

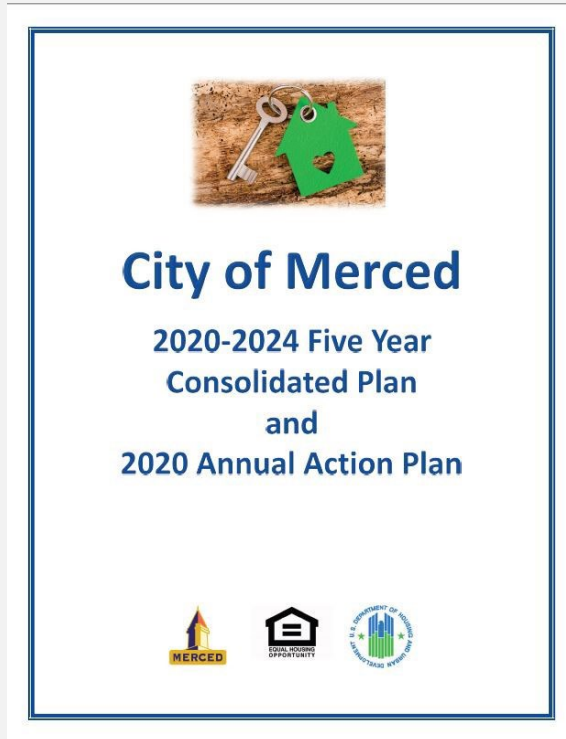


CITY OF MERCED HOUSING DIVISION

First Public Hearing
for the
2025-2029 Consolidated Plan and
2025 Annual Action Plan

City Council Meeting
February 18th, 2025

WHAT IS A CONSOLIDATED PLAN?

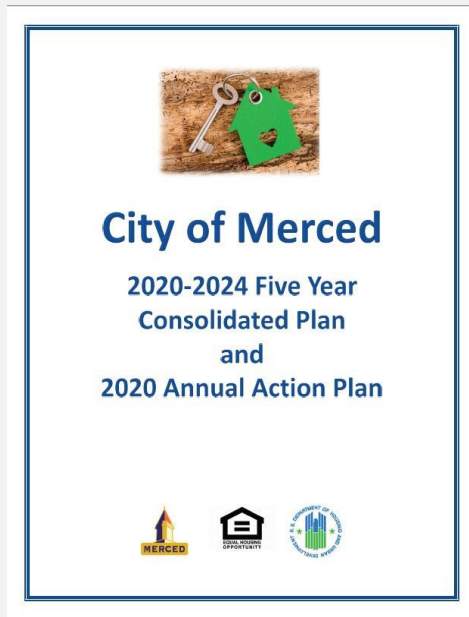


- Planning document required by HUD* every 5 years as a condition of receiving funding
- Assists the City in determining the following needs based on data analysis & community outreach:
 - Housing and homelessness needs
 - Economic development needs
 - Public facilities and infrastructure needs
 - Community service needs
- Includes needs assessment, market analysis, strategic plan, and first year annual action plan

*HUD = U.S. Department of Housing & Urban Development

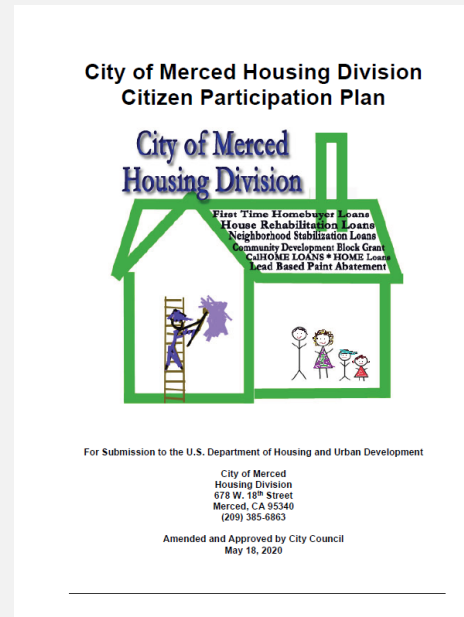
FOUR IMPORTANT DOCUMENTS

"SAY"



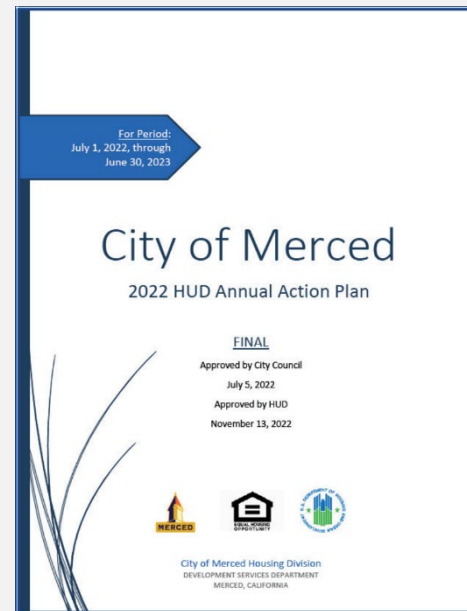
5-Year
Consolidated Plan

"HOW"



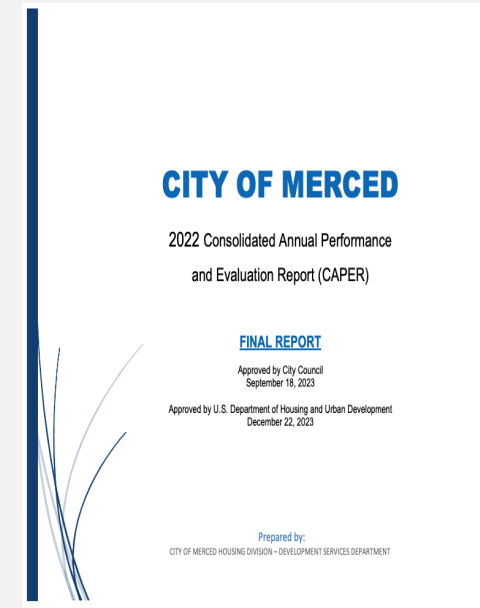
Citizen Participation Plan

"DO"



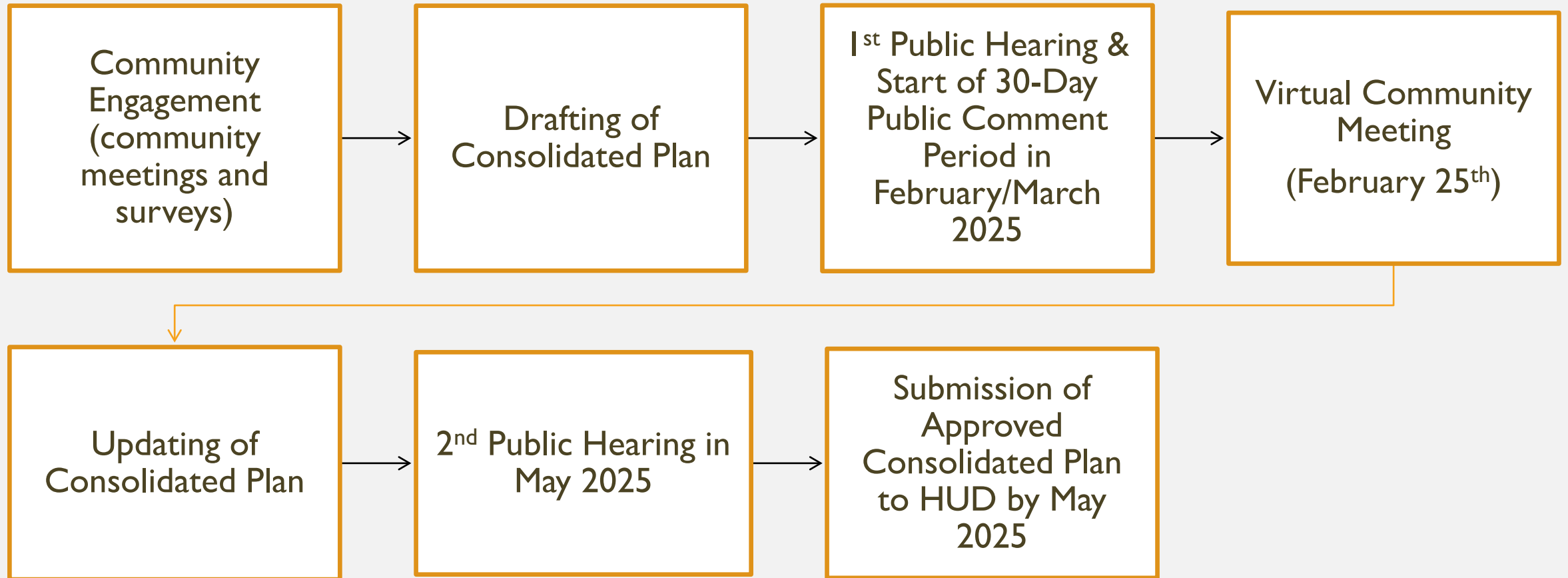
Annual Action Plan

"SHOW"



Consolidated Annual Performance and
Evaluation Report

CONSOLIDATED PLAN PROCESS





COMMUNITY ENGAGEMENT

- 2 Community Meetings were held on January 8th and January 16th
- 2 Stakeholder Meetings were held on January 9th and January 17th
 - A total of 103 Comments were received
- A 3rd Community Meeting will be held February 25th
- In our feedback received to date:
 - The Community Needs survey received a total of 92 participants
 - The Stakeholder survey received 9 participants

SUMMARY OF PUBLIC COMMENTS

- Increase affordable housing options
 - Creation and preservation of affordable rental and for-sale units
 - Expansion of rental assistance to include move in costs
 - Homeowner rehabilitation programs
- Expand knowledge and services of Fair Housing
- Offer a range of housing programs and services, from emergency to permanent housing.
- Improve and expand access to essential services, community infrastructure, and economic development opportunities in South Merced
 - Pedestrian walkways and bike pathways
 - Street lighting
 - Flood retention strategies

PUBLIC COMMENTS - HOUSING

- Increase to the housing inventory across all income levels, with a particular focus on long-term affordable housing and housing for vulnerable populations.
- Services that increase housing stability including home repairs, rapid rehousing, short term and long-term rental assistance, utility assistance, and food security programs.
- Development of new affordable housing units, prioritizing seniors, individuals with disabilities, or other households more vulnerable to housing instability.
- Support to purchase and maintain homes, including financial assistance programs, homebuyer education, and home repair programs to help residents achieve and sustain homeownership.
- Explore alternative development models, such as the subsidy of Accessory Dwelling Units (ADUs) or mixed-use affordable housing.

PUBLIC COMMENTS - HOMELESSNESS

- Prevention services that link people to resources, including rapid rehousing and mental and behavioral health services.
- Expansion of emergency housing programs, including rapid rehousing, short-term emergency rental assistance, hotel/motel vouchers, and shelters
- Supportive services such as mental or behavioral health services and substance abuse treatment both for those experiencing homelessness and those in permanent supportive housing

PUBLIC COMMENTS – QUALITY OF LIFE

- Investment in community programs and centers to support seniors, youth, and families, particularly in South Merced
- Increase pedestrian walkways and bike paths, especially in South Merced and areas with large investments in affordable housing, to better connect households to work centers.
- Support for vulnerable populations through public services like nutrition assistance, physical, mental, behavioral health services, general healthcare, childcare, job training, and support for young adults transitioning from foster care.
- Invest in streetlighting and ADA compliant sidewalks, especially in South and Central Merced
- Investment in job training and education programs in industries of growth

RENTER AND HOUSEHOLD DEMOGRAPHICS



56% of households
are renters

44% of households are
homeowners



Median rent: **\$1,293**

Median home value:
\$347,700



49% of renters are
cost-burdened

25% of homeowners are
cost-burdened



Annual income needed
to afford rent: **\$51,720**

69% of households have
mortgages

Sources: U.S. Census Bureau 2018 & 2023 ACS 5-Year Estimates; 2017 to 2021 CHAS; Zillow Rental Data

AGE OF HOUSING IN MERCED

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,059	33%	3,950	26%
1980-1999	2,880	24%	4,243	28%
1950-1979	4,244	35%	5,466	36%
Before 1950	1026	8%	1,614	11%
Total	12,209	100%	15,273	100%

Data Source: 2019-2023 ACS

PUBLIC SERVICE INFORMATION

- There are 1,472 affordable and permanent supportive housing units funded through a combination of federal, state, and local programs. These units serve households earning up to 80 percent AMI.
- Over 900 year-round beds are available to support individuals experiencing homelessness. This includes emergency shelters, transitional housing, permanent supportive housing (PSH), and rapid rehousing programs.
- The City offers supportive services for older adults and individuals who are frail or elderly, individuals living with HIV/AIDS and their families, individuals with substance use disorders (SUDs), and individuals with mental or physical disabilities.

FY 2025-2030 DRAFT CONSOLIDATED PLAN GOALS

1. Enhance housing opportunities by increasing the availability of affordable housing options and improving the efficiency and cost-effectiveness of existing housing.
2. Address housing inequalities by offering fair housing services to residents.
3. Promote housing stability for the city's most vulnerable residents by supporting a range of programs and services that address needs across the housing spectrum, from emergency to permanent housing.
4. Improve quality of life throughout communities by improving and expanding access to essential services, community infrastructure, and economic development opportunities.

CURRENT CONSOLIDATED PLAN GOALS PROGRAM YEARS 2020 TO 2024

Six Consolidated Plan Goals for Program Years 2020 to 2024

- **Affordable Rental Housing:** To preserve, rehabilitate, and enhance existing neighborhoods, and housing as applicable with an emphasis on South and Central Merced.
- **Support Services to Youth, Homeless, Seniors:** Provide support services for the City's residents with an emphasis on the homeless and services to seniors.
- **Fair Housing:** Ensure that all housing programs are available without discriminations based on race, color, religion, sex, national origin, age, income, disability status, etc.
- **Public Facilities and Infrastructure:** To preserve, rehabilitate, and enhance existing public facilities.
- **Job Creation:** To address the City' significantly high unemployment rate with economic development.
- **Neighborhood Revitalization:** Create neighborhood revitalization opportunities within targeted areas of the City.

FY 2024-25 HUD FUNDS (CURRENT YEAR) *

Activity Type	Amount
CDBG	\$1,056,567
HOME	\$450,563
Total FY 24-25' Allocation	\$1,507,130
Program Income (CDBG+HOME)	\$228,327
Carryover Funds (CDBG+HOME)	\$1,744,820
Total Budget (CDBG+HOME)	\$3,480,277

* Includes 1st Substantial Amendment approved by City Council on 2/3/2025

FY 2025-2026 CDBG AND HOME ALLOCATION AND EXPECTED RESOURCES *

Resource Type	Amount
CDBG (estimated)	\$ 1,000,000
HOME (estimated)	\$ 480,000
Total FY 24-25' Allocation (estimated)	\$ 1,480,000
Program Income (CDBG+HOME) (estimated)	\$ 168,000

* HUD is anticipated to announce CDBG and HOME allocations between March – June 2025

The 2024 program year is still in progress - therefore, estimated totals for 2025 Carryover Funds (CDBG+HOME) and 2025 Total Budget are still to be determined.



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