



City of Merced

Housing Element
Proposed Rezoning
January 2024





Agenda

- Why Rezones are Required
- Opportunity Sites
- Pipeline Projects
- Rezones
- Q&A

Why Rezoning is Required



Align with the Housing Element Updates



Support the City's ability to meet its Regional Housing Needs Assessment (RHNA)



Allow for housing development where housing is currently not permitted



Reduce constraints to housing development and to accommodate special housing needs

What is Regional Housing Needs Allocation (RHNA)?

- A state-mandated process that requires jurisdictions to plan for enough housing to meet the needs of current and future residents
- Planned housing must be distributed across 5 affordability levels:



Opportunity Sites

Developed through the analysis of:

- Development trends
- Identification of available land that is suitable for housing
- Community input

Opportunities Sites may be:

- Vacant lots
- Underutilized parcels
- Nonvacant sites

Broken up into 6 geographic areas:

District 1 – District 2 – District 3 – District 4 – District 5 – District 6

Pipeline Projects

Residential developments that are approved and permitted, but not yet built

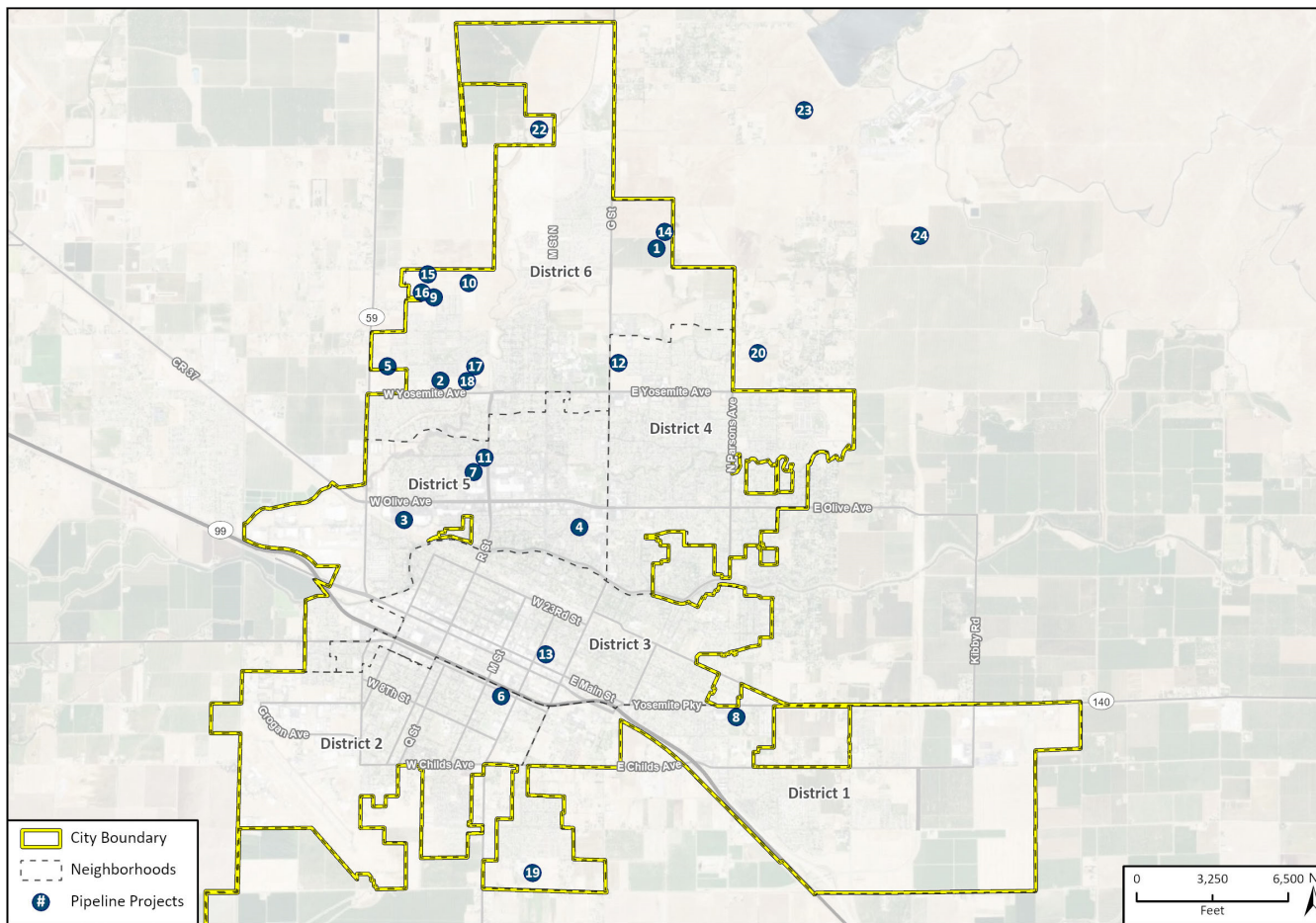
Can count toward RHNA goal

Scattered throughout the city, but mostly concentrated in District 6

Single-family and multi-family projects

27 pipeline projects

Pipeline Projects



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Additional data provided by County of Merced, 2023.

22_13487_HE_AFFH
Pipeline Projects - Merced

Rezones



33 rezone sites across the city (3 sites rezoned in 2024 already)



Assessed by TCAC Opportunity area which range from areas of *High Segregation and Poverty* to *Highest Resource Areas*



No sites have fire hazards



All districts are within minimal to moderate flood hazard zones

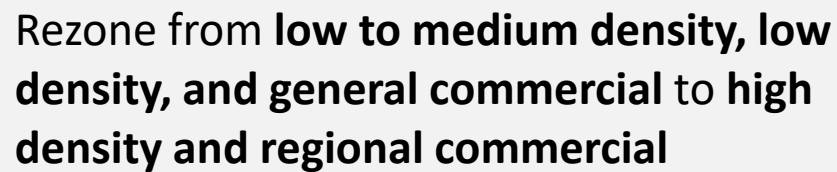
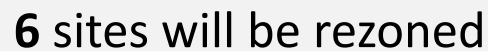


All sites include vacant lots

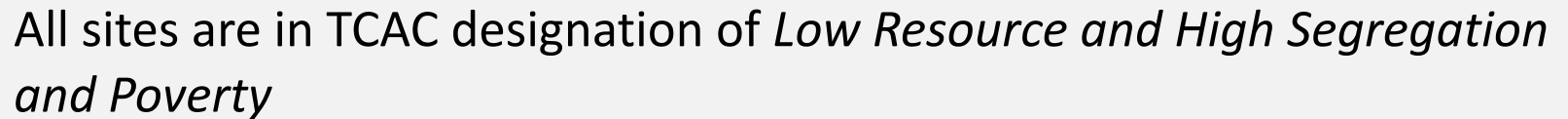


District 3 also includes office uses

A map of Council District 1, outlined in blue. The district includes areas around E 20th St, E 21st St, E 22nd St, E 23rd St, E 24th St, E 25th St, E 26th St, E 27th St, E 28th St, E 29th St, E 30th St, E 31st St, E 32nd St, E 33rd St, E 34th St, E 35th St, E 36th St, E 37th St, E 38th St, E 39th St, E 40th St, E 41st St, E 42nd St, E 43rd St, E 44th St, E 45th St, E 46th St, E 47th St, E 48th St, E 49th St, E 50th St, E 51st St, E 52nd St, E 53rd St, E 54th St, E 55th St, E 56th St, E 57th St, E 58th St, E 59th St, E 60th St, E 61st St, E 62nd St, E 63rd St, E 64th St, E 65th St, E 66th St, E 67th St, E 68th St, E 69th St, E 70th St, E 71st St, E 72nd St, E 73rd St, E 74th St, E 75th St, E 76th St, E 77th St, E 78th St, E 79th St, E 80th St, E 81st St, E 82nd St, E 83rd St, E 84th St, E 85th St, E 86th St, E 87th St, E 88th St, E 89th St, E 90th St, E 91st St, E 92nd St, E 93rd St, E 94th St, E 95th St, E 96th St, E 97th St, E 98th St, E 99th St, E 100th St. The map also shows major roads like I-90 and I-94, and landmarks like the University of Utah and Salt Lake City International Airport.



113 additional lower-income units
30 additional moderate-income units

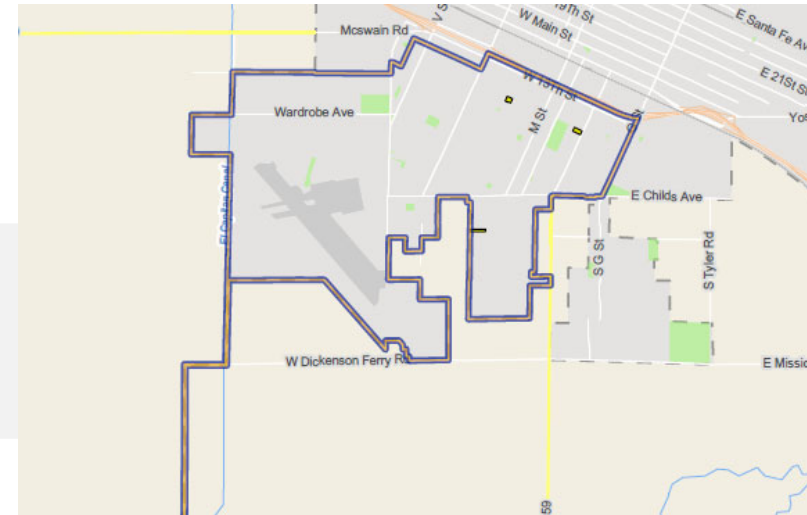


Total: 143 units

District 2



3 sites will be rezoned



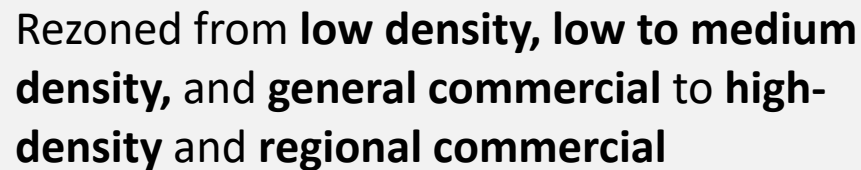
Rezoned from **low density residential** and **general commercial** to **high-density residential** and **regional commercial**

303 additional lower-income units
79 additional moderate-income units



All sites are in TCAC designation of *High Segregation and Poverty*

Total: 382 units

[illegible]

104 additional moderate-income units



Total: 499 units

District 4



1 site will be rezoned



Rezoned from **low density** to **high-density residential**

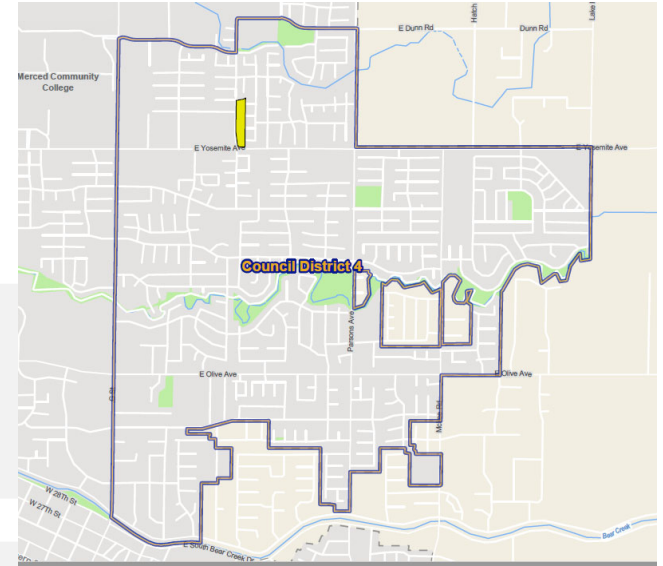
172 additional lower-income units

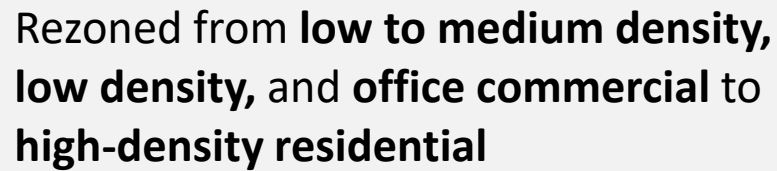
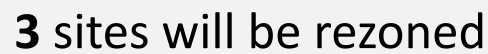
44 additional moderate-income units



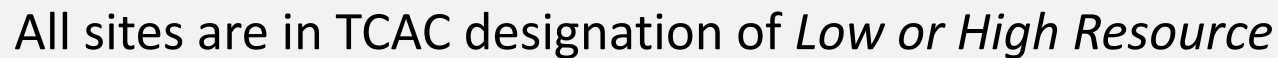
All sites are in TCAC designation of *Highest Resource*

Total: 216 units



[illegible]

145 additional lower-income units
37 additional moderate-income units

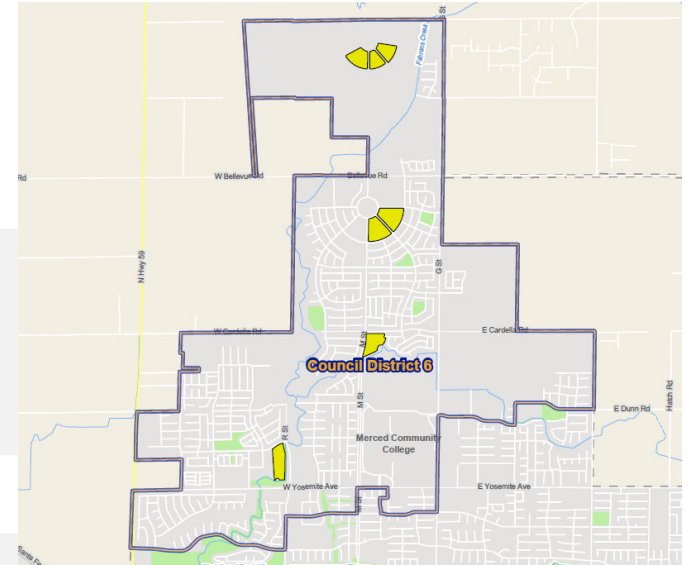


Total: 182 units

District 6



7 sites will be rezoned



Rezoned from **low to medium density, high to medium density, open space-park recreation, and general commercial to high density**

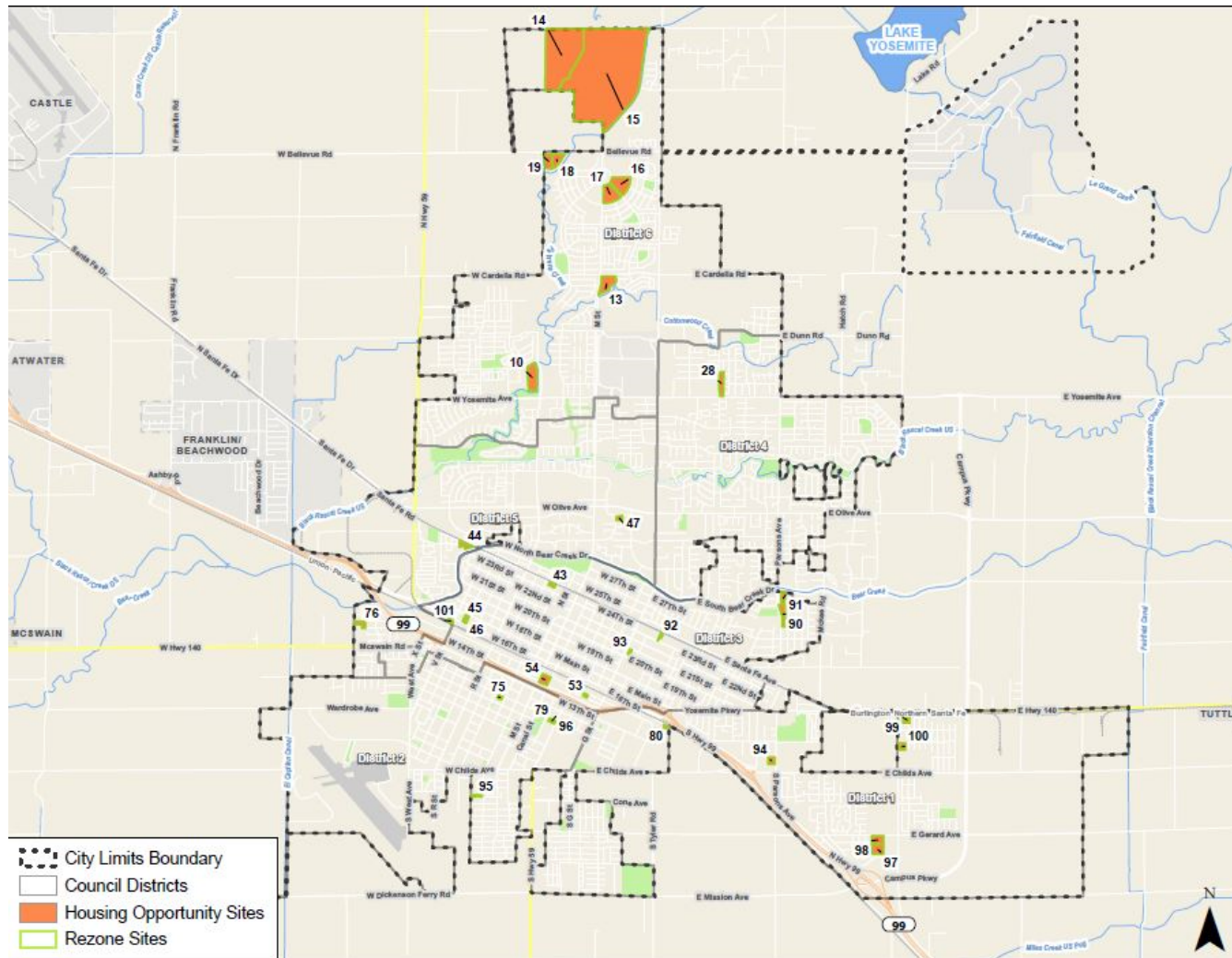
1,088 additional lower-income units

841 additional moderate-income units

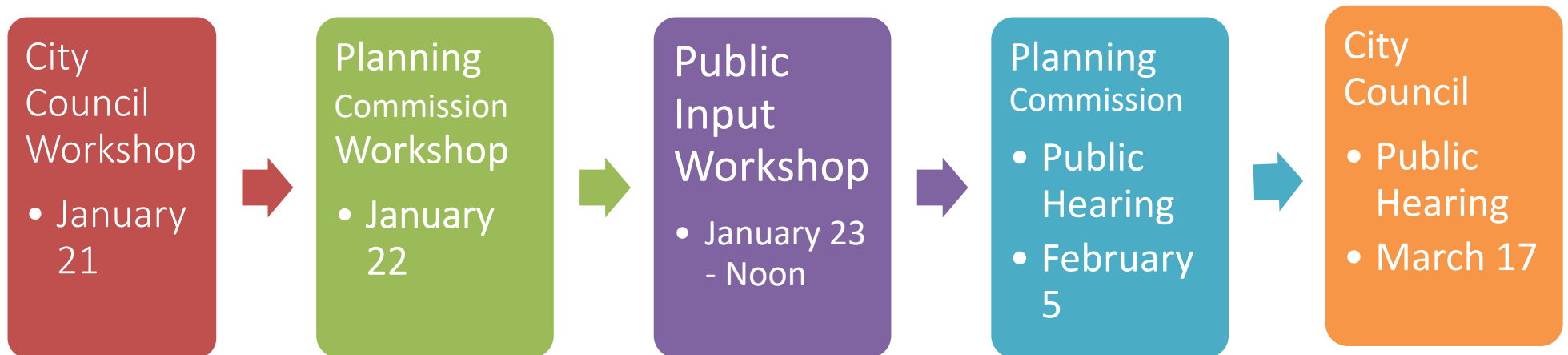


All sites are in TCAC designation of *Highest Resource*

Total: 1,929 units



Next Steps: Rezone Process



Questions?