

C7 Housing Plan

This eight-year Housing Plan (2024-2032) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in the city of Dos Palos.

C7.1 Goals and Policies

Goal 1: Regional Collaboration	Work collaboratively with jurisdictions in the county to efficiently address housing issues and find regional solutions.
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Policy 1.1 Proactively coordinate with cities, Merced County, and other agencies and organizations to create effective policies and programs and respond to opportunities for achieving common housing goals.

Policy 1.2 Participate in, as appropriate, the pursuit of state and federal housing funds to address regional housing issues.

Goal 2: Housing Development	Provide an adequate supply and range of housing types to meet the diverse needs of residents.
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Policy 2.1 Provide adequate sites for new housing development to accommodate the regional housing needs allocation (RHNA) throughout the planning period.

Policy 2.2 Facilitate a range of housing development that will meet the needs of all income levels including extremely low, very-low, low-, moderate- and above moderate households.

Policy 2.3 Encourage a range of housing types and sizes in large-scale development and annexations.

Policy 2.4 Promote infill development on vacant and underutilized sites within developed areas.

Policy 2.5 Encourage higher density and mixed-use residential development along major transportation and transit corridors and/or near existing or planned community facilities and services.

Policy 2.6 Enact programs that facilitate well-designed, energy efficient development and flexible standards to encourage high quality projects.

Goal 3: Affordable Housing Options

Facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low-, very low-, low-, and moderate-income households.

- Policy 3.1** Provide a range of incentives and tools to encourage affordable housing for all lower-income levels, including extremely low-income households.
- Policy 3.2** Support the Housing Authority of the County of Merced (HACM) by promoting Housing Choice Voucher (HCV) opportunities.
- Policy 3.3** Ensure permit processing procedures to ensure streamlining is available for affordable housing development projects (SB 35).
- Policy 3.4** Support the development of Accessory Dwelling Units (ADUs) as an affordable housing option.
- Policy 3.5** Promote home ownership for lower- and moderate-income households by pursuing grant funding for down payment assistance and other homeownership loan programs.
- Policy 3.6** Monitor existing affordable housing developments and pursue preservation strategies to maintain their affordability.

Goal 4: Housing and Neighborhood Preservation

Maintain and improve the city's existing housing stock.

- Policy 4.1** Preserve existing residential neighborhoods by promoting balanced design and architecture.
- Policy 4.2** Support code enforcement efforts to work with property owners with repairs and rehabilitation of housing to preserve existing housing stock.
- Policy 4.3** Utilize Capital Improvement Programs for repairs and improvements of public infrastructure and facilities in existing neighborhoods.

Goal 5: Housing for Persons with Special Needs

Support and provide housing and services for people with special needs in the community. People with special needs include, but are not limited to, seniors, families with children, people with disabilities, single-parent families, farmworkers, and people who are experiencing homelessness or at risk of becoming homeless.

- Policy 5.1** Assist in local and regional efforts that address the housing needs of special needs residents.
- Policy 5.2** Provide reasonable accommodation for individuals with disabilities to access housing opportunities.
- Policy 5.3** Support the development of affordable housing units for farmworkers and farmworker families by encouraging the use of federal, state, and local resources.

Policy 5.4 Coordinate with regional agencies and local non-profit/private developers on housing options and services for people who are experiencing homelessness or at risk of becoming homeless.

Policy 5.5 Proactively apply for and utilize available resources to provide and maintain housing for special needs groups.

Goal 6: Resource Conservation and Sustainable Development

Utilize energy conservation and sustainable measures for new and rehabilitated housing.

Policy 6.1 Support and, as appropriate, incentivize the use of green building techniques for new housing and rehabilitation.

Policy 6.2 Promote energy conservation and efficiency in residential developments.

Goal 7: Affirmatively Furthering Fair Housing

Promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, state, and federal fair housing laws.

Policy 7.1 Promote meaningful and informed participation of residents, community groups, and governmental agencies in all local housing and community development activities.

Policy 7.2 Comply with federal, state, and local fair housing anti-discrimination laws ensuring equal access to housing regardless of circumstances as protected by fair housing laws.

Policy 7.3 Provide fair housing services to city residents and ensure that residents are aware of their fair housing rights.

Policy 7.4 Provide residents with housing mobility options by facilitating the development of a variety of housing types and expanding access to housing services.

Policy 7.5 Protect tenants from discriminatory housing practices and displacement.

Policy 7.6 Promote the integration of affordable and special needs housing in existing and planned neighborhoods.

C7.2 Implementing Programs

Program 1: Regional Collaboration

Collaborate with other jurisdictions in the region on housing efforts, including funding opportunities, best practices, and other efforts to address housing, transit, economic development, and homeless issues in Merced County.

Regional collaboration efforts can include, but are not limited to:

- Affordable housing development opportunities
- Regional housing programs and outreach efforts
- Economic development opportunities
- Creation of a regional Housing Trust Fund

- Coordination on funding applications and administration
- Identification of transit opportunities and access near new and established residential areas
- Development of environmental mitigation that can improve the quality of life for residents
- Efforts for the development of emergency shelters, low barrier navigation centers, transitional and supportive housing as well as support services for persons experiencing homelessness or at risk of becoming homeless in the county.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Annually pursue funding opportunities for regional housing issues. ▪ Partner with the Merced County Human Services Agency and/or the Merced County Community Action Agency to proactively address shelter, housing and support services for people experiencing homelessness. ▪ Participate in the Merced County Association of Governments (MCAG) to manage and implement regional transit and services, while providing a public forum for cross-jurisdictional issues. <ul style="list-style-type: none"> ▫ Annually hold at least one community workshop in Dos Palos to identify transportation needs and apply for funding to implement projects using Measure V funds. ▪ Work with the Merced Continuum of Care to update and implement the 10-Year Plan to End Homelessness during the planning period.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund; federal, state, and local grant funds
Relevant Policies	1.1, 1.2
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
AFFH Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss

For the 6th cycle Housing Element, Dos Palos has been assigned a RHNA of 261 units, including:

- Very Low Income: 56 units
- Low Income: 39 units
- Moderate Income: 49 units
- Above Moderate Income: 117 units

In addition, Dos Palo’s 5th cycle Housing Element was not certified, meaning that the share of RHNA from the previous planning cycle (269 units: 71 very low, 27 low, 47 moderate, and 124 above moderate) must also be included in this Housing Element cycle. As a result, the City must ensure adequate sites for 530 units, including:

- Very Low Income: 127 units
- Low Income: 66 units

- Moderate Income: 96 units
- Above Moderate Income: 241 units

As of April 2024, the City has identified capacity for 162 units through projects under construction, approved, or permitted, that will be available during the RHNA projection period. Accounting for these units, the City has a remaining RHNA of 368 units (127 very low-income, 66 low-income, 96 moderate-income, and 79 above moderate-income units) for which the City must identify adequate sites for potential development.

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. Within the city limits, there are 10 vacant residentially zoned sites in North Dos Palos and East Dos Palos that can accommodate a total of 45 units (9 moderate and 36 above moderate-income units). The City has incurred a shortfall of 323 units (193 lower-, 87 moderate-, and 43 above-moderate income units) that it must address through rezoning and annexation. At a minimum density of 20 units per acre, the City will need to rezone at least 16.2 acres to accommodate the shortfall.

The City has identified five vacant sites in Dos Palos that will be rezoned to facilitate additional residential development. The sites will be rezoned from low-density residential and general commercial to high-density residential with a maximum density of 29 dwelling units per acre. These sites encompass 14 acres and can accommodate a total of 147 low-income units, 67 moderate-income units, and 59 above moderate-income units for a total of 273 units.

In addition, the City has identified two sites to be annexed. Under Merced County’s zoning, these sites are currently zoned General Commercial (C-2) and after annexation would be zoned to the City’s new Mixed-Use zoning designation, which will have a density range of 20 to 32 units per acre. These two parcels total 8.09 acres and, at a minimum density of 20 units per acre, can provide additional capacity for 161 units (estimated at 88 lower-, 40 moderate-, and 33 above moderate-income units).

With these rezone sites, the City meets with RHNA shortfall and has a 22 percent buffer to its lower-income remaining RHNA obligations.

	Lower Income	Moderate Income	Above Moderate Income	Total
City’s Share of RHNA	193	96	241	530
Planned and Approved Units	0	0	162	162
Anticipated ADUs	0	0	0	0
Remaining RHNA	193	96	79	368
<i>Opportunity Sites (North Dos Palos)</i>	0	0	17	17
<i>Opportunity Sites (East Dos Palos)</i>	0	9	21	30
Opportunity Sites (Total)	0	9	38	47
Shortfall	193	87	41	321
<i>Rezone Sites</i>	147	67	59	273
<i>Annexation Sites</i>	88	40	33	161
Total Units on Rezone/Annexation	235	107	92	434
Total Unit Surplus	+42	+20	+51	+113
Percent Buffer over RHNA	22%	21%	65%	31%

This program describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code sections 65583c)(1)(A) and 65583.2. The rezoned sites shall include the following components pursuant to Government Code Section 65583.2(i):

- Permit owner-occupied and rental multi-family uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. By right means approval without discretionary review.
- Permit the development of at least 16 units per site.
- Establish a minimum density of 20 units per acre and a maximum density of at least 20 units per acre for all rezone sites to accommodate lower income RHNA.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.

To ensure compliance with SB 166 (No Net Loss), the City will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate-income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Specific Actions, Objectives and Timelines

- Facilitate the development of 530 units over 8 years (127 very low-income, 66 low-income, 96 moderate-income, and 241 above moderate-income units).
- By January 31, 2025, rezone properties as outlined above and detailed in the Housing Resources section of this Housing Element to provide additional opportunities up to 273 units (147 lower-income, 67 moderate-income, and 59 above moderate-income units). Specifically, at least 16.2 acres of land will need to be rezoned to a minimum density of 20 units per acre to accommodate the 368-unit shortfall. As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved).
- By 2024, initiate annexation of parcels identified in the site inventory. By the end of 2024, complete annexation of two sites with the capacity for 161 units (estimated at 88 lower-, 40 moderate-, and 33 above moderate-income units). At a minimum, 8.09 acres will be rezoned MU at a density of 20-32 units per acre.
- Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website.
- Annually meet with property owners and interested developers to pursue housing development in the city.
- By January 31, 2025, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.
- Revise the General Plan, Land Use Map, Zoning Code, and Zoning Map to ensure consistency and to revise the Zoning Code and Zoning Map

	<p>to allow densities that are appropriate for lower-income housing units, consisting of a minimum of one multi-family or mixed-use designation that allows 20 dwelling units per acre.</p> <ul style="list-style-type: none"> By January 31, 2025, revise the General Plan to include a minimum of one multi-family or mixed-use designation that allows 20 units per acre.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.4, 3.1
AFFH Themes	<ul style="list-style-type: none"> Housing Mobility New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	N/A

Program 3: By-Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the City’s site inventory for lower income RHNA are subject to by-right approval exempt from CEQA and subject only to design review based on objective standards when a project includes 20 percent of the units affordable to lower-income households and no subdivision is proposed:

Reuse Sites (No Rezoning Required):

- Vacant sites that were identified in the City’s 4th and 5th cycle Housing Element as sites for lower income RHNA; and
- Nonvacant sites that were identified in the City’s 5th cycle Housing Element as sites for lower income RHNA.

The by-right approval requirement of reuse sites is effective January 31, 2024.

Rezoning of sites past the statutory deadline of the Housing Element to meet the lower income RHNA are subject to the by-right approval requirement. The by-right approval requirement of rezoned sites is triggered by the rezoning.

By-right shall mean the local government’s review shall not require:

- A conditional use permit
- A planned unit development permit
- Other discretionary, local-government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code.

This provision does not preclude local planning agencies from imposing design review standards. However, the review and approval process must remain ministerial, and the design review must not constitute a “project” as defined in Section 21100 of the Public Resources Code.

The Site Inventory does not include any sites that meet these criteria.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ By January 31, 2025, concurrent with the Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 3.1
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 4: Replacement Housing

Development on non-vacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. Specifically, AB 1397 requires sites with a residential use within the last five years the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in state Density Bonus Law.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ By January 31, 2025, amend the Zoning Code to address the replacement housing requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.6
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the city. The Zoning Code does not include a definition of ADU, or granny unit. However, granny units are allowed as a conditional use in all residential zones. The City does not have an ordinance authorizing ADUs to be allowed ministerially or “by -right” in any zone that allows either single- family or multi-family residential uses. As a result, the City is not in compliance with state law. Dos Palos will amend the Zoning Code for compliance with state laws.

The City will encourage the production of ADUs and work to provide affordable units for lower income households. Due to the City's current lack of water capacity for additional living units, construction of ADUs is not permitted. However, the City is working with residents to promote ADUs by allowing them to obtain permits for storage buildings with the intention of converting them into ADUs once the upgraded treatment plant is operational.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Adopt an ADU Ordinance to permit ADUs in all residential and mixed-use zones, in compliance with state ADU law by the end of 2024. ▪ By January 31, 2025, facilitate the production of ADUs through efforts including, but not limited to: <ul style="list-style-type: none"> ▫ Updating ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in North and/or South Dos Palos. ▫ Develop an ADU application checklist and publish the checklist on the City’s website. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City’s website. ▫ Adopt pre-approved ADU plans and publish on the City’s website. ▪ Participate in regional collaboration efforts to create pre-approved ADU plans.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3, 3.1, 3.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide, with emphasis on single-family residential neighborhoods in North and South Dos Palos.
AFFH Outcomes	Support the development of at least 10 ADUs during the planning period.

Program 6: Zoning Code Amendments

In order to facilitate a variety of housing types, especially housing for lower-income households and those with special needs, the City will remove constraints to housing development by amending the Zoning Code.

Specific Actions, Objectives and Timelines	<p>Include the following Zoning Code Amendments by January 31, 2025:</p> <ul style="list-style-type: none"> ▪ SB 35: Establish procedure for implementing SB 35. ▪ Development Standards: Amend the Zoning Code to increase the maximum height to 35 feet in the R-3 zone and to allow minor modifications to height restrictions for developments with an affordability component. Assess existing density limits and update current development standards as needed. Increase density for affordable projects that qualify under state Density Bonus Law. ▪ Parking: Revise the Zoning Code to include parking standards based on unit size and allow reduced parking requirements for qualified affordable housing projects. Include provisions that comply with the state Density Bonus Law to allow for reductions to parking requirements for qualified affordable housing projects.
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Primary Responsible Departments	<ul style="list-style-type: none"> ▪ Mobile Homes / Manufactured Housing: Revise the Zoning Code to allow for mobile homes or manufactured housing as a permitted use where conventional structures are permitted, pursuant to state law. ▪ Multi-family: Revise the Zoning Code to allow multi-family housing in the Central Business District (C-1) and Service Commercial District (C-2). ▪ Group Homes/Residential Care Facilities: Revise the Zoning Code to include a definition of “group home” that meets state law and allow care facilities of seven or more residents in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form. ▪ Emergency Shelters: Amend the Zoning Code to explicitly allow emergency shelters by right without discretionary action, in residential and mixed-use zones, as well as nonresidential zones permitting multi-family uses. The City will also need to demonstrate that with these changes, compliance with AB 2339 is achieved. Amend the Zoning Code to define Low-Barrier Navigation Centers, consistent with state law and to explicitly allow by-right, in mixed-use and nonresidential districts permitting multi-family uses. The City will also: <ul style="list-style-type: none"> ▫ Ensure the definition of emergency shelters complies with AB 2339 to include interim housing options such as bridge housing, navigation centers, and respite and recuperative care; and ▫ Ensure parking standards to only require parking for staff, and in no cases require more than similar uses in that district. ▪ Transitional and Supportive Housing: Revise the Zoning Code to allow a by-right process for supportive housing projects and amend the parking standards to eliminate minimum parking requirements for developments located within one-half mile of a public transit stop. ▪ Employee Housing / Farmworker Housing: Revise the Zoning Code to permit employee housing for six or fewer employees as a single-family use and farmworker housing containing up to 36 beds or 12 single-family units as an agricultural use, consistent with the Employee Housing Act (Health & Safety Code Section 17021.6). ▪ Single-Room Occupancy (SROs): Revise the Zoning Code to allow the development of SRO in zones allowing hotel or motel uses. ▪ Definition of Family: Revise the City’s definition of “family” to comply with fair housing laws. ▪ Reasonable Accommodation Procedures: Revise Zoning Code to establish reasonable accommodation procedures for persons with disabilities, consistent with State law. ▪ Site Plan Review and Permit Approvals: Site plan and permit approvals include subjective standards that require personal interpretation to determine compliance with standards (Site Plan Review Finding B and CUP Finding A). The City will Revise the Zoning Code to remove subjective language. ▪ Code Enforcement: Adopt the most recent (2022) California Building Code.
Funding Sources	General Fund
Relevant Policies	2.2, 3.1, 3.4, 5.2, 5.3, 7.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection

Geographic Targeting	Citywide
AFFH Outcomes	Facilitate the development of 20 units for special needs populations during the planning period.

Program 7: Transparency in the Development Process

California Government Code Section 65940.1(a)(1) requires all cities that have a website to include a current schedule of fees, exactions and affordability requirements imposed by the city, all zoning ordinances and development standards, the current and five previous annual financial reports, and an archive of impact fee nexus studies. The City of Dos Palos has a website, but it does not include planning, or development information.

Development in the city is typically required to pay a range of development impact fees, including, fire, park dedication and improvement fees, police, storm drainage, traffic, water and wastewater connections, school fees, and the Merced County Regional Transportation Impact Fee. The City’s residential development impact fees are not compliant with state law as they have not been updated in over 30 years and do not represent a reasonable relationship between the fee charged and the burden posed by the development.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ By December 2025, the City will evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary. Provide links on the City’s website to connect to the most recent versions of each resource and document. ▪ By December 2025, establish a fee schedule that accurately reflects the impact of single-family and multi-family development, pursuant to AB 602.
Primary Responsible Departments	Planning & Development Department
Funding Sources	General Fund
Relevant Policies	2.2; 2.4; 2.6
AFFH Themes	Outreach and Education
AFFH Geographic Targeting	N/A
AFFH Outcomes	N/A

Program 8: Facilitating Affordable Housing Development

The City is committed to expanding affordable housing options for households of all income levels using development tools such as density bonus provisions, waiving development fees and streamlining the application process. The City will contact local non-profit and private developers to facilitate the production of this housing as well as pursue funding opportunities available at the local, regional, state and federal levels.

Where feasible, the City will work with private and nonprofit developers to finance, design, and construct housing to meet the needs of lower-income (extremely low-, very low-, and low-income) and special needs households (e.g. elderly, homeless, farmworkers, persons with disabilities, female-headed households).

On a case-by-case basis, the City will provide opportunities for public, private and non-profit groups to develop affordable housing by constructing off-site improvements and physical infrastructure as

Capital Improvement Projects. Assistance provided by the City may include traffic, street and sewer upgrades as well as other pedestrian and mobility improvements.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Annually pursue funding at the local, regional, state, and federal levels such as CDBG, HOME, CalHome, PLHA, and Project Homekey funds to assist affordable housing production. ▪ Work with other jurisdictions in Merced County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By January 31, 2025, adopt a density bonus ordinance to provide a density bonus to projects providing moderate, low, very low-income housing, and senior housing developments pursuant to the Government Code Section 65915. ▪ Facilitate the development of affordable housing through the following actions (including but not limited to): design review workshops, providing site location assistance, and assisting in the procurement of funding. ▪ Facilitate the development of affordable housing for extremely low, very low- and low-income households and special needs households (e.g., seniors, homeless, farmworkers, persons with disabilities, female-headed households) through the provision of the following regulatory concessions and incentives: <ul style="list-style-type: none"> ▫ Density increases under the City’s Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals. ▪ After the adoption of the Water Plan Update, examine the feasibility of an Affordability Housing Ordinance. The ordinance would 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. <ul style="list-style-type: none"> ▫ Conduct targeted outreach in the year after adoption and make determination within two years after adoption. ▪ Develop an informational checklist to assist developers in using Builder’s Remedy to further streamline the process.
Primary Responsible Departments	Planning Department
Funding Sources	Local, state, and federal resources; General Fund; CDBG
Relevant Policies	2.1, 2.2, 2.3, 3.1, 4.1, 4.3, 7.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide with emphasis on North and South Dos Palos
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Increase the percent of the city’s housing stock that is multi-family from 6.5 percent to 10 percent by December 2030, using 2017-2021 ACS data as a baseline. ▪ Decrease disparity between census tracts in East Dos Palos and North/South Dos Palos based on median income level.

Program 9: Preservation of At-Risk Housing

The City has 109 housing units that are deed restricted as affordable housing for lower-income households. No units are considered at risk of conversion during this Housing Element planning period. Nevertheless, the City will work to preserve these units and will proactively monitor all other units to encourage continued affordability beyond existing covenants and work proactively with owners of affordable units to assist in rehabilitation needs.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Monitor affordable units during the planning period. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.6, 5.5
AFFH Themes	Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	Preserve all affordable housing units.

Program 10: Housing Preservation and Rehabilitation

About 69 percent of the housing stock in Dos Palos is more than 40 years old. The City actively seeks and encourages the rehabilitation of housing units, utilizing various programs and community partnerships.

The City will work to maintain the affordable housing supply, particularly for lower-income households and special needs households (e.g., seniors, homeless, farmworkers, persons with disabilities, female-headed households).

The City also promotes Weatherization Programs available through utility companies. Residents of Dos Palos are served by PG&E for electricity and natural gas. PG&E's Energy Savings Assistance Program provides free weatherization services to qualifying low-income households. The City utilizes the various residential programs PG&E offers, including:

- Rebates on energy-efficient appliances
- California Alternate Rates for Energy (CARE) Program, which provides assistance for lower income households
- Family Electric Rate Assistance (FERA) Program for larger households

Additionally, the U.S. Department of Agriculture Rural Development has a housing repair program, and the U.S. Department of Health and Human Services Low-Income Home Energy Assistance Program Block Grant can be utilized to improve energy efficiency in homes.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Advertise available rehabilitation grant programs on the City’s website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Publish resources on rehabilitation and weatherization assistance on the City’s website by January 2025. ▪ By 2026, and thereafter every two to three years or as necessitated by funding needs, the City will apply for Federal and State funding to support owner and renter occupied rehabilitation and to facilitate code enforcement activities. ▪ By 2026, and thereafter every two to three years, apply for funding that would provide loans for accessibility improvements in existing affordable housing, such as CDBG Housing Rehabilitation funds. ▪ Biannually conduct a weed and nuisance abatement program. ▪ 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.
Primary Responsible Departments	Planning Department, Code Enforcement
Funding Sources	General Fund
Relevant Policies	3.6, 4.1, 4.2, 4.3, 5.5
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Place-Based Strategy for Neighborhood Improvements
Geographic Targeting	East Dos Palos
AFFH Outcomes	Assist with 10 rehabilitation projects over 8 years.

Program 11: Lower-Income and Special Needs Housing

To assist in the development of housing to meet the needs of lower-income households and special needs households (e.g., seniors, homeless, farmworkers, persons with disabilities, female-headed households), the Housing Authority of the County of Merced (HACM) offers the following programs:

- **Housing Choice Vouchers (HCVs):** Offers affordable, decent, and safe housing in open market rentals selected by voucher holders. The HCV program provides rent subsidy to families in privately owned existing rental units in Merced County.
- **Public Housing:** Provides rental assistance to low -income families and individuals. The Housing Authority of the County of Merced (Housing Authority) owns and manages 421 public housing units consisting of a variety of apartments, duplexes, and single-family homes, located in communities throughout Merced County.
- **Project-Based Voucher Program (PBVs):** The Housing Authority released a Request for Proposal (RFP) for the PBV Program in November 2023, seeking proposals from owners/developers who will commit up to 150 units of their rental housing to receive assistance through project-based vouchers.
- **Migrant Housing Centers:** The Housing Authority manages four Migrant Housing Centers throughout the County. The Migrant Housing Centers provide temporary housing to migrant farmworkers available to them during the peak growing and harvest season, which is typically April through November. Migrant Centers managed by the Housing Authority are located in Atwater, Merced, Los Banos, and Planada.

The City will continue to work with HACM to obtain HCVs and will provide information to the community on HACM’s other available programs.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Assist 200 Dos Palos households through HCVs. ▪ Over the eight-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. ▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by December 2024. Apply for feasible funding opportunities by December 2025. ▪ Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City’s website by January 2025. ▪ Connect low-income residents with housing assistance resources, including the HCV program. <ul style="list-style-type: none"> ▫ Add information on the HCV Program and other financial assistance programs to the City’s website by January 2025. ▫ Promote the availability of assistance programs through all City’s social media pages. ▫ Attend at least one community events to spread awareness and distribute fact sheets on available financial assistance programs. ▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders. <ul style="list-style-type: none"> ▫ Starting in 2025, annually conduct one workshop for landlords on the HCV program, for a total of seven workshops during the planning period, targeting property owners/managers in North and South Dos Palos.
Primary Responsible Departments	Planning Department
Funding Sources	HUD, Self-Help Enterprise funding sources
Relevant Policies	3.2, 5.1, 5.4, 5.5, 7.4
AFFH Themes	<ul style="list-style-type: none"> ▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide, targeting mobility to North and South Dos Palos
AFFH Outcomes	Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline.

Program 12: Water and Sewer Service

The City’s Utilities Department is the provider of water and/or sewer services within city limits. The City confirms that adequate water and sewer services are not available to fully accommodate the RHNA. However, with the development of the water treatment plant expected to be completed in 2026, the City will have sufficient infrastructure to support development.

Pursuant to SB 1087, as the City’s water/sewer service provider, the City has not adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ By 2028, complete update to water and sewer master plans. ▪ Annually, conduct outreach and education on water conservation measures through a social media campaign. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities. ▪ By January 31, 2025, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087).
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	N/A
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 13: Infill Development, Design, and Infrastructure

The City will promote infill development and related design and infrastructure standards, including providing assistance for project design for infill housing/re-development projects and prioritizing housing infrastructure assistance for infill development projects.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Provide assistance for project design (e.g., site planning, engineering, and/or preliminary architectural services) and infrastructure improvements (e.g., cost-sharing and/or fee waivers) for infill housing/re-development projects and developments that promote land or energy conservation.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.4, 2.5, 2.6
AFFH Themes	<ul style="list-style-type: none"> ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 14: Community and Economic Development

Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development citywide.

Specific Actions, Objectives and Timelines	<ul style="list-style-type: none"> ▪ Collaborate with Merced County Transit (the Bus) to determine location of bus stops to serve new developments in annexed neighborhoods. ▪ Coordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities, especially in East Dos Palos. ▪ Complete the Sidewalk Repair Prioritization project to identify and prioritize sidewalks that need to be repaired using GIS. As funding
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	<p>becomes available for the repairs, consider prioritization of East Dos Palos repairs since this neighborhood has disproportionate needs.</p> <ul style="list-style-type: none"> ▪ Complete Bridge Replacement project connecting Scout Park to O’Banion Park and the soon to be Dos Palos Library, located along the North Dos Palos and East Dos Palos neighborhood boundaries. ▪ Complete Downtown Sidewalk Project which includes renovation of sidewalks to improve accessibility and safety. ▪ Complete Center Avenue North Project improvements, one of the City’s main arterial roads, including new sidewalks, bike path, and bus stop. ▪ Complete Blossom Avenue East Project improvements, another of the City’s main arterial roads, including new sidewalks and crosswalks for safer access to Dos Palos High School. ▪ Complete ADA improvements along Blossom Avenue. ▪ If MCAG for the REAP 2.0 Sub-Allocation Grant funds become available, create a Mixed-Use General Plan Land Use Designation and Zoning Designation, and rezone the downtown core to MU by Spring 2025. ▪ If funding becomes available (such as American Rescue Plan Act funds), prepare a Downtown Revitalization Plan to help enhance the City’s downtown core area. The plan will allow the City to quality for Economic development programs targeting small and local businesses (e.g., façade improvement grants or loans, business retention, employee training, public space improvements in business districts). ▪ Partner with school district and/or non-profit organizations on an edible food recovery program and will be procuring compost material to use for park revitalization projects and distribution of compost material for free to Dos Palos residents. ▪ Partner with the Merced County Economic Development Division to host at least one event annually in Dos Palos to inform local business owners of available business assistance programs. ▪ Partner with the local employment organizations to connect Dos Palos residents with job opportunities and workforce training program opportunities. <ul style="list-style-type: none"> ▫ Partner with the Worknet Merced County to host an annual job fair and workforce training event in Dos Palos. ▫ Work with The Bus (Merced Transit Authority) to provide free bus passes to residents attending job fairs and interviews. ▪ Partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Dos Palos. <ul style="list-style-type: none"> ▫ Hold discussions with at least five potential business owners during the planning period.
Primary Responsible Departments	Planning Department
Funding Sources	General Funds
Relevant Policies	3.1, 4.4
AFFH Themes	Place-based Strategies for Neighborhood Improvement
Geographic Targeting	East Dos Palos , Downtown Dos Palos (South Dos Palos), and Annexed Areas
AFFH Outcomes	<ul style="list-style-type: none"> ▪ Complete five CIP projects during the planning period. ▪ If DRP is complete, assist five businesses during the planning period.

Program 15: Fair Housing Outreach and Enforcement

The City of Dos Palos works with the Merced County Housing Authority to provide fair housing information and resources to residents and housing providers. The Housing Authority contracts with Central California Legal Services (CCLS) to provide a local Fair Housing Information Program which includes distribution of educational materials to property owners, apartment managers, and tenants, and responding to complaints of discrimination (i.e., intake, investigation of complaints, and resolution) by referring the affected party to the appropriate agencies.

The City refers fair housing issues and complaints to Fair Housing Council of Central California (FHCCC) and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions.

HATC refers fair housing issues and complaints to the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO).

Specific Actions, Objectives and Timelines

- Create a Housing Resources and Fair Housing Information Flyer in English and Spanish that includes:
 - State and federal fair housing laws, specifically highlighting protected classes, including source of income protections
 - County and local rehabilitation and other housing resources (e.g., weatherization, first-time homebuyer programs)
 - Tenant/landlord/lender rights and responsibilities
 - Fair housing complaint information and resources
 - List of affordable housing units available
 - State rent stabilization and state just cause eviction regulations
- Implement an information dissemination plan including:
 - In collaboration with Merced County Housing Authority and/or CCLS or other fair housing organization, hold at least one annual fair housing workshops or pop-up events during the planning period for residents about housing rights and resources, materials in English and Spanish, starting in 2025.
 - Starting in 2025, biannually publish Fair Housing Flyer on housing rights and resources, in the City Manager’s Newsletter.
 - At least once annually, publish fair housing information flyer on City’s social media
 - Update the City’s website to include information on fair housing flyer. Complete updates by January 2025.
 - Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance by distributing fair housing flyers.
 - Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2025.
 - Provide annual trainings for City staff on how to refer residents for fair housing complaints. Beginning in 2025, provide annual training to City staff on how to refer residents for fair housing complaints.
 - Disseminate Housing Resources and Fair Housing Information Flyer at the annual Cotton Festival and/or Christmas Parade/Tree lighting.

	<ul style="list-style-type: none"> Participate in annual meetings with directors from other jurisdictions to discuss regional fair housing and housing resources for potential inclusion on the webpage or in the flyer.
t	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	Enforcement and Outreach
Geographic Targeting	East Dos Palos
AFFH Outcomes	Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

C7.3 Quantified Objectives

Dos Palos has established quantified objectives for housing production and rehabilitation for the Housing Element. These objectives are based upon expected availability of resources to address the City’s housing needs, expectations regarding future housing development, as well as prior objectives established in earlier housing plans. Table C7-1 below summarizes the City’s quantified objectives for implementing its various programs and actions outlined above.

Table C7-1 Quantified Objectives 2024-2032

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	63	3	
Very Low	64	3	
Low	66	3	
Moderate	96	1	
Above Moderate	241		
Total	530	10	109 (none at risk)

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