dos Palos’ share of the need for housing affordable to very low-, low- and moderate-income households.	The objective of this program is to strive to meet the City’s fair share of regional housing needs.	Due to budget and lack of planning staff, the City never adopted or implemented a 5 <sup>th</sup> Cycle Housing Element.  <b>Continued Appropriateness:</b> This program was not completed and will not be carried forward. Housing Program 2 ensures the City meets its share of the 6 <sup>th</sup> Cycle regional housing by maintaining an inventory of available land that can accommodate new housing and completing the annexation of Midway Annexation properties.
Program A-1.2 — The City will amend the Land Use Element of the Dos Palos General Plan to reflect the housing density ranges as detailed in the Housing Element Update (See page 27 in the Land Inventory section), thereby ensuring consistency throughout the General Plan and between the General Plan and Zoning Ordinance; while also more effectively accommodating affordable housing development.	The objective of this program is to strive to meet the City’s fair share of regional housing needs.	Due to budget and lack of planning staff, the City has not updated its General Plan or Zoning Code.  <b>Continued Appropriateness:</b> This program was not completed. This program will be continued as Housing Program 6 <i>Zoning Code Amendments</i> to ensure consistency between the 6 <sup>th</sup> Cycle Housing Element, Land Use Element, and Zoning Code.
Program A-1.3 — The City will apply for State and/or Federal funds to assist low-income households to purchase homes. For example, the City will apply for First Time Homebuyers Assistance Grants from HCD’s Home Investments Partnerships (HOME) Program.	The objective of this program is to strive to meet the City’s fair share of regional housing needs.	Due to budget and lack of planning staff, this program was not completed.  <b>Continued Appropriateness:</b> Due to limited resources, this program will not be carried over into the 6 <sup>th</sup> Cycle Housing Element.

Program	Program Objectives	Progress and Continued Appropriateness
<p>Program A-1.4 The City will attempt to annex sites I, Q, and M, as identified on Map III-A of this Housing Element update. These sites are currently designated in the City's General Plan for R-3 high-density residential development. Annexation will allow for the City to accommodate its share of the number of very low- and low-income households needed according to the Regional Housing Needs Allocation. The following steps will be taken to ensure timely implementation of this program:</p> <ul style="list-style-type: none"> <li>i. Pre-zone sites I, Q, and M for R-3 high-density residential (May 2003, City Council)</li> <li>ii. Submit annexation application to LAFCO (June 2003; City Manager)</li> <li>iii. Complete negotiations with Merced County, including potential transfer of portion of RHNA</li> <li>iv. Rezone sites to R-3 high-density residential (December 2003; City Council)</li> </ul> <p>Following annexation and rezoning of the above-mentioned sites, the City will implement strategies that will encourage and facilitate residential development in these areas, such as those outlined in Programs A-2.1 through A-2.5, and A-3.1 through A-3.12.</p>	<p>The objective of this program is to strive to meet the City's fair share of regional housing needs.</p>	<p>Due to budget and lack of planning staff, this program was not completed.</p> <p><b>Continued Appropriateness:</b> As the City's Site Inventory will include annexation sites, Housing Program 2 will ensure annexation is completed in a timely manner.</p>
<p>Program A-1.5 — In the event that the City's attempt to annex sufficient land to accommodate the RHNA for lower-income households should fail, the City will instead re-zone alternative sites within the City limits to R-3 high-density residential zone and/or allow multifamily development by right. Due to its size (1004 acres), relative housing unit capacity (156-208 units if zoned R-3 high-density), location within the City limits, and current vacant status, site A (as identified on Map III-A) would be an appropriate site for re-zoning. As the site is currently zoned R-1, a General Plan Amendment would be necessary. Upon rezoning Site A, similar strategies that encourage and facilitate residential development will</p>	<p>The objective of this program is to strive to meet the City's fair share of regional housing needs.</p>	<p>The City has rezoned one neighborhood from R-1 to R-2.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 2.</p>

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Program	Program Objectives	Progress and Continued Appropriateness
<p>be incorporated as described in the program above.</p>		
<p>Program A-2.1 — The City will develop and implement an Affordable Housing Ordinance. The ordinance will detail the conditions under which certain benefits would accrue to developers of projects that include below market rate units to be sold or rented to persons of low- to moderate-income levels.</p>	<p>The objective of this program is to facilitate the construction of affordable housing for very low-, low-, and moderate-income households.</p>	<p>Due to budget and lack of planning staff, this program was not completed.  <b>Continued Appropriateness:</b> This program will be revised and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 8.</p>
<p>Program A-2.2 — The City will apply for State and Federal funds, including Community Development Block Grants, to assist affordable housing production.</p>	<p>The objective of this program is to facilitate the construction of affordable housing for very low-, low-, and moderate-income households.</p>	<p>The City was not eligible for many funding sources because it did not have a certified 5<sup>th</sup> Cycle Housing Element.  <b>Continued Appropriateness:</b> This program was not completed. Programs to identify and secure funding for affordable housing are included as Housing Program 8.</p>
<p>Program A-2.3 — The City will attempt to negotiate agreements with the Merced County Housing Authority to make Section 8 rental housing subsidies available to qualified Dos Palos residents whenever available.</p>	<p>The objective of this program is to facilitate the construction of affordable housing for very low-, low-, and moderate-income households.</p>	<p>The City and County Housing Authority coordinate on Section 8 projects on an ongoing basis.  <b>Continued Appropriateness:</b> This program is ongoing and will be incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 11.</p>
<p>Program A-2.4 — The City will work with developers in producing effective design of affordable housing units in order to gain community acceptance of such projects. This will be accomplished by encouraging developers to consider the surrounding community and aesthetical appeal of the development project, attempting to secure additional funding from State or Federal sources to ensure that short cuts to landscaping or design need not be taken, and assisting potential developers by providing examples of successful affordable housing projects from other jurisdictions.</p>	<p>The objective of this program is to facilitate the construction of affordable housing for very low-, low-, and moderate-income households.</p>	<p>The City has worked with developers on the design of two four-plex projects to ensure implementation of effective design standards. The City has also worked with developers of an apartment rehabilitation project to ensure that two of the units were handicapped-accessible.  <b>Continued Appropriateness:</b> This program is complete and will not be carried forward.</p>
<p>Program A-2.5 — Amend the Zoning Ordinance to specifically state that second units are permitted within residential districts, provided that such units meet certain public health and safety standards and guidelines. These guidelines will be established at the time of the Zoning Ordinance amendment; however, the following approach will be used as a guide:</p>	<p>The objective of this program is to facilitate the construction of affordable housing for very low-, low-, and moderate-income households.</p>	<p>This program was not completed due to lack of budget and planning staff.  <b>Continued Appropriateness:</b> This program will be continued as Housing Program 5, ensuring an update to the City’s accessory dwelling unit ordinance to comply with state law.</p>

Program	Program Objectives	Progress and Continued Appropriateness
<ul style="list-style-type: none"> <li>• Consider limiting the size of second units to maintain affordability.</li> <li>• Consider reducing per unit fees in recognition of the low impacts of second units.</li> <li>• Consider providing flexibility in parking standards depending on the setting.</li> <li>• Consider requiring owner-occupancy of either one of the units.</li> </ul>		
<p>Program A-3.1 — Where feasible, the City will work with private and nonprofit developers to finance, design, and construct housing to meet special needs. Such projects might include but are not limited to: senior housing; housing for persons with physical and mental disabilities; emergency and/or transitional housing for the homeless; farmworker housing; or housing for large families. Work provided by the City may include, but is not limited to, design review workshops, providing site location assistance, and assisting in the procurement of funding.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>In 2010, Dos Palos was awarded money under the American Recovery and Reinvestment Act. The City used this money to buy a property that was the site of a former Catholic school. The school, which was long dilapidated, was demolished to make room for commercial and residential uses. The commercial portion was sold to Dollar General, and the residential portion is now reserved for senior housing. The City has reserved water capacity for up to 20 units of senior housing on the site.</p> <p>In 2019, the City sold its interest in a property where a skilled nursing facility was located. In exchange for favorable terms, the developer plans to rehabilitate the facility as an affordable skilled nursing facility that will house 50 patients. A portion of the available beds will be devoted to memory care, seniors, disabled, and veterans. The state license for this facility was approved in November 2019. The City also approved the plan check for the facility in November 2019. The facility is expected to be operational in 2022.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 8.</p>
<p>Program A-3.2 — The City will work with housing developers to expand the supply of affordable housing specifically for seniors. Where available, the City will cooperate with housing developers to secure additional funding for senior projects from sources administered by the California Department of Housing and Community Development, including the Community Development Block Grant (CDBG) Program.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>In 2010, Dos Palos was awarded money under the American Recovery and Reinvestment Act. The City used this money to buy a property that was the site of a former Catholic school. The school, which was long dilapidated, was demolished to make room for commercial and residential uses. The commercial portion was sold to Dollar General, and the residential portion is now reserved for senior housing. The City has reserved water capacity for up to 20 units of senior housing on the site.</p> <p>In 2019, the City sold its interest in a property where a skilled nursing facility was located. In exchange for favorable terms, the developer plans to rehabilitate the</p>

Program	Program Objectives	Progress and Continued Appropriateness
		<p>facility as an affordable skilled nursing facility that will house 50 patients. A portion of the available beds will be devoted to memory care, seniors, disabled, and veterans. The state license for this facility was approved in November 2019. The City also approved the plan check for the facility in November 2019. The facility is expected to be operational in 2022.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 8 as part of an umbrella program to support affordable housing development.</p>
<p>Program A-3.3 – The City will work with housing developers and relevant local and County-wide agencies to expand the supply of affordable housing suitable for single parent households, paying particular attention to female-headed households with one or more dependent children. Where available, the City should cooperate with housing developers to secure additional funding for such projects.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>Due to budget and lack of planning staff, this was not completed.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 8 to support affordable housing development.</p>
<p>Program A-3.4 — A-3.4 In accordance with Senate Bill (SB) 520, effective January 1, 2001, the City will develop an appropriate procedure that will provide reasonable accommodations for housing designed for those with disabilities. The following steps will be taken in order to establish such a procedure: develop an application for individuals to make requests for reasonable accommodations with respect to zoning, permit process, and building laws; determine how applications will be considered for approval, by whom, and in what time period; amend the City's Zoning Ordinance to allow for flexibility in the approval of such applications. This amendment will allow for flexibility concerning the previously identified potential constraints, as well as any other constraints later identified, including: parking requirements, restrictions to the siting of group homes, and restrictions on the size of group homes. Finally, the entire zoning code, land use policies, and building code enforcement procedures will be evaluated for ADA compliance.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>The City entered into a contract with a Housing Element consultant in August 2019, and the scope of work for this effort includes an ordinance addressing reasonable accommodations for persons with disabilities.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 8.</p>

Program	Program Objectives	Progress and Continued Appropriateness
<p>Program A-3.5 — Amend the Zoning Ordinance to define "emergency shelter" and "transitional housing facilities", and to allow for both types of housing in high-density residential and commercial zones, as well as in R-2 zones with a conditional use permit.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>The City entered into contract with a Housing Element consultant in August 2019, and the scope of work for this effort includes an ordinance addressing emergency shelters and transitional/supportive housing.</p> <p><b>Continued Appropriateness:</b> This program is incomplete and will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 6.</p>
<p>Program A-3.6 — A-3.6 Work to increase and maintain the affordable housing supply, particularly for extremely low-income households who might be at-risk of homelessness. This may include a housing rehabilitation program, first-time home buyer's assistance program, as well as new development of affordable housing. Specifically, the City will attempt to apply for both CDBG and HOME funds within the planning period in order to establish such assistance programs, in addition to providing the financial incentives for affordable housing outlined in the Affordable Housing Ordinance (Program A-2.1).</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>In 2013, the City collaborated with the new owner of Rosewood Corner, a trailer park in the city, to rehabilitate this highly degraded facility. The City provided priority processing for this project, and the new owner has dedicated the units for senior citizens and low-income residents. The facility is now clean and well run, and as a result of this clean-up, problems previously caused by the trailer park at a nearby public park have been solved.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Programs 8, 10, and 11 as programs that support affordable housing development and housing assistance for extremely low-income households.</p>
<p>Program A-3.7 – Work with developers to obtain additional financing for the development of housing targeted to special needs populations.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>In 2010, Dos Palos was awarded money under the American Recovery and Reinvestment Act. The City used this money to buy a property that was the site of a former Catholic school. The school, which was long dilapidated, was demolished to make room for commercial and residential uses. The commercial portion was sold to Dollar General, and the residential portion is now reserved for senior housing. The City has reserved water capacity for up to 20 units of senior housing on the site.</p> <p>In 2019, the City sold its interest in a property where a skilled nursing facility was located. In exchange for favorable terms, the developer plans to rehabilitate the facility as an affordable skilled nursing facility that will house 50 patients. A portion of the available beds will be devoted to memory care, seniors, disabled, and veterans. The state license for this facility was approved in November 2019. The City also approved the plan check for the facility in November 2019.</p> <p><b>Continued Appropriateness:</b> This program will be refined and carried over to the 6<sup>th</sup></p>

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Program	Program Objectives	Progress and Continued Appropriateness
<p>Program A-3.8 – Allow for smaller unit sizes, parking reductions, common dining facilities, and fewer required amenities for group housing designed for special needs populations.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>Cycle Housing Element as Housing Program 8 to address special needs housing .</p> <p>No action was taken on this program.  <b>Continued Appropriateness:</b> This program will not be carried forward into the 6<sup>th</sup> Cycle Housing Element. Housing Plan Programs 6, 8, and 11 address special needs housing.</p>
<p>Program A-3.9 –Require inclusion of accessible units in all new construction projects receiving City financing.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>The City obtained obligations for four disabled units as part of a housing rehabilitation project in 2014. No further action has been taken on this program.  <b>Continued Appropriateness:</b> This program will not be continued in the 6<sup>th</sup> Cycle Housing Element, as accessible units are required by state law. Housing Programs 6, 8, and 11 address special needs housing.</p>
<p>Program A-3.10 –Apply for funding that would provide loans for accessibility improvements in existing affordable housing, such as CDBG Housing Rehabilitation funds.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>The City used CDBG funds for housing rehabilitation in 2014, including rehabilitation for four units were dedicated to persons with disabilities. In 2019, a private company submitted plans to convert the former Dos Palos Memorial Hospital. It is in the C-1 zone and allows “assisted or skilled nursing with 25 patients or more for military veterans, disabled, or senior citizens.” They plan to devote approximately one fourth to one half of the units to memory care.  <b>Continued Appropriateness:</b> This program will be refined and carried forward into the 6<sup>th</sup> Cycle Housing Element as Housing Program 10.</p>
<p>Program A-3.11 – Support the provision of residential care facilities for special needs persons, provided they are based on suitable standards and help meet needs. Allow small facilities in residential areas, while larger facilities should be permitted by use permit in multifamily and commercial districts where the use would be compatible with the surrounding area.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>In 2010, Dos Palos was awarded money under the American Recovery and Reinvestment Act. The City used this money to buy a property that was the site of a former Catholic school. The school, which was long dilapidated, was demolished to make room for commercial and residential uses. The commercial portion was sold to Dollar General, and the residential portion is now reserved for senior housing. The City has reserved water capacity for up to 20 units of senior housing on the site.  In 2019, the City sold its interest in a property where a skilled nursing facility was located. In exchange for favorable terms, the developer plans to rehabilitate the facility as an affordable skilled nursing facility that will house 50 patients. A portion of the available beds will be devoted to memory care, seniors, disabled,</p>



Program	Program Objectives	Progress and Continued Appropriateness
		<p>and veterans. The state license for this facility was approved in November 2019. The City also approved the plan check for the facility in November 2019. The facility is expected to be operational in 2022.</p> <p><b>Continued Appropriateness:</b> This program will not be carried forward into the 6<sup>th</sup> Cycle Housing Element. Housing Program 6 supports the development of residential care facilities.</p>
<p>Program A-3.12 – Facilitate the construction of affordable housing suitable for large family households, such as rental units with three or four bedrooms. The City will work with developers in applying for additional funding where feasible to support such projects.</p>	<p>The objective of this program is to support the construction of housing that meets special needs.</p>	<p>No action was taken on this program.</p> <p><b>Continued Appropriateness:</b> This program will not be carried forward into the 6<sup>th</sup> Cycle Housing Element. Housing Program 8 supports the development of special needs housing, including for large households.</p>
<p>Program A-4.1 – The City will continue to require developers to bear the cost for public service improvements with annexation of land and help fund off-site improvements using assessment districts.</p>	<p>The objective of this program is to promote the use of available land.</p>	<p>The City routinely requires developers to contribute toward the cost of off-site improvements to support their projects.</p> <p><b>Continued Appropriateness:</b> This program will not be carried forward into the 6<sup>th</sup> Cycle Housing Element as it is a routine staff function and does not have any specific action.</p>
<p>Program A-4.2 – The City will ensure that developers provide or commit to payment of their fair share of infrastructure development for their projects.</p>	<p>The objective of this program is to promote the use of available land.</p>	<p>The City routinely requires developers to contribute toward the cost of off-site improvements to support their projects.</p> <p><b>Continued Appropriateness:</b> This program will not be carried forward into the 6<sup>th</sup> Cycle Housing Element as it is a routine staff function and does not have any specific action.</p>
<p>Program A-4.3 – The City will consider negotiating development agreements with developers to provide public facilities in exchange for certain development rights such as land use changes and density increases.</p>	<p>The objective of this program is to support the construction of housing.</p>	<p>The City requires developers to provide park space and other off-site improvements to support residential projects.</p> <p><b>Continued Appropriateness:</b> This program will not be carried forward into the 6<sup>th</sup> Cycle Housing. Housing Program 8 addresses density bonuses and other regulatory concessions and incentives to support affordable housing development. In addition, Housing Programs 13 and 14 address infrastructure improvements to support new housing.</p>
<p>Program A-4.4 – The City will continue to maintain the integrity of residential districts through discouraging or mitigating incompatible uses in or adjacent to residential districts.</p>	<p>The objective of this program is to promote the use of available land.</p>	<p>The City routinely acts to maintain the integrity of its residential districts but has had no recent opportunity to exercise this program.</p> <p><b>Continued Appropriateness:</b> This program will not be carried forward into the 6<sup>th</sup> Cycle Housing Element as it is a routine</p>

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Program	Program Objectives	Progress and Continued Appropriateness
<p>Program A-4.5 – The City will promote adequate and accessible park and community services for various residential areas through use of park dedication fees or dedications by developers.</p>	<p>The objective of this program is to support access to parks and community services for all residents.</p>	<p>staff function and does not have any specific action.</p> <p>The City requires developers to provide park space to support residential projects.  <b>Continued Appropriateness:</b> This program will not be carried forward into the 6<sup>th</sup> Cycle Housing Element as it is a routine staff function and does not have any specific action.</p>
<p>Program A-4.6 – The City will ensure that future sites designated for higher-density housing are located near transit stops, community services, and schools when feasible.</p>	<p>The objective of this program is to promote access to services, including transit, services, and schools.</p>	<p>The City routinely coordinates with Merced County Transit on the location of bus stops to serve new development in the community. The transit agency has been very responsive to the City's suggestions and has been quick to adjust stop locations when there is an opportunity to better serve Dos Palos residents.  <b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 1.</p>
<p>Program A-4.7 – The City will ensure that should any unnecessary constraints to housing development be identified, they will be appropriately and efficiently mitigated. Depending on the nature of the constraint, the City Manager, Building Official, Planning Commission, and City Council may be involved in implementing mitigation measures. The City will attempt to mitigate any constraints within six months of detection.</p>	<p>The objective of this program is to identify and remove constraints to housing development in the support the construction of housing.</p>	<p>The City continues to be vigilant in ensuring that there are no unnecessary constraints to housing development in the city. It is standard procedure for the City to provide flexibility in the application of building and planning regulations. There are currently no problems identified.  <b>Continued Appropriateness:</b> The 6<sup>th</sup> Cycle Housing Element identifies constraints to the development of housing in Chapter B4, <i>Housing Constraints Analysis</i>, and Housing Programs 6 and 8 address those constraints .</p>
<p>Program A-4.8 –Promote well-designed mixed-use residential/non-residential development where appropriate by offering flexible development standards (such as parking, and/or height limits), based on the location, type, and size of the proposed projects.</p>	<p>The objective of this program is to promote the use of available land.</p>	<p>No action was taken on this program.  <b>Continued Appropriateness:</b> This program will be replaced in the 6<sup>th</sup> Cycle Housing Element with Housing Program 2, which identifies housing opportunity sites in mixed-use zones and near transit and amenities.</p>
<p>Program A-4.9 –Identify vacant/under-utilized lots with the potential for infill development and make this information available to developers by posting maps at City Hall.</p>	<p>The objective of this program is to promote the use of available land.</p>	<p>In 2010, Dos Palos was awarded money under the American Recovery and Reinvestment Act. The City used this money to buy a property that was the site of a former Catholic school. The school, which was long dilapidated, was demolished to make room for commercial and residential uses. The commercial portion was sold to Dollar General, and the residential portion is now reserved for senior housing. The City has reserved</p>

Program	Program Objectives	Progress and Continued Appropriateness
		<p>water capacity for up to 20 units of senior housing on the site.</p> <p>In 2019, the City sold its interest in a property where a skilled nursing facility was located. In exchange for favorable terms, the developer plans to rehabilitate the facility as an affordable skilled nursing facility that will house 50 patients. A portion of the available beds will be devoted to memory care, seniors, disabled, and veterans. The state license for this facility was approved in November 2019. The City also approved the plan check for the facility in November 2019. The facility is expected to be operational in 2022.</p> <p><b>Continued Appropriateness:</b> This program will not be carried forward. The 6<sup>th</sup> Cycle Housing Element sites inventory identifies sites with potential for development.</p>
<p>Program A-4.10 – For well-designed infill housing projects, allow for flexibility in applying development standards, such as height limits, density, and parking, in recognition of the fact that smaller, more affordable housing near transit and services will generate fewer trips and area-wide impacts, as well as require less parking.</p>	<p>The objective of this program is to promote the use of available land.</p>	<p>The City continues to be vigilant in ensuring that there are no unnecessary constraints to housing development in the city. It is standard procedure for the City to provide flexibility in the application of building and planning regulations.</p> <p><b>Continued Appropriateness:</b> This program will not be carried forward. The 6<sup>th</sup> Cycle Housing Element further identifies current constraints to development in Chapter B4, <i>Housing Constraints Analysis</i>, and Housing Programs 6 and 8 address those constraints, including revising development standards to allow for a variety of housing types.</p>
<p>Program B-1.1 – Utilize public information programs to educate the public on low-cost preventative maintenance measures that they can take to prolong the life and quality of their home and reduce their long-term utility and maintenance costs.</p>	<p>To objective of this program is to maintain the overall quality of Dos Palos' existing housing stock, including assisting with the rehabilitation of housing units in need of repair and occupied by very low- and low-income Dos Palos residents.</p>	<p>No action was taken on this program.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing as Housing Program 10 to support housing rehabilitation.</p>
<p>Program B-1.2 – The City will pursue State and Federal funds to support rehabilitation of owner-occupied housing units.</p>	<p>To objective of this program is to maintain the overall quality of Dos Palos' existing housing stock, including assisting with the rehabilitation of housing units in need of repair and occupied by very low- and low-income Dos Palos residents.</p>	<p>The City used CDBG Funds for housing rehabilitation in 2014, including for four units dedicated to persons with disabilities. In 2019, a private company submitted plans to convert the former Dos Palos Memorial Hospital. It is in the C-1 zone and allows “assisted or skilled nursing with 25 patients or more for military veterans, disabled, or senior citizens.” They plan to devote approximately one fourth to one half of the units to memory care.</p>

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		<p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 10 to support housing rehabilitation.</p>
<p>Program B-1.2.a. – The City will apply for CDBG funds to develop a housing rehabilitation program for both owner and renter low-income residents.</p>	<p>To objective of this program is to maintain the overall quality of Dos Palos' existing housing stock, including assisting with the rehabilitation of housing units in need of repair and occupied by very low- and low-income Dos Palos residents.</p>	<p>The City used CDBG Funds for housing rehabilitation in 2014, including for four units dedicated to persons with disabilities.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Plan Program 10 to support rehabilitation.</p>
<p>Program B-1.2.b. – Develop a housing rehabilitation program through the use of State and Federal funding and/or tax incentives to assist all other income level residents.</p>	<p>To objective of this program is to maintain the overall quality of Dos Palos' existing housing stock, including assisting with the rehabilitation of housing units in need of repair and occupied by very low- and low-income Dos Palos residents.</p>	<p>The City participates in the HERO Program and provides information about this program at City Hall. Information can also be accessed at heroprogram.com or by calling 855-HERO-411.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 10 to support housing rehabilitation.</p>
<p>Program B-1.3 – The City will continue to respond to complaints of unsafe housing and take enforcement action wherever necessary to protect the health, safety, and welfare of occupants.</p>	<p>To objective of this program is to maintain the overall quality of Dos Palos' existing housing stock, including assisting with the rehabilitation of housing units in need of repair and occupied by very low- and low-income Dos Palos residents.</p>	<p>The City routinely responds to complaints about unsafe housing conditions.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 10 to support code enforcement activities and housing rehabilitation s.</p>
<p>Program B-1.4 – The City will study the feasibility of supporting the implementation of a Fire Inspection Program, in cooperation with the Dos Palos Fire Department, designed to identify and abate unsafe conditions in rental housing. The City will propose that the Dos Palos Fire Department conduct inspections on an annual basis.</p>	<p>To objective of this program is to maintain the overall quality of Dos Palos' existing housing stock, including assisting with the rehabilitation of housing units in need of repair and occupied by very low- and low-income Dos Palos residents.</p>	<p>The City's Fire Department routinely requires inspection of residential units when new water service is requested. In November 2019, the City approved Resolution 2019-24 bringing the City into compliance with SB 1205 requirements.</p> <p><b>Continued Appropriateness:</b> This program will not be carried forward. The City does not have sufficient staff to support an annual inspection program. Housing Program 10 addresses substandard housing.</p>
<p>C-1.1 The City will discourage the conversion of the existing mobile home park and other multi-family rental housing to use for other purposes. Recognizing that such housing units are an affordable housing option for very low- and low-</p>	<p>The objective of this program is to ensure that the quality of all residential districts in Dos Palos is maintained, and, if necessary, enhanced. Seek to preserve multifamily units affordable to low-income</p>	<p>In 2013, the City collaborated with the new owner of Rosewood Corner, a trailer park in the city, to rehabilitate this highly degraded facility. The City provided priority processing for this project, and the new owner has dedicated the units for senior citizens and low-income residents. The</p>

Program	Program Objectives	Progress and Continued Appropriateness
income housing, the City will attempt to preserve these units where feasible.	households during this Housing Element planning period.	<p>facility is now clean and well run, and as a result of this clean-up, problems previously caused by the trailer park at a nearby public park have been solved.</p> <p><b>Continued Appropriateness:</b> This program is complete and will not be carried forward.</p>
C-1.2 The City will continue enforcement of weed and other nuisance abatement programs.	<p>The objective of this program is to ensure that the quality of all residential districts in Dos Palos is maintained, and, if necessary, enhanced. Seek to preserve multifamily units affordable to low-income households during this Housing Element planning period.</p>	<p>The City conducts a weed and nuisance abatement program twice annually.</p> <p><b>Continued Appropriateness:</b> Program C-1.2 will be enforced twice annually and carried forward into the 6<sup>th</sup> Cycle Housing Element as Housing Program 10.</p>
C-1.3 The City will continue to upgrade residential streets to the full City standards through various funding sources, including State and Federal grants and Assessment Districts.	<p>The objective of this program is to ensure that the quality of all residential districts in Dos Palos is maintained, and, if necessary, enhanced. Seek to preserve multifamily units affordable to low-income households during this Housing Element planning period.</p>	<p>The City supported Measure V, which set aside a 1/2-cent sales tax, proceeds from which can be used to maintain and improve city streets.</p> <p><b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Programs 12 and 14 to ensure adequate public infrastructure is in place to support existing and future housing throughout the city.</p>
C-1.4 Revise the Zoning Ordinance to establish an overlay zone for the City's existing mobile home park so that the site cannot be rezoned to a lower density.	<p>The objective of this program is to ensure that the quality of all residential districts in Dos Palos is maintained, and, if necessary, enhanced. Seek to preserve multifamily units affordable to low-income households during this Housing Element planning period.</p>	<p>No action was taken on this program.</p> <p><b>Continued Appropriateness:</b> This program is incomplete and will be carried forward into the 6<sup>th</sup> Cycle Housing Element as Housing Program 10 to establish an overlay zone for the existing mobile home park.</p>
D- 1.1 The City will encourage energy-efficient performance in new housing that exceeds minimum state energy efficiency standards. The prospect of providing incentives for new developments that exceed California Energy Efficiency Standards (Title 24) shall be considered. Incentives could include but are not limited to project permit processing expedition, plan check fast tracking, and reduced fees.	<p>The objective of this program is to ensure that all new residential development meets or exceeds current state energy efficiency standards and encourage the retrofitting of existing development to improve energy efficiency and conservation. Encourage a development pattern and form that will promote energy conservation.</p>	<p>The City participates in the HERO Program and provides information about this program at City Hall. Information can also be accessed at heroprogram.com or by calling 855-HERO-411.</p> <p><b>Continued Appropriateness:</b> This program will not be carried forward. Housing Programs 6, 10, 12, and 13 to address energy efficiency for new construction and infill development and ensure adoption of the most recent California Building Code.</p>
D-1.2 The City will encourage infill development to maximize the use of existing infrastructure. If appropriate,	The objective of this program is to ensure that all new residential development	The City serves the unincorporated areas of South Dos Palos and Midway; it

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<p>the City shall consider granting flexibility to allow development on infill parcels where adopted development standards would preclude development feasibility.</p>	<p>meets or exceeds current state energy efficiency standards and encourage the retrofitting of existing development to improve energy efficiency and conservation. Encourage a development pattern and form that will promote energy conservation.</p>	<p>prioritizes water service for development in Dos Palos and these infill areas.  <b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 13 to support infill development.</p>
<p>D-I.3 The City will promote energy efficient residential site development practices. This might include encouraging builders and property owners to use cool roofing materials, as well as promoting Federal, State, and Utility cool roof programs such as the California Energy Commission's Cool Savings Program.</p>	<p>The objective of this program is to ensure that all new residential development meets or exceeds current state energy efficiency standards and encourage the retrofitting of existing development to improve energy efficiency and conservation. Encourage a development pattern and form that will promote energy conservation.</p>	<p>The City has adopted Title 24 and otherwise follows State code in its Building Department.  <b>Continued Appropriateness:</b> This program is complete will not be carried forward. Housing Programs 6, 10, 12, and 13 to address energy efficiency for new construction and infill development and ensure adoption of the most recent California Building Code.</p>
<p>D-I.4 The City will encourage the increased use of renewable energy. This might include promoting existing Federal, State and Utility incentives for installation of renewable energy systems, such as rooftop photovoltaic systems.</p>	<p>The objective of this program is to ensure that all new residential development meets or exceeds current state energy efficiency standards and encourage the retrofitting of existing development to improve energy efficiency and conservation. Encourage a development pattern and form that will promote energy conservation.</p>	<p>The City processes numerous permits for solar panels each year.  <b>Continued Appropriateness:</b> This program will not be carried forward. Housing Programs 6, 10, 12, and 13 address energy efficiency for new construction and infill development and ensure adoption of the most recent California Building Code.</p>
<p>D-I.5 The City will analyze all development projects for impact on infrastructure and public works.</p>	<p>The objective of this program is to ensure that all new residential development meets or exceeds current state energy efficiency standards and encourage the retrofitting of existing development to improve energy efficiency and conservation. Encourage a development pattern and form that will promote energy conservation.</p>	<p>The City has actively sought grant funds for upgrades to its sewer and water capacity. This included the installation of a new sewer lift station in 2010, construction of a new potable water filtration system in 2013, and engineering and design for a new water treatment plant in 2015.  <b>Continued Appropriateness:</b> This program will not be carried forward. Housing Programs 12, 13, and 14 address infrastructure availability for new housing and existing residential neighborhoods.</p>
<p>E-1.1 The City will continue to provide referrals to the appropriate agency or agencies offering anti-discrimination services. These agencies can provide assistance in response to housing discrimination complaints as well as</p>	<p>The objective of this program is to ensure that no person seeking housing in Dos Palos is discriminated against on the basis of race or culture, gender, marital or family or</p>	<p>USDA funds awarded the City in 2015 for sewer treatment plant and water plant upgrades requires that the City keeps in place a process for handling discrimination complaints. The USDA also conducts annual inspections.</p>

Program	Program Objectives	Progress and Continued Appropriateness
<p>mediation for tenant/landlord disputes. To publicize the availability of these services, the City shall make information available at the City Hall, and periodically issue a press release or place an advertisement with the Dos Palos Sun newspaper on fair housing services.</p>	<p>economic status, sexual preference, age, physical or emotional disabilities, or religion.</p>	<p><b>Continued Appropriateness:</b> This program will be refined and carried over into the 6<sup>th</sup> Cycle Housing Element as Housing Program 15.</p>
<p>E-1.2 The City will encourage local realtors to promote affirmative marketing, open housing, and other practices which will have a positive impact on minorities and women.</p>	<p>The objective of this program is to ensure that no person seeking housing in Dos Palos is discriminated against on the basis of race or culture, gender, marital or family or economic status, sexual preference, age, physical or emotional disabilities, or religion.</p>	<p>The City routinely cooperates with local realtors to promote practices that have a positive impact on the City's sizable minority community.   <b>Continued Appropriateness:</b> This program is ongoing and will be carried forward as Housing Program 15.</p>
<p>E-1.3 The City will make information about Fair Housing laws and equal housing opportunities available to the public at City Hall. Whenever resources exist to do so, the City will distribute such information throughout the City in places such as the public library, community and senior centers, local social service offices, and any other appropriate public location.</p>	<p>The objective of this program is to ensure that no person seeking housing in Dos Palos is discriminated against on the basis of race or culture, gender, marital or family or economic status, sexual preference, age, physical or emotional disabilities, or religion.</p>	<p>The City posts information at City Hall regarding fair housing laws. This includes a poster that is entitled "And Justice for All" and a HUD flyer regarding equal housing opportunities.   <b>Continued Appropriateness:</b> This program is ongoing and will be carried forward as Housing Program 15.</p>
<p>E-2.1 The City will provide for a variety of residential uses, including high-, medium-, and low-densities.</p>	<p>The objective of this program is to promote and ensure an open and free choice of housing for all.</p>	<p>Through its SB 2 Grant application, the City hopes to fund annexation of the Midway unincorporated area to meet its RHNA.   <b>Continued Appropriateness:</b> This program will be refined and incorporated into the 6<sup>th</sup> Cycle Housing Element as Housing Program 2.</p>
<p>E-2.2 The City will provide free information on housing, housing programs, and housing assistance on both ownership and rentals to all members of the community by making literature available at the Dos Palos City Hall and coordinating dissemination of knowledge through various existing community groups.</p>	<p>The objective of this program is to promote and ensure an open and free choice of housing for all.</p>	<p>The City provides information on Housing Authority resources in the area and directs persons to homeless services on a case-by-case basis.   <b>Continued Appropriateness:</b> This program is ongoing and will be carried forward as Housing Programs 11 and 15.</p>
<p>E-2.3 The City will continue to develop a balanced residential environment with access to employment opportunities, community facilities, and adequate services.</p>	<p>The objective of this program is to promote and ensure an open and free choice of housing for all.</p>	<p>Through its SB 2 Grant application, the City hopes to fund annexation of the Midway unincorporated area to meet its RHNA. Part of this process is strategic update of its Land Use and Circulation Elements, and this process ensures that the City develops into a balanced residential community.   <b>Continued Appropriateness:</b> This program will be refined and incorporated into the</p>

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		6 <sup>th</sup> Cycle Housing Element as Housing Program 15. In addition, the Housing Plan contains actions the City will take to address educate the community on AFFH topics and address AFFH issues.
<p>Program E-2.4 – In the event that the City receives a fair housing complaint, the City Manager will provide referrals to the Community Action Agency and any other appropriate community resource group for further support and access to available services.</p>	<p>The objective of this program is to promote and ensure an open and free choice of housing for all.</p>	<p>The City Manager handles these complaints, but the City has received no filed complaints to date.</p> <p><b>Continued Appropriateness:</b> This program is ongoing and will be carried forward as Housing Program 15.</p>