

For Period:
July 1, 2022, through
June 30, 2023

City of Merced

2022 HUD Annual Action Plan

FINAL

Approved by City Council

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City of Merced Housing Division
DEVELOPMENT SERVICES DEPARTMENT
MERCED, CALIFORNIA

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2020-2024 Consolidated Plan (the “ConPlan”) is a document submitted to the U.S. Department of Housing and Urban Development (HUD) that assesses and analyzes local conditions and issues related to housing, homelessness, community development, and economic development and serves as a comprehensive housing affordability strategy, community development plan, and submission for funding under any of HUD’s entitlement formula grant programs spanning the period of time from July 2020 to June 2025. Utilizing a comprehensive outreach and citizen participation process, the Consolidated Plan describes priority needs of the community and develops strategies to address those needs.

The ConPlan for Housing and Community Development was established through legislation passed by the U.S. Congress in 1990. Under the Cranston-Gonzalez National Affordable Housing Act, jurisdictions that receive federal entitlement funds for housing and community development activities are required to prepare a comprehensive three- to five-year plan for using those funds. Each year, the goals and priorities of the ConPlan are carried out through Annual Action Plans and details how the City will use its funding towards the accomplishment goals laid out in the ConPlan.

This City of Merced 2022 Annual Action Plan covers the third-year goals described in the 2020-2024 Consolidated Plan and covers the period spanning July 1, 2022, through June 30, 2023, a timeframe also referred to as "the 2022 Program Year" elsewhere in this plan. The Annual Action Plan identifies various activities proposed to be funded with Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and other fiscal resources to be received from HUD, as well as non-federal sources, such as Program Income received from existing State-funded first-time homebuyer loans with the City, and City of Merced 's own resources, such as Enterprise, Housing Successor Agency (HSA), and General Funds. The City expects to receive \$1,099,911 in CDBG funds and \$603,192 in HOME funds, totaling \$1,703,103 from HUD as entitlement formula grants during the 2022-23 fiscal year (note: these are the actual allocation figures announced by HUD on May 17, 2022). Including anticipated and received program income, projected carryover, and CDBG and HOME entitlement formula allocations, the City has a total Annual Plan budget for the 2022 program year of approximately \$6,880,185.

The entitlement formula utilizes population information, poverty level, and overcrowded housing data to establish funding allocations. The City of Merced qualifies as a CDBG entitlement City based on the grant formula. The City, The County of Merced (including the Continuum of Care), the County of Merced Housing Authority, and other regional agencies coordinate their efforts to provide a balanced approach to community needs using their available resources.

Methods of Evaluation

In preparing the Five-Year ConPlan in 2020, the City utilized several methods to analyze the housing and community development needs of Merced. Methods included hosting resident and stakeholder focus groups on affordable housing needs and potential housing-related policies, surveying community residents and stakeholders, surveying multi-family unit property owners, and utilizing information in several City and county planning documents. The City hosted community meetings and hearings and met with organizations as an effort to outreach to and encourage the participation of all residents, particularly low- and moderate-income residents, elderly persons, and persons with disabilities. The purpose of the meetings was to inform the community about the ConPlan process and to identify opportunities to improve collaborative efforts and eliminate service delivery gaps in order to develop and sustain decent and affordable housing, suitable living environments, and expanded community and economic opportunities. Likewise, in preparing this 2022 Annual Action Plan, which updates the ConPlan with "year three" projects and resources, the City used many of these same methods of evaluation to update the prior-year efforts.

Action Plan Format

In 2012, HUD released its new eCon Planning Suite with interactive tools and resources for grantees to use in the preparation of the Consolidated Plan and Action Plan in the Integrated Disbursement and Information System (IDIS). This new tool provides data from HUD-selected sources, primarily the most-recent Census and American Community Survey (ACS) data sets available. Despite the primary reliance on HUD-selected data sources, grantees are permitted opportunities to customize their ConPlan and Annual Plan.

COVID-19

In Spring of 2020, while preparing the draft of the 2020-2024 ConPlan, a new coronavirus known as SARS-CoV-2 was first detected in Wuhan, Hubei Province, People's Republic of China, causing outbreaks of the coronavirus disease COVID-19 that spread globally. The first case was reported in the United States in January 2020. In March 2020, the World Health Organization declared the coronavirus outbreak a pandemic, and the President declared the outbreak a national emergency. During the same time, the State of California declared a state of emergency, shutting down large gathering places and limiting the movement of residents. Locally, the City and County of Merced both declared a local state of emergency on March 13, 2020.

Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act in response to the crisis, and it was signed into law on March 27, 2020. The CARES Act is an over \$2 trillion economic relief package that provided direct economic assistance for American workers, families, and small businesses, and preserves jobs for industries. As part of the CARES Act, additional assistance was provided for HUD grantees, and the City received CARES Act allocation of CDBG funds (CDBG-CV funds) in Rounds 1 and 3. The City amended its 2019 Annual Action Plan after each round of allocations to include each CARES Act distribution and implement programs specific to the assessed needs that arose. The City received a total

of \$1,193,573, of CDBG-CV funds, and repurposed \$125,239 of regular CDBG funds to be used towards combating the local effects of the pandemic. These funds are still being distributed throughout the community as the pandemic continues and needs are still great.

The crisis drastically affected the preparation of the ConPlan, requiring a re-invent of effective means of citizen participation. In Spring of 2020, the City distributed an online survey to residents, schools, community business partners, and health agencies and received 204 responses. From the survey results and town hall meetings held before the local effects of COVID-19 were felt, the City was able to see a consensus of community needs and moved forward to public hearings with a final draft plan.

However, some community residents felt public outreach was insufficient, and that more residents needed to be directly heard. Following two virtual outreach meetings held in September of 2020, the City restarted a second public review and comment period and public hearings. On November 30, 2020, the City Council approved the final draft of the ConPlan, 2020 Annual Action Plan, and Analysis of Impediments to Fair Housing. However, due to the fast-approaching December 31, 2020, submittal deadline for the Consolidated Annual Performance and Evaluation Report (CAPER) and another CARES Act Substantial Amendment process immediately following, more delays for submittal and HUD approval timelines occurred, and the City did not receive HUD approval and access to 2020 program funds until March 10, 2021.

The unfortunate end result has been that delays in getting funding to our public service partners who directly assist vulnerable residents placed some programs in jeopardy of closing completely, and 2020 projects were not able to start until the 2021 program year. Now, as we approach the end of the 2021 Program Year in preparing this 2022 plan, a little over two years after COVID-19 arrived, we have not quite fully recovered from the snowball effect of these delays, 2021 programs linger into the 2022 plan year, and new COVID-19 variants continue to emerge.

As a result of COVID-19, the immediate needs of residents may differ slightly from those in this Annual Action Plan, but the information presented here shows trends that have been consistent over recent years and have been amplified by the effects of COVID-19, especially the needs of very low- to low-income residents.

The American Rescue Plan of 2021

In an ongoing effort to provide additional relief to address the continued impact of COVID-19 on the economy, public health, state and local governments, individuals, and businesses, on March 10, 2021, Congress passed the \$1.9 trillion American Rescue Plan of 2021 (ARP). It was signed into law by President Biden on March 11, 2021, and became Public Law 117-2. The ARP builds upon previously enacted aid measures in 2020 and early 2021, including the CARES Act, a year-end spending and aid package, and the Families First Coronavirus Response Act (FFCRA).

ARP includes funding assistance for agriculture and nutrition programs; schools; childcare; COVID-19 vaccinations, testing, treatment, and prevention; emergency rental assistance; small business

assistance; direct recovery rebate payments to families; and programs for health care and transportation workers, veterans, and other targeted populations.

Specifically, housing-related aspects of the ARP that may benefit Merced residents include:

- \$21.6 billion in Emergency Rental Assistance will be awarded to the Treasury Department, supplementing similar funding provided in the year-end appropriations.
- \$10 billion for a “Homeowner Assistance Fund,” also administered by the Treasury, for foreclosure protection assistance.
- \$5 billion funding for “Emergency Housing Vouchers” that will provide additional rent assistance, targeted to households who are homeless, recently homeless, or fleeing domestic violence.
- \$5 billion in funding, to be awarded using the 2021 HOME allocation formula (HOME-ARP funds), for various activities benefiting those who are homeless, at risk of homelessness, fleeing domestic violence, veterans who meet one of these criteria, and others where assistance or services would prevent homelessness or serve those with the greatest risk of housing instability.

On April 28, 2021, HUD notified the City of Merced of a one-time HOME-ARP allocation of \$1,988,778 that would be distributed to the City. On September 13, 2021, HUD issued CPD Notice 21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program, and on October 5, 2021, the City Manager signed a HOME-ARP Grant Agreement with HUD, giving immediate access to \$99,438.90 (5% of allocation) of administrative and planning funds for initial use in preparation of the plan for activities using HOME-ARP funds (HOME-ARP Allocation Plan).

Development of the Allocation Plan will require separate consultation, public input, and needs assessment processes and a Substantial Amendment to the 2021 Annual Action Plan, an endeavor that the City will begin immediately after Council approval and submission of this Annual Action Plan. The funds can be used towards four eligible activities, including the production or preservation of affordable housing; tenant-based rental assistance; supportive services, including homeless prevention services and housing counseling; and the purchase or development of non-congregate shelter for individuals and families experiencing homelessness, and must be used to primarily benefit individuals and families in specific qualifying populations (homeless; at risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and other specific population groups).

Broadband Internet Services

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment, especially at broadband speeds. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows four major infrastructure options within Merced: Cable, DSL, Fiber, and Fixed Wireless.

Broadband Coverage and Providers

Section MA-60 of the 2020-2024 Consolidated Plan evaluated the need for broadband and wiring connections for households, including low- and moderate-income households and neighborhoods, and found that Merced does not have significant gaps in broadband coverage and providers.

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Merced has a total of eight (8) Internet providers offering residential service, including to LMI areas. AT&T (DSL) and Earthlink (DSL) are the strongest providers in Merced so far as coverage. The average Merced household has at least four (4) options for broadband-quality Internet service; however, an estimated five percent (5%) of locals still don't have access to more than one provider and may have to rely on low-grade wireless.

These providers frequently overlap around the city: AT&T Internet (DSL and Fiber), Earthlink (DSL and Fiber), Xfinity (Cable), Fire2Wire (Fixed), UnWired Broadband (Fixed), Ayera Technologies (Fixed), Viasat Internet (formerly Exede) (Satellite), and HughesNet (Satellite).

The City's Efforts to Expand Broadband Access to LMI Residents

Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Although the City of Merced does not have significant gaps in broadband coverage on the wider sense, actually securing broadband access may not be evenly obtainable by disadvantaged, low-income households.

During the COVID-19 pandemic, it became abundantly clear that access to broadband was not evenly available across disadvantaged communities. Nearly 56% of all residents were employed as essential workers during the pandemic and had limited resources to secure access to internet services their children needed during remote learning times. The pre-pandemic internet status quo was no longer good enough, and the City paid attention.

On December 6, 2021, the City Council approved \$2.6 million of ARPA funding to be allocated to Broadband Regional Capital Improvement. Since then, Merced County, the City of Merced, and the local school districts have formed a partnership to evaluate the infrastructure needs of the County to increase access to broadband for underserved communities. A needs assessment study is currently underway to develop a plan for investment in infrastructure and to secure a local service provider. The result of the study will be bid out for grant submission, construction, and operations through a public-private

partnership to provide no or low-cost broadband services to all members of the community. Moving forward, a contract will dictate the tracking of this service and the access for disadvantaged communities.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's priority need objectives and outcomes are based on the availability of CDBG and HOME funding allocation each year. In preparing the Annual Action Plan and contemplating what types of projects will be funded, the projects and funding amounts are based on assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of HUD communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

The needs assessment that was accomplished in the 2020-2024 ConPlan will continue to help guide us over the five-year span included assessments based on community characteristics, housing market and housing needs, strategies to address homelessness and help those at risk of homelessness, and ways to bolster jobs and economic development.

Target Populations

The needs assessment that has been completed as a part of the 2022 Annual Action Plan process closely mirrors that of the ConPlan and First and Second-year Annual Plans, in identifying the following target populations, ranked in general order of placing from surveys:

- Extremely low income and low-income households (those at risk of becoming homeless);
- Special needs populations (frail elderly, victims of domestic violence/abuse, or persons with disabilities, alcohol or drug addiction, or HIV/AIDS)
- Homeless persons;
- Children, youth, and adolescents
- Veterans

Barriers to Housing

Being able to locate safe, affordable housing for you and your family should ideally be a basic and barrier-free element of living in an established community like the City of Merced. However, residents who responded to the community needs survey stated that they have experienced or observed the following barriers to finding decent, safe housing, listed most experience/observed to least:

1. Cost of housing
2. Overall lack of available units
3. Affordable housing options available only in certain locations
4. Lack of units available to people with pets or support animals
5. Condition of housing units
6. Lack of diversity in housing stock (i.e. single-family homes, apartments, townhouses)
7. Utility cost
8. Unit size (too few or too many bedrooms)
9. Distance to employment, schools, shopping, or services
10. Accessibility for people with disabilities or disabling conditions
11. Transportation or access to public transportation
12. Other barriers not listed
13. Housing restricted based on age

Essential Project Types

Several types of projects were also identified as essential to the community for the 2022 program year:

- Public Infrastructure and Capital Improvements that build or improve neighborhood infrastructure and streetscapes, such as new/improved streets, water and sewer lines, sidewalks/crosswalks, and storm drainage.
- Programs that provide workforce or life skills training, increase jobs, or assist new businesses, such as microenterprises
- Increased public services to area nonprofit agencies, particularly those programs that provide services for low-income households and those with special needs, the homeless, youth, and veterans
- Affordable housing for at-risk households and permanent supportive housing for the chronically homeless and special needs groups
- Programs that promote and/or create fair and affordable housing, especially targeting extremely low- and low-income households, including fair housing tenant/landlord dispute resolution and tenant advocacy services, affordable homeownership opportunities, homeowner-occupied rehabilitation, and multi-family rental unit rehabilitation for low- to moderate-income tenants

Ranked Needs and Activities by Category

Additionally, through a combination of electronic resident needs assessment survey responses, public agency consultation survey responses, hybrid virtual/in-person town hall meetings, resident and stakeholders meetings discussions, and feedback during housing-related Council meetings, the following needs and activities were ranked highest and most important by respondents and attendees:

- Housing— 1) decent, safe affordable housing, especially affordable rental housing; 2) repairing homes owned by households with low- to moderate-incomes; and, 3) building new homes for homebuyers with low- to moderate-incomes

- Neighborhood Improvements/Infrastructure – 1) building or improving neighborhood infrastructure and streetscapes, including water and sewer lines, streets, tree planting, sidewalks/crosswalks, and drainage 2) eliminating environmental hazards, such as litter/trash/dumped items, vacant or dilapidated buildings, and overgrown lots; and 3) upgrading parks and recreational facilities
- Economic Development – 1) financing projects that increase jobs; and 2) making low-interest business development loans to people with low- or moderate-incomes; and 3) providing financing for job training programs
- Public Services – 1) providing services for people with special needs, like the frail elderly, victims of domestic violence/abuse, or persons with disabilities, alcohol or drug addiction, or HIV/AIDS, and, 2) providing services for people that are homeless; and 3) providing afterschool programs and childcare for children and youth under 13, including parenting classes.
- Fair Housing Education - 46% of survey respondents answered that they are unaware of their rights under Fair Housing and Anti-Discrimination laws (an increase of 8.3% over last year's survey), with 41.7% answering that they are at least somewhat familiar with the laws themselves (a decrease of 5.2% over last year's responses). The responses from this year's survey seem to signal a slight decrease in the effectiveness of fair housing and anti-discrimination education efforts, which could potentially be attributed to the COVID-19 pandemic and the inability of our fair housing services to hold in-person trainings through the pandemic. Still, even after slight improvements in last year's survey, both years' results show that a deeper effort should still be made by the City and its fair housing partner organization to reach and distribute education materials to renters and landlords to promote better understanding of their protections and rights.

Additionally, from the 2022 Community Needs Survey, the following types of projects were ranked in order of the most underfunded but with the greatest need, from highest to lowest:

1. Affordable rental housing
2. Affordable homeownership opportunities
3. Employment training/workforce development
4. Affordable quality childcare
5. Homeless prevention
6. Small business assistance (access to microenterprise grants or loans)
7. Programs for domestic violence victims or mental health and substance abuse patients
8. Sidewalks, lighting, crosswalks
9. Services for disabled persons
10. Re-entry into community by formerly incarcerated persons

Weighing Needs vs. Available Funding

While the Housing Division would like to fund all of these needed programs and projects, the reality is that the necessary funding and administrative staffing resources needed to run the programs will need to be secured from a variety of resources and partnerships. Given the City's relatively small CDBG and

HOME allocations in comparison to the infinite amount of needed services, infrastructure, and LMI housing opportunities, funds to build enough affordable housing, complete large capital improvement projects, provide first time homebuyer assistance, or even create more programs to help prevent homelessness will need to come from other sources, such as other Federal or State grants or creative local funding strategies, as they become available and/or if the City successfully scores high enough to meet program guideline thresholds and funding availability. Addressing, making progress on, and ultimately striving to solve or achieve these issues, projects, and goals will take time, and some will take longer than others.

One Year and Continuing Goals

The City has identified the following goals and anticipated outcomes to accomplish through collaboration with non-profit organizations and other agencies, both year-to-year and over a span of several years:

1. Make Housing More Affordable for Merced Residents: the greatest housing issue the City continues to face is the lack of a sufficient number of affordable rental and homeownership housing units. The topic of affordable housing and policies to encourage the development of affordable housing was again, like last year, a major focus of discussion by the citizens during the development of this plan, with multiple Council and resident input meetings and staff presentations to Council on the topic. Accordingly, the City has been proactive in looking for ways to increase the number of affordable units, whether by creating workable, custom-fit policies unique to Merced, by seeking funding opportunities and creative subsidy layering strategies, or a combination of all. Specifically, this year, we examined and took action on avenues to amend or create policy aimed at encouraging the development of affordable housing by outside developers. As a result of our efforts, like last year, the 2022 program year appears promising for affordable housing in the City of Merced.

On the cusp of completion in late May or June 2022 are 89 low-income affordable housing units and related multi-modal infrastructure improvements (plus 30 permanent supportive units for homeless) as part of the larger 119-unit Childs and B Street Affordable Housing project (to be renamed “The Retreat Apartments”), and on April 14, 2022, the rental management website went live and began accepting waiting list applications to start pre-screening potential tenants. And, thanks to an unexpected change of ownership in January 2021 of the 2004-constructed The Grove Apartments that resulted in a large payoff of CDBG, HOME, Section 108 loan, and LMI Asset (former Redevelopment Agency) funds, the Gateway Terrace II project’s 40 affordable units (plus 10 units for homeless veterans) now has alternative local funding to rejuvenate the project and see start of construction within the year. Moreover, as aforementioned, the City will receive a special allocation of American Rescue Plan HOME (HOME-ARP) funds in the amount of \$1,988,778 (less administrative funds) that can be used towards production of affordable rental housing for qualifying populations (a required HOME-ARP Allocation Plan and Substantial Amendment process to adopt the plan will begin immediately after completion of this Annual Action Plan).

In addition, the City will continue to allocate HOME funding towards Community Housing Development Organization (CHDO) projects for new construction and/or rehabilitation of multi-family rental unit projects.

(Continued - 1)

On December 20, 2021, the Merced City Council authorized application to and adoption of an allocation plan for State of California Permanent Local Housing Allocation (PLHA) Plan funds that the City of Merced is eligible for each year as a part of SB2 and the Permanent Local Housing Allocation Program. As of 2019, the PLHA Program is funded in large part from recording and other fees collected and deposited into the Building Homes and Jobs Trust Fund. Each year, entitlement and non-entitlement local governments can apply for and receive funds from this permanent, ongoing source of funding for housing-related projects and programs that assist in addressing the unmet housing needs of their communities. The City is eligible for approximately \$3,112,314 of these funds over the five-year span of 2019-2023. On June 6, 2022, the City Council approved acceptance and appropriation of \$1,324,969 of 2019 and 2020 PLHA funds, of which 95% will be used to support construction of a 66-unit affordable/permanent supportive project on Park Avenue, under a partnership with Up Holdings and Self-Help Enterprises. The remaining 5% will be used to support related administrative activities.

Earlier this spring, the City began formal negotiations and the preparation of necessary documents, including environmental assessments, for disposition of all ten of its State Housing Successor Agency properties to three different affordable housing development partners (Linc Housing, Fuller Center for Housing of Merced County, and Custom Containers 915) for various affordable housing projects – duplexes, single family homes, and “container” apartment units for homeless veterans.

Additionally, in November 2021, the City applied for 2021 State CalHome Program funding, in partnership with Self-Help Enterprises, to provide First Time Homebuyer (FTHB) Mortgage and Owner-Occupied Rehabilitation (OOR) Assistance to Merced residents totaling \$2,500,000. On April 19, 2022, the City was notified that the application was successful, and will be awarded \$1,125,000 for FTHB and \$1,375,000 for OOR program assistance, which will provide funding for a proposed 12 units of mortgage assistance, 9 units of OOR, and 1 unit of Accessory Dwelling or Junior Accessory Dwelling Units (ADU/JDU) for residential property owners (another way to generate affordable housing units). To help administer these State-funded programs, the City intends to use \$12,000 of its CDBG Administrative funds each year over the next three years to contract with Self-Help Enterprises.

In late December 2021, the City Council adopted Resolution 2021-109, authorizing a joint application and participation in Round 2 of the California Department of Housing and Community Development’s (HCDs) Homekey Program to jointly apply with Up Holdings California LLC and RH Community Builders LP for Homekey funding towards a motel acquisition and rehabilitation/conversion project at 1213 V Street in Merced. The motel had served as Project Roomkey location during the COVID-19 pandemic. With proposed financing also involving U.S. Treasury American Rescue Plan Act (ARPA) funding of \$1.69 million, this project will convert a current 95-room motel to affordable housing for chronically homeless (“at-risk”) households and permanent supportive housing for those currently experiencing

homelessness. All units will be studio units and support services will be made available on site. On March 28, 2022, HCD notified the City that the project would be awarded \$24,024,054 of Homekey funding, and the project is expected to be completed within eight months of the award.

(Continued - 2)

As aforementioned at the top of this section, the City of Merced has taken decisive policy-related actions to further affordable housing in an inclusive and balanced manner. The City has listened to the urgings expressed by its residents over the last two years to find balanced policy solutions that aim to increase affordable housing in the community. The City recognizes that the adjacent University of California Merced campus' student and staff population has grown along with the City as a whole, and although there is some housing on campus, there has been an increased strain on existing units and, thus, a need for more housing within the City limits. The City is actively working with developers to bring more housing to the community.

In May 2021, the City put out a request for qualifications for affordable housing developers. Several partners were chosen and, with the aid of several preliminary funding commitments, are working through the planning, purchasing, and construction phases of their projects.

In September of 2021, the City Council reviewed staff's report on pro-housing strategies and listen to public input on the topic. Various tools were discussed, the Council directed staff to work with the County and Cities to explore options for a regional approach to affordable housing with Merced County Association of Governments (MCAG). They made available \$5 million to support this regional effort.

In November of 2021, following extensive public surveying and conversation, the Council gave initial direction to staff to set aside funding to affordable housing development from its U.S. Treasury American Rescue Plan Act (ARPA) fund allocation, and in December 2021, formally pledged \$6.5 million towards funding affordable housing projects.

Additionally, the City has modified some of the zoning ordinances to simplify and streamline affordable housing production of all types. For example, the City has updated its ordinances on accessory dwelling units, parking requirements, infill development, and is developing programs to make it easier to construct ADU's, duplexes, and triplexes.

Additionally, in April of 2022, the Council adopted Resolution 2022-15 approving a Regional Housing Needs Allocation Unit Production Plan. The Plan's intent is centered on developing a mechanism for an accountability process requiring the production of affordable housing units as part of new market rate development and is meant as an interim affordable housing production plan until further study can be completed. The intent was to utilize a tool that is similar to Inclusionary Zoning policies, but yet tailored to the City of Merced's desire to maintain a balance between the number of units needed and the business and profit margin needs of the builders themselves. Council's direction was to require the provision of affordable housing at 12.5% when certain discretionary land use entitlement actions would

be considered by the City Council. More specifically, the production of affordable units would be implemented when land use entitlements require the execution of the following discretionary actions:

- Pre-Annexation Development Agreement (PADA)
- Development Agreement (DA)
- Legislative Action Agreement

Council gave further direction to prepare an assessment of this policy, including a nexus study and determination of in-lieu fees, that may be assessed as an alternative to constructing inclusionary units. A request for proposals has currently been issued seeking consultants for this endeavor.

(Continued - 3)

2. Increasing the Number of Permanent Supportive Units: during this program year, with HUD funds, we expect to add approximately 35 units of permanent supportive units through the nearly-completed Childs and B Street Affordable Housing/Retreat Apartments project (30 units) and via an existing partnership with Sierra Saving Grace Homeless Project (expanding to a multi-family project in 2022 with at least 5 units) for an acquisition project that will purchase, repair, and convert market rate multi-family units to both LMI and permanent supportive rental units.

Additional permanent supportive units will soon be constructed through a separate \$4.4 million State Homekey award announced on March 14, 2022, for the City and Certified Container 915, who will be enlisting the experience of the Merced Rescue Mission to manage once complete, to construct 20 units (plus one management unit) of permanent supportive housing for homeless veterans using former shipping containers converted to living space. An extremely important project for the regional effort to address homelessness, it will enable all 12 of the (estimated) unsheltered homeless veterans counted in the January 2022 Point in Time count to be permanently housed, plus an additional 8 that are currently housed in transitional or other temporary shelter arrangements. The City's contribution to the project is through a land donation of the property located at 73 South R Street, which is one of the State Housing Successor Agency properties the City has been working to dispose to a qualified affordable housing partner and project.

If the Gateway Terrace II Apartments project is successful with new funding strategies in continuing forward with construction, another 10 units of permanent supportive housing for homeless veterans will be added, although project completion may not occur until the following program year (2023-2024). Once completed, combined with CC915's Homekey-funded container housing project, this will mean that the entire population of homeless veterans counted countywide in January of 2022 will be permanently housed.

Also, as mentioned in "1" above, the City and Up Holdings California LLC, with RH Community Builders LP, received a \$24 million State Homekey award to convert an existing 95-unit motel to approximately 80 units of permanent studio apartments. Approximately 50 of those units will be set aside for case-managed permanent housing for homeless individuals. And, also mentioned above, the Park Avenue

project - also with Up Holdings - will include more permanent supportive units with the support of City-provided State PLHA funding.

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3. Assisting Low-Income Homeowners with Housing Rehabilitation: oftentimes, low- to moderate-income individuals and families may be able to afford the initial purchase a home, but not be able to afford the inevitable large or even minor repairs that come with homeownership. Thus, over this program year, the City will restart its Homeowner Rehabilitation program with Habitat for Humanity of Stanislaus County with a three-year contract that the City will amend with additional new funding through the three-year period, after initial funding with \$150,000 of 2022 CDBG funds. We expect to assist at least 3 low- to moderate-income homeowners with needed minor and/or major repairs with this initial amount in 2022, thereby preserving and extending the long-term livability and legacy of the homes and making them safer for families to live in. Through the remaining two years, the City and Habitat-Stanislaus hope to assist another six homeowners.

Additionally, as mentioned in “1” above, low-income homeowners will receive additional support with needed repairs over the next three years with \$1,375,000 of 2021 CalHome funding the City and Self Help Enterprises was awarded for completion of Owner Occupied Rehabilitation projects within the City. The City and Self Help expect to assist another 9 homeowners through these State funds.

4. Improving Streets and Parks with ADA Infrastructure projects: the City will supplement the Program Year 2021 S. Canal Street/W. Childs Avenue Street, Sidewalk, Curb and Gutter infrastructure project with \$293,190 (project cost only) of 2022 CDBG funds, in order to include installation of crosswalk improvements across W. Childs Avenue to the original project. When complete, this project will have improved both streets with repaved surfaces, and installed sidewalk, curb, gutter, and crosswalk improvements at the Southeast Corner of S. Canal Street and W. Childs Avenue. The City expects that installation of these improvements will encourage a grocery store chain to develop the adjacent vacant property and improve pedestrian safety for residents living in the immediate area. The overall project is expected to benefit over 19,000 South Merced residents.

Additionally, the City will invest \$80,000 (project cost only) towards installation of missing ADA accessibility improvements at five different neighborhood parks in the South Merced area. These projects will improve access to playground equipment at each park for both disabled and non-disabled area residents in HUD Income-Eligible census tract areas and where these quality-of-life improvements are most needed. We expect these improvements to benefit approximately 15,830 residents living near these five parks.

5. Fund Vital Public Services that Address High Community Need: the City anticipates the provision of \$182,788 in CDBG funding to assist programs that benefit low- to moderate-income individuals and families, especially those who are at-risk or currently homeless, victims of domestic violence, or LMI youth. Each year, the City works to solicit non-profit organization proposals that address the needs of the community, and this year is no exception.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each year, the U.S. Department of Housing and Urban Development (HUD) assesses the City of Merced's management of CDBG program funds, the City's compliance with the ConPlan, and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment, and expanding economic opportunities. Overall, especially under the circumstances of the past two and a half years with the Coronavirus crisis, constraints on in-person meetings and large gatherings, managing additional CARES Act funding and programs, and finding creative ways to spur the production of affordable and permanent supportive housing to serve both at-risk and those experiencing homelessness, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the ConPlan. Though staff is still actively recovering and catching back up to regular yearly cycle timelines since the COVID-related delays experienced with preparation and approval of both the 2020-24 ConPlan/2020 First Year Annual Action Plan and the 2021 Annual Action Plan and being able to implement all associated projects, the City has evaluated its performance during the last program year in order to set goals and strategies for this year.

Successes

Over the last (2015-2019) Consolidated Plan cycle and over the first two years of the current 2020-2024 cycle, we have been consistently successful with the two acquisitions programs by Sierra Saving Grace Homeless Project and Merced Rescue Mission, both of which convert a range of one to three units of market rate housing to permanent supportive rental units for homeless individuals and families each year. These two programs are providing not only the benefit to the clients being served with housing and case management by the complete and similar programs these subrecipients offer, but the surrounding neighborhoods also benefit with the aesthetic improvement and the long-term managed upkeep of the homes thereafter. However, in the current "seller's market" – where homes are selling at higher prices and buyer competition is high – Merced Rescue Mission has chosen to withdraw their 2022 Request for Funding application, as successfully purchasing a home in the open housing market with their awarded 2021 CDBG funds has been too competitive. They are currently in escrow for purchase of a single-family home in North Merced that will eventually become housing for a previously homeless and/or low-income family, and Sierra Saving Grace is experiencing similar success with a concurrent two-unit purchase in East North Merced.

Successes (Continued)

The 119-unit Childs and B Affordable Housing project, which broke ground in January 2021, is nearly completed and began accepting waiting list from prospective tenants mid-April 2022. Renamed "The Retreat Apartments" for marketing purposes, this complex used \$2 million of 2020 CDBG formula and program income funds towards the on-site Neighborhood Facility, which will be open for community use once the complex is fully complete, and also features a swimming pool, gardening area, and dog park for

residents. 88 of the 119 units are affordable units, while 30 units are set aside for permanent supportive housing for formerly homeless. Currently, the City is installing the right-of-way improvements that surround and provide access to the complex, to be finished in mid-July 2022. Roadway improvements, which will include a new multi-modal transit stop, new and replaced sidewalks, curbs, and gutters, a storm drain basin, streetlights, and bike lanes and sharrows markings, were funded in part by a \$13.9 million State Affordable Housing and Sustainable Communities (AHSC) award as part of the nearly \$50 million total project financing.

Additionally, the City is still making steady progress towards the Gateway Terrace II 50-unit affordable/permanent supportive housing project (10 units for homeless veterans). Following the January 2021 “The Grove Apartments” payoff of a large amount of Housing Successor Agency LMI Asset funds (former Redevelopment Agency funds), the City made plans to redirect these LMI Asset funds towards the stalled Gateway Terrace II, which HUD has determined cannot use federal CDBG and HOME funding sources. In last year’s Annual Plan, \$700,507 of LMI Asset funds were set aside to repay HUD for premature expenditures of pre-development soft costs, and the City is currently drawing up the necessary draft documents for both the funding switch and the HUD repayment, which will both require future Council approval before moving forward.

Successes can also be celebrated with the ongoing progress that continues to be made with multiple affordable and permanent supportive housing projects, most especially the two State HCD Homekey funding awards and State CalHome funding award that were discussed above.

And, during the last year, the Housing Division’s difficulty in consistently maintaining adequate staffing levels was relieved with the hiring of a third staff person. The increased activity delivery administrative revenue that can be charged for direct hours worked on current and progressing affordable housing projects greatly assists in our ability to maintain this current three-person level.

Lastly, the COVID-19 related delays of the 2020 and 2021 Programs Years are nearly behind us, as the public service subrecipient agreements for the last of the backlogged programs from the 2021 Program Year are currently being drafted, Coronavirus CDBG (CDBG-CV) programs with the Merced County Food Bank, Sierra Saving Grace, Salvation Army, and United Way are implemented and serving the community with funding assistance, and vital 2021 CDBG public service programs are implemented and ongoing into the 2022 Program Year (to finish by early Spring 2023).

Shortcomings

While we have had encouraging success over the last year with affordable housing projects, we were not able to assist any new Homeowner Occupied Rehabilitation (OOR) project locations under our partnership with Habitat for Humanity, Stanislaus (HFHS) during the 2021 Program Year, on account of National Environmental Protection Act (NEPA) environmental review recordkeeping deficiencies discovered by HUD during a January 2020 monitoring of Housing Division environmental records. The findings reported that NEPA records of four 2015 assisted projects were not retained in written files as required. As a result, no further projects could be undertaken under the previous contract with HFHS.

Thus, for the 2022 Program Year, the Housing Division is restarting and refunding this beneficial partnership with HFHS, which includes re-doing the required environmental impact analysis as required under NEPA and related laws and authorities and careful stewardship of proper records here forth. The City plans to sign a three-year contract that will finish out the current ConPlan period through June 2025, with additional CDBG funding supplemented to this contract in Program Years 2023 and 2024.

Secondly, while we have made great progress on catching up to the bottlenecks created by COVID-19 related delays, additional funding, insufficient staffing levels, monitoring findings, and other matters, we are still finishing the year just behind our goal of 100% recovery by June 2022. This being said, the City of Merced is not the only entitlement jurisdiction still struggling back to normal timelines – thus, on October 21, 2021, the Principal Deputy Assistant Secretary of HUD issued a memorandum to all CDBG entitlement grantees that provided for a temporary change in the normal “corrective action” process related to the required expenditure deadlines of on-hand CDBG funds. In short, the memorandum grants leniency to grantees like the City of Merced who had more than 1.5 times the 2021 CDBG allocation by the annual timeliness deadline of May 1st. This appreciated leniency allows us to overlap and complete the 2021 projects that are still behind as of the preparation of this Annual Plan into the 2022 program year, as most of our 2021 CDBG programs are now up to speed and are expected to complete and spend down their project funding by our next timeliness deadline on May 1, 2023.

What We Learned

Much as we learned the previous year, as the dynamic of Merced continues to change and transform from a smaller, rural metropolitan area to the more progressive, socially-active dynamic of a UC college town, we have continued to grow, seek new, and expand upon current relationships with advocacy groups and community organizations that will help us to improve services to and more effectively connect with low-income and disadvantaged populations that exist within our community. Even as we recover and maintain more appropriate staffing levels in relation to workload, the ability of staff to regularly connect directly with residents and attend neighborhood and Continuum of Care meetings continues to be a challenge, something that has been compounded by the difficulties put forth by the Coronavirus pandemic over the last two and a half years. For this reason, the ability to hold and attend virtual meeting continues to be a technological blessing.

Valuable lessons were learned during the development of the 2020-2024 Consolidated Plan/First-year Annual Action Plan regarding the value of our resident advocacy groups in helping us make connections to interested residents, but it also exposed the need to find new and/or better ways to reach the populations that most need the funding assistance provided through this plan. This year, we once again utilized social media, website postings, a hybrid of in-person and live streaming, and radio spots, television broadcasting in holding resident input meetings, social media in distributing our Community Needs Survey and advertising meetings, direct mail to ensure that the survey went out in the monthly utility bill newsletter, and participated in a local news radio station interview to inform listeners how they could participate in the development of this plan.

What Will We Change to be More Effective?

Recognizing that ways to reach residents in the community are continually changing and that most of the more efficient electronic means learned during the pandemic of reaching the public will likely stay and become part of the norm, the City will continue to look for better and deeper ways to reach a greater number of residents each year. We need to, especially, continue to make a robust commitment to a much deeper reach to very low- to moderate-income residents, the general business community, and to our service and agency partners in the City, not just during the development of each Annual Plan update, but throughout the year, while keeping in mind that boots on the ground methods may still be the best, as many residents might not have access to computers, social media, cellular phones, or other means of getting online to answer surveys and communicate their needs. In this way, we will be better equipped, informed, and innately able to anticipate and respond to the needs for the next year of funding, and possibly even be working on programs for the year after that in order to develop programs earlier than we have in the past. In short, especially with more adequate Housing staffing, we continually need to spend time actively connecting so that we can truly provide to the community in the deep ways and areas that it is needed. Equivalently, the Housing Division needs to push and encourage our subrecipients to reach those sectors of citizens who may not know about the assistance that is available to them, as well as be more active in our City and County Continuum of Care at a staff-level so that we are a directly informed part of the important coordinated community conversations that are occurring.

Table 1 Program Funding for FY 2022-23				
Source of Funds	CDBG	HOME	Other	Total
Grant FY 2022/23	\$ 1,099,911.00	\$ 603,192.00	\$ -	\$ 1,703,103.00
Program Income FY 2022/23 (estimate)	\$ 90,000.00	\$ 66,000.00	\$ -	\$ 156,000.00
Funding to be disencumbered and reallocated	\$ -	\$ 824,698.45		\$ 824,698.45
Funds paid back from Fund 071 to reallocate	\$ 530,600.09	\$ 662,233.54	\$ -	\$ 1,192,833.63
CalHome 06 (FTHB Program)	\$ -	\$ -	\$ 335,036.00	\$ 335,036.00
CalHome 12 (FTHB Program)	\$ -	\$ -	\$ 305,222.00	\$ 305,222.00
CalHome 21 (FTHB Program & OOR Program)	\$ -	\$ -	\$ 2,500,000.00	\$ 2,500,000.00
FUND 071/471 - LMI Housing	\$ -	\$ -	\$ 2,384,692.98	\$ 2,384,692.98
State HOME (92/93/94)	\$ -	\$ -	\$ 523,666.56	\$ 523,666.56
HOMEKEY			\$ 28,444,054.00	\$ 28,444,054.00
Fiscal Year 2022/23 Carryover	\$ 1,593,043.60	\$ 3,428,039.08	\$ -	\$ 5,021,082.68
Current Active Projects & ADC (Previously Approved and/or Encumbered/Funded)	\$ 2,471,566.85	\$ 193,988.48	\$ 1,351,497.80	\$ 4,017,053.13
Total Revenue / Carryover / Previously Encumbered	\$ 5,785,121.54	\$ 5,778,151.55	\$ 35,844,169.34	\$ 47,407,442.43
HUD Funding Allocations – CDBG				
Total CDBG Program Amount (Allocation + Program Income + Carryover)				\$ 5,785,121.54
Administrative (Admin + Activity Delivery Cost)				\$ 597,344.69
Capital Improvements				\$ -
Development Projects & Activities				\$ 2,533,422.00
Public Service				\$ 182,788.00
Current Active Projects (Previously Encumbered/Funded)				\$ 2,471,566.85
CDBG - Total Unencumbered Balance				\$ -
HUD Funding Allocations – HOME				
Total HOME Program Amount (Allocation + Program Income + Carryover)				\$ 5,778,151.55
Administrative (Admin + Activity Delivery Cost)				\$ 863,085.09
Development Projects & Activities				\$ 4,721,077.98
Current Active Projects (Previously Encumbered/Funded)				\$ 193,988.48
HOME - Total Unencumbered Balance				\$ 0.00
Other				
Total Other Program Amount (Allocation + Program Income + Carryover)				\$ 35,844,169.34
Administrative (Admin + Activity Delivery Cost)				\$ 245,531.75
Projects & Activities - Other (GT2 Infrastructure)				\$ 34,247,139.79
Current Active Projects (Previously Encumbered/Funded)				\$ 1,351,497.80
Other – Total Unencumbered Balance				\$ (0.00)
Total Remaining to be Allocated				\$ (0.00)

Table 1 - 2022 Program Funding

Table 2
Program Activities for FY 2022-23

Current Active Projects (Previously Approved and/or Encumbered/Funded)	
CDBG	
Project Activity Costs (ADC) - Prior Fiscal Years	\$ 190,000.00
Gateway Terrace II - CVCAH	\$ 250,000.00
Alliance for Community Transformations (VCC)	\$ 10,800.00
Harvest Time - Food Distribution Program	\$ 22,026.00
Merced County - Continuum of Care	\$ 38,000.00
Symple Equazion - Employment Readiness & Transitional Shelter Support Program	\$ 38,960.00
Alliance for Community Transformations (VCC)	\$ 33,480.00
Harvest Time - Food Distribution Program	\$ 56,412.00
Lifeline	\$ 25,000.00
Merced County - Continuum of Care	\$ 38,000.00
Merced Rescue Mission - Property Acquisition/Rehab	\$ 400,000.00
Sierra Saving Grace - Emergency Rental Assistance	\$ 20,000.00
Sierra Saving Grace - Property Acquisition/Rehab	\$ 500,000.00
Symple Equazion - Employment Readiness & Transitional Shelter Support Program	\$ 61,310.00
City of Merced Engineering Dept - Infrastructure Improvements	\$ 750,000.00
Salvation Army - Rental Assistance Program due to COVID19	\$ 37,578.85
CDBG Total	\$ 2,471,566.85
HOME	
Habitat for Humanity – Homeowner Rehabilitation	\$ 150,000.00
Project Sentinel / Fair Housing Services	\$ 13,988.48
Project Activity Costs (ADC) - Prior Fiscal Years	\$ 30,000.00
HOME Total	\$ 193,988.48
OTHER	
Gateway Terrace II Apartments (Offsite Public Infrastructure)	\$ 432,931.32
NSP3 - Habitat for Humanity Rehabilitation / Homeowner Rehab	\$ 54,030.45
Project Activity Costs (ADC) - Prior Fiscal Years	\$ 41,912.00
CARES Act/CDBG-CV Funding - Salvation Army Merced Social Services	\$ 216,163.00
CARES Act/CDBG-CV Funding - Sierra Saving Grace - Emergency Assistance Program	\$ 155,859.50
CARES Act/CDBG-CV Funding - United Way - Economic Dev/Microenterprise Assist. - Workplace Stabilization Prog.	\$ 450,601.53
OTHER Total	\$ 1,361,497.80
Previously Encumbered Projects Total	\$ 4,017,053.13
Total for All Programmed Activities	
	\$ 47,407,442.43

Table 2 - Current Active Projects

Table 3
Program Activities for FY 2022-23

Administrative	
CDBG	
Administrative Expenses - Fiscal Year 2022/23	\$ 68,991.10
Project Activity Delivery Costs - Fiscal Year 2022/23	\$ 270,929.40
Project Activity Delivery Costs - Fiscal Year 2022/23	\$ 88,433.09
Merced County Human Services Agency - Continuum of Care Collaborative Applicant	\$ 38,000.00
Professional/Consultant Services	\$ 12,000.00
Indirect Administrative Expenses - Fiscal Year 2022/23	\$ 118,991.10
CDBG Total	\$ 597,344.69
HOME	
Administrative Expenses - Fiscal Year 2022/23	\$ 30,319.20
Project Activity Costs - Fiscal Year 2022/23	\$ 665,318.08
Project Activity Costs - Fiscal Year 2022/23	\$ 137,447.81
Project Sentinel - Fair Housing Services	\$ 30,000.00
HOME Total	\$ 863,085.09
OTHER	
CalHome 06 - Administrative & Activity Delivery Costs	\$ -
CalHome 12 - Administrative & Activity Delivery Costs	\$ -
CalHome 21 - Administrative & Activity Delivery Costs	\$ -
State HOME (92/93/94) - Activity Delivery Costs	\$ -
Project Activity Delivery Costs - Fiscal Year 2022/23 (071)	\$ 57,044.75
Administrative Expenses - Fiscal Year 2022/23 (071)	\$ 57,247.00
Professional Services Contracts (Fund 071)	\$ 131,240.00
Other Total	\$ 245,531.75
Total Administrative Costs (CDBG/HOME/Other)	\$ 1,705,961.53
Public Services / Fair Housing Services	
CDBG	
Harvest Time - Food 4 YOU Program	\$ 54,442.00
Sierra Saving Grace Homeless Project - Emergency Assistance Program	\$ 30,000.00
Boys & Girls Club - Journey Upward Merced Program (JUMP)	\$ 55,730.00
Alliance for Community Transformations - Housing & Financial Stability	\$ 42,616.00
Total Public / Fair Housing Services	\$ 182,788.00
Development Projects & Activities	
CDBG	
Habitat for Humanity Stanislaus - OOR Program	\$ 150,000.00
Sierra Saving Grace - Multi-Family Acquisition/Rehab of Property	\$ 1,568,065.00
City of Merced Engineering Dept. - Upgrades/ADA Improvement for 5 Parks	\$ 80,000.00
City of Merced Engineering Dept - Infrastructure Improvement Projects	\$ 293,190.00
Housing Projects TBD	\$ 442,167.00
CDBG Total	\$ 2,533,422.00
HOME	
Housing Project TBD - (CHDO FY 22/23)	\$ 90,478.80
Housing Project TBD - (CHDO FY 21/22)	\$ 85,000.00
Housing Project/Development - Acquisition and/or Construction TBD	\$ 687,250.64
Housing Development Project - Acquisition and/or Construction TBD	\$ 662,233.54
Fuller Center For Housing Merced County	\$ 45,000.00
Housing Development Project - Acquisition and/or Construction TBD	\$ 3,151,115.00
HOME Total	\$ 4,721,077.98

Table 3 - 2022 Program Activities (pg. 1)

OTHER		
CalHome 06 FTHB Program	\$	335,036.00
CalHome 12 FTHB Program	\$	305,222.00
CalHome 21 FTHB Program & OOR Program	\$	2,500,000.00
HOMEKEY - CC915 Merced Housing Project	\$	4,420,000.00
HOMEKEY - TwelveThirteen Housing Project	\$	24,024,054.00
State HOME 92/93/94 FTHB / OOR Program	\$	523,666.56
Gateway Terrace II - Reimburse HUD for prior expenses (Fund 071 & 471)	\$	700,506.95
Gateway Terrace II - Remaining from original Scope of Work (Fund 071)	\$	801,244.21
CVCAH - 1820 I Street - Reimburse HUD for prior expenses (Fund 071 & 471)	\$	269,639.99
Gateway Terrace II - Additional Funding Available (Fund 071 & 471)	\$	367,770.08
Other Total	\$	34,247,139.79
Total Development Projects & Activities	\$	41,501,639.77

Table 3 - 2022 Program Activities (pg. 2)

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

City staff developed a detailed Citizen Participation Plan in 2013 that was updated in 2017 and again updated and adopted by City Council in 2020, the latter in response to the receipt of funds under the Coronavirus Aid, Relief, and Economic Security (CARES) Act to include citizen participation procedures during times of federal, state, and local disaster declarations. The Citizen Participation Plan outlines the way the City communicates with residents regarding the use and expenditure of HUD funds.

Citizens were engaged through community meetings, regular City Council meetings, Town Hall meetings, surveys, and public hearings. Citizens who participated in the process received extensive information about the Annual Action Plan process, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving, and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs and any other needs that have arisen over the past year. The City also consulted with public and private departments and agencies, and social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

Citizens were encouraged to participate in three "hybrid" (in-person and virtual) community workshops and respond to a community needs survey, as well as attend two Public Hearings.

HUD Memorandums and Notices Regarding CDBG Timeliness and 2022 CDBG/HOME Allocations

At various times through the COVID-19 crisis nationwide since March of 2020, HUD has issued specific waivers to grantees of regulatory requirements related to minimum citizen participation and public review and comment periods requirements. No waivers were issued for the 2022 Annual Action Plan

citizen participation and input process; therefore, the City of Merced developed this Annual Action Plan in accordance with its adopted Citizen Participation Plan.

However, on October 21, 2021, HUD's Office of Community Planning and Development (CPD) issued a Memorandum to all CDBG grantees notifying them of a temporary change in the process for the application of corrective actions with regards to the untimely expenditure of CDBG funds (note: HUD previously issued waivers for CDBG timeliness in Federal Register Notice FR-6218-N-01, or the "CDBG-CV Notice). The regulation at 24 CFR 570.902 requires that, normally, a grantee must have no more than 1.5 times its most recent CDBG entitlement grant (allocation) at 60 days prior to the end of its program year to be considered "timely" (this is May 1 annually for the City of Merced). Recognizing the unprecedented amounts of funding that grantees, including the City of Merced, are struggling to spend, HUD's October 21 Memorandum issued temporary policies that revised and softened its corrective actions for grantees who do not meet the 1.5 timeliness standard. As such, the City of Merced, still in the process of spending additional CARES Act CDBG-CV funds and a large amount of regular CDBG funding received during program years 2020 and 2021, may be issued a warning letter to inform the City of our untimeliness after May 1, 2022, but no action will be required by HUD.

Delayed 2022 Entitlement Allocation Announcement and Effect on City Approval Process

Additionally, on March 25, 2022, HUD issued a CPD Notice to all CDBG, HOME, Housing Trust Fund (HTF), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) formula grantees on the timing of submission of Fiscal Year (FY) 2022 Consolidated Plans and Action Plans, notifying grantees that, due to Congress's approval of HUD's FY2022 appropriations (Public Law 117-103; Consolidated Appropriations Act of 2022) on just March 15, 2022, announcements of individual grantee allocations will not occur until on or around May 13, 2022 – much later than normal. As such, the effect on public hearing dates, City Council approval, and submission of 2022 Annual Action Plan to HUD will be affected as follows:

- Noticed 1st Public Hearing of April 4, 2022: meeting to remain as noticed; estimated funding allocations, project funding applications received, and potential expenditures discussed with Council and Public. During Housing staff's presentation, Council and Public were informed of HUD's March 25th CPD Notice and that the noticed May 16, 2022, public hearing would need to be continued (see below).
- Noticed Public Review and Comment Period of April 16 – May 16, 2022: review and comment period to remain as noticed, in order to inform the Public on estimated 2022 public service, housing, infrastructure, and administrative fund project funding, introduce preliminary 2022 One-Year Goals and Objectives, and include updates on the City's progress towards its 2022-2024 Consolidated Plan goals – however, the City will make it clearly understood that the funding levels shown in the Draft Plan are estimated amounts.
- The City is including "contingency provisions" in this Action Plan that explain how we will adjust the proposed Plan to match its actual allocation amounts, once actual amounts become known (please see below). By including these provisions, the City will avoid the potential need to

conduct additional citizen participation on this Plan, in case significant revisions are needed to reflect actual allocation amounts.

- Noticed 2nd Public Hearing of May 16, 2022: for this noticed meeting, a brief report will provide an update as to HUD's March 25th CPD Notice and its effect on the 2022 Annual Action Plan process timeline. Housing staff will provide a brief presentation to update Council and Public on any recent HUD announcements, any public comments may also be received, and Council will be asked to continue the 2nd Public Hearing to June 21, 2022, when the Final Draft of the 2022 Annual Action Plan can reasonably be expected to be complete and updated with actual allocation amounts.
- Deadline for Submission of 2022 Annual Action Plan to HUD: HUD's March 25th CPD Notice allows grantees whose normal submission deadline is less than 60 days from the date that HUD announces FY2022 allocations to delay submission of its Annual Action Plan until 60 days after the date allocations are announced. As such, since HUD estimates that announcements may be "on or around" May 13, 2022, and the City's normal submission deadline of May 15th annually would be less than 60 days (equal to two days from HUD's estimated date), the City will have until approximately July 13, 2022 to submit its Plan to HUD.
- HUD Review of the 2022 Annual Action Plan and City Access to Funds: in accordance with 24 CFR 91.500(b), HUD is allowed a 45-day period to review and approve the City's submitted Plan. Following HUD approval after this 45-day period, and unless HUD requires edits to the submitted Plan, the City would be granted access to its CDBG and HOME allocations. Thereafter, the preparation of subrecipient agreements with organizations that will receive 2022 project funding awards as approved by Council and HUD will commence.

2022 Delayed Formula Allocation - Contingency Provisions

As discussed above, HUD's announcement of 2022 CDBG and HOME allocations will be delayed to approximately "on or around" May 13, 2022. As such, the initial draft of this Plan that will be presented to residents and interested parties for the 30-day Public Review and Comment Period will be prepared with estimated figures, which will be based on the average allocation amounts for the last four years, as follows:

Community Development Block Grant (CDBG) Allocations by Program Year:

- 2021: \$1,132,674
- 2020: \$1,123,884
- 2019: \$1,099,563
- 2018: \$1,128,771
- 4-year average: \$1,121,223
- *Estimated figure to be used: \$1,100,000 (round down to nearest \$100,000)*

**Note: the actual 2022 CDBG allocation announced on May 13, 2022, is \$1,099,911.*

Home Investment Partnership Program (HOME):

- 2021: \$548,734
- 2020: \$542,640
- 2019: \$499,892
- 2018: \$520,415
- 4-year average: \$527,920
- *Estimated figure to be used: \$520,000 (round down to nearest \$10,000)*

**Note: the actual 2022 HOME allocation announced on May 13, 2022, is \$603,192.*

Contingency – CDBG

Regarding CDBG funds, if the actual allocation is more than the estimated figure determined above, after adjusting figures for administrative funding at the full 20% allowed, the entire increase will be placed towards the as-yet unfunded neighborhood parks infrastructure project listed and described in Section AP-35 of this Plan. During the 2022 Program Year, as additional CDBG funds become available, those additional funds will also be placed towards these park improvements. The total expected project cost for ADA improvements to all five parks, including 10% for activity delivery costs, is approximately \$88,000.

If the actual CDBG allocation is less than the estimated figure determined above, after adjusting figures for administrative funding at the full 20% allowed, the decrease will be handled within the planned public services projects as follows: 1) prioritize Sierra Saving Grace's short-term rental, mortgage, and utility assistance by keeping the requested funding as proposed, as this need remains the greatest in the community; then, 2) City staff will negotiate with Alliance for Community Transformations, Harvest Time, and Boys and Girls Club of Merced County in ways to reduce their proposed project funding budgets to fit the 15% public services cap; then, if needed 3) reduce by the remaining balance the CDBG funding award to Sierra Saving Grace's multifamily acquisition and rehabilitation project.

Contingency – HOME

Regarding HOME funds, if the actual allocation is more than the estimated figure determined above, after adjusting figures for administrative funding at the full 10% allowed and the required 15% CHDO set-aside reserves, the increase will be handled as follows: 1) allocate towards affordable housing projects, if additional funding is needed; and/or, 2) supplement the award of funding to Fuller Center for Housing of Merced County for construction and development fee costs of homebuyer housing projects on Housing Successor Agency sites; and/or, 3) increase funding towards HOME-CHDO projects to be carried out by the City's Community Housing Development Organization (CHDO) partner, Central Valley Coalition for Affordable Housing.

If the actual HOME allocation is less than the estimated figure determined above, after adjusting figures for administrative funding at the full 10% allowed and the required 15% CHDO set-aside reserves, the

decrease will be handled by decreasing the amount of HOME funds allocated to affordable housing projects.

Meetings, Public Outreach, Consultation, and Comment Periods

Information was disseminated, outreach and consultation was accomplished, and meetings and comment periods were held as noted below during the development and preparation of the 2022 Annual Action Plan:

- Community Needs Survey: December 30, 2021 – March 4, 2022 (extended one week)
- Notice of Funding Availability - Information and Application posted on Housing Division website: December 30, 2021
- Funding Request Application Period: December 31, 2021 – February 25, 2022
- Invitation to Apply/NOFA Notification Letters mailed to 122 local organizations: week of January 3, 2022
- Notice of Funding Availability (NOFA) for Non-Profit Program Funding Requests Published in Merced Sun-Star and Merced County Times: January 6, 2022
- Advertisement to City Residents: Community Input Needs Meeting and Survey QR code and links - published in Merced Sun-Star and Merced County Times on January 13, 2022
- KYOS Broadcast Radio Spot: "Community Conversation" interview with City Staff on Friday, January 21, 2022; air date: Saturday, January 22, 2022 at 7:00 a.m. (radio spots are also posted on the KYOS website: www.1480kyos.com) - discussed community input meetings, community needs survey, and the CDBG funding objectives.
- Hybrid In-Person/Virtual Resident Community Input and NOFA Public Service Community Information and Outreach Meetings: Monday, January 24, 2022 (6:00 p.m.); Thursday, January 27, 2022 (6:00 p.m.); and Friday, January 28, 2022 (2:00 p.m.)
- Hybrid In-Person/Virtual City Council Town Hall Meetings: February 10 and February 17, 2022
- Social Media posts advertising community survey and Community Input Meeting dates, times, and location
- Notice of Public Hearing and 30-Day Public Review and Comment Period: Published in Merced Sun-Star and Merced County Times March 17, 2022
- 2022 Public, Governmental, Business, Health, and Service Agency Virtual Consultation survey: April 1 – April 22, 2022 (extended one week)
- Public Hearing (First): April 4, 2022 at 6:00 p.m.
- Public Review and Comment Period: April 16 - May 31, 2022 (45 days - extended by Council 15 additional days)
- Public Hearing (Second): May 16, 2022 (opened and continued to June 21, 2022, due to delay of HUD Allocations); 6:00 p.m.
- Public Hearing (Continued from May 16, 2022): June 21, 2022 (opened and continued to July 5, 2022, due to delay of HUD Allocation and additional time needed to finalize plan); 6:00 p.m.
- Public Hearing (Continued from June 21, 2022) - Final: July 5, 2022 at 6:00 p.m.

- Housing Division website (www.cityofmerced.org/housing) was kept up to date with news, survey links, and meeting/public hearing links and dates/locations.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

As required by HUD, citizens were solicited to participate in the development of this plan through community meetings, community needs surveys, town hall meetings, public hearings, and topic-related City Council meetings. Citizens who participated in the process received extensive information about the 2020-2024 ConPlan and the 2022 Annual Action Plan, the citizen participation process, the HUD requirements for an entitlement City, the projects being considered for funding, the amount of funding that the City anticipates receiving, and how those funds can be used by the City. Residents were given multiple opportunities to provide City staff with their input on the prioritization of community needs.

Community Needs Survey

During the preparation of the Annual Action Plan, an electronic Housing and Community Needs Survey (available for survey takers to read and answer in multiple languages, including English, Spanish, Hmong, French, German, Chinese, and many others) was administered. Direct “tiny url” internet links and QR Reader Codes for the electronic version of the survey was placed on the City’s Website and were mailed directly to utility bill customers to receive with their utility bills. The notice in the utility bill encouraged residents who wanted to take the survey on paper to call or email to request a paper version (or pick up in our office), and Housing staff received 4 responses this way (staff then entered those responses manually into the Microsoft Forms as an electronic response). Links were also placed on the City’s Instagram and Facebook social media accounts and reposted multiple times throughout the survey period.

During hybrid in-person/virtual outreach meetings that were livestreamed on Microsoft Teams links, the links and QR codes were shown on the presentation screen, and staff encouraged residents watching from their devices and televisions to take the survey from the convenience of their home. One attendee at one of the input meetings also responded on a paper version, which was also entered by staff as an electronic response for data collection purposes. During a radio interview spot by the KYOS news radio station, Staff also encouraged listeners to navigate to the Housing Division webpage for the survey QR code and direct links. Additionally, flyers advertising the survey were distributed at customer service areas in City Hall.

As a result of these efforts, a total of 141 respondents participated in the survey, an increase of 40 respondents over last year.

All responses were submitted in English, even though 1.5% of respondents stated they spoke primarily Spanish (3.5% decrease), 1.5% spoke primarily Hmong (1.5% decrease), and 1.5% answered they spoke

an “other” language. 32% of respondents stated they were of Hispanic or Latino origin, and increase of 6% over last year. 7.5% of respondents were Asian (2.5% decrease), 6.6% were Black/African American (1.6% increase), and 62.5% were White/Caucasian (7.5% decrease). 41.6% of respondents answered that their income levels were in the very low- to moderate-income ranges (an increase in reach to this population of 5.9%; 21 respondents did not answer).

COVID-19 influenced difficulties with loss of income over the last two years are evident, as a combined 40.8% of the 227 respondents answering stated that they had difficulties paying their rent, mortgage, and utility bills (gas/electric/municipal water, sewer, garbage) during this time period and had to make trade-offs between essential expenses to keep their housing. 10.5% stated that they have had difficulty affording necessary repair or improvements to their homes, and 7.4% had experienced homelessness (approximately 3.5% decrease from last year). 52% answered that they spend more than 30% of their household income on housing costs (an increase of 10%; 16 did not answer).

Community Needs Input and Service Organization Information Meetings

The City held three hybrid in-person/virtual community and service organization information and input workshops in January of 2022, where attending residents and community organizations had the opportunity to have focused discussion on issues and different topics within the community. Attendees were encouraged and welcomed to raise any issues affecting the Plan and address any housing-related topics at all meetings.

Each workshop was held in-person, and for the second and third meetings, those who wished to attend virtually were provided a Microsoft Teams link from the City’s website, where they could submit questions to answer live during the meeting. Each of the three workshops featured two parts - Part One was focused to residents in attendance, explaining the role of the Housing Division and the funding and programs we administer, eligible uses of CDBG and HOME funds, the Consolidated, Annual Action Plan, and CAPER purpose and annual cycle, the different HUD National Objectives, determination of funding to address community need, and the Citizen Participation Plan and importance of resident participation in the process. Following Part One, residents were given time for questions and discussion.

Part Two of each workshop continued on for attending service organizations, and they were provided more detailed information and regulations regarding basic eligible activities, national objective compliance and beneficiary income criteria and requirements, the performance measurement system, uniform administrative requirements, cost principles, recordkeeping, reporting, and monitoring, income-eligible census tracts, and were provided a copy of HUD’s “Playing by the Rules - A Handbook for Subrecipients on Administrative Systems.” Attending organizations were also given time for questions and discussions, and these were very beneficial in forging relationships between organizations. Information was also provided about the application process, application deadlines, technical assistance appointments, and contact information for further questions.

A total of two public hearings were held, with the second public hearing being continued twice due to the late 2022 allocation announcement by HUD. During these meetings, residents and council members

were asked to identify any other community needs and priorities and identify any shifts of funding priorities and amounts before the Draft Annual Action Plan was finalized and approved.

The following is a list of some topics covered during the preparation of this plan and the above-mentioned meetings and hearings:

- Programs and services to respond to high levels of poverty especially in south Merced
- High burden of utility costs for lower income households
- Limited job opportunities – creation of jobs
- Homelessness is a concern. Veterans, youth, and the chronic homeless were specific sub-populations discussed
- Supportive housing for homeless
- More affordable housing is needed to alleviate low vacancy rate and homelessness
- Affordable housing/inclusionary zoning policies
- Housing resources for undocumented workers
- Housing vouchers
- Fair housing rights
- Rent control and protections
- Homeowner rehabilitation programs
- Substandard housing
- Housing trust funds
- Job training programs

6. Summary of comments or views not accepted and the reasons for not accepting them

Please see the attachments at the end of this plan for summaries of the public comments received during community outreach for this plan. All public comments were accepted.

7. Summary

Based on the 2020-2024 Consolidated Plan's public participation process and review of regional data and reports (i.e. Housing Element and Continuum of Care Homeless Survey), Merced has the following housing and community priorities to address over the five-year ConPlan period ending June 30, 2025:

- Affordable Rental Housing
- Provide support services for the City's residents with an emphasis on at risk youth, the homeless, and services to seniors
- Fair Housing
- Job Creation and Job Training
- Neighborhood Revitalization with an emphasis on South Merced
- To preserve, rehabilitate, and enhance existing public facilities and infrastructure

The needs and priorities expressed from residents through the preparation of this 2022 Annual Action Plan, which carries out the third year of the ConPlan, closely resemble those listed above, and through funding, all of the needs listed above will be addressed with this 2022 Annual Plan.

Local public agencies and non-profits were assisted and also given the opportunity to spend time discussing community goals and needs. As a result of the published Notice of Funding Availability (NOFA), letters notifying 122 organizations of the availability of funding, three Community Needs Workshop meeting dates that included an in-depth presentation and Q & A section for non-profit organizations, and an application period held from December 30 – February 25, 2022, the Housing Division received nine applications from non-profit organizations seeking project funding for the 2022 Program Year.

At the April 4 and May 16, 2022, Public Hearings, staff asked the City Council to consider and discuss the various projects proposed, a process which helps to guide staff in the development of the final Annual Plan budget and its funded activities and goals. Councilmembers were given the opportunity to prioritize the funding requests based on the expressed needs and funding preferences of the community during this process. As such, at the May 16 public hearing, when Merced's actual allocation was still unknown, Council agreed that extra priority should be placed on CDBG rental/mortgage/utility assistance, should be actual allocation be less than expected, due to the extreme need still being seen in the community related to COVID-19. As a result of all discussions, all of the organizations that applied for CDBG or HOME funds were awarded funding for the 2022-23 Annual Plan year.

City Council approved the Final Draft of the 2022 Annual Action Plan on July 5, 2022, and adopted Resolution #2022-41 (attached). Council also approved submission of the 2022 Annual Action Plan to HUD following minor changes and revisions necessary to prepare it for submission.

HUD's final regulatory deadline for submission of the Action Plan each year is August 15th. If HUD does not receive the City's plan submission by this date each year, the City would be ineligible to receive its grant allocation for that year, which would mean the loss of nearly \$2 million in vital federal funding of community service, housing, and infrastructure programs and projects.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator		MERCED	Housing Division/Development Services Dept
HOME Administrator		MERCED	Housing Division/Development Services Dept

Table 1 – Responsible Agencies

Narrative (optional)

The Department of Development Services – Housing Division is responsible for overseeing the administration of the City’s Community Development Block Grant and HOME Investment Partnership Program funding, including the preparation of the Annual Action Plan. The Development Services Director and the Housing Program Supervisor oversees the day-to-day administration of these programs.

For National Environmental Protection Act (NEPA) reviews of projects that contemplate the environmental impacts for the use of the City's allocations of federal funds as a funding source, the City of Merced is the Lead Agency and City Manager Stephanie Dietz is the Certifying Officer.

Consolidated Plan Public Contact Information

Scott McBride, Development Services Director; and,
Kimberly Nutt, Housing Program Supervisor

City of Merced Housing Division
678 W. 18th Street

Merced, CA 95340
(209) 385-6863

Email: housing@cityofmerced.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Under Merced’s Council-Manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the City’s daily operations. As the elected legislative body of the City of Merced, the City Council has overall responsibility for the scope, direction, and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information and recommendations, and receives comments from the general public during open forums, such as town hall meetings.

In the preparation of the ConPlan, the City has consulted with public and private departments and agencies and social service and non-profit organizations to understand the community’s needs and available resources. The City met with several department representatives to provide information about the ConPlan and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

As part of the process, the City created a comprehensive internet-based survey specifically directed toward public, governmental, business, health, and service agencies within the City, County, and the general San Joaquin Valley region, asking general service and targeted funding-related questions, as well as requesting them to rank the community's needs and priorities from their organization or agency's point of view on the topics of public facilities, infrastructure, social and public services, economic development, and housing. The survey also asked each responding organization or agency to identify and explain any areas where our agencies can improve coordination, including with use of funds, homeless strategies, providing a deeper reach to homeless and extremely low-income families, efforts to reduce poverty, determining what and where public facilities and infrastructure is most needed, and creating jobs in our community. The survey reached 44 agencies, organizations, and inter-agency departments, including our Police and Fire Departments, and we received 11 responses in return.

The City of Merced specifically contacted agencies representing persons with HIV/AIDS, homeless persons, low-income youth, victims of domestic violence and sexual assault, persons with disabilities, elderly persons, and persons with alcohol and/or substance abuse problems. Additionally, cities and governments within the region were contacted and consulted.

During the consultation process, the City provided detailed information about the ConPlan, the Annual Action Plan, and the CDBG process, the City’s distribution of funds and current projects using the CDBG funds. Consultation participants highlighted the priority needs in general terms and specific to their target population from an organizational point of view.

The goal of the consultation process was to provide detail of the priority needs identified in the Consolidated Plan, how local agencies could best focus their programs and activities to help address

those priority needs, and to explore opportunities for coordination to improve availability and access to services.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The principal provider of community development and economic development programs, housing projects, and financial support will be the City of Merced. The Merced County Housing Authority administers the Section 8 Voucher program and manages public housing located in the City. According to The Merced Housing Authority, funding to modernize the public housing units to ensure long-term physical and social viability of the developments is done through the HUD yearly funded Capital Fund Program. Capital Program activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (PHA) 5 Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting the Housing Authority's Plan and planned use of Capital Fund monies. A resident advisory board is formed and meets monthly to review the PHA's strategy and policies for both public housing and tenant-based housing. The City, through its partner agencies, affordable housing developers, and local service organizations, works with the Merced Housing Authority to both qualify Merced residents for Section 8 Housing Choice Vouchers and find housing. The City provides information on the availability of Section 8 programs to qualified residents through these partnerships.

Other key health, mental health, and service agencies that the City works closely with are, Continuum of Care; Merced County Community Action Agency; Merced County Department of Mental Health; Sierra Saving Grace Homeless Project, and Merced County Rescue Mission. Each is consulted during the City's ConPlan and Annual Action plan process. Additionally, the City's own Police and Fire Departments are a daily connection to our residents most in need of health, emergency, homeless, drug/alcohol intervention, public safety, crime awareness and prevention, and other vital services every day.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Merced City's homeless system planning has historically been guided by three plans - 1) the 10-Year Plan that was drafted and released in 2011 by the Merced City and County Continuum of Care; 2) the Merced County Housing Element; and 3) the City of Merced Housing Element. In 2019, the Merced County Behavioral Health and Recovery Services, along with the Human Services Agency, began working with a consultant to develop a No Place Like Home (NPLH) Community Plan, which later began to be developed into an expanded regional plan approach. The development of the Regional Homeless Plan has incorporated all governmental jurisdictions within the County and their leadership and is anticipated to be adopted by region-wide City and County governments.

The 10-Year Plan to End Homelessness continues to be used to address the needs of homeless persons and other vulnerable populations countywide, with recommendations including:

- Following a Housing First approach focused on providing shelter and housing as quickly as possible. Once obtained, a variety of services are offered in order to help households maintain their housing. Such services are time-limited or long-term depending upon the household's need. Housing is not contingent on compliance with services. However, participants must comply with a standard lease agreement. Assistance also includes locating rental housing, relationship development with private market landlords, lease negotiation, and home-based case management which can also be time-limited or long-term depending upon the willingness and needs of the household;
- Supporting and identifying funding sources for rapid re-housing, involving a variety of assistance including: short-term or medium-term rental assistance and housing relocation and stabilization services, which may include mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management. Case management includes 1) on-site and off-site supportive services such as employment counseling, health care, mental health care, and access to various mainstream resources; 2) activities that help with circumstances that may impede access to housing such as poor credit history, legal issues, and inability to negotiate manageable and appropriate lease agreements with landlords; and 3) availability to resolve housing-related crises should they occur through home visits and communication with landlord;
- Utilizing the Homeless Management Information System (HMIS) for all statistical data, on-going case management records, financial assistance provided and final outcomes of assistance or housing placement;
- Utilizing the Coordinated Entry System (CES) which covers the entire CoC and uses the Vulnerability Index/Service Prioritization Decision Assistance Tool (VI-SPDAT) to determine the most appropriate intervention for persons experiencing homelessness: affordable housing, rapid re-housing, or permanent supportive housing. The tool is imbedded into HMIS and helps triage clients and ensures connection to the best intervention. Access to a CES assessment occurs through street outreach and engagement as well as shelters;
- Supporting a community outreach and education campaign that will raise awareness about households at-risk of becoming homeless and provide information about resources available through homeless prevention programs;
- Developing and defining partnerships between local government and nonprofit/for-profit affordable housing developers to build additional units of permanent affordable housing for extremely low-, very low-, and low-income homeless families and individuals;
- Developing additional units of permanent affordable housing for extremely low and very low-income families and individuals and homeless veterans.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City does not receive ESG funding. However, eligible public and private agencies are able to apply for Federal Emergency Solution Grant (ESG) through the California Department of Housing and Community Development (HCD). The City works closely with the Merced City and County Continuum of Care to establish funding policies and procedures as required by HCD. The City has a representative on the CoC Board of Directors, which is the CoC entity that ensures HCD requirements. HCD requirements include: 1) determining how ESG funds will be allocated in that region; 2) identifying the performance standards for evaluating the outcomes of projects and activities; and 3) identifying the funding, policies and procedures for the administration and operation of the HMIS, if appropriate.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MERCED COUNTY
	Agency/Group/Organization Type	Housing PHA Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency oversees all county government operations, including the Continuum of Care, which they will continue to manage for the plan year. They were invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan.
2	Agency/Group/Organization	Merced City and County COC
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons

	<p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Other government - County</p> <p>Regional organization</p>
What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Market Analysis</p> <p>Anti-poverty Strategy</p>
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The County of Merced Human Services Agency represented the Continuum of Care (CoC) during the consultation process, as it acts as the Collaborative Applicant for the CoC serving citizens countywide, including children/youth, adolescents, victims of domestic violence, persons with disabilities, and chronically homeless individuals and families. The CoC was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan. Within the Merced City limits, 555 individuals qualify for CoC services. Annually, the CoC manages approximately \$1 million in recurring Emergency Solutions Grant (ESG) and CoC funding from HUD, and additionally, currently manages several one-time grants that include Homeless Housing Assistance and Prevention (HHAP), California Emergency Solutions and Housing (CESH), and Emergency Solutions Grant - Coronavirus (ESG-CV) grants totaling approximately \$2.6 million. Separately, the CoC/Collaborative Applicant administers State Permanent Local Housing Allocation (PLHA) funds on behalf of all jurisdictions in the County. All clients served by its</p>

		grant programs meet the HUD definition of homeless. Currently, the City and the County Human Services Agency participate as partners through the regional planning committee, as well as through the CoC. Coordination between the City and the CoC could be improved with pooled resources and data to better track the measurable impact of services and with creation of a regional housing trust fund to assist in the development of more affordable housing.
3	Agency/Group/Organization	Housing Authority of the County of Merced
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan. The Housing Authority provides permanent subsidized housing for residents countywide and assists clients in connecting with partner agencies for any other needs. The HACM receives over \$23 million in annual funding from multiple sources, including HUD's Housing Assistance Payments (HAP) program, Operating Fund for Public Housing (PH), Rural Development/USDA, Office of Migrant Services, and California HCD Migrant centers. Better coordination between all agencies, the City, and the HACM can be made to ensure that all resident needs are met throughout the City.

4	Agency/Group/Organization	SIERRA SAVING GRACE
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Non-Profit Public Charity Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization primarily provides housing (rapid rehousing, rental assistance, permanent supportive, acquisition with rehabilitation) and non-housing supportive services to homeless or chronically homeless individuals and individuals/families at risk of becoming homeless within the community. Populations served by those primary services include: children/youth/adolescents, families with children, persons with disabilities, persons with HIV/AIDS, victims of domestic violence/human trafficking/sexual assault, elderly persons, mental health patients, drug treatment or recovery patients, formerly incarcerated individuals, veterans, and those unemployed. SSG receives grant funding from a combination of HUD CDBG, HOME, CDBG-CV, and Emergency Solutions Grant (ESG) funds, as well as California Emergency Solutions and Housing (CESH) funds as new funding opportunities become available. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan. Better coordination can occur with affordable housing and mental health service providers in the community.

5	Agency/Group/Organization	MERCED RESCUE MISSION
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services - Victims Non-Profit Public Charity Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization primarily provides housing (rapid rehousing, permanent supportive, emergency shelter, acquisition with rehabilitation, respite care, and transitional housing) and non-housing supportive services to homeless and chronically homeless individuals and individuals/families at risk of becoming homeless within the community. Populations served by those primary services include: families with children, elderly persons, drug treatment or recovery patients, formerly incarcerated individuals, veterans, homeless recently released from the hospital, and those unemployed. The Rescue Mission typically receives funding from a combination of HUD CDBG, Homeless Housing Assistance and Prevention (HHAP) Grant, California Emergency Solutions and Housing (CESH) Grant, private donations (individuals, businesses, churches), and other grant funds such as Dignity Health, Central California Alliance for Health, and Emergency Food and Shelter grants. This organization works with multiple service providers and provides approximately \$2.5 million in homeless services within the community.

		This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan. The Rescue Mission works to fill the gaps in services for people experiencing homelessness and believes an area of improvement in reducing homelessness in the area would be to partner with the City and County in developing a tiny or micro housing project for those currently experiencing homelessness.
6	Agency/Group/Organization	Greater Merced Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders Business Support and Advocacy
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan.
7	Agency/Group/Organization	MERCED LAO FAMILY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Service-Fair Housing Business and Civic Leaders Services - Translation/Cultural/Social

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provides invaluable Hmong and other Southeast Asian language translation services to the resident, service, and business community. The City of Merced partners with this organization to translate all published notices and advertisements, at all public hearings, and at all community outreach meetings held in preparation of this plan. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan.
8	Agency/Group/Organization	Alliance for Community Transformations
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims 501(c)(3) Non-Profit Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless

		Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization primarily provides housing services (emergency temporary shelter and transitional housing) to victims of domestic violence, human trafficking, and/or sexual assault, support which extends to the children in those families. They also provide non-housing supportive services in the form of case management, transportation, peer counseling, referrals, and life skills. Other populations served by those primary services include: families with children and persons with disabilities. ACT receives approximately \$1.5 million annually from a combination of federal funding, private foundations, and CalOES, University of California Merced, Merced County Human Services Agency, Fresno EOC, and Sunlight Giving. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan. Coordination can be improved by more active communication between agencies and coordination of housing.
9	Agency/Group/Organization	Project Sentinel, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Education Service-Fair Housing Services - Victims 501(c)(3) Non-Profit Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provides fair housing services within the community, focusing on disseminating housing discrimination-related education materials, information, and resources to Merced City residents, as well as providing assistance to residents with discrimination cases that cannot be resolved through provided landlord/tenant counseling services. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan. Coordination with Project Sentinel has continued to improve this year, and more materials were directly mailed to City residents. Additionally, tenant and landlord education materials developed by Project Sentinel are provided on the City's website on a new sub-page dedicated to providing fair housing information to Merced residents.
10	Agency/Group/Organization	The Leadership Counsel for Justice and Accountability
	Agency/Group/Organization Type	Services-Education Service-Fair Housing Planning organization Fair Housing/Housing Policy Advocate
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy

		Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Citizen Participation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Leadership Counsel for Justice and Accountability works alongside residents and communities in the San Joaquin Valley to advocate for sound policy and identify and work to eliminate inequities in order to secure equal access to opportunity regardless of wealth, race, income, and place. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan. This organization also actively participated in community outreach workshops, City Council Meetings, and other focused meetings with City officials regarding potential housing policy strategies to encourage the construction of more affordable housing in the community.
11	Agency/Group/Organization	CENTRAL VALLEY COALITION FOR AFFORDABLE HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Community Housing Development Organization (CHDO) and Non-Profit Public Benefit Corporation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

		Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is an established Community Housing Development Organization and an Affordable Housing Developer. CVCAH provides housing (rehabilitation, large family, rental) and non-housing supportive services (life skill enhancement classes and after school programs) to homeless and chronically homeless individuals and families with children, persons with disabilities, persons/families at risk of becoming homeless, elderly persons, mental health patients, and veterans. Aside from funding obtained to develop and rehab properties (CDBG, HOME), approximately \$200,000 to \$300,000 is generated annually from rental properties owned by the organization, and approximately 25% of this funding assists in providing housing for homeless individuals and families. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan. The City partners closely with CVCAH in developing affordable housing in the community.
12	Agency/Group/Organization	LifeLine Community Development Corporation
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services-Employment Community Development 501(c)(3) Non Profit Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Market Analysis

		Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LifeLine CDC provides non-housing support services to community members living in lower-income areas of the city by empowering neighborhoods to thrive through an asset-based approach, providing access to resources such as computer labs and after-school programs. Populations served include homeless and chronically individuals and families, children/youth/adolescents, families with children, persons/families at-risk of becoming homeless, elderly persons, formerly incarcerated, and those who are unemployed or looking for work. LifeLine CDC receives \$100,000 to \$200,000 annually from individual donors, churches, Merced County Health Department, Central California Alliance for Health, Merced County Probation Department, federal funding (CDBG), and various small grants. They are also part of the Merced Workforce Planning Team, who partners with Merced College. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan.
13	Agency/Group/Organization	Golden Valley Health Centers
	Agency/Group/Organization Type	Services-Health Health Agency 501(c)(3) Non-Profit Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Golden Valley Health Centers provides health care access to a wide sector of population sectors in the San Joaquin Valley and is based in Merced City. Populations served include children/youth/adolescents, families with children, persons with disabilities, persons with HIV/AIDS, victims of domestic violence/human trafficking/sexual assault, homeless/chronically homeless, persons or families at risk of homelessness, elderly persons, mental health patients, drug treatment or recovery patients, formerly incarcerated, veterans, and those who are unemployed or looking for work. GVHC receives approximately \$15,000,000 annually from private foundations and various health-related funding from Federal, State, and County-level sources. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan.</p>
14	Agency/Group/Organization	HEALTHY HOUSE WITHIN A MATCH COALITION
	Agency/Group/Organization Type	<p>Services - Housing</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services-Education</p> <p>Services - Translation/Cultural/Social</p>
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Homeless Needs - Chronically homeless</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p> <p>Economic Development</p> <p>Anti-poverty Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provides support services to homeless and at-risk elderly, elderly disabled, and elderly veterans, and provides translation services to the City and community in several languages. The City utilizes this organization for translation services at all public hearings and public outreach meetings. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan.
15	Agency/Group/Organization	Merced County Hispanic Chamber of Commerce
	Agency/Group/Organization Type	Services-Education Business and Civic Leaders 501(c)(6) Corporation
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Merced County Hispanic Chamber of Commerce primarily promotes Hispanic-owned small businesses and to further the economic development of all Merced County businesses. The MCHCC receives less than \$100,000 annually from annual memberships, grants, and fundraiser events. Areas where coordination can be improved are in coordinating business, financial, tax, investment, capital funding, marketing, and networking education and training opportunities to help small businesses succeed and to disseminate general information to their clients regarding HUD-funded programs available through the City. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan.
16	Agency/Group/Organization	MERCED COUNTY ARTS COUNCIL
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities

		Services-Education Services - Arts, Culture Entertainment; 501(c)(3) Non-Profit Corporation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Merced County Arts Council provides art education and workshops to children and adults, including children of low-income families and developmentally disabled adults, in the community as a way to stimulate creativity and excite curiosity in the arts as careers or personal enrichment. The Arts Council receives annual funding through general membership and through State and local grants, including the California Arts Council. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan.
17	Agency/Group/Organization	United Way of Merced County
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education Services-Employment Services - Narrowing the Digital Divide Agency - Emergency Management Regional organization Business and Civic Leaders 501(c)(3) Non-Profit Public Charity Corporation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

		Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of Merced County connects people, resources, organizations, and businesses together to create and further equitable, thriving communities. Populations reached include children/youth/adolescents, families with children, persons with disabilities, persons with HIV/AIDS, victims of domestic violence/human trafficking/sexual assault, homeless/chronically homeless, persons/families at risk of homelessness, elderly persons, veterans, unemployed/those looking for work, and businesses. Currently, the United Way is administering its programs with approximately \$2,100,000 in donations and grants from private foundations, other State and/or Federal grants, Federal grant funds (CDBG-CV), and other sources. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan.
18	Agency/Group/Organization	Merced City School District
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Education Other government - Local Planning organization Major Employer
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

		Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Merced City School District serves the educational needs of approximately 12,000 children and youth (pre-k through 8th grade) for families within the City of Merced. Low-income residents are served by the District's Local Control Accountability Plan (LCAP), and provides non-housing supportive services in the form of core curriculum programs that are consistent the California Department of Education, social-emotional support and family wellness services, targeted instructional supports for all students, English Language Learners, Special Education services pursuant to Individualized Education Plans (IEPs), wrap-around services for homeless and foster-youth students, and family support services. Coordination of services can be improved with youth services centers, park and recreation programs at parks or schools close to neighborhoods, youth mentoring programs, tutoring and virtual learning programs, and complementary support programs, as well as with coordination of wrap-around services to homeless youth and adult influences for identification, prevention, and intervention measures. The District was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan.
19	Agency/Group/Organization	Merced City Police Department/Merced City Fire Department
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education

		Services - Victims Agency - Emergency Management Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Merced's Police and Fire Departments each are in constant contact with homeless, extremely low-income families, and all other populations every day, and serve to provide health services (paramedic, mental health, drug/alcohol dependence, seniors/elderly, hospital transportation, homeless care) and crime awareness and prevention services within their scope of community services. The City could better coordinate with its emergency services departments to help disseminate information to the extremely low-income, homeless, at-risk youth, elderly, and veteran populations that federal funds need to reach the most. The Code Enforcement Division/Police Department could better be used to connect the Housing Division to properties and homeowners that are most in need of homeowner or rental property rehabilitation funding in order to coordinate with our CHDO and other service partners. In addition, their eyes on the street could be used as an additional vital source in understanding the unspoken and most dire needs of the community, in combination with other methods of assessing the needs of the community.

20	Agency/Group/Organization	Boys and Girls Club of Merced County
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Services-Education Services-Employment Services - Narrowing the Digital Divide Services - Youth/Adolescent; 501(c)(3) Non-Profit Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Club of Merced County serves non-homeless disadvantaged youth and low-income families of Merced County with evidenced-based youth development programs after school and during the summer, focusing on character and leadership development, education and career development (including workforce readiness), health and life skills, the Arts, and sports, fitness, and recreation for stress management, environmental appreciation, and social skill development. Populations reached include children of elementary to high school age from low-income families and children with disabilities. The Boys and Girls Club of Merced County receives approximately \$300,000 to \$400,000 annually from private foundations and donations, other state and/or federal funding, and local funding. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan, and has applied for 2022 CDBG grant funding to expand its youth program to teenagers.

21	Agency/Group/Organization	HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity, Stanislaus (HFHS) serves the Merced and Stanislaus Counties and works in partnership with families to help eliminate poverty housing in the community, advocate for and make accessible fair and affordable housing opportunities, and to preserve and improve existing housing occupied by low-income homeowners. HFHS continues to be a strong partner with the City of Merced in providing homeowner occupied rehabilitation opportunities, which includes lead paint testing and abatement activities. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan, and has applied for 2022 CDBG grant funding to continue to provide its homeowner rehab services to City residents.
22	Agency/Group/Organization	Central California Alliance for Health
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS

		Services-Victims of Domestic Violence Services-Health Health Agency Publicly Funded Institution/System of Care Regional organization Medi-Cal Managed Care Plan
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Central California Alliance for Health (CAAH) services almost all Medi-Cal beneficiaries in Merced, Monterey, and Santa Cruz Counties, providing its contracted services to approximately 142,260 Medi-Cal members within Merced County through contracted community-based providers and direct case management and receives approximately \$1.2 billion from the California Department of Health Care Services to service beneficiaries in all three counties. In the past, the City and its developer partners has been successful in applying for a \$2.5 million community planning grant from CCAH that assisted the 119-unit Childs Court Apartment affordable housing project, at which CCAH will be able to directly provide case management to residents. This organization was invited to participate in community outreach meetings, resident and consultation needs surveys, public input meetings, and to provide comments on the draft plan. Coordination with CCAH on future supportive housing projects, especially given the high need for more affordable housing, is possible in the future, especially as CCAH will soon be providing housing navigation and other housing services to Merced residents.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Merced/Human Services Agency	The County of Merced Human Services Agency is the Merced City and County Continuum of Care's Collaborative Applicant and conducts homeless counts, applies for and implements programs with State and Federal funding sources, surveys of the homeless population, and strategic planning with a goal to end homelessness in Merced County. Consistent with the goals of the CoC, the City of Merced's Strategic Plan provides support to nonprofits that meet the social services needs of the City's homeless and at-risk residents.
City of Merced General Plan/Housing Element	City of Merced	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, the Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through the BNP; and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.
Park and Open Space Master Plan	City of Merced	The City of Merced Park and Open Space Master Plan aims to improve the quality of life in Merced by assessing the community's needs in providing a larger and more comprehensive park and recreation program. The Master Plan inventories and suggests improvements for parks and recreation facilities that can be assisted with CDBG funds, many of which are in predominantly low-income and disadvantaged areas of the city.
Active Transportation / Safe Routes to School Plan	City of Merced	The Active Transportation and Safe Routes to School Plan (ATP) outlines the goals for active transportation, including goals for increasing connectivity through ADA accessibility and new sidewalk improvements. CDBG funds could be used towards some of those projects, particularly in low-income neighborhoods in the city.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Five-Year and Annual PHA Plans	Housing Authority of the County of Merced	The Housing Authority of the County of Merced's Five-Year and Annual Plans outline the funding and strategies for providing housing assistance to our most vulnerable citizens, including homeownership and rental assistance programs. Other overlapping goals include safety and crime prevention/awareness, the preservation and creation of permanent affordable housing for low-income and homeless individuals and families, and participation in the Merced City and County Continuum of Care.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City participates in regional planning efforts with Merced County in the implementation of the Consolidated Plan as detailed above. We also work with the State of California Department of Fair Employment and Housing to track reported fair housing data. The City also works with the Merced County Association of Governments (MCAG) to address various ways to meet the State of California's Regional Housing and Needs Assessment Goals (RHNA) for regional housing assisting low to moderate income residents and housing matters of significance to all communities.

While the goal to provide sufficient affordable housing units within our community is complex, the City continues to partner with MCAG, local building industry leaders, and developers to develop creative solutions to increase both the community's market-rate and affordable multi- and single-family housing stock.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Merced published all advertisements, public hearings, and Annual Action Plan summaries in The Merced County Times and the Merced Sun-Star newspapers, as well as the City's website. The summary described the contents and purpose of the Annual Action Plan and listed the locations where copies of the entire plan could be examined. Upon completion of the draft plan, it was initially available for public review and comment for 30 days, as required in the adopted Citizen Participation Plan; however, this was extended 15 additional days to a 45-day comment period, because of HUD's delayed announcement of the 2022 CDBG and HOME formula allocation amounts (the initial draft was posted with estimated amounts clearly noted). Copies of the Annual Action Plan were available to the public on the City's website and the City of Merced Housing Division office.

At the hybrid in-person/virtual Town Hall meetings in February of 2022, citizens had the opportunity to informally address City Council with their community concerns and requests for City budget funds both in person and through live social media posts as the meeting progressed. This gave City staff the opportunity to engage with citizens during the meetings over social media. When possible, a follow-up call was made to find out if there was any additional information that the City could provide after the meeting. Though the Town Hall meetings were held by City Clerk and Executive staff, Housing staff members monitored the meeting for any community needs expressed that had not yet been brought up in the three January 2022 Community Input workshop meetings or through the concurrent community survey.

Additionally, Notice of Funding Opportunity (NOFA) notices were published in the legal notice sections in the Merced Sun-Star and Merced County Times newspapers, on the City's website, and invitation letters were mailed directly to 122 local non-profit and faith-based organizations, providing meeting dates and locations of when and where assistance and information would be provided to public agencies and non-profit organizations. Local public agencies and non-profits were assisted and given the opportunity to spend time to discuss their community goals and needs in a social-distanced roundtable setting. Collaboration between community groups was encouraged.

As noted earlier, two public hearings were held with the City Council (the latter public hearing was continued twice), where Housing staff presented the 2022 funding proposals from agencies and non-profit organizations that applied for funding. Citizens who participated in the process received extensive information about the Annual Action Plan, the citizen participation process, the HUD requirements for an entitlement

City, the amount of funding that the City anticipates receiving, and how those funds can be used by the City. Residents were given further opportunity to provide City staff with their input on the prioritization of community needs.

The extended 45-day review period was held from April 16 to May 31, 2022. During this 45-day public review period, the City did not receive any written comments from residents and community members. Comments received at the two public hearings (plus continuances) are summarized in the Public Participation attachments.

Community Surveys were also administered at various public locations, including on-line on the City's website, through several social media postings, and through a newsletter mailed to all municipal utility account holders in the City of Merced. Among other relevant topics, survey participants were asked to rank their desired levels of priority for several listed eligible funding possibilities that were categorized under the following community needs: Housing; Public Service; Infrastructure; Neighborhood Improvement; and Economic Development. The City received 141 survey responses.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Electronic Needs Assessment Survey	Minorities Non-English Speaking - Specify other language: multiple languages including Spanish, Hmong, Chinese, Filipino, German, and Japanese.	The City published an internet-based Community Needs Survey to collect feedback from the public on community needs, priorities, and fair housing experiences. A print version of the survey	Feedback revealed significant concerns with overburdened housing costs (52% spend over 30% of their household income on housing), difficulty paying essential living expenses	No responses were rejected. 13 of the 141 respondents stated that they were not residents living within the City of Merced city limits. This year we chose not to count out-of-boundary responses so as to better	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		<p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>was made available to all residents, and five such responses were received and entered manually into the electronic form for data collection purposes (residents could fill out in person or by mail). The survey was open online in multiple languages, including Spanish, Hmong, German, French, and Chinese, from December 20, 2021, through March 6, 2022. The English survey received 141 responses, 128 of them City residents, with no other responses in any of the other language options. 32% of the 128 City resident</p>	<p>(food, housing, utilities, transportation), cost of housing and lack of affordable housing options, the need for more jobs and job training, increasing homelessness, fair housing and discrimination, and needed infrastructure repair such as street lighting and sidewalks.</p>	<p>understand the needs of City residents in particular and to have their input have a greater impact on response percentages. However, the City appreciates the willingness of County residents to participate, as the proximity of Merced to other smaller communities such as Atwater, El Nido, Livingston, Planada, and the "County pockets" within the City, from where many of Merced's workforce commute, makes them nonetheless vital assets to Merced's endurance and success as a community. Many County residents use City facilities such as</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>survey respondents identified as being of Hispanic or Latino origin, with 1.5% of City respondents answering that their primary spoken language is Spanish. 1.5% of City respondents answered that their primary spoken language is Hmong. Persons of Asian descent accounted for 7.5% of City respondents, and persons identifying as Black/African-Americans made up 6.6% of City respondents.</p>		<p>parks and shop in downtown areas, so therefore their voices are still very much of value.</p>	

2	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish and Hmong</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Due to the continuing COVID-19 pandemic, combined with the need to find other ways to reach residents in an increasingly digitally connected society, the City again relied heavily on social media platforms to reach more residents. Flyers with links to the Community Needs Survey and listing the dates/times/locations of the Community Input Meetings were posted in English, Spanish, and Hmong on the City's Facebook and Instagram pages. All town halls and public hearings were held in-person and live-streamed to Facebook Live, and</p>	<p>Housing staff monitored all comments posted to these meetings to gather any that could be included into needs assessment and other community conversation efforts. It also was an additional opportunity for direct outreach to residents in answering their questions on current projects and other topics.</p>	<p>No comments left on social media posts were rejected.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Community Input/Service Organization information meetings were a hybrid of in-person and Microsoft Teams meeting, where attendees could use the chat function to ask questions and have them answered during the meeting (some questions were answered verbally for the benefit of those attending in-person). In-person public hearings and all community input meetings were available for translation in Spanish and Hmong.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Comment Period	Non-targeted/broad community	The draft 2022 Annual Action Plan was published for comment to solicit feedback from community residents on project funding and the year's goals and objectives. The comment period was open from April 16, 2022, through May 31, 2022, on a 45-day comment period. The original 30-day comment period was extended by 15 days by the City Council on staff's request at the May 16, 2022, public hearing. This was to give residents and other interested community members an opportunity to review and comment on the actual project	The Housing Division did not receive any written comments during the 45-day review and comment period. See also the summary of public comments received in the plan attachments.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			funding amounts that were updated and reposted following HUD's May 13, 2022, announcement of actual allocation figures. Public comment notices were published in English, Spanish, and Hmong in both local newspapers - the Merced Sun Star and the Merced County Times - and were also posted on the Housing Division's public notices webpage.			
4	Public Meeting	Non-targeted/broad community	The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend	See summary of public comments received in the Public Participation attachment at the end of this plan.	All comments made at the public meetings were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			community meetings. In accordance with the Citizen Participation Plan, the City provided disabled-accessible meeting locations and requested language assistance to all residents. This included: interpreters for non-English-speaking citizens (Spanish and Hmong); information provided through workshops, churches, the school district, and local community centers; and easily-accessible virtual meeting platforms for the hybrid in-person/virtual public input meetings, including closed-captioning. All public			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			meetings were held at convenient times of the day and evening and accommodated persons with disabilities, including online participation through Microsoft Teams and Facebook Live to accommodate those social distancing and quarantining during the ongoing COVID-19 pandemic. A total of three (3) community input group meetings were held.			
5	Public Hearing	Non-targeted/broad community	The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking	See summary of public comments received in the Public Participation attachment at the end of this plan.	All comments made at the public hearings were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>residents to attend public hearings by making them available in Spanish and Hmong and publishing notices in widely distributed publications easily read by all residents. In accordance with the Citizen Participation Plan, the City provided access to all information, as well as language assistance to all residents who requested these services. This includes: interpreters for non-English-speaking citizens; information provided through workshops, churches, the school district, and local</p>			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			community centers; and utilized a location for the public hearings that was accessible for persons with disabilities. All public hearings were held at a convenient time of day and residents could submit their comments via voicemail and in writing, including those that needed language interpretation, prior to each hearing so that they could be played and/or read into the public record during each meeting. A total of two (2) public hearings dates were initially set, and the second hearing was reopened and			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			continued twice, giving residents opportunity to speak at all four of these hearings.			
6	Newspaper Ad	Non-targeted/broad community	On January 13, 2022, the City published a quarter-page advertisement in both the Merced County Times and the Merced Sun-Star inviting residents to attend their choice of three Community Input meetings that were held on January 24, 27, and 28, 2022. The advertisement also asked residents to participate by taking the Community Needs Survey, and QR codes and direct links were provided in the ad to access the survey.	As a result of the advertisements, more residents were informed about the Community Input Meetings and the Community Needs Survey and could then choose to participate in one or both activities.	The City did not receive any direct comments regarding this advertisement.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			The advertisements were published in English, Spanish, and Hmong languages.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

HUD has allocated to the City of Merced a total of \$1,703,103 in new CDBG and HOME funds for program year 2022. Allocation of funds and assignment of priorities for funding are based upon the national goals and objectives set forth by HUD regulations, and local goals for housing and community development. Local goals, consistent with HUD regulations, focus on building up and improving the City's residents and neighborhoods. The City intends on pursuing additional funding through other local, state, and federal resources whenever possible.

The City does not anticipate a steady stream of program income from year to year over the term of the Consolidated Plan. The fluctuation in program income is due to payments received from the County of Merced through Chapter 8 - Tax default property sales and unanticipated loan payoffs through the year. To the greatest extent possible, program income received from the repayment of Rehabilitation loans, First Time Homebuyer loans, and residual receipt payments will be reprogrammed for loan activities in those same or similar programs from which the funds were originally provided. If additional program income funds are received that are not automatically re-programmed, specific projects will be identified during a mid-year technical or substantial amendment process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development	1,099,911	90,000	1,593,043	2,782,954	2,440,112	For 2022, the City will receive a \$32,763 decrease in CDBG grant funding over last fiscal year. Program income in the amount of \$96,000 is anticipated in years 4 through 5 of this plan. NOTE:

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Housing Public Improvements Public Services						prior to announcement of the 2022 CDBG allocation, these amounts were entered as estimates based on the last four years' allocations.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	603,192	66,000	3,428,039	4,097,231	1,205,552	The City will receive a \$54,458 increase in HOME grant funding over last fiscal year. Program income in the amount of \$60,000 is anticipated in years 4 through 5 of this plan. NOTE: prior to announcement of the 2022 HOME allocation, these amounts were entered as estimates based on the last four years' allocations.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will attempt to use HOME Funds, Grants, and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals

receiving CDBG funding.

The City emphasizes the need to leverage Federal, State and local resources to local organizations when requesting funding for programs. These efforts have been fruitful, and projects funded under CDBG and HOME have substantially exceeded accomplishments that could be achieved from federal funds alone. Although there is no official match requirement in the CDBG program, in most cases, other funds, such as private funds received through donors or fundraising activities, commercial loans, Gas Tax funds, and non-federal funds, are used to supplement and defray project costs.

All Participating Jurisdictions (PJs) receiving HOME funds, like the City of Merced, must contribute or match no less than 25 cents for each dollar of HOME funds spent on affordable housing. As PJs draw funds from HOME, they incur a match liability, which must be satisfied by the end each federal fiscal year. Federal match requirements apply to the City's HOME funds. In the past, redevelopment Low- and Moderate-Income Housing funds were the City's primary source for leveraging or providing matching funds for the City's Housing programs. With the dissolution of redevelopment agencies in California, the City no longer receives this funding. However, the City has remaining LMI Asset funds remaining, after sale of former Redevelopment Agency-owned properties over the last few years.

This being said, the HOME statute provides for a reduction of the matching contribution requirement under three conditions: 1) fiscal distress; 2) severe fiscal distress; and 3) for Presidentially declared major disasters covered under the Stafford Act. When a local jurisdiction meets both of the distress criteria in 24 CFR 92.222, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. Individual poverty rate and per capita income (PCI) are based on data obtained from the latest American Community Survey (ACS) estimates from Census data. In 2021, for a jurisdiction to qualify as distressed based on the poverty criterion, its percentage persons in poverty must have been at least 17.96 percent, and to qualify as distressed based on the PCI criterion, its average PCI must have been less than \$24,306. With a 2021 estimated poverty rate of 29.75 percent and a PCI of \$20,363, the City of Merced's match is reduced 100 percent.

The City utilizes additional Federal, State, and Local funding sources, combined with funds received from HUD Community Planning and Development (CPD), for large multi-family developments, as well as providing financial assistance for First Time Homebuyers.

Below is a list of some non-HUD grants the City continually applies for or partners with non-profit organizations for when available:

Federal Programs: Rental Assistance Program (Section 8 Housing Choice Voucher Program), Supportive Housing Program (SHP), National Housing Trust Fund, and Project Based Section 8.

State Programs: Low-Income Housing Tax Credits (LIHTC), Mental Health Services ACT (MHSA), Cal-Home Program, The California Housing Finance Agency (CalHFA), Multi-Family Housing Program (MHP), Emergency Housing Assistance Program (EHAP), Affordable Housing Program (AHP), Affordable Housing and Sustainable Communities Program (AHSC), No Place Like Home (NPLH), the Housing Related Parks Program (HRP), and the 2017 Housing Funding Package (SB2 Funding).

Local Programs: Central California Alliance for Health, City Density Bonus Program, and loans from the Conventional Lending Industry.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Housing Division was designated as the Housing Successor Agency (HSA) overseeing approximately ten (10) vacant properties and, with the January 2021 payoff of the Grove Apartments loans, over \$2.2 million of HSA LMI Asset funds that may be used to support additional affordable housing projects over next few years. These funds must be used to further the goal of the City in the development of additional affordable housing units, and per State law, the properties must either be developed with affordable housing or sold for the same purpose by February 25, 2023. If sold, the sales proceeds must be deposited into the HSA LMI Housing Asset fund to be reused for affordable housing.

Pending Disposition of Properties

In recent years, City staff had considered a concept of using these sites for a cottage home project, in an effort to increase housing units in Merced. The concept received positive feedback; however, that conceptual project has shifted to an Accessory Dwelling Unit (ADU) planning project under a State SB2 Planning Grant.

Staff is now working to dispose these lands to three separate affordable housing developers for eventual development with affordable units. Assembly Bill 1486 amended the Surplus Lands Act effective January 1, 2020, requiring cities to offer to sell surplus property to affordable housing developers and other such entities before offering them for sale on the open market. Under certain exemptions, the Act requires disposed properties to meet certain conditions per Government Code Section 54221(f)(1)(A): 1) not less than 80% of the parcel area should be used for housing development; 2) not less than 40% of the total number of units shall be made available to households earning 75% AMI or less and at least half of which shall be affordable to very low-income households; and 3) units must be restricted by a regulatory agreement for no less than 30 years.

In March 2021, the City Council adopted Resolution 2021-17 declaring the properties exempt surplus land, and in April 2021, a Request for Proposal (RFP) for these affordable housing development opportunities was released, with the City receiving multiple proposals from affordable housing developers. The HSA will contribute the land through a long-term, low-cost land lease or other terms negotiated with each developer. On October 18, 2021, the City Council selected three affordable housing partners to develop the ten sites as follows:

- Linc Housing: Sites 1 through 5 (1823 I Street, 1815 I Street, 205 W. 18th Street, 211 W. 18th Street, and 202 W. 19th Street) - duplexes
- Fuller Center for Housing of Merced County (formerly Habitat for Humanity of Merced County): Sites 6 through 9 (1744 I Street, 49 W. 18th Street, 150 W. 19th Street, and 26 W. 18th Street) - single family homes
- Custom Containers 915 (CC915): Site 10 (73 South R Street) - apartment units for formerly

homeless veterans converted from former shipping containers (also received a \$4.4 million State Homekey award for this project)

The City currently is in the process of preparing Exclusive Negotiating Agreements (ENAs) and Disposition Development Agreements (DDAs) with these entities and assisting them through related zoning, building permit, and other requirements. Related to development of Sites 6-9 above, the City intends to assist the Fuller Center with \$45,000 of 2022 HOME funds towards construction costs, development fees, and other allowable hard and soft costs.

Discussion

In addition to the entitlement allocations the City receives from HUD, the Housing Division also manages numerous other grants and programs within the community.

The following funds and programs continue to generate income from the loans and are included in the Fiscal Year 2022-23 budget:

- LMI Housing Assets (Local)
- Cal HOME 06/12 (HCD)
- HOME 92/93/94 (HCD)
- NSP 3 (HUD)

Local funding sources (non-Federal) budgeted in Fiscal Year 2022-23 include:

- CalHome 2021 (HCD)
- Homekey (HCD)
- LMI Housing Assets (Local)
- Water Enterprise Funds (Local)
- Sewer Enterprise Funds (Local)

These are local funding sources budgeted as part of the overall 2022-23 Housing Division budget. Except for activity regarding the Gateway Terrace II and 1820 I Street projects discussed further in this section, these other funding sources were not included as part of the anticipated resources in the HUD Annual Plan since they are non-federal funding sources. The non-federal funding sources are necessary to assist the Housing Division finance the “fiscal gap” of various projects, thereby allowing them the ability to move forward.

HUD-Eligible Projects funded or supplemented with non-federal funding sources include:

- Gateway Terrace II Site Water & Sewer Main Replacement Project: Approximately \$474,843 of

local Water and Sewer Enterprise Funds

- First Time Home Buyer Program: Approximately \$1,765,258 for CalHome Programs, including \$1,125,000 of new 2021 CalHome Program funding
- Homeowner Rehabilitation: A total of \$1,898,666, comprised of \$523,666 State HOME 92/93/94 and \$1,375,000 of new 2021 CalHome Program funding

HSA LMI Asset Fund Activities - Gateway Terrace II and 1820 I Street

The City continues to progress towards the use of local non-Federal funding from the City's Housing Successor Agency (HSA) during the 2022-23 Annual Plan period, carried over from the 2021-22 program year. As a result of the refinance and pay off of loans for The Grove project in January of 2021, the City received a large repayment of HSA LMI Asset Funds (former Redevelopment Agency funds). As explained in the 2021 Annual Action Plan, and continuing into the 2022 year, these funds will be used to repay previously expended CDBG and HOME funds for the 50-unit affordable/permanent supportive Gateway Terrace II (GTII) project, which has been stalled since January of 2020 following HUD's environmental monitoring that month. In October of 2021, the City received HUD's required corrective actions list as a result of that monitoring, and the list included an additional property of 1820 I Street that will also require repayment. Following a related Council action authorizing use of funds for such repayment activities as well as the repayment process itself, those repaid funds will again become available resources under both the CDBG and HOME programs for eligible projects and expenses. \$700,507 of LMI Asset funding was provided in the last Annual Plan (2021) as an Expected Resource for the GTII repayment, and an additional \$269,640 is provided in this plan for repayment of 1821 I Street HOME funding previously used.

Additional funding from the HSA LMI Asset Fund will also need to be pledged for the remaining GTII project costs. Those will require separate action by the City Council. This additional funding was previously contemplated using CDBG and HOME funds, and the receipt of LMI Asset Funds in January allows the project to be entirely switched to local funding, freeing up HUD funding for other eligible activities and projects. Subsequently, both projects, GTII and 1820 I Street, will become HSA locally-funded projects, with no federal funds associated whatsoever.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Infrastructure & Facilities	2020	2024	Non-Housing Community Development	City Wide	Expand/Improve Public Infrastructure & Facilities	CDBG: \$440,244	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20041 Persons Assisted
2	2A Increase Owner Occupied Rehab Opportunities	2020	2024	Affordable Housing	City Wide	Preserve & Develop Affordable Housing	CDBG: \$199,474	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	2B Increase Affordable Housing Opportunities	2020	2024	Affordable Housing	City Wide	Preserve & Develop Affordable Housing	CDBG: \$6,435 HOME: \$3,965,231 HSA LMI Asset Fund: \$269,640	Rental units constructed: 200 Household Housing Unit Rental units rehabilitated: 7 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit
4	2C Provide Assistance for Supportive Housing	2020	2024	Affordable Housing	City Wide	Preserve & Develop Affordable Housing	CDBG: \$1,900,020	Rental units rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	3A Provide Vital Services for LMI Families	2020	2024	Non-Homeless Special Needs	City Wide	Public Services & Quality of Life Improvements	CDBG: \$196,029	Public service activities other than Low/Moderate Income Housing Benefit: 2290 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 68 Households Assisted Homelessness Prevention: 33 Persons Assisted
6	4A Provide Homeless Prevention & Support Services	2020	2024	Homeless	City Wide	Homelessness Housing and Support Services	CDBG: \$40,753	Public service activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted Homelessness Prevention: 50 Persons Assisted Other: 555 Other
7	5 Enhance Fair Housing Knowledge and Resources	2020	2024	Non-Homeless Special Needs	City Wide	Public Services & Quality of Life Improvements	HOME: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 85 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	1A Improve Public Infrastructure & Facilities
	Goal Description	The City will improve access to public infrastructure through development activities for LMI persons and households. Public infrastructure activities include, but are not limited to, improvements to infrastructure in the jurisdiction such as roadway resurfacing, installation or replacement of water, sewer, and storm lines and drains, and installation of new or improved curbs, gutters, and ramps on sidewalks and public access areas for ADA compliance. The City will also expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers, and parks and recreation facilities.
2	Goal Name	2A Increase Owner Occupied Rehab Opportunities
	Goal Description	With 2022 CDBG and carryover funding, the City will restart low-income homeowner occupied housing rehabilitation program activities city-wide. These activities will benefit LMI households.
3	Goal Name	2B Increase Affordable Housing Opportunities
	Goal Description	The City will work to increase rental opportunities for LMI households through new construction of rental housing.
4	Goal Name	2C Provide Assistance for Supportive Housing
	Goal Description	The City will provide assistance for supportive housing for eligible residents in the City. These projects will supply vital supportive housing for formerly homeless individuals and families and will rehabilitate and convert market-rate housing to affordable rental units.

5	Goal Name	3A Provide Vital Services for LMI Families
	Goal Description	Provide supportive services for low- to moderate-income households in the jurisdiction. Public or supportive services include: fair housing awareness, crime prevention programs, case management for emergency assistance, employment programs, health programs, as well as services to address homelessness, persons with physical and mental health disabilities, victims of domestic violence, the elderly, and the youth. Note that fair housing counseling services under this goal will be funded with HOME Administrative funds.
6	Goal Name	4A Provide Homeless Prevention & Support Services
	Goal Description	<p>The City will provide for homeless prevention and support services for the homeless population in the jurisdiction. The "Other" Goal Outcome Indicator noted in Table 6 above for this goal represents the number of homeless individuals residing in the City of Merced that will potentially benefit from programs that meet this Strategic Plan goal. Numbers are estimated and based on the 2022 Point In Time count of unsheltered individuals determined by the Continuum of Care in January 2022.</p> <p>Per HUD's definition of "Homeless" in 24 CFR 576.2 (Definitions), this Strategic Plan goal (4A) also includes expected outcomes for projects or programs that benefit any individual or family who "is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member" and any individual or family who lacks a fixed, regular, and adequate nighttime residence," including those living in a supervised shelter designated to provide temporary living arrangements.</p>
7	Goal Name	5 Enhance Fair Housing Knowledge and Resources
	Goal Description	The City will provide funding for fair housing education and resources for residents of the City of Merced.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects budgeted for the 2022 program year are summarized below.

The Administrative and Public Service activities identified are expected to be completed no later than June 30, 2023. The infrastructure activities identified are expected to be completed no later than the late Summer of 2023, but could potentially experience delays. The acquisition of property with rehabilitation activities identified are anticipated to complete by late Spring of 2023. Affordable housing activities that initially began at the start of the last program year (2021) using HOME funds and state-funded award program are currently in the financing and concurrent environmental review stage, and are expected to continue into the 2022 program year.

Regarding the use of CHDO HOME funds, a specific new rental housing construction project using CHDO HOME Reserve funds is currently in discussions and has not yet been finalized; however, our CHDO partner, Central Valley Coalition for Affordable Housing, has several multifamily rental properties in Merced City which may need rehabilitation and upgrades, in the event these discussions do not come to project fruition. We expect to be able to identify a specific activity shortly after the start of the program year. If new construction, the CHDO project will likely use all or most of the remaining HOME funds that have been dedicated in the below list to affordable housing projects.

Identified Projects

The City of Merced intends to carry out the below projects during Program Year 2022, which are organized by project type as follows:

- AP - Administration and Planning Activities
- HSG - Housing New Construction and Rehabilitation Activities
- PFI - Public Facilities and Public Improvement Activities
- PSA - Public Services Activities

Projects

#	Project Name
1	AP - CDBG & HOME: Direct Administration (22/23)
2	AP - CDBG: Indirect Administration (22/23)
3	AP - CDBG: City and County Continuum of Care Admin/Planning Support (22/23)
4	AP - HOME: Fair Housing Services Administration (22/23)

#	Project Name
5	AP - CDBG: Self Help Enterprises Administration of CalHome Activities (22/23)
6	PFI - CDBG: Neighborhood Park ADA Improvements (22/23)
7	PFI - CDBG: S Canal St/W Childs Ave. Street, Sidewalk, Curb & Gutter Improvements (FY 22/23)
8	PSA - CDBG: Sierra Saving Grace Emergency Rent/Mortgage/Utility Subsistence Payments (22/23)
9	PSA - CDBG: Alliance for Community Transformations "Housing Navigation for Survivors" (22/23)
10	PSA - CDBG: Harvest Time Homeless and LMI Food Distribution "Food 4 You" Program (22/23)
11	PSA - CDBG: Boys and Girls Club of Merced County "Journey Upward Merced Program" (22/23)
12	HSG - HOME: Fuller Center for Housing of Merced County (22/23)
13	HSG - CDBG: Habitat for Humanity, Stanislaus Homeowner Rehabilitation (22/23)
14	HSG - CDBG: Rehabilitation/Acquisition: Sierra Saving Grace Homeless Project (22/23)
15	HSG - HOME: Construction of Affordable Rental Housing (22/23)
16	HSG - HOME CHDO Reserves: Community Housing Development Org Rehab Project (22/23)
17	HSG - LMI Asset Local Funds: Repayment of 1820 I Street Reconstruction (22/23)

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The priority needs for the City of Merced's 2022 Annual Action Plan were determined through analysis of information gathered from a variety of sources. The City issued a NOFA and Request for Proposals, which was published on January 6, 2022, in the Merced County Times and the Merced Sun-Star newspapers. The notice requested proposals from non-profit organizations that have capacity to provide eligible public service and/or housing rehabilitation and preservation activities that will reach extremely low-income and low-income households, homeless persons, seniors and frail elderly, youth, and persons with disabilities. The City held an informational meeting on January 24, 27, and 28, 2022, to discuss program priorities, requirements to meet HUD National Objectives, and to guide potential applicants in their program concepts. During the evaluation phase, all applications were screened to ensure the proposed project or activity met one of the priority needs and, for CDBG-funded projects, met one of HUD's National Objectives.

In making project recommendations, consideration was given to a variety of thresholds that projects must meet to comply with CDBG requirements, including meeting one of the National objectives and addressing one of the community priorities set out in the Consolidated Plan. Staff also took into account activity need and justification, cost reasonability and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application.

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. Most agencies do not have necessary funds to

provide all services needed by the clients and have stated in their applications that without HUD funds the project or program may not be able to fully serve the client need.

A second obstacle to meeting underserved needs is the location of many available services in the community. Homeless services are generally only available in one section of the City, and some very low-income residents do not have adequate, reliable transportation. Housing staff works closely with the Engineering Department and regional agencies to improve accessibility with infrastructure projects, but the amount of funding received each year does not address all areas.

A third obstacle is the number of non-profits that need assistance with basic management and fiscal policies. New non-profits have formed in Merced and throughout the region, and they have small but passionate staff members and volunteers devoted to a variety of issues. Unfortunately, most new non-profits do not have the staffing capacity to meet the financial and reporting requirements of CDBG and other grant programs and may need basic assistance in setting up bookkeeping systems, requesting reimbursements for eligible costs, keeping proper beneficiary and income eligibility records, and applying for grants.

AP-38 Project Summary
Project Summary Information

1	Project Name	AP - CDBG & HOME: Direct Administration (22/23)
	Target Area	City Wide
	Goals Supported	1A Improve Public Infrastructure & Facilities 2A Increase Owner Occupied Rehab Opportunities 2B Increase Affordable Housing Opportunities 2C Provide Assistance for Supportive Housing 3A Provide Vital Services for LMI Families 4A Provide Homeless Prevention & Support Services 5 Enhance Fair Housing Knowledge and Resources
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Preserve & Develop Affordable Housing Public Services & Quality of Life Improvements Homelessness Housing and Support Services
	Funding	CDBG: \$68,991 HOME: \$30,319
	Description	The project allows the Housing Division the ability to provide CDBG & HOME administrative services to ensure the implementation of all Housing Division projects. The City is permitted to charge up to 20% of its 2022 CDBG allocation (minus Indirect Administration charges) and up to 10% of its 2022 HOME allocation for administration costs (minus Fair Housing Services funding).
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Direct Administration activities will benefit primarily LMI individuals and households throughout the City.
	Location Description	The majority of administration activities will be carried out at the Housing Division office, 678 W. 18th Street, Merced, through subrecipients, collaborative agencies, or consultants, or with on-site project site visits necessary to carry out and monitor the overall program and project activities, and other sites as needed.
	Planned Activities	The following administrative activities will take place with this project: Direct CDBG Administrative Costs: \$68,991; <i>IDIS Matrix Code: 21A/General</i>

		<p>Program Administration; <i>National Objective Met: N/A; Eligibility: 24 CFR 570.205.</i></p> <p>Direct HOME Administrative Costs: \$30,319; <i>IDIS Matrix Code: 21H/CDBG Funding of HOME Administrative Costs; National Objective Met: N/A; Eligibility: 24 CFR 570.206(i)(2).</i></p>
2	Project Name	AP - CDBG: Indirect Administration (22/23)
	Target Area	City Wide
	Goals Supported	1A Improve Public Infrastructure & Facilities 2A Increase Owner Occupied Rehab Opportunities 2B Increase Affordable Housing Opportunities 2C Provide Assistance for Supportive Housing 3A Provide Vital Services for LMI Families 4A Provide Homeless Prevention & Support Services 5 Enhance Fair Housing Knowledge and Resources
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Preserve & Develop Affordable Housing Public Services & Quality of Life Improvements Homelessness Housing and Support Services
	Funding	CDBG: \$118,991
	Description	To provide Indirect Administrative funds of up to 10% of the 2022 CDBG allocation for indirect services necessary to complete all Housing Division activities.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Indirect Administration activities will benefit primarily LMI individuals and households.
	Location Description	Indirect Administration activities will be conducted City-wide to benefit LMI individuals and households.
	Planned Activities	Indirect Administrative Costs: \$118,991; <i>IDIS Matrix Code: 21B/Indirect Costs; National Objective Met: N/A; Eligibility: 24 CFR 570.206(e).</i>
3	Project Name	AP - CDBG: City and County Continuum of Care Admin/Planning Support (22/23)

Target Area	City Wide
Goals Supported	4A Provide Homeless Prevention & Support Services
Needs Addressed	Homelessness Housing and Support Services
Funding	CDBG: \$38,000
Description	This project involves the provision of CDBG administrative funding support to the Merced County Human Services Agency, who is the "Collaborative Applicant" staff team for the City and County Continuum of Care, towards administrative activities related to data collection and analysis, policy-setting, and coordination/management of the CoC, whose goal is to end homelessness city- and county-wide. Administrative and planning activities include but are not limited to: collection, analysis, and reporting of statistical data (including homeless counts) to assist in guiding homelessness program strategies and future funding, applications to and administration of Federal and State funding opportunities, facilitation of CoC Board meetings, oversight of Coordinated Entry System (CES), CoC grant monitoring and oversight, preparation and fulfillment of the Merced County Regional Plan to Address Homelessness and any future Plan updates, and development of governance charters.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	Administration funding to the CoC for planning activities focused on preventing homelessness in the City of Merced. The January 2022 "One Night Point In Time" count indicated that 224 individuals were unsheltered and 331 were sheltered, for a total of 555 homeless City of Merced residents.
Location Description	Administration activities will be carried out by the Merced County Human Services Agency, located at 2115 West Wardrobe Avenue in Merced. Additionally, some activities may be carried out at the Merced County Administration offices located at 2222 M Street in Merced.
Planned Activities	CDBG: Administrative Support to administrative and planning activity costs of the Merced City and County Continuum of Care's Collaborative Applicant (Merced County Human Services Agency - HSA) for planning strategies to address homelessness in the Merced community: \$38,000 (meets ConPlan Goal 4A – Provide Homeless Prevention Services); <i>IDIS Matrix Code: 20/Planning; National Objective Met: N/A; Eligibility: 24 CFR 570.205.</i> CDBG Admin funding is <u>not</u> provided to the nonprofit providers who implement the homelessness programs funded by the CoC. Funds will be used for HSA/Collaborative Applicant admin only.

4	Project Name	AP - HOME: Fair Housing Services Administration (22/23)
	Target Area	City Wide
	Goals Supported	3A Provide Vital Services for LMI Families 5 Enhance Fair Housing Knowledge and Resources
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	HOME: \$30,000
	Description	The City will use \$30,000 of its HOME Administration funds to support a fair housing education, counseling, and antidiscrimination legal services program in partnership with Project Sentinel, Inc., to benefit approximately 85 or more persons, to address the City's responsibility to ensure and protect the fair housing rights of its residents.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Fair Housing Education and Counseling will be a public services activity under HOME Administration in PY 2022. Approximately 85 individuals are expected to benefit from these activities.
	Location Description	Fair housing services will be provided to all City of Merced residents. Project Sentinel, Inc.'s main offices are located at: 1490 El Camino Real, Santa Clara, CA 95050. Project Sentinel will be administering this program from its satellite office located in Modesto, California, at the following location: 1231 8th Street, Suite 425, Modesto CA 95354. Extensive resources and contact information is posted on Project Sentinel's website at: www.housing.org . Fair housing information is also posted on the City's website at: www.cityofmerced.org/departments/housing-division/fair-housing-resources-and-services .
5	Planned Activities	HOME: Fair Housing Services: Project Sentinel, Inc. will be provided \$30,000 of HOME administrative funds to carry out a Fair Housing education, counseling, and legal services program available to all Merced residents regardless of income level; <i>IDIS Matrix Code</i> : 21D-Fair Housing Services (subject to Admin cap); <i>National Objective Met</i> : N/A; <i>Eligibility</i> : 24 CFR 571.206(c).
	Project Name	AP - CDBG: Self Help Enterprises Administration of CalHome Activities (22/23)
	Target Area	City Wide

Goals Supported	2A Increase Owner Occupied Rehab Opportunities 2B Increase Affordable Housing Opportunities 3A Provide Vital Services for LMI Families
Needs Addressed	Preserve & Develop Affordable Housing
Funding	CDBG: \$12,000
Description	In December of 2021, with the assistance of Self-Help Enterprises, the City of Merced applied for a total of \$2.5 million of California State CalHome funding for First Time Homebuyer Assistance Program (\$1m) and a Homeowner Occupied Rehabilitation Program (\$1.25m) for low- to moderate-income families/homeowners. Both programs would include a total of \$250,000 of additional assistance for Accessory Dwelling Units and Junior Accessory Unit (ADU/JADU) assistance on privately-owned residential properties owned and currently occupied by LMI property owners. On April 19, 2022, the City of Merced was notified that we will receive an award of funding for these vital and heavily demanded programs. As the CalHome funding award does not provide for administrative costs, Self Help Enterprises will administer all aspects of the program for the first year of this three-year program using \$12,000 of City 2022 CDBG administrative funds. Self Help will also re-administer 2006 and 2012 CalHome and 1992, 1993, and 1994 State HOME grant program income in processing new FTHB loans to assist another approximately 10 households.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	The City expects to be able to assist approximately 20 households through Self Help Enterprises' administration of the 2021 CalHome funding award, and another approximately 10 more households with existing '06/'12 CalHome and '92/'93/'94 State HOME program income received from loan payoffs. All beneficiaries of the City's CalHome and existing CalHome and State HOME program income must live in or purchase homes within the City of Merced city limits and be income-qualified.
Location Description	FTHB, ADU/JADU, and Owner-Occupied Rehabilitation programs will be available to all income-eligible low- to moderate-income families and homeowners residing within the City of Merced city limits. Self Help Enterprises will administer this program from their offices in Visalia, California. As part of the programs and services offered, Self Help may provide workshops to residents using ADA-accessible City of Merced-owned offices and buildings. The City of Merced Housing Division may also

		provide FTHB and OOR applicants physical and electronic means with which to access Self Help's online application process.
	Planned Activities	CDBG: Self-Help Enterprises will be provided \$12,000 of the City's CDBG administrative funds to administer State-funded community development affordable housing-related activities, including First Time Homebuyer and Owner Occupied Rehabilitation. IDIS Matrix Code: 21A-General Program Administration (subject to 20% Admin cap); Eligibility: 24 CFR 570.206; National Objective Met: N/A, but meets LMH/Low-Mod Housing Benefit – 24 CFR 570.208(a)(3).
6	Project Name	PFI - CDBG: Neighborhood Park ADA Improvements (22/23)
	Target Area	
	Goals Supported	1A Improve Public Infrastructure & Facilities
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Public Services & Quality of Life Improvements
	Funding	CDBG: \$88,000
	Description	Assistance for improving public infrastructure and includes all project costs, including plan design work carried out by the City Engineering Department and 10% activity delivery costs (ADC). This project will install new ADA ramps, walkways, and other improvements from the City rights of way to the location of playground equipment in five neighborhood parks in the southern part of the City, each in HUD Eligible Census Tracts. These improvements will improve access to play equipment for residents in the area.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This project will potentially benefit an approximate total of 15,830 nearby residents living within the area served by each park site. The parks are all located in South Merced, which encompasses the area in which 2020 Census Tracts 15.03 and 16.01 are located. All noted census tracts are determined by HUD to be income-eligible.
	Location Description	The following is a list of park sites, approximate locations, and census tracts and block groups that they are located in (<i>source: PolicyMap.com</i>): 1. Frederick Douglas Park; V and W. 8th Streets; Park size: 0.9 acres; Census Tract 15.03 (Block Group 1); Population served: 3,383 people (872 households, 52.4% low-income)

		<p>2. Benjamin Tanager Park; T and W. 3rd Streets; Census Tract 15.03 (Block Group 1); Population served: 3,786 people (967 households, 53.2% low-income)</p> <p>3. Love Veasley Family Park; Canal and W. 6th Streets; Census Tract 16.01 (Block Group 2); Population served: 3,159 (772 households, 62.2% low-income)</p> <p>4. Little Angels Park; H and W. 11th Streets; Census Tract 16.01 (Block Group 3); Population served: 2,845 (713 households, 74.8% low-income)</p> <p>5. 12th and G Street Park; E. 12th Street, between E and G Streets; Census Tract 16.01 (Block Group 1); Population served: 2,657 (677 households, 73.9% low-income)</p>
	Planned Activities	New ADA ramps, walkways, and other improvements will be installed from the City's right of way to existing playground equipment area(s) at each park site, allowing for an accessible path of travel for disabled and non-disabled park users. <i>IDIS Matrix Code:</i> 03F/Parks, Recreational Facilities; <i>Eligibility:</i> 24 CFR 570.201(c); <i>National Objective Met:</i> LMA/Low-Mod Area Benefit - 24 CFR 570.208(a)(1)(i). Due to anticipated design and construction timelines, we expect that this project may extend into next annual plan year.
7	Project Name	PFI - CDBG: S Canal St/W Childs Ave. Street, Sidewalk, Curb & Gutter Improvements (FY 22/23)
	Target Area	
	Goals Supported	1A Improve Public Infrastructure & Facilities
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities
	Funding	CDBG: \$322,506
	Description	The City will supplement this 2021 Program Year project with \$322,506 of 2022 CDBG funds, to allow installation of crosswalk improvements in the scope of work. The project includes assistance for improving existing public infrastructure in the City right-of-way and includes all project costs including plan design work carried out by the City Engineering Department and 10% activity delivery costs (ADC) for Housing Division staff. This project will install new street, sidewalk, curb, gutter, and crosswalk improvements at the Southeast Corner of S. Canal Street and W. Childs Avenue to prepare the site for a future grocery store. It is anticipated that installation of these improvements will entice a grocery store chain to

		develop the rest of the site for a much-needed grocery store in South Merced. Additionally, and just as important, these improvements will improve the pedestrian safety for residents living in the immediate area and will improve pedestrian access to the Merced County Fairgrounds nearby, where regular events are held, including a flea market each Saturday morning.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	With previously allocated 2021 and proposed 2022 CDBG funds, this project will potentially benefit approximately 19,029 nearby residents living within one mile of the project site in 2010 Census Tracts 15.02 (blocks 1 and 2), 15.03 (blocks 1, 2, and 3), 16.01 (blocks 1, 2, and 3), and 16.02 (blocks 1 and 2) who may walk to the future grocery store at this site, as per the intent of its zoning and general plan designations. However, the improvements will immediately and directly benefit the 4,211 residents living in Census Tract 16.02 Block Group 2, adjacent to the vacant lot, and this figure will be its expected outcome indicator, since a timeline for development of a future grocery store is unknown. All noted census tracts are income-eligible.
	Location Description	The vacant lot that has been designated for a future grocery store is located at the southeast corner of S. Canal Street and W. Childs Avenue, at Assessor's Parcel Number 059-240-081 (112 S. Canal Street). Curb, gutter, crosswalk, and sidewalk improvements will be installed along the frontage of the property on both S. Canal Street and W. Childs Avenue and continuing east on W. Childs Avenue to its intersection at S. Hwy 59.
	Planned Activities	Project Site: Southeast corner of S. Canal and W. Childs Ave., extending east to S. Hwy 59/Childs Ave intersection; 2022 CDBG funding to be supplemented to this project originally proposed in the 2021 Annual Plan: \$293,190, plus \$29,316 (10%) activity delivery costs (for total project budget of \$1,147,506); new sidewalk/curb/gutter, crosswalk, and ADA ramps, to prepare the area for a potential shopping center in order to encourage future development of a grocery store for the South Merced area, and to provide improved pedestrian access for nearby residents; IDIS Matrix Code: 03K/Street Improvements; National Objective Met: LMA/Low-Mod Area Benefit – 24 CFR 570.208(a)(1)(i); Eligibility: 24 CFR 570.201(c).
8	Project Name	PSA - CDBG: Sierra Saving Grace Emergency Rent/Mortgage/Utility Subsistence Payments (22/23)
	Target Area	City Wide
	Goals Supported	3A Provide Vital Services for LMI Families

	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: \$30,000
	Description	Sierra Saving Grace Homeless Project will receive \$30,000 for its short-term emergency rent/mortgage/utility subsistence payment assistance program. Assistance will be provided for a maximum of three consecutive months to help residents retain housing, maintain safe, livable housing, and prevent homelessness. Payments will be made directly to landlords, property management agencies, and utility providers on the resident's behalf.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Assistance will benefit approximately 20 households with housing assistance and, as a result, prevent homelessness for approximately 30 extremely low-, low-, and moderate-income individuals during the program year. The program will exclusively serve LMI households who are residents of the City of Merced.
	Location Description	The program will be administered by Sierra Saving Grace at their offices located at 25 W. 19th Street in Merced City. Assistance will be provided for all income-eligible residents living in the City of Merced city limits.
	Planned Activities	Sierra Saving Grace will receive \$30,000 for its short-term emergency rent/mortgage/utility assistance program; <i>IDIS Matrix Code:</i> 05Q/Subsistence Payments; <i>Eligibility:</i> 24 CFR 570.207(b)(4); <i>National Objective Met:</i> LMC/Limited Clientele Exclusive - 24 CFR 570.208(a)(2)(C)
9	Project Name	PSA - CDBG: Alliance for Community Transformations "Housing Navigation for Survivors" (22/23)
	Target Area	City Wide
	Goals Supported	3A Provide Vital Services for LMI Families 4A Provide Homeless Prevention & Support Services
	Needs Addressed	Public Services & Quality of Life Improvements Homelessness Housing and Support Services
	Funding	CDBG: \$42,616
	Description	Alliance for Community Transformations (ACT) - Valley Crisis Center will receive \$42,616 for its "Housing Navigation for Survivors of Violence" program. The goal of the project is to reduce homelessness and secure permanent housing for those impacted by domestic violence, sexual assault, and human trafficking by providing funds for dedicated staffing for case management and tenant education workshops focused around the

		permanent housing needs of Valley Crisis Center shelter residents. The grant also includes financial assistance for vital document retrieval, transportation, and housing deposits, if needed, to ACT on behalf of the shelter residents.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 clients will receive housing navigation case management. Through housing navigation, the project hopes to successfully house 7 individuals/families, and approximately 30 clients will receive supportive services such as housing specific education, transportation, or financial assistance. Clients will be residents of the Valley Crisis Center, an emergency/transitional shelter serving victims of domestic violence, sexual assault, and human trafficking.
	Location Description	As this program is held within a domestic violence shelter, the location is confidential. The shelter is located within the City of Merced city limits.
	Planned Activities	Services provided by this project include housing navigation case management, education workshops, financial assistance for housing attainment-related costs, and all related transportation services; IDIS Matrix Code: 05G/Services for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking; Eligibility: 24 CFR 570.201(e); National Objective Met: LMC/Limited Clientele - presumed benefit – 24 CFR 570.208(a)(2)(A) [meets HUD definition of Homeless].
10	Project Name	PSA - CDBG: Harvest Time Homeless and LMI Food Distribution "Food 4 You" Program (22/23)
	Target Area	City Wide
	Goals Supported	3A Provide Vital Services for LMI Families 4A Provide Homeless Prevention & Support Services
	Needs Addressed	Public Services & Quality of Life Improvements Homelessness Housing and Support Services
	Funding	CDBG: \$54,442
	Description	Harvest Time will receive \$54,442 of CDBG funds for its "Food 4 You" homeless individual/LMI household food distribution program costs for one paid staff person, electric/gas utility and liability insurance costs, and mileage transportation costs to support food box disbursements to LMI households and meal deliveries to homeless encampment areas within the City limits. Harvest Time has operated for 23 years without paid staff, depending on approximately 15-20 volunteers dedicated to distributing

		and delivering food to those suffering from food insecurity. A paid staff member will add continued efficiency to the expanding program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	This program serves both the homeless community and extremely low- to moderate-income families who are in need of food support. In 2021, this program distributed 3,556 family food boxes to LMI families, and estimates that approximately 78% of those clients/households were "duplicated", or used the program's services more than once. Additionally, approximately 90% percent of clients are City of Merced residents. This program also services approximately 225 homeless individuals yearly within the City limits with lunch boxes. Therefore, we estimate that a total of approximately 2,495 residents are expected to be served with this program.
	Location Description	The location of Harvest Time's food distribution program is 1021 R Street (APN 032-033-014) in Census Tract 15.02, within the City limits of Merced. The property is owned by the Calvary Assembly of God Church, and the food distribution warehouse - dedicated entirely for this use - is leased from the church by Harvest Time.
	Planned Activities	Reimbursement of operating costs including staffing, utilities, and insurance will be provided for Harvest Time's existing Food Distribution program. <i>IDIS Matrix Code:</i> 05W/Food Banks; <i>Eligibility:</i> 24 CFR 570.201(e); <i>National Objective Met:</i> LMC/Limited Clientele - 24 CFR 570.208(a)(2)(D)
11	Project Name	PSA - CDBG: Boys and Girls Club of Merced County "Journey Upward Merced Program" (22/23)
	Target Area	City Wide
	Goals Supported	3A Provide Vital Services for LMI Families
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: \$55,730
	Description	The Boys and Girls Club of Merced County will receive \$55,730 for its "Journey Upward Merced Program (JUMP)" to expand its current, elementary-age program to middle- and high school-age youth from LMI families (age 13-19). As the current program for elementary-aged children is funded in part by other City funds, this CDBG funding will only be used towards the expansion to older youth. JUMP Program goals are aimed

		towards these youth are to: 1) provide youth enrichment programs after school and during school breaks that overwhelmingly benefit youth from LMI families; 2) prepare LMI youth for the workforce through literacy, character development, self-sufficiency, life skills, and career and college exploration.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately twenty-six (26) low- to moderate-income youth aged 13-19 years who are also City of Merced residents are expected to participate in the program. The Boys and Girls Club of Merced County typically welcomes youth from both City and County jurisdictional areas. Of 51 expected participants (unduplicated), approximately 52% of those are expected to be city residents.
	Location Description	The project will be carried out at the Boys and Girls Club of Merced County's fixed location at 615 W. 15th Street within Merced City and Eligible Census Tract 13.01. The facility is owned by the City of Merced. Therefore, the project will not include any reimbursements for facility maintenance, any other improvements to the building, rent, or utilities.
	Planned Activities	<p>This project will provide assistance to the Boys and Girls Club of Merced County to benefit approximately 26 LMI youth participants 13 to 19 years of age who live within the City of Merced. Project costs will include hourly staffing costs, transportation/mileage for after-school pickups from City schools, publication/flyer printing costs, program supplies, consultant services, and administrative costs (including insurance and allowable indirect costs) not to exceed 10% of the grant.</p> <p><i>IDIS Matrix Code: 05D/Youth Services; Eligibility: 24 CFR 570.201(e); National Objective Met: LMC/51% Limited Clientele – 24 CFR 570.208(a)(2)(B).</i></p>
12	Project Name	HSG - HOME: Fuller Center for Housing of Merced County (22/23)
	Target Area	
	Goals Supported	2B Increase Affordable Housing Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$45,000
	Description	The Fuller Center for Housing of Merced County will receive \$45,000 of the City's HOME funds to assist with eligible construction and soft costs for new construction of affordable homeowner housing on four specific sites that the City, acting as Housing Successor to the former Merced Redevelopment

	<p>Agency (RDA), will be providing as a land donation as part of the overall disposition of former RDA properties (declared as exempt from requirements of the Surplus Land Act pursuant to Government Code Section 54221(f)(1)(A). The Fuller Center, formerly Habitat for Humanity of Merced County, will build single-family homes on each of the four sites, listed below under "Location Description," then will sell the property with new home to eligible low- to moderate-income households with a long-term no-interest loan. HOME funds will be used towards development hard and soft costs allowed per 24 CFR 92.206. It should be noted that, in Program Year 2020, the Fuller Center - then organized under Habitat for Humanity of Merced County - was awarded \$45,000 of CDBG funds towards a Homeowner Occupied Minor Rehabilitation Program. Due to COVID-19 and other outside factors, the 2020 CDBG Minor Rehab program was not implemented. This 2022 program for the use of HOME funds fits the better part of what the former Habitat program is known for and helps the Housing Successor Agency (City) with its State-required disposition of land requirement; thus, this project will be beneficial to the Fuller Center, the City, as well as the four future families that will most benefit from this assistance and the overall project.</p>
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	Four low- to moderate-income households will eventually benefit from this use of HOME funds, by becoming homeowners through separate transactions through the Fuller Center after each single-family home completes construction.
Location Description	<p>On October 18, 2021, the Merced City Council selected the Fuller Center for Housing of Merced County (formerly Habitat for Humanity of Merced County) as one of three affordable housing development partners for the Housing Successor Agency In-Fill Properties for disposition and authorized the future execution of an Exclusive Negotiation Agreement (ENA) with the Fuller Center/Habitat to build affordable homes on the following four sites within the Merced city limits:</p> <ul style="list-style-type: none"> • 1744 I Street; Lot Size: 5,000 square feet (R-4 Residential Zoning) • 49 W. 18th Street; Lot Size: 10,800 square feet (R-4 Residential Zoning) • 150 W. 19th Street; Lot Size: 7,500 square feet (R-4 Residential Zoning)

		<ul style="list-style-type: none"> 26 W. 18th Street; Lot Size: 7,500 square feet (R-4 Residential Zoning) <p>All properties are within HUD Eligible Census Tract 13.02 in Central Merced.</p>
	Planned Activities	The Fuller Center plans to use \$45,000 of HOME funds towards allowable hard and soft costs to assist in development of each site with a single-family home in accordance with 24 CFR 92.206. These costs could include but are not limited to costs of: construction materials, preparation of architectural or engineering plans and drawings, title, appraisal, or recording fees, and building permit and impact fees towards the development of four Housing Successor Agency In-Fill properties with single-family homes.
13	Project Name	HSG - CDBG: Habitat for Humanity, Stanislaus Homeowner Rehabilitation (22/23)
	Target Area	City Wide
	Goals Supported	2A Increase Owner Occupied Rehab Opportunities 2B Increase Affordable Housing Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$180,000
	Description	Habitat for Humanity of Stanislaus County will receive \$150,000 of the City's CDBG funds to restart a new Homeowner Rehabilitation program that will offer assistance up to \$50,000 per home in the form of forgivable loans for necessary repairs to improve and preserve privately-owned single-family homes occupied by their LMI homeowners. \$30,000 will also be budgeted for activity delivery costs, for a total project cost of \$180,000. Assistance will allow the home to remain safe to occupy and will assist with costly repairs that the homeowner has difficulty affording, including but not limited to lead testing and remediation, roof repair/replacement, HVAC updates, energy efficient windows, and plumbing repairs. Habitat - Stanislaus is requesting a three-year contract initially with 2022 CDBG funds, which may be amended and supplemented with additional CDBG funding the City will receive during the program year and/or over the next two annual plan cycles as this initial funding is exhausted. City staff will complete one Tier One NEPA environmental review for all three years prior to contract execution, then a Tier 2 Site Specific Review will be completed prior to start of each rehab activity and approval of each homeowner's application to the program.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Initial funding of this project with \$180,000 of CDBG funds will assist approximately three (3) low- to moderate-income homeowners within Merced City limits (note: amount includes 20% activity delivery costs of \$30,000). If future year CDBG funds are supplemented to this project, the number of assisted homeowners will increase accordingly with an approximate ratio of one homeowner per \$50,000 of funding.
	Location Description	All rehabilitation activities will occur on owner-occupied single-family residential homes located within the City of Merced city limits. Activities are not restricted to any particular area of the City.
	Planned Activities	\$180,000 of 2022 CDBG funds will be funded to this project (includes 20% ADC) provided to Habitat for Humanity of Stanislaus County to carry out homeowner-occupied rehabilitation activities to single-family homes occupied by their owners. Assistance will be provided as a 15-year forgivable loan to the homeowner for a maximum of \$50,000 of necessary repairs to bring the home back up to safe living conditions (no remodels). Habitat-Stanislaus has proposed a three-year contract, to which the City may supplement with future-year CDBG funds as activities are carried out and 2022 funds are exhausted. <i>IDIS Matrix Code:</i> 14A/Rehabilitation: Single-Unit Residential; <i>Eligibility:</i> 24 CFR 570.202(a)(1); <i>National Objective Met:</i> LMH/Low-Mod Housing Benefit - 24 CFR 570.208(a)(3).
14	Project Name	HSG - CDBG: Rehabilitation/Acquisition: Sierra Saving Grace Homeless Project (22/23)
	Target Area	City Wide
	Goals Supported	2B Increase Affordable Housing Opportunities 2C Provide Assistance for Supportive Housing
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$1,771,678
	Description	Sierra Saving Grace will be provided \$1,771,678 of CDBG funding to acquire an existing multifamily rental property for subsequent rehabilitation/repair and conversion to affordable/supportive rental housing for formerly low- to moderate-income individuals and families and potentially case-managed formerly homeless individuals. This is an expansion of their current and past single-family residential acquisition and rehab program. Amount includes \$1,568,065 to acquire and rehab a property and \$203,613 (10%) for activity delivery costs. The estimated cost of necessary rehab work will be included in the purchase price. Due to the size of the project, Sierra Saving Grace will be allowed up to two years to complete rehab activities

		after the initial acquisition. This project meets multiple needs and priorities of the Five-Year Consolidated Plan for vital housing services -- permanent supportive housing (case management) and addition of affordable housing rental units.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The amount of CDBG funding provided will enable Sierra Saving Grace to purchase and rehab at least a four- to six-unit rental housing property, or a property with multiple single-family or duplex residential structures. Individuals and/or families that will rent the units after project completion will be case-managed formerly homeless or extremely low- to low/moderate-income level clients. Four to six LMI households are expected to benefit from this activity.
	Location Description	Administrative activities for this project will take place at Sierra Saving Grace's offices at 25 W. 19th Street in Merced, as well as the offices of the real estate sales estate purchasing agent chosen, and a title company. Once a property is purchased (address is not known at the time of Annual Plan approval) and escrow closes, any rehabilitation work will occur at the property site to prepare it for rental to a suitable case-managed formerly homeless or extremely low- or low-income tenant.
	Planned Activities	Planned activities will include acquisition and rehab of an existing multi-unit property for subsequent rental to case-managed formerly homeless and/or extremely low- or low-income individuals and families; <i>IDIS Matrix Code: 14G/Rehabilitation: Acquisition; Eligibility: 24 CFR 570.202(b)(1); National Objective Met: LMH/Low-Mod Housing Benefit – 24 CFR 570.208(a)(3).</i>
15	Project Name	HSG - HOME: Construction of Affordable Rental Housing (22/23)
	Target Area	City Wide
	Goals Supported	2B Increase Affordable Housing Opportunities 2C Provide Assistance for Supportive Housing
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$3,781,338
	Description	Approximately \$3,781,338 of HOME funds will be expended on multi-unit affordable rental housing projects within the City of Merced. This amount includes 10% activity delivery costs. Negotiations continue to move forward with at least two affordable housing developers for construction of approximately 200 units of extremely low- to low-income multi-family rental projects using these HOME funds. Conditional Commitments have

		been issued and consultants are currently preparing NEPA environmental assessments for these two developments. The City of Merced continues to proceed with its partnership with Central Valley Coalition for Affordable Housing for re-funding and construction of the 50-unit Gateway Terrace II project with local/non-federal LMI Asset Funds, as well as its associated but separate water and sewer main extension infrastructure project that was approved with the 2019 Annual Action Plan, and which has received proper environmental clearance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City of Merced anticipates that approximately 200 or more units of affordable rental housing can be produced with these HOME funds as part of subsidy layering package(s) for two projects currently in pre-development discussions. Projects will be targeted to produce 100% LMI household units within the projects themselves, or a mix of LMI and special population housing, such as units that are set aside for developmentally disabled, homeless, veterans, seniors, or mental health patients.
	Location Description	The City of Merced is currently in discussions with multiple developers of affordable housing, for which up to two may receive all or a portion of these HOME funds as part of their subsidy layering strategies. As pre-development discussion are still in the preliminary stages, locations have not been finalized. During the 2022 program year, the City intends to undertake a substantial amendment process to this plan that will allocate HOME and other available funding sources to the projects chosen by the City Council.
	Planned Activities	Construction of Affordable Rental Housing for LMI households, and may include units for special populations such as veterans, disabled, or homeless individuals and families, with case management; IDIS Matrix Code: 12/New Rental Construction.
16	Project Name	HSG - HOME CHDO Reserves: Community Housing Development Org Rehab Project (22/23)
	Target Area	City Wide
	Goals Supported	2B Increase Affordable Housing Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$210,574
	Description	Each year, the City is required to set aside at least 15% of its HOME funds for Community Housing Development Organization (CHDO) projects, which could include such eligible activities as affordable rental housing

		construction and rehabilitation of rental housing units. For the 2022 HOME allocation, this amounts to \$90,479, with an additional \$18,095 for activity delivery costs (total of \$108,574). The City will use these funds towards a new rental housing construction or an eligible rental rehabilitation project with our current CHDO partner, Central Valley Coalition for Affordable Housing (CVCAH). CVCAH owns several existing rental properties within the city limits of Merced that would be suitable and near shovel-ready projects for rehab activities. This will more than likely be combined with \$102,000 of available 2021 Program Year HOME CHDO funds towards one of these eligible project types, as the 2021 funds are not yet committed to a project. The total available HOME CHDO funds, 2021 and 2022 Program Years combined, is \$210,574.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	If HOME CHDO funds are used for rental unit rehabilitation activities with CVCAH, approximately 2-5 LMI household housing units could benefit, depending on the scope of work needed and the chosen project site.
	Location Description	All HOME CHDO projects will be undertaken within the City of Merced city limits. The project location will be known later this program year as a rehab project is selected and finalized.
	Planned Activities	Rental Unit Rehabilitation
17	Project Name	HSG - LMI Asset Local Funds: Repayment of 1820 I Street Reconstruction (22/23)
	Target Area	
	Goals Supported	2B Increase Affordable Housing Opportunities 2C Provide Assistance for Supportive Housing 4A Provide Homeless Prevention & Support Services
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	:
	Description	Please note: no HUD Expected Resource (aka, CDBG or HOME) will be used for this project; therefore, the "Funding" amount for this project is shown as Zero (\$0). However, during the 2022-23 Program Year, \$269,639.99 (rounded to \$269,640) of the City of Merced's Housing Successor Agency (HSA) LMI Asset funds will be used to repay previous-year HOME funds used to reconstruct the residential unit at 1820 I Street. An error was

		discovered as a result of a January 2020 HUD Environmental Monitoring in the midst of personnel changes in the Housing Division. After this plan is approved, the City will work with HUD on the mechanics of this transaction in order to resolve this unfortunate matter.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The repayment of funds itself is not expected to benefit any families. However, if the City gains the re-use of the previously expended HOME funds, these funds will likely be used towards the construction or rehab/reconstruction of more affordable housing options for City residents.
	Location Description	Administration of this project will be undertaken by the City of Merced, 678 W. 18th Street, Merced
	Planned Activities	The City of Merced plans the repayment of \$269,639.99 (rounded to \$269,640) of HOME funds with local LMI Asset Funds to HUD for expenditure of HOME in error for reconstruction of 1820 I Street, Merced

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Merced will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low- and moderate-income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood and/or census tract.

Merced primarily selects projects based upon housing needs and various clients served through public service activities, with most of the Federal and State funding allocations being invested in qualifying Census Tracts. Not all of the activities funded through the CDBG and HOME programs will occur within these census tracts, since some programs benefit residents City-wide.

HUD requires that, at a minimum, 70% of total funding will benefit LMI individuals and households. Each year, the City strives to far exceed the minimum, and 2022 is no exception. We expect that more than 85% of our CDBG and HOME activities will be focused to benefit residents in Eligible Census Tracts and to programs that benefit LMI individuals and families - however, the City's ultimate goal remains at 100% LMI benefit, regardless of census tract orientation.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	90

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The basis for assigning the priority to each category was based on the identified needs expressed during the consultation and citizen participation process. In addition, priorities were determined by information gathered from the Census, the 2020-2024 ConPlan market study, and existing community documents, which include the City of Merced's current Housing Element.

It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. To create substantive neighborhood improvements and stimulate additional, unassisted improvement efforts, the City will focus a portion of its housing-related

funding in targeted low-income and special needs neighborhoods.

Discussion

The City of Merced will specifically target a minimum of 70% - with the ultimate goal being 100% - of all funding to benefit low- to moderate-income residents living within the City limit boundaries. Defined as an area in which at least 51 percent of households have an income of 80% percent or less of the Area Median Income (AMI), approximately three quarters of the City is within a CDBG Income-Eligible Census Tract, which HUD has pre-determined are income-eligible areas based on the latest census data. Some projects, such as Infrastructure Improvement projects, will be focused specifically to these areas, while other projects are intended to serve primarily LMI residents through the projects themselves (i.e., public services, owner-occupied rehabilitation, and affordable housing).

A majority of the 2022 CDBG and HOME funding - approximately 90% - will be directed to projects that serve LMI residents City-wide, while approximately 10% will be directed specifically to certain projects that will serve specific HUD Eligible Census Tract areas. HUD Eligible Census tract area numbers, general location descriptions, and resident population are (all within City limits):*

- Census Tract 10.03 (Loughborough Drive/Meadows Ave/Devonwood Drive – North of Bear Creek, South of Black Rascal Creek, East of Highway 99, West of R Street); 4,190 people.
- Census Tract 10.04 (Loughborough Drive/Collins Drive/Park Avenue/Rambler Road – North of Bear Creek, South of Black Rascal Creek, East of R Street, West of G Street); 3,969 people.
- Census Tract 13.01 (West Central Merced – North of Highway 99, South/East of Bear Creek, West of M Street); 3,413 people.
- Census Tract 13.02 (Central Merced – North of Highway 99, South of Bear Creek, East of M Street, West of G Street); 3,016 people.
- Census Tract 14.01 (East Central Merced – North of Highway 99/Hwy 140, South of Santa Fe Railroad, East of G Street); 4,150 people.
- Census Tract 15.02 (Upper South Merced – North of W. 9th Street, South of Highway 99/Highway 140, East of X Street/West Avenue, West of M Street); 2,768 people.
- Census Tract 15.03 (Lower South Merced – North of West Childs Avenue, South of W. 9th Street, East of West Avenue, West of M Street); 4,844 people.
- Census Tract 16.01 (Central South Merced – North of West/East Childs, South/West of Highway 99, East of M Street); 4,166 people.
- Census Tract 17.00 (East South Merced – North/West of Highway 99, South of Highway 140, East of Coffee Road); 7,032 people.

**(Population data source: PolicyMap.com - 2020 Census and Population Data)*

While there are several other constraints, the primary obstacle to meeting the needs of target income residents is that there is a lack of funding to fully address all the needs. Even with the limited financial

resources, the City attempts to address many of the needs of the community by leveraging funds with developers and providing financing to several non-profit organizations to address the variety of community needs.

Another obstacle to meeting underserved needs is the location of many available services in the County of Merced. The City works closely with the transit agencies to improve access, and there are hourly public transportation linkages between Merced and other communities located within Merced County and other neighboring San Joaquin Valley communities. The City has encouraged many regional non-profit organizations to operate "satellite" offices within the City of Merced.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section provides an overview of affordable housing goals in Merced for the 2022 program year. It focuses specific goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. This section also indicates the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

The City will encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Merced County. When possible, specific emphasis will be placed on the provision of family housing and non-traditional housing types such as single-resident occupancies, transitional facilities, and housing units serving temporary needs. The City will encourage development of housing for extremely low-income households through a variety of activities such as outreach to nonprofit and for-profit housing developers, land donations, providing in-kind technical assistance for housing developers, financing and funding assistance, fee deferrals, and expedited processing as appropriate. The City's objective shall be to encourage and facilitate construction of supportive housing units for extremely low-income housing units during the 2020-2024 planning period.

The City's strategies related to CDBG & HOME-funded efforts relate to providing funds for public service activities, developing partnerships with housing organizations, providing secondary financing to affordable housing developments, providing forgivable loans to homeowners for rehabilitation projects to their homes, and secondary financing loans to qualified First Time Homebuyers when funding is available.

The City of Merced has established the following affordable housing goals for its 2022 Annual Action Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	605
Non-Homeless	236
Special-Needs	0
Total	841

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	201
Rehab of Existing Units	10

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112

One Year Goals for the Number of Households Supported Through	
Acquisition of Existing Units	8
Total	244

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The figures noted above comprise of the following Program Year 2022 projects:

Homeless Households Supported (total of 605 individuals/households):

- Merced County Human Services Agency - Continuum of Care - 224 unsheltered and 331 sheltered individuals who are homeless (total: 555 persons/households)
- Alliance for Community Transformations/Valley Crisis Center – housing navigation services to 50 individuals or families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening condition and/or living in a supervised shelter designed to provide temporary living arrangements (meets HUD’s definition of Homeless)

Non-Homeless Supported (total of 236 individuals/households):

- Sierra Saving Grace Homeless Project - Rental Assistance to support 18 non-homeless households to prevent homelessness
- Sierra Saving Grace Homeless Project - 5 existing rental units acquired/rehabilitated and converted to both affordable and Permanent Supportive Housing
- Habitat for Humanity of Stanislaus County - 3 existing LMI homeowners will be assisted through Owner Occupied Rehabilitation
- Self Help Enterprises - 5 existing LMI homeowners will be assisted through CDBG Administrative funds provided to run a State-funded OOR program
- Self Help Enterprises - 3 homebuyers will be assisted through CDBG Administrative funds provided to run a State-funded first time homebuyer assistance program
- Central Valley Coalition for Affordable Housing - 2 existing rental units will be rehabilitated through a CHDO HOME funded project
- TBD Affordable Housing Developer - 200 affordable rental housing units will be constructed

using 2022 HOME or CHDO HOME funds

Special Needs Households Supported:

- None

Households Supported Through Project Types:

- Short-term Rental and Rental Deposit Assistance (total of 25 households) - Sierra Saving Grace Homeless Project: 18 households; Alliance for Community Transformations: 7 households
- Production of New Units (total of 201 households) - Affordable Rental Housing Construction: 200 households; Fuller Center for Housing of Merced County - single family construction: 1 household (during 2022-23 program year only - 3 units to follow in subsequent program years)
- Rehab of Existing Units (total of 10 households)– Central Valley Coalition for Affordable Housing: 2 Units/Households; Habitat for Humanity, Stanislaus: 3 Units/Households; Self Help Enterprises: 5 Units/Households
- Acquisition of Existing Units (total of 8 households) – Sierra Saving Grace Homeless Project: 5 households; Self Help Enterprises (homebuyer downpayment assistance program administration): 3 households

For 2022, the aforementioned number of households assisted relies primarily on the ability of the City to provide financial assistance to multiple non-profit organizations. These organizations are tasked with assisting individuals and households within the City of Merced. Many of these programs are designed to assist a variety of individuals through either rehabilitation of existing units or by acquiring, improving, and expanding their housing stock portfolio.

Many of these programs are funded with non-Federal resources but will achieve the overall goal of improving and increasing the number of affordable units within our community. To help achieve this goal, the Housing Division was able to budget other funding sources as part of the overall Housing Division Fiscal Year 2022-23 budget.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. The City of Merced does not own public housing; however, it works in close collaboration with the Authority to provide public housing within the City and throughout the County.

The City of Merced will continue to work independently and closely with the Authority and local nonprofits to provide assistance to low-income families as well as develop public housing projects in Merced. The Authority provides and manages public housing, including the Housing Choice Voucher and Section 8 programs. As of the 2022-2023 PHA Plan FY, the waiting list for households in need of housing is 2,379 families, and 1,195 of those are families with children.

The Authority is the public housing agency serving the City of Merced and all others within the County of Merced. The Authority is independent of the City of Merced, and the City retains no control over their funding or implementation of programs. The City Housing Division and local non-profit developers continue to partner with the Housing Authority of Merced County to develop future multi-family projects within the community.

The Authority continues to partner with the community's Community Housing Development Organization (CHDO), as well providing voucher assistance to other affordable housing developers currently working on projects in Merced, including:

- Gateway Terrace II project - once constructed, will include ten units supported by VASH vouchers.
- CC915 Veterans Housing Homekey project – a housing project built entirely of converted shipping containers, the project will include twenty VASH vouchers to house formerly homeless veterans.
- Up Holdings, Inc. Park Avenue – this 67 unit affordable housing complex is currently working with the Authority to support the project with voucher assistance.
- Up Holdings, Inc. Studio 6 Homekey Project – this 96 unit motel conversion is currently working with the Authority and Merced County Behavioral Health to support the project with voucher assistance.
- Childs & B Affordable Housing Project – as this project finishing completion the month of June 2022 and tenants move in, 30 formerly homeless families will be supported with voucher assistance by the Authority.

With the exception of Childs and B project that is already nearing completion, as these projects break ground, applications will be accepted from eligible households with vouchers from the Housing

Authority.

Actions planned during the next year to address the needs to public housing

On January 10, 2022, the Authority selected 1,200 applicants from the existing waiting list for housing. However, due to the lack of available units and resulting high vacancy rate, many of these families have experience difficulty finding and securing housing.

On February 2, 2022, through March 4, 2022, the Authority reopened the Project Based Program (PBV) and Public Housing (PH) waiting list and began accepting online preapplications for the PBV and PH programs. A notice was published in the Merced Sun Star daily newspaper. The lists were opened for the following projects in Merced City (wait list applications were also accepted for countywide projects):

- (PBV) Gateway Terrace: three- and four-bedroom units
- (PBV) Grove: three- and four-bedroom units
- (PBV) Laurel Glen: one- and two-bedroom units
- (PH) Merced: three- and four-bedroom units

The Authority has implemented modifications to current public housing units, if any, in public housing based on the Section 504 Needs Assessment that it completed. Please refer to the Authority's Public PHA Annual Plan for further information.

The Housing Division continues to partner with multiple non-profit organizations to acquire existing housing units and construct new affordable housing units on an ongoing basis.

The City has continued to address the affordable housing needs with partnerships and leveraging the fiscal resources received from HUD and other Federal and State agencies for the acquisition and development of new affordable housing units.

The Authority, over the course of the next 5-year agency plan, will be assessing its current Public Housing stock to see if it continues to meet the need of the City/County or how better to utilize the land and/or other types of affordable housing.

Authority Statement of Housing Needs and Strategy for Addressing Housing Needs

The following is the Authority's statement of housing needs and their strategy for addressing the housing needs of the County:

"The Housing Authority of the County of Merced offers affordable housing opportunities to our community by providing access to a variety of services and programs to promote self-sufficiency and to

enhance the quality of life for those we serve.

We strive to provide housing assistance, training, education, and homeownership opportunities by participation in the acquisition, development, and operation of affordable housing through the utilization of various funding sources and partnerships that builds pride and responsibility in our residents.

We are committed to giving our clients and each other courtesy, respect, and quality customer care. We will ethically apply the laws, rules, and regulations that govern this Agency, and further affirm the value and dignity of each person we serve and with whom we work."

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Authority encourages resident involvement through various methods, particularly focusing on self-sufficiency and enhancing the quality of one's own life. The Authority connects residents and participants to services, activities, and other organizations that promote that vision. There is a network center (including public computer centers) and community partnerships for residents to utilize. On the Authority website, a resident can locate relevant services and service providers in the dedicated "resident" and "resident services" sections. Additionally, the Authority provides information via webpage and mailouts to participants about the status of its programs and residents for current and future participants.

The Authority encourages public housing residents to participate in policy, procedure, and program implementation and development. Public housing residents participate in the development of the Authority's five-year and annual plans.

HACM Homeownership Program

In the past, the Authority also offered a Homeownership Program. It is no longer available, however, as previous units available for Section 3 HOP for Public Housing were all sold. The following is a brief description and the success of their program:

The Authority created a Homeownership Program (HOP) for tenants residing in public housing. The Homeownership Program was established to provide an opportunity for low-income families who ordinarily could not afford to buy their own homes, to do so. Families are required to meet normal eligibility requirements for public housing and must have demonstrated the potential to achieve homeownership status. Such potential involved stable, sufficient income in order to pay any operating costs and build up equity towards the required down payment. Prospective tenants are required to attend a variety of classes which include homeownership, credit counseling, home maintenance, how to

maintain a loan, etc.

95 families have benefited from the program and achieved homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HACM is not designated as troubled.

Discussion

Current data, including the Authority's "PHA 5-Year and Annual Plan" and a wealth of other information on programs, housing resources, budgets, and financial planning, and reporting is available on their website at <http://www.merced-pha.com>.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves the funding of supportive services in Merced or regional services that also specifically address homelessness in the Merced City limits.

In the past, with CDBG public service funding, the City of Merced assisted the Merced Rescue Mission with the fiscal resources necessary to operate an overnight warming center to temporarily shelter homeless individuals during the very cold and rainy-season winter months within large rooms provided by local churches. Since the 2021 program year, the Merced Rescue Mission has been able to provide these services without CDBG assistance in a large room at the newly built Navigation Center on B Street in Merced, absorbing the related operating costs as part of the center operations.

In recent years, the City has assisted the developer team of Central Valley Coalition for Affordable Housing and The Richman Group, Merced Rescue Mission, and Sierra Saving Grace with grants to either preserve existing affordable housing or add additional affordable housing units to the community through construction of affordable rental housing.

Currently, there are many homeless services available within the City of Merced. These services are managed by a variety of organizations based in the County of Merced. Many of these programs work in collaboration with the Merced County Continuum of Care, which is the County's Collaborative Applicant that oversees Emergency Shelter Grant (ESG) and other such funds received on a yearly basis from the California Department of Housing and Community Development (HCD). The City will continue to work closely with the Continuum of Care and other organizations to determine how the needs of the homeless population can further be met through CDBG and HOME assistance. A City representative regularly attends Continuum of Care homeless committee meetings, which bring together the region's homeless service providers and advocates to develop the best ways to address homelessness. The meetings help to ensure that there is little duplication of services, which increases the effectiveness of a limited amount of funding between all the participating organizations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Each year, the City prioritizes the financial support of programs and services that will benefit homeless, at-risk, and special needs individuals and families and support regional homeless prevention strategies

through its CDBG public service and other funding sources, as available.

During the 2022 program year, the City will support the following programs which seek to address the priority needs of homeless and special needs populations within the city limits during the 2022 program year.

2022 Program funding to serve sheltered and unsheltered homeless:

1. *Harvest Time – Food Distribution Program for Homeless and Very-Low-Income Families*: this project will provide this existing homeless and LMI food distribution program with \$54,442 of CDBG funds, towards its “Food 4 You” program to help pay for staffing costs, utility, and other eligible operating costs of the program. Through this program, nutritious meals are delivered directly to homeless encampments throughout the City of Merced.
2. *Merced County Human Services Agency - Continuum of Care Administrative Support*: this project will be provided \$38,000 of the City’s CDBG Administrative funds to support the Collaborative Applicant role that the Human Services Agency plays in applying for funding to support and shelter homeless populations within the city limits, both sheltered and unsheltered and those in emergency shelters and transitional housing.
3. *Alliance for Community Transformations – housing and financial stability for victims of domestic violence*: this project will receive \$42,616 of 2022 CDBG funds to assist shelter residents in finding and securing housing (housing navigation services) by providing for the hiring of housing navigation staff to carry out these activities. Some funds will also be used for the rental deposits required to secure permanent housing for shelter residents. HUD includes those fleeing domestic and dating violence, sexual assault, stalking, and other violent conditions in its definition of homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

State Housing Law requires that cities identify sites that can adequately accommodate emergency homeless shelters. Additionally, cities must not unduly discourage or deter these uses. In 2019, the Zoning Ordinance was amended to allow Emergency Shelters as a permitted use in General Commercial (C-G) zones, and a Conditional Use in Central Commercial (C-C) and Thoroughfare Commercial (C-T) Zones. In addition, Municipal Code definitions related to housing, including emergency shelters, transitional housing, and supportive housing were amended such that transitional and supportive housing are residential uses subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone. These amendments were requirements of State law

(SB 2).

2022 Program Funding to address emergency shelter and transitional housing needs:

1. Emergency Shelter assistance:

The City will provide Alliance for Community Transformations (ACT) with \$42,616 of CDBG funding to provide additional services to those that are already provided to victims of domestic and other such violence at ACT's Valley Crisis Center (VCC) emergency shelter. Funds will be used to hire staff to provide dedicated case management and oversight to providing housing navigation services, as well as funds to secure housing, including rental deposits for approximately seven individuals and/or families.

The VCC is an established emergency shelter for victims of domestic violence, sexual assault, and human trafficking, and works collaboratively with other agencies including the Merced County Human Services Agency, Central Valley Coalition for Affordable Housing, Central Valley Opportunity Center, New Direction, and WorkNet.

2. Administrative Support for the Merced City and County Continuum of Care:

As discussed in the homeless population one-year goals section above, the City will provide CDBG Administrative funding to the Merced City and County Continuum of Care to support the Merced County Human Services Agency's role as the Collaborative Applicant. In addition to funding for programs to benefit homeless persons, the CoC also seeks federal, state, and other funding for programs that address the provision of emergency shelter and transitional housing needs in the community.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to work with a multitude of service agencies to assist homeless persons make the transition to permanent housing and independent living.

The County's Continuum of Care has implemented a Housing First approach and a Rapid Re-housing approach for many years. This program, combined with the county's emergency shelter and transitional shelter bed inventory, have largely contributed to the decrease in the number of homeless persons during recent years, with the exception of the January 2022 Point in Time count, where the overall number of homeless increased by 2%. That being said, in this same count, the number of sheltered individuals decreased by 87 individuals, or -19%, indicating the success of these efforts as well as

additional funds that have been made available to provide temporary shelter during the COVID-19 pandemic. Unfortunately, it was also found that nearly one of five persons (19%) counted as unsheltered became homeless for the first time during the last 12 months.

Housing First is recognized as an evidence-based best practice model by national researchers and policymakers based on years of research and implementation. The implementation of a Housing First Approach has helped jurisdictions across the country significantly reduce their homeless population. Implementation involves moving homeless persons - including chronically homeless individuals - from the streets and directly into housing and providing wrap-around services to ensure housing stability. This approach links chronically homeless persons to permanent supportive housing which provides subsidized housing and appropriate supportive services. This approach is in contrast to a “housing readiness model” which emphasizes that a homeless individual or family must address other issues such as substance abuse and mental illness through case management in a shelter or transitional housing program prior to entering affordable permanent housing.

Permanent Supportive Housing: the January 2022 Homeless Point in Time count indicated that there were at least 224 (60.9%) unsheltered persons in the City of Merced alone, and countywide, 372 were in temporary shelters, and 115 were in transitional housing. With the need for permanent supportive housing part of the long-term equation to successfully transition individuals into successful, fully-independent living, the number of permanent supportive units in the City and surrounding area must catch up to the number of individuals who will need them now and in the future.

2022 Program Year funding to address supportive housing and housing success includes the following projects:

- Sierra Saving Grace Homeless Project: with \$1,568,065 of CDBG program funds, this project will expand in 2022 to acquire an existing multi-family property from the open housing market at fair market rates, rehabilitate and repair it to safe and lead-free housing standards, then will rent to case-managed formerly homeless and LMI individuals and families. Through the provision of funding for this purpose from year-to-year by the City of Merced, market rate housing is successfully being converted to permanent supportive housing stock.
- Alliance for Community Transformations (ACT): with \$42,616 of CDBG program funds, ACT's Valley Crisis Center, an emergency shelter for domestic violence victims, will provide housing retention skills training, housing navigation, and rental deposit assistance to residents of the shelter to enable them to not only secure housing, but to successfully retain it. This program is beneficial in two ways: 1) keeping individuals from becoming homeless again by ensuring their successful transition into permanent housing with education and case management; and 2) by ensuring this success, these residents are not forced to go back to their previous violent and abusive living conditions.

Helping low-income individuals and families avoid becoming homeless, especially extremely

low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Merced will continue to work with the City and County Continuum of Care in using Housing First and Rapid Re-housing approaches that were described previously. The 2022 homeless count and survey data revealed that over half (60.9%) of the total number of 368 unsheltered persons counted county-wide were in the City of Merced, and over two-thirds (68%) of the total number of 487 sheltered persons counted county-wide were in the City of Merced. It can be assumed that many of the unsheltered homeless population counted are chronically homeless and in need of longer-term assistance such as long-term/voucher rental assistance and wrap-around social services such as health care, employment services, mental health care, and life skills training. Thus, a Housing First approach is needed. For those of the unsheltered homeless population that are not chronically homeless, they will likely need shorter-term assistance, such as a few months of rental assistance, and are not as reliant on social services. For these individuals, a Rapid Re-housing approach is needed.

Much of the work to address some of the causes of homelessness, including behavioral health, drug treatment, and other like counseling programs are handled primarily by County-administered agencies and programs, and the vast majority of that work is best equipped to stay within those agencies, as to avoid duplication of services, but mainly due to the fact that the City does not possess the same resources as the County. However, the City can assist the overall effort with funding for other collaborative, complementary, and supporting programs that address homeless prevention in other ways.

2022 Program Funding to Address Homeless Prevention:

1. Since 2018, Sierra Saving Grace Homeless Project has successfully run a short-term (up to three months) rental assistance program for low- to moderate-income City of Merced residents who need help paying for their housing. Too many of Merced's residents are living paycheck-to-paycheck and working multiple jobs just to make ends meet each month, and occasionally, these residents need help in making these payments so that their limited income can go towards other basic necessities such as transportation, food, or clothing. In this way, these at-risk households are able to avoid losing their housing and becoming homeless. In program year 2019, the rental assistance program was successfully expanded to include help with mortgage and gas/electric utilities, which will continue with \$30,000 in CDBG funding for Program Year 2022, an increase of \$10,000 over the previous program year (2021).

2. The Alliance for Community Transformation's Valley Crisis Shelter proposes to assist approximately 50 victims of domestic violence, sexual assault, or human trafficking at its emergency shelter with housing navigation services and case management, intended to help them find permanent housing to keep them

from having to go back to their previously violent living conditions. Additionally, as a part of this 2022 program, they will help approximately 7 shelter clients with rental deposit assistance that will allow them to secure permanent housing, as more often than not, they have fled their previous housing with limited or no income.

Discussion

The City will continue to support homeless service providers that work collaboratively under the Continuum of Care network through yearly funding to focused service programs, such as advocacy and case management for homeless elderly or at-risk families and youth. In addition, the City intends to support and complement the goals of both the existing 2011 Merced County 10-Year Plan to End Homelessness and the 2019 County of Merced Community Regional Homeless Plan (still in draft form) by striving to accomplish any or all of the following goals and activities each year, where possible:

- Develop and implement a “balanced” plan that will effectively approach the issue of homeless encampments and other related matters
- Develop partnerships between local government and non- and for-profit affordable housing developers to fund and construct housing that includes units set aside for homeless individuals and families.
- Through these and other partnerships with community agencies, fund and construct more affordable and market rate housing units to help ease the extremely low inventory of vacant units available to rent, which is contributing to the homeless problem in Merced.
- Continue to find means and incentives to make the construction of affordable and permanent supportive housing more feasible and attractive for developers.
- Requiring all public service program subrecipients that provide housing-related services to participate in the CoC’s Coordinated Entry System (CES), to help facilitate coordination of homeless and homeless prevention services to individuals and families countywide.
- Continuing to provide fair housing services to the residents of Merced City in order to prevent housing discrimination and unlawful evictions.
- Continue to support programs that prevent homelessness and unsafe living conditions that lead to homelessness, such as rental/rental deposit, mortgage, and utility assistance and owner-occupied rehabilitation programs.
- Continue to support programs and services that help residents locate and secure suitable permanent housing.

In March of 2020, the City Council approved a Memorandum of Understanding with multiple County Agencies to establish a Homeless Court Program (HCP), a collaboration that will allow homeless and formerly homeless individuals to resolve outstanding eligible pre- and post-judgement criminal cases and/or infractions, in the interest of promoting public and individual safety and self-sufficiency. The HCP will help address the unique needs of the homeless population’s legal challenges, which oftentimes hinder an individual’s ability to re-establish themselves into employment and housing. The HCP is

designed to reward those who have made significant progress in improving their situation by providing them access to additional community and court resources. Eligible cases for the HCP include both infraction and misdemeanor traffic and criminal fines. Staff support will be provided by the City Manager and City Attorney's office on behalf of the City of Merced and, initially, Merced County staff will facilitate and implement the administrative functions of the program.

The City does not administer the Housing Opportunities for Persons With AIDS (HOPWA) Program, but there is coordination and contact with the Merced Continuum of Care to provide services to individuals with AIDS within the City and County.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The development industry is faced with a variety of constraints in the construction of new housing. These constraints limit the number and increase the cost of housing units, which are constructed and may be loosely classified as governmental and non-governmental, although there is a strong interrelationship between these factors.

Federal, State, and local government policies and regulations can positively or negatively impact the availability and affordability of housing. Local governments have little or no influence upon the national economy or the Federal monetary policies that influence it. Yet these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the Housing Element's purpose is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production. The analysis in this section does not include Federal or State policies or regulations that cannot be impacted by local government actions.

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These include providing regulatory incentives, density incentives, and several other measures to affordable housing developers. These programs are described in more detail in the City's Housing Element. Additionally, the City has undertaken policy changes and use of a combination of housing development tools that will ensure that affordable units get built alongside market rates ones (explained further in the Executive Summary and in the attachments).

Programs the Housing Division is using or funding within the 2022 HUD Annual Action Plan designed to reduce the barriers to affordable housing include:

- Fair Housing Services provided by a neutral party (Project Sentinel).
- Short Term Rental Assistance for homeless and at-risk households (Sierra Saving Grace).
- Rental Deposit and Housing Navigation Assistance to victims of domestic violence, sexual assault, or human trafficking (Alliance for Community Transformations).
- Restart of prior year program funding for forgivable loans to homeowners needing health and safety repairs to their property (Habitat for Humanity of Stanislaus County and Merced County).
- Acquisition of property for permanent supportive housing - acquiring and rehabilitating a minimum of one rental property in FY 2022 (Sierra Saving Grace).
- Using the Regional Housing Needs Allocation Unit Production Plan adopted by City Council on April 4, 2022 (attached), utilize various land use entitlement tools that will require the production of affordable housing units as part of new market rate development projects,

including residential and mixed-use developments.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Efforts to Remove Constraints for First Time Home Buyers

It can be difficult for very low-, low-, and moderate-income first-time homebuyers to acquire sufficient savings and income to pay for a down-payment, closing costs, monthly mortgage, and tax and insurance payments. To address this problem, the City's Housing Program administers existing First Time Homebuyer Program (FTHB) loans funded by prior-year Home Investment Partnerships Program (HOME) and State 2006 and 2012 CalHome funds. Though conditions and terms are slightly different between these funding sources, applicants must have demonstrated financial need and pre-approval for a first mortgage, and the second mortgages were financed as a low-interest deferred loan payment.

In December 2021, the City of Merced, in partnership with Self-Help Enterprises, applied for new 2021 First Time Homebuyer Assistance funds as well as funds for Owner-Occupied Rehabilitation, and on April 19, 2022, the City was notified that we had been awarded \$2,500,000 total for both activities.

Efforts to Remove Constraints for Low-Income Homeowners to Maintain Safe Housing

The City considers safe housing a priority for all citizens. Unfortunately, many low-income homeowners are unable to make needed repairs to maintain safe housing. In an effort to remove the financial constraints faced by these homeowners, the City's Housing Program administers a Housing Rehabilitation Program funded by Community Development Block Grant (CDBG) funds. Through this program, homeowners can obtain a low-interest loan to make necessary repairs to their homes. In some cases, the homes are in such disrepair that it is more cost effective to demolish the existing home and reconstruct a new home.

The term, or payoff period, is usually 20 years for an amortized loan. The City also offers deferred payment loans. A deferred payment loan is one in which interest accumulates, but the borrower does not make any payments. In order to qualify for a deferred payment loan, the property must be owner-occupied and their entire housing cost is in excess of 30 percent of their household income.

Efforts to Provide Fair Housing

This is an on-going series of activities undertaken by the City of Merced's Housing Program to ensure that low and moderate-income households receive maximum benefit from the funds received by their local government. This area of activity includes constant attention to good communication between various service-providing agencies in the community, knowledge of market conditions and forces that

drive good policy decisions regarding the use of resources, and constant evaluation of program efforts. It also refers to the monitoring of the City's Analysis of Impediments to Fair Housing Choice.

Efforts to Amend Policies Creating Barriers to Affordable Housing Production

As explained elsewhere in this plan, the City has listened to residents asking for Inclusionary Zoning or other similar policy changes and has taken measurable actions this year to amend policies and adopt the Regional Housing Needs Allocation Unit Production Plan, which allows staff to use several mechanisms and other tools at our disposal that will serve to help generate more new affordable housing units in the City. As space is limited in this section to explain in more detail, more information is provided in the Executive Summary and the Production Plan is provided in the attachments.

Discussion:

2022 Program Funding to Provide Fair Housing Activities:

1. A total of \$30,000 in HOME administrative funds will be spent in FY 2022 on Fair Housing activities, including a contract with Project Sentinel to provide fair housing services for the residents of Merced. This is an annual program and provides tenant and landlord counseling, complaint-based investigations, legal services, and community-wide fair housing education and information. Project Sentinel will emphasize education of general housing rights to low-income tenants and housing providers, including property owner, managers, and property management companies.

Actions and 2022 Program Funding to help remove constraints for First-Time Home Buyers:

1. The City has recently been awarded \$1,125,000 of new First Time Home Buyer program funding by the State of California, and intends to enlist the administrative services of Self Help Enterprises to assist homebuyers with the purchase of single family homes using these funds as gap financing. Using \$12,000 of the City's 2022 Administration funds, the City will contract with Self Help Enterprises for those activities. The City also receives a trickle of prior-year CalHome funds back each year as program income, as existing loans are paid off or refinanced by previous FTHB program clients. Since the City now has enough of this program income to process approximately 5-10 new loans, the City will also enlist Self Help for administration of these prior year funds into new first time homebuyer funds. The Housing Division has kept a waiting list of potential income-qualified clients since the last funding was fully exhausted approximately five years ago, and Self Help will contact and assist these potential homebuyers first.

2022 Program Funding for Low- to Moderate-Income Homeowners to Maintain Safe Housing:

1. The City will restart its partnership with Habitat for Humanity, Stanislaus in providing an initial \$150,000 of 2022 CDBG funding to carry out homeowner occupied rehabilitation activities to benefit low-income homeowners needing necessary life-safety repairs to their homes. Oftentimes, homeowners

can afford to purchase a home, but not to maintain it over many years, especially large-dollar and hazardous repairs like roof repair or replacements, HVAC system repairs or replacement, and removal and abatement of lead paint and/or asbestos-containing materials. Many of these homeowners are elderly and on fixed incomes. The City intends to sign a three-year contract with Habitat Stanislaus and amend it with new CDBG funding each year as funds are depleted after project site completions.

2. 2021 CalHome grant funding – as part of the recent State CalHome award, \$1,375,000 has been awarded to carry out an Owner Occupied Rehabilitation (OOR) program similar in type and scope to Habitat for Humanity's. The same \$12,000 of CDBG funding that will be contracted out to Self Help Enterprises for administration of the First Time Homebuyer Program mentioned above will also be used by Self Help to administer the new OOR program funding from the State.

Community input from public meetings substantiated much of what the Housing Authority and 2016 Housing Element had reported - that housing is still lacking for senior citizens, foster youth who are aging out, and special needs adults. With identified areas of need, this and future plans will work toward addressing these specific populations. Additionally, the City conducted a review of public policies as a part of its 2020 Analysis of Impediments to Fair Housing (AI) to determine actions that may impede the development of affordable housing. This review is found in Section 4 of the AI, which can be found on the City's website at: www.cityofmerced.org.

AP-85 Other Actions – 91.220(k)

Introduction:

The section will describe the City's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination

In addition, the City will identify obstacles to meeting underserved needs and propose actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

Overall, Merced has several priority housing and community needs it is striving to address over this current five-year Consolidated Plan period (spanning the 2020-2024 program years):

- To preserve, rehabilitate and enhance existing neighborhoods, and housing as applicable with an emphasis on South and Central Merced
- Create neighborhood revitalization opportunities within targeted areas of the City
- Provide support services for the City's residents with an emphasis on the homeless, chronically homeless, and services to seniors, youth, and veterans
- Ensure that all housing programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability or any other arbitrary factor
- To address to City's significantly high unemployment rate with job training
- To preserve, rehabilitate, and enhance existing public facilities

It is the mission of the City to use resources to assist with businesses, job development, and the provision of safe, affordable housing. In short, we will do our part to maintain Merced as a community its residents are proud to call "home." Given the aforementioned six priorities, the City identified five

main goals:

- Provide decent affordable housing
- Maintain and promote neighborhood preservation
- Support special needs programs and services
- Construct or upgrade public facilities and infrastructure
- Facilitate the Construction of Permanent Supportive Housing
- Improve accessibility
- Economic Development

2022 Program Funding to Replace and Improve Public Infrastructure:

The following infrastructure projects are planned using CDBG funds (refer to the AP-38 Project Summary table for more details):

1. ADA access infrastructure improvements to five neighborhood parks in South Merced.
2. Supplement funding of the 2021 street and sidewalk improvement infrastructure project at S. Canal Street and W. Childs Avenue with 2022 CDBG funds to install additional crosswalk improvements

Both of these projects are important, as they serve both to promote neighborhood preservation as well as to improve accessibility and access to quality of life amenities for the residents of South Merced, which is an area of Merced that, due to the expansion of Merced largely into northern parts of the city in "boom" years and the lack of enough funds and staff resources to fix everything at once, still contain sections of infrastructure that are outdated in terms of Engineering Design Standards and inadequate as some specific sections don't fully served the needs of the disabled. The City is committed to upgrading these older areas of the City as it has CDBG and local funding available.

Actions planned to foster and maintain affordable housing

The City of Merced will support the development and maintenance of affordable housing through several planned projects during the 2022 program year. These projects include:

- Continue to advance current work on subsidy layering strategies, grant fund applications, and tax credit applications, preparation of preliminary and final commitment documents and agreements, environmental reviews, other related tasks involved with several affordable housing developers and their proposed projects using ARPA, HOME, HOME-ARP, LMI Asset funds, State and Federal tax credits, State Permanent Local Housing Allocation (PLHA), Homekey, and other funding sources in order to move to construction of over 1000 new affordable housing units over the next few years (Visionary Home Builders/Parsons Avenue – 108 units; Up Holdings/Park Avenue – 67 units; Up Holdings/Motel 6 Conversion – 96 units;

Richman Group/Devonwood Drive – 156 units; Pacific Companies/El Redondo Drive – 220 units; Chris Hawk/Sage Creek – 396 units).

- Continue with the pursuit of disposition and subsequent development of former Redevelopment Agency properties for affordable housing; partnering with three housing partners to construct a total of 65 new affordable housing units on these properties (Fuller Center for Housing of Merced County – 4 units; Linc Housing – 41 units; and CC915 – 20 units).
- Using a portion of the local former Redevelopment Agency LMI Asset Funds that were received in the Grove Apartments payoff in January 2021, with this plan, the City will repay to HUD a total of \$269,640 in HOME funds for expenditures made in error for the reconstruction of 1820 I Street in 2016. This amount will be paired with \$700,507 of LMI Asset funds in the repayment of CDBG and HOME funds described in last year's Annual Action Plan for the Gateway Terrace II project, for a total repayment to HUD of \$970,147. The remaining balance in the LMI Asset Fund will be used to further the Gateway Terrace II project (50 units) in replacing all previously committed federal funds related to the project, enabling the project to move forward.
- Continuation of Sierra Saving Grace's acquisition programs that convert market rate residential units to affordable and permanent supportive housing;
- Implement the Regional Housing Needs Allocation Unit Production Plan for all new market rate developments.
- Council consideration of establishing a Housing Trust Fund and a special sales tax measure for affordable housing funding.
- Monitoring of past projects to ensure they remain assets for safe, affordable housing.

Although the current economy offers significant challenges to many households, adequate housing has become less affordable as a result of increasing prices and a historically low inventory of houses available for purchase. Due to the limited supply, low income households struggle to find adequate and affordable housing because of high demand, rising costs, and competition from other buyers, including out-of-town investors. Additionally, there is a severe shortage of rental housing available in the City of Merced. Vacancy rates are consistently under 1% availability.

Many of the City's efforts to foster and maintain affordable housing relate to the Housing Element. The City updated its General Plan Housing Element in 2015 (certified in 2016). Community input from public meetings substantiated much of what the Housing Authority and Housing Element had reported – that housing is still lacking for senior citizens, foster youth who are aging out, and special needs adults. With identified areas of need, this and future plans will work towards addressing these specific populations.

Actions planned to reduce lead-based paint hazards

In the City of Merced, it is estimated that about 7,000 housing units occupied by low-income or very low-income households contain lead-based hazards. Although accurate statistics are not available, it is likely that many of these homes are concentrated in the South Merced area where there is a concentration of families in poverty, homes built before 1978, and substandard housing, factors that are

often correlated with the incidence of lead poisoning. Lead based paint hazards represent an immediate risk to children.

Lead poisoning education and abatement efforts in Merced are provided through the cooperative efforts of the County Public Health Department, Environmental Health Division and Child Health and Disability Program. The abatement of lead-based hazards is a vital component of the City of Merced's Housing Rehabilitation Loan Program and the acquisition and rehab programs run by partners Sierra Saving Grace and (prior years) the Merced Rescue Mission. All housing acquisition and rehabilitation projects are assessed for lead based paint, and lead based paint abatements are performed by appropriately licensed contractors.

Since a majority of housing units in the City of Merced were built before 1978, the City routinely tests all rehabilitation projects using CDBG, HOME, NSP, or CalHome grant funds for lead-based paint. If lead-based paint is detected within the project area, the Housing Division will have the lead-based paint properly abated prior to project closeout. As required by Federal and State funding sources, housing rehabilitation programs must comply with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes made in September 1999.

The procedures regarding lead based paint in both rehabilitation programs may include, but not be limited to, and in no particular order:

- Visual Inspection
- Notice to Occupants
- Identification
- Paint Testing
- Paint Stabilization
- Treatment (if necessary)
- Ongoing Lead Based Paint Maintenance

On January 13, 2017, HUD published an amendment to the Lead Safe Housing Rule (LSHR) on responding promptly to cases of children under age 6 living in certain categories of HUD-assisted housing. The City of Merced Housing Division is working to train existing and new staff on these changes and to ensure that all housing projects, including HUD-assisted multifamily new construction, acquisition, and rehabilitation projects, remain compliant with Lead Safe requirements.

Actions planned to reduce the number of poverty-level families

Merced's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, and providing public and social services, such as job training. The City will also continue partnering with organizations to provide a continuum of services

addressing the full range of needs of low- and moderate-income families, such as LifeLine CDC, whose program focuses on eradicating poverty for families living in the “Loughborough Area” of the City.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

The City’s anti-poverty strategy is based on funding and supporting a range of housing, employment, and family service opportunities aimed at enabling those in poverty to move into the workforce. For the workforce itself, the City will continue to look for ways to increase the number of available jobs, including working collaboratively with Economic Development Department staff to attract more industries to Merced that provide specialized job training programs to the communities in which they are located. Recently, Bitwise Industries opened "Bitwise 1635," a new location in Downtown Merced, which will now provide technology skills training to build Merced's tech industry workforce, and also provides private office spaces, a cafe, and classrooms. More industries like this, industries that providing job skills training to match the ages and times, will help raise those students and their families out of generational poverty.

The City will also continue to support activities that preserve and expand the supply of housing in Merced, to help make them more affordable to target income households.

Actions planned to develop institutional structure

The City supports cooperation in the development of affordable housing through financial and/or technical assistance. The City will cooperate with developers to provide housing opportunities for extremely low-, very low-, low- and moderate-income households. The City will also evaluate the effectiveness of its partnerships with non-profit housing developers on an annual basis. Based on its findings, the City will seek ways to expand and foster its partnerships, as appropriate.

The City will assist and encourage housing development for extremely low-, very low-, low- and moderate-income households through a variety of activities such as, but not limited to, outreach to non-profit and for-profit housing developers, providing in-kind technical assistance, expedited processing, funding assistance/support, land write-downs, fee deferrals, and incentives and concessions that meet or exceed State density bonus law as appropriate.

The City will especially encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Merced County, as the housing need for this particular income level is great. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-resident occupancies (SRO's), accessory dwelling units (ADU's), transitional facilities, and housing units serving temporary needs.

The Development Services Department is responsible for the management, implementation, reporting,

and monitoring of the Consolidated Plan documents, including the Annual Action Plan. The Housing Division within this Department is specifically charged with these tasks. The Division works in close coordination with the City's advisory committees and the City Manager.

The City has designated staff positions to administer the programs and activities funded with CDBG and HOME funds. These staff members work with the individual City departments, such as Public Works, Development Services, Economic Development, and Parks and Recreation Department to develop procedures and coordination for administering programs that will be carried out by these departments. This staff also provides technical assistance to non-profits (subrecipients) on properly administering CDBG and HOME funds and developing eligible activities.

Actions planned to enhance coordination between public and private housing and social service agencies

The City's Housing Department maintains primary management of, as well as the coordination of, the various organizations involved in these processes. The staff within the Department work closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout Merced. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities, and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services.

The City will continue to work closely with the County of Merced, which surrounds the City on all sides. The City will also continue to work with many of the non-profit organizations in the community to address the regional issues that affect the needs of target income persons, as well as special needs populations. A City staff representative will continue to regularly attend the Continuum of Care meetings to ensure homeless issues are being addressed.

Discussion:

Other Actions: Monitoring Plan Update

The City's Development Services Department, more specifically the Housing Division, is responsible for ensuring that the receipt and expenditure of HUD funds comply with program requirements through the monitoring of program performance. Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications to ensure compliance with federal regulations. Procedures include in-house review of progress reports and expenditures and on-site visits. The monitoring system encourages uniform reporting to achieve consistent beneficiary information. Monitoring also aims to identify and resolve any program or other findings that may keep an organization from meeting its contractual obligations. Technical assistance is provided where necessary. Furthermore, project and financial data is maintained in HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD easy access to

local data for review and progress evaluation.

The City ensures compliance by:

- Checking project eligibility against regulations and staying in constant communication with the City's HUD CPD Representative
- Following the City's Subrecipient Monitoring Plan
- Reviewing HUD's monitoring handbook to ensure compliance with National Objectives of low- and moderate-income area benefit and low- and moderate-income limited clientele, financial management requirements, and other CDBG Entitlement Program requirements
- Reviewing CPD notices on CDBG and HOME program planning requirements and rule changes

As part of an overall update to its Housing Division Policies and Procedures, the City plans to strengthen its existing subrecipient monitoring procedures by ensuring that specific HUD-recommended monitoring plan elements are included and/or expanded, comprising of:

- Conducting a risk-based assessment to identify which sub-recipients will receive a full, onsite monitoring versus a remote, desk monitoring
- Establishing a monitoring schedule
- Creating a monitoring checklist
- Conducting on-site visits, as applicable
- Notifying sub-recipients of monitoring results
- Providing technical assistance
- Ensuring that corrective actions, if needed, are taken

Additionally, the Housing Division plans to review and update its Citizen Participation Plan, if necessary, to ensure continued compliance.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The program-specific requirements that apply to the City are those for the CDBG and HOME programs.

In last year's Annual Plan, the City reported that it would be repaying \$307,913.40 of CDBG funds that were pre-maturely spent towards soft/pre-construction costs for the Gateway Terrace II (GTII) affordable housing project. The City still intends to use local funds (LMI Asset Fund/former Redevelopment Agency funds) for this repayment and will be completing this action at the same time as the HOME repayment described for the 1820 I street project noted below. This total CDBG repayment for GTII consists of the following amounts and years of funding: \$38,656.62 of pre-2015 CDBG funds and \$269,256.78 of pre-2015 and 2015 CDBG funds.

GTII expenditures were made towards the following using CDBG funds:

- Architect and Engineering Fees (\$19,827.50)
- Permits and Fees - City of Merced (\$236,767)
- Housing Division - Activity Delivery (\$51,318.90)

HOME funds will also be repaid as a part of the GTII correction. Please see Item #1 below in this Section.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	90,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	90,000

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| | |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

During the early portion of the 2022 program year, the City intends to repay to HUD \$269,639.99 of 2016 HOME funds that was spent on construction costs of a 2016 project to build a second stand-alone single family unit at 1820 I Street – a project later, in a January 2020 HUD Environmental monitoring, found to be deficient regarding retention of National Environmental Protection Act (NEPA) environmental review records that evaluate environmental impacts when contemplating the expenditure HOME funds. The City was notified in October 2021 of this repayment requirement. The City will be using local funds (LMI Asset Funds) for this repayment, as noted in the “AP-15 Expected Resources” section in this plan.

Also, in last year’s Annual Plan, the City reported that it would be repaying a total of \$392,593.55 of HOME funds that were pre-maturely spent towards soft/pre-construction costs for the Gateway Terrace II affordable housing project. The City will also use local funds (LMI Asset Fund/former Redevelopment Agency funds) for this repayment. This total consists of the following amounts and years of funding: \$357,812.46 of pre-2015 HOME funds, \$11,740.18 of 2015 HOME funds, and \$23,040.91 of 2016 HOME funds. The City intends to complete this repayment in the early part of

the 2022 Program Year, after Council action to authorize the use of local funds.

GTII expenditures were made towards the following using HOME funds:

- Appraisal and Market Studies (\$23,200)
 - Permit Fees/Water – State Water Resources Control Board (\$1,554)
 - Architect and Engineering Fees (\$141,792.50)
 - Permits and Fees – City of Merced (\$42,711.79)
 - CSCDA – Performance Deposit (\$50,000)
 - CTCAC – Reservation (\$5,182)
 - Financial Advisory Services/Construction Financing (\$7,000)
 - CPA Accounting Fees (\$10,625)
 - Merced County Recording Fees (\$96)
 - Legal Fees (\$45,000)
 - Housing Division – Activity Delivery (\$65,432.26)
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Income-eligible applicants must take an eight-hour home ownership class and will have covenants placed upon the home for a period up to thirty (30) years, depending on the loan amount and program. Depending upon the First Time Homebuyer Program funding source, homes can either be purchased community wide or based upon pre-approved Census Tracts with a high number of low-income residents. This program is designed to assist families with incomes equal to or less than 80% of Area Median Incomes. These are eligible households that range in size and have very-low to low-incomes. All HOME loans provided by the City Program to first-time buyers include conditions to ensure compliance with requirements of 24 CFR 92.254, except State CalHome Loans.

For HOME funded activities, if the home is sold or transferred within 10 years from the date of the loan origination, the applicant shall also pay the City a percentage of the difference between the price paid for the property and its value at the time of sale or transfer. The percentage share is determined on a declining scale, beginning at 10% in the first year, and decreasing one percentage point each year to 0% in Year 10. The City limits the amount subject to recapture to the sale's net proceeds, which is the sales price minus loan repayment and closing costs (other than HOME funds). The limitation applies to all units, regardless of the type of recapture provision used or the nature of the sale (voluntary sales including foreclosures). The funds collected are reused as program income for future HOME Program funded activities.

For CalHome (State) funded activities, the loan is not assumable and must be paid in full upon sale or transfer of the property. The borrower may prepay the loan in part or in full without penalty. The

funds collected are reused as program income for future First Time Homebuyer Loans.

Please also see the HOME Loan Guidelines attached to this plan.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The HOME Loan Servicing Plan and Housing Division Policies and Procedures are attached to the Annual Action Plan. During the coming year, we expect to be able to update the Housing Division Policies and Procedures to incorporate and clarify the HOME resale and recapture information.

Applicants for multi-family units are required to enter into a Development Agreement and designate a specific number of units for income eligible residents. The program calls for funds to be loaned for a 30 – 55 year period with a three (3) percent interest rate. The full amount of the HOME Loan subsidy is recaptured and is utilized for other HOME Loans meeting the HOME program income guidelines. If the development is sold, repayment of the loan is required so funds can be reused as program income.

The house must be owner-occupied and deed restricted against resale for the affordability term. Prepayment on the loan or a sale within 10 years from the date of loan origination results in a penalty of 4% on the original loan amount starting from the loan origination date and calculated on a per month basis. The loan is not assumable and must be paid in full upon sale or transfer of the property. Following the 10-year obligation, the borrower may prepay the loan plus interest, in part or in whole, at any time without penalty. Funds collected are reused as program income. If the home is sold or transferred within 10 years from the date of the loan origination, the applicant shall also pay the City a percentage share of the difference between the price paid for the property and its value at the time of sale or transfer. The City limits the amount subject to recapture to the sale's net proceeds, which is the sales price minus the loan repayment and closing costs (other than HOME funds). The limitation applies to all units, regardless of the type of recapture provision used or the nature of the sale (voluntary sales including foreclosures).

All HUD and State loan programs have covenants based upon the amount invested into each house/unit. The City may require each house/unit assisted to have a "period of affordability" covenant recorded. The length of this period is determined by the amount of financial assistance invested into each property. The minimum period of affordability per house/unit and correlating period is: A) under \$15,000: 5 Years; B) \$15,000 to \$40,000: 10 Years; or, C) over \$40,000: 15 Years. For qualified homeowner rehabilitations, they may be eligible for a forgivable loan (grant) of up to \$50,000 worth of health and safety upgrades. As long as they do not sell their property within the agreed-upon term, the Housing Division will grant the funds to the homeowner.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable - The City does not intend to refinance debt.

CDBG 70% Overall Low-Mod Benefit Period

The City intends to use a 3-year consecutive period to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Those years will span 2022 (this year), 2023, and 2024 (Years 3-5). The City chose those years to give appropriate time for the program and staff to recover from the administrative impacts related to the Coronavirus pandemic, which initially caused delays in development and submission of both the 2020 and 2021 Plans and affected our initial ability to hold public outreach meetings, which translated into further delays in receiving and expending grant funds.

Attachments

A. Citizen Participation

1. Public Comments, Participation, and Outreach

Proof of Publications/Affidavit of Publication

PUBLIC NOTICES and ADVERTISEMENTS

- 1. Community Survey Outreach (Newspaper Ad, Flyers, Social Media, Utility Newsletter, Website post, Press Release)**
- 2. Resident Community Needs Survey Summary**
- 3. Community Input Meetings and Comments Received**
- 4. Public Hearing Comments and Notices (30-Day Public Review and Opportunity to Comment and Notice of Public Hearings)**
- 5. Agency Consultation Needs Survey Summary**
- 6. Town Hall Meetings and Meeting Minutes, Social Media Posts with Comments**
- 7. Notice of Funding Availability and Request for Project Proposals**
- 8. Administrative Reports for Council Meetings – HUD/Housing Related**
- 9. Other Outreach:**
 - a. Fair Housing Month/information**
 - b. CA HCD Homekey award – CC915**
 - c. CA HCD Homekey award – Up Holdings**
 - d. CalHome Award of Funding – First Time Homebuyer/Owner Occupied Rehab Program**
 - e. ARPA Spending Plan – press release**
 - f. Childs and B Affordable Housing – wait list opening**

1. Community Survey Outreach



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Central Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Island Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Bixbee

Sun News - Myrtle Beach
The News Tribune - Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36818	200321	Legal Notice	143045	\$213.00	3	10.18 in

Attention: Kim Nutt
CITY OF MERCED HOUSING DIVISION
678 W. 18TH ST.
MERCED, CA 95340

Copy of ad content
is on the next page

Declaration of Publication 2015.5 C.C.P.

STATE OF CALIFORNIA)
) ss.
County of Merced)

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Merced Sun Star, a newspaper of general circulation, printed and published in the city of Merced, County of Merced, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Merced, State of California, under the date of July 14, 1964 Case Number 33224 that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

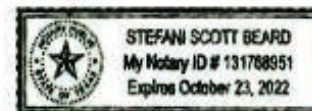
No. of Insertions: 1
Beginning Issue of: 01/13/2022
Ending Issue of: 01/13/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Dallas, Texas on

Date: 13th, day of January, 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Proof of Publication of

COUNTY OF MERCED

PUBLICATION DATES: 1-13-2022

John Miller

This space is for the County Clerk's
Filing Stamp

[illegible]

OMB Control No: 2506-0117 (exp. 09/30/2021)

**PROOF OF PUBLICATION
(2015.5 C.C.P.)
Proof of Publication of**

STATE OF CALIFORNIA}
}ss
}

COUNTY OF MERCED

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the printer foreman or principal clerk of The Merced County Times, a newspaper of general circulation, printed and published in the City of Winton, County of Merced, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Merced, State of California, under the date of December 14, 1999, Case Number 143600, that the notice, of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

LEGAL # Spanish

REQUEST FOR PUBLIC INFUT

PUBLICATION DATES: 1-13-2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

John Miller

Dated this: 13th of January 2022

This space is for the County Clerk's
Filing Stamp

CIUDAD DE MI
SOLICITUD DE OPINION P
PLAN DE ACCION AMBIENTAL
PARA EL AÑO FISCAL 2022-2023 11 de Enero de 2022

La Ciudad de Merced, California, solicita la opinión pública sobre el Plan de Acción Ambiental para el Año Fiscal 2022-2023. El Plan de Acción Ambiental es un documento que describe las acciones que la Ciudad de Merced tomará para reducir las emisiones de gases de efecto invernadero y mejorar la calidad del aire. El Plan de Acción Ambiental es un documento que describe las acciones que la Ciudad de Merced tomará para reducir las emisiones de gases de efecto invernadero y mejorar la calidad del aire. El Plan de Acción Ambiental es un documento que describe las acciones que la Ciudad de Merced tomará para reducir las emisiones de gases de efecto invernadero y mejorar la calidad del aire.

Fecha	Revisión	Clase	Subscripción	Costo
1/13/2022	1	2.00 p.p.	1000	2.00
1/13/2022	1	2.00 p.p.	1000	2.00
1/13/2022	1	2.00 p.p.	1000	2.00

La Ciudad de Merced, California, solicita la opinión pública sobre el Plan de Acción Ambiental para el Año Fiscal 2022-2023. El Plan de Acción Ambiental es un documento que describe las acciones que la Ciudad de Merced tomará para reducir las emisiones de gases de efecto invernadero y mejorar la calidad del aire. El Plan de Acción Ambiental es un documento que describe las acciones que la Ciudad de Merced tomará para reducir las emisiones de gases de efecto invernadero y mejorar la calidad del aire. El Plan de Acción Ambiental es un documento que describe las acciones que la Ciudad de Merced tomará para reducir las emisiones de gases de efecto invernadero y mejorar la calidad del aire.

Proof of Publication - Merced County Times, 2221 K St., Merced, California, 95341 Telephone 383-0433
 Adjudged a newspaper of general circulation by court decree No. 143600

STATE OF CALIFORNIA }
 }ss
 }
COUNTY OF MERCED

Dated this: 13th of January 2022

[illegible]

OMB Control No: 2506-0117 (exp. 09/30/2021)


**CITY OF MERCED
REQUEST FOR PUBLIC INPUT
HUD 2022 ANNUAL ACTION PLAN**

FOR FISCAL YEAR 2022-2023 (July 1, 2022 – June 30, 2023)

The City of Merced Housing Division is beginning the process of preparing the U.S. Housing and Urban Development (HUD) 2022 Annual Action Plan, which, when completed and approved by HUD, will carry out the third year of the City's 2020-2024 Consolidated Plan (ConPlan/5-Year Strategic Plan). The ConPlan strategizes the expenditure of federal funds the City receives from HUD towards programs and activities that address the plan's five-year housing and community priorities: 1) affordable rental housing; 2) support services with an emphasis on at-risk youth, homeless, and senior services; 3) fair housing; 4) job creation; 5) neighborhood revitalization; and 6) preserve, rehabilitate, and enhance existing public facilities and infrastructure.

For the 2022 Annual Action Plan preparation process, the City seeks the input of residents, community service partners, and county, state, and federal agencies to identify the programs, one-year goals, and funding that target these priorities and align with HUD's National Objectives.

Three in-person Community Meetings are planned (see below) to 1) collect the community's input and encourage discussion on current needs and priorities and to provide information on current HUD programs managed by the City, and 2) to provide instruction and assistance to organizations regarding the process of applying for available funding and meeting HUD's National Objectives.

Date	Time	Location	<i>If you are unable to attend:</i>
Monday, 1/24/2022	6:00 p.m.	Sam Pipes Room City Hall (Civic Center) First Floor 678 West 18 th Street Merced	Take our online needs survey! https://tinyurl.com/46frc5u9 
Thursday, 1/27/2022	6:00 p.m.		
Friday, 1/28/2022	2:00 p.m.		

Spanish and Hmong translation can be made available at the meetings by calling the City of Merced Housing Division at (209)385-6863 or emailing housing@cityofmerced.org at least 48 hours prior to the meeting date. Go to www.cityofmerced.org/housing for information and updates.


**CIUDAD DE MERCED
SOLICITUD DE OPINIÓN PÚBLICA
PLAN DE ACCIÓN ANUAL DE HUD 2022**

PARA EL AÑO FISCAL 2022-2023 (1 de Julio de 2022 - 30 de Junio de 2023)

La División de Vivienda de la Ciudad de Merced está comenzando el proceso de preparación del Plan de Acción Anual 2022 del U.S. Housing and Urban Development (HUD). Que, una vez completado y aprobado por HUD, llevará a cabo el tercer año del Plan Consolidado 2020-2024 de la Ciudad (ConPlan / Plan estratégico de 5 años). El ConPlan elabora estrategias para el gasto de los fondos federales que la Ciudad recibe de HUD hacia programas y actividades que abordan las prioridades de vivienda y comunidad de cinco años del plan: 1) viviendas de alquiler accesibles; 2) servicios de apoyo con énfasis en servicios para jóvenes en riesgo, personas sin hogar y personas mayores; 3) vivienda justa; 4) creación de empleo; 5) revitalización de vecindarios; y 6) preservar, rehabilitar y mejorar las instalaciones y la infraestructura públicas existentes.

Para el proceso de preparación del Plan de Acción Anual 2022, la Ciudad busca la opinión de los residentes, los socios de servicios comunitarios y las agencias del condado, estatales y federales para identificar los programas, las metas de un año y los fondos que se enfocan en estas prioridades y se alinean con los Objetivos Nacionales de HUD.

Se planean tres reuniones comunitarias en persona (ver a continuación) para 1) recopilar los comentarios de la comunidad y fomentar la discusión sobre las necesidades y prioridades actuales y proporcionar información sobre los programas actuales de HUD administrados por la ciudad, y 2) proporcionar instrucción y asistencia a las organizaciones con respecto al proceso de solicitud de fondos disponibles y el cumplimiento de los Objetivos Nacionales de HUD.

Fecha	Hora	Ubicación	<i>Si no puede asistir:</i>
Lunes, 1/24/2022	6:00 p.m.	Sam Pipes Room City Hall (Civic Center) First Floor 678 West 18 th Street Merced	¡Responda nuestra encuesta de necesidades en línea! https://tinyurl.com/46frc5u9 
Jueves, 1/27/2022	6:00 p.m.		
Viernes, 1/28/2022	2:00 p.m.		

La traducción al español y al hmong puede estar disponible en las reuniones llamando a la División de Vivienda de la Ciudad de Merced al (209)385-6863 o enviando un correo electrónico a housing@cityofmerced.org al menos 48 horas antes de la fecha de la reunión. Vaya a www.cityofmerced.org/housing para obtener información y actualizaciones.


LUB NROOG MERCED
XAV TAU KEV POM ZOO LOS NTAWM TSOOM PEJ XEEM
HUD KEY NPAJ UA RAU XYOO 2022

RAU LUB XYOO 2022-2023 (Lub Xya Hli 1, 2022 - Lub Rau Hli 30, 2023)

Lub Nroog Merced Housing Division tab tom pib txheej txheem ntawm kev npaj US Housing and Urban Development (HUD) 2022 Annual Action Plan, uas, thaum ua tiav thiab pom zoo los ntawm HUD, yuav ua tiav xyoo thib peb ntawm Lub Nroog 2020-2024 Consolidated Plan (ConPlan/5-Year Strategic Plan). Lub ConPlan qhia txog kev siv nyiaj ntawm tsoomfwy cov nyiaj uas Lub Nroog tau txais los ntawm HUD rau cov kev pabcuam thiab cov haujlwm uas hais txog lub hom phiag ntawm tsib xyoo thiab lub luag haujlwm hauv zej zog: 1) cov tsev xauj kom pheej yig; 2) Kev txhawb nqa kev pabcuam nrog rau qhov tseem ceeb ntawm cov tub ntxhais hluas muaj kev pheej hmoos, tsis muaj tsev nyob, thiab kev pabcuam rau cov laus; 3) kom muaj vaj tse; 4) Kom muaj haujlwm; 5) kev txhawb nqa zej zog; thiab 6) khaws cia, rov kho dua, thiab txhim kho cov chaw pej xeeb thiab cov vaj tse uas twb muaj lawm.

Rau xyoo 2022 Cov Txheej Txheem Npaj Ua Haujlwm mus, Lub Nroog nrhiav cov tswv yim ntawm cov neeg nyob hauv, cov koom tes pabcuam hauv zej zog, thiab lub nroog, xeev, thiab tsoomfwy cov koomhaum txhawm rau txheeb xyuas cov haujlwm, lub homphiag ib xyoo, thiab nyiaj txiag uas lub homphiag tseem ceeb no thiab ua raws li HUD Lub Hom Phiag Hauv Tebhaws.

Peb lub Rooj Sib Tham Hauv Zej Zog tau npaj tseg (saib hauv qab) mus rau 1) sau cov tswv yim hauv zej zog thiab txhawb kev sib tham txog cov kev xav tau tam sim no thiab qhov tseem ceeb thiab muab cov ntaub ntawv ntawm HUD cov kev pab cuam tam sim no tswj hwm los ntawm Lub Nroog, thiab 2) muab kev qhia thiab kev pab rau cov koom haum hais txog cov txheej txheem ntawm kev thov rau cov nyiaj muaj thiab ntsib HUD Lub Hom Phiag Hauv Tebhaws.

Hnub	Sijhawm	Qhov chaw	<u><i>Yog koj tsis tuaj yeem tuaj koom:</i></u>
hnub Monday, 1/24/2022	6:00 p.m.	Sam Pipes Room City Hall (Civic Center) First Floor 678 West 18 th Street Merced	Tshawb nrhiav peb cov kev xav tau hauv online! https://tinyurl.com/46fre5u9 
hnub Thursday, 1/27/2022	6:00 p.m.		
hnub Friday, 1/28/2022	2:00 p.m.		

Kev txhais lus Mev thiab lus Hmoob tuaj yeem muaj nyob rau ntawm cov rooj sib tham los ntawm kev hu rau Lub Nroog Merced Housing Division ntawm (209)385-6863 lossis xa email mus rau housing@cityofmerced.org yam tsawg 48 teev ua ntej hnub lub rooj sib tham. Mus rau ntawm www.cityofmerced.org/housing kom paub cov ntaub ntawv thiab hloov tshiab.

Lu



THE CITY OF MERCED HOUSING
DIVISION INVITES RESIDENTS TO:



HUD 2022 Annual Action Plan Community Input Meetings & Needs Survey

LOCATION

Merced City Hall/Civic
Center
Sam Pipes Room (1st Floor)
678 W 18th St.
Merced, CA

DATES & TIMES

Mon, January 24th, 2022
@ 6:00 pm,
or
Thurs, January 27th, 2022
@ 6:00 pm,
or
Fri, January 28th, 2022
@ 2:00 pm

OR TAKE THE SURVEY!!

Unable to attend?
Please help us by
completing the online
survey. To access, scan
the QR code with your
phone, or use this internet
browser URL:
tinycloud.com/46frc5u9



(survey closes February 28, 2022)

We need to hear from YOU!

The purpose of these meetings are to gather City of Merced residents' needs and priorities for housing, public service, and economic development programs, and which type of projects should be funded this year with federal funding from the U.S. Housing and Urban Development (HUD) in line with our 5-Year Strategic Plan. We'll also be providing information to potential partner organizations on how to apply for program funding and HUD's requirements. Please join us! Choose from three convenient days/times.



For more information — website: www.cityofmerced.org/housing;
phone: (209)385-6863; or email: housing@cityofmerced.org

Translation is available for the meetings in Spanish and Hmong. Please call or email in advance to arrange: 209-385-6863 or housing@cityofmerced.org.



LA DIVISIÓN DE VIVIENDAS DE LA CIUDAD
DE MERCED INVITA A LOS RESIDENTES PARA:



Encuesta de necesidades y reuniones de opinión de la comunidad del plan de acción anual de HUD 2022

UBICACIÓN

Ayuntamiento de
Merced / Centro Cívico
Salon Sam Pipes (1er piso)
678 W 18th St.
Merced, CA

FECHAS Y HORARIOS

Lun, 24 de enero de 2022
@ 6:00 pm,
Jueves 27 de enero de
2022
@ 6:00 pm,
Viernes 28 de enero de
2022

O HAGA LA ENCUESTA !!

¿Incapaz de atender?
Ayúdenos completando
la encuesta en línea. Para
acceder, escanee el
código QR con su
teléfono o use esta URL
del navegador de
Internet:
tinyurl.com/46frc5u9



(la encuesta cierra el 28 de
febrero de 2022)

¡Necesitamos saber de USTED!

El propósito de estas reuniones es reunir las necesidades y prioridades de los residentes de la Ciudad de Merced en cuanto a vivienda, servicios públicos y programas de desarrollo económico, y qué tipo de proyectos deben financiarse este año con fondos federales del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD), en línea con nuestro Plan Estratégico de 5 años. También proporcionaremos información a posibles organizaciones asociadas sobre cómo solicitar fondos del programa y los requisitos de HUD. ¡Por favor únete a nosotros! Elija entre tres días/horarios convenientes.



Para obtener más información, visite el sitio web: www.cityofmerced.org/housing; teléfono: (209)385-6863; o correo electrónico: housing@cityofmerced.org

Hay traducción disponible para las reuniones en español y hmong. Llame o envíe un correo electrónico con anticipación para coordinar: 209-385-6863 o housing@cityofmerced.org.



**LUB NROOG MERCED HOUSING DIVISION
CAW COV PEJ XEEM TUAJ KOOM:**



HUD 2022 Kev Npaj Ua Haujlwm Txhua Xyoo Hauv Zej Zog Kev Sib Tham & Kev Tshawb Fawb Txog Kev Xav Tau

CHAW NYOB

Merced City Hall/Civic
Center
Sam Pipes Room (1st Floor)
678 W 18th St.
Merced, CA

HNUB & SIJ HAWM

Mon, Lub Ib Hlis 24, 2022
@ 6:00 pm,
los yog
Thurs, Lub Ib Hlis 27, 2022
@ 6:00 pm,
los yog
Fri, Lub Ib Hlis 28, 2022
@ 2:00 pm

LOS SIS UA DAIM NTAWV NTSUAM XYUAS!!

Yog tuaj koom tsis tau?
Thov pab peb ua kom
tiav daim ntauv ntsuam
xyuas online. Nkag mus
saib tau, luam theej duab
QR code nrog koj lub xov
taoj, lossis siv qhov
browser URL no:

tinyurl.com/46fre5u9



(Daim ntauv
ntsuam
xyuas kaw
Lub Ob Hlis
28, 2022)

Peb xa hnov los ntawm koj!

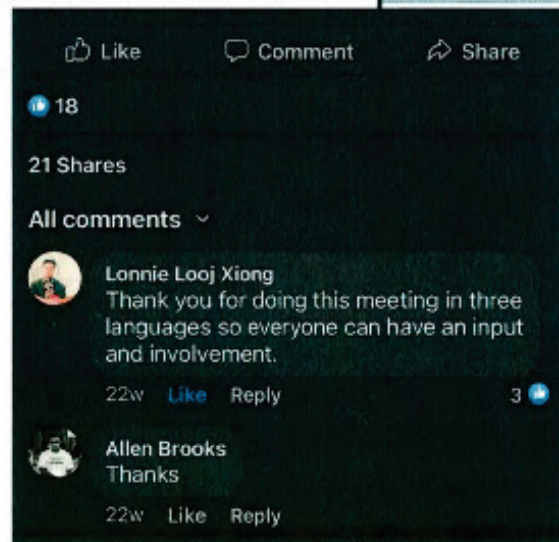
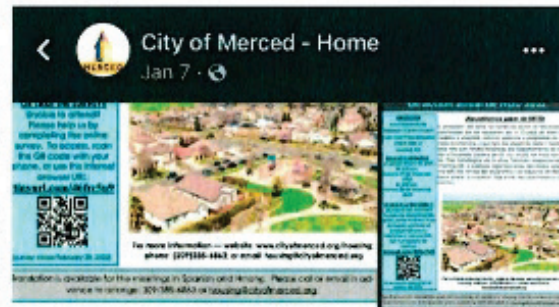
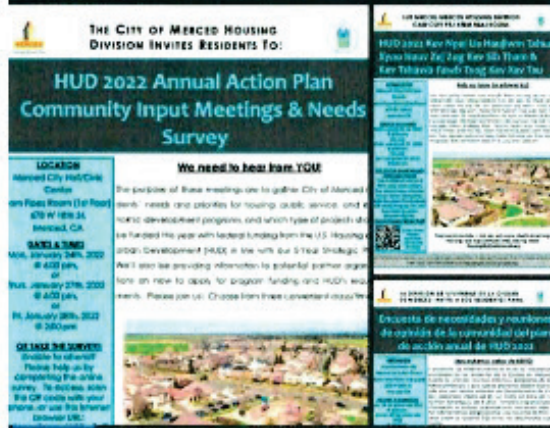
Lub hom phiaj ntawm cov rooj sib tham no yog los sau cov
neeg nyob hauv nroog Merced cov kev xav tau thiab qhov
tseem ceeb rau vaj tse, kev pabcuam pej xeem, thiab kev
txhim kho kev lag luam, thiab hom haujlwm twg yuav tsum tau
txais nyiaj xyoo no nrog tsoomfw cov nyiaj los ntawm US Hous-
ing and Urban Development (HUD) nyob rau hauv txoj kab nrog
rau peb 5-Year Strategic Plan. Peb kuj tseem yuav muab cov
ntaub ntawv qhia rau cov koom haum muaj peev xwm ntawm
kev thov rau kev pab nyiaj txiag thiab HUD cov cai. Thov koom
nrog peb! Xaiv los ntawm peb hnub yooj yim / sijhawm.



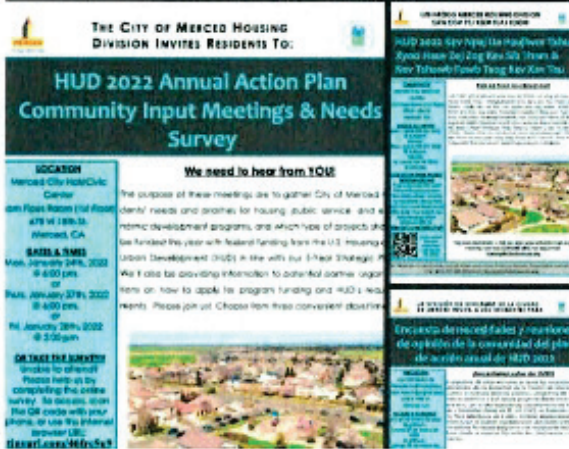
Yog xav paub ntxiv — lub vev xaij: [www.cityofmerced.org/
housing](http://www.cityofmerced.org/housing); xov tooj: (209)385-6863; los yog email:
Housing@cityofmerced.org

Kev txhais lus muaj rau cov rooj sib tham ua lus Mev thiab lus Hmoob. Thov hu lossis email ua
ntej npaj: 209-385-6863 lossis Housing@cityofmerced.org.

Facebook: Community Input Flyer - January 7th, 2022



Facebook: Community Input Flyer – January 10th, 2022



A screenshot of a tweet from the account 'cityofmerced'. The tweet text reads: 'The City of Merced Housing Department's annual plan process is ramping up. Attend our public meetings and take our community needs survey. Meeting dates are the last full week in January, and the survey closes February 28. Copy the link to take the survey. Flyers attached for more information.' Below the text is a URL: 'https://tinyurl.com/46frc5u9'. The tweet has '20 likes' and is dated 'January 11'. The interface shows icons for heart, comment, retweet, and bookmark at the top, and a three-dot menu icon.



Facebook: Community Input Flyer - January 13th, 2022



City of Merced - Home

Jan 13 · 🌐

The City of Merced Housing Department's annual plan process is ramping up. Attend our public meetings and take our community nee... See More



THE CITY OF MERCED HOUSING DIVISION INVITES RESIDENTS TO:

HUD 2022 Annual Action Plan Community Input Meetings & Needs Survey

LOCATION
Merced City Hall/Civic Center
4th Floor Room (1st Floor)
678 W 18th St
Merced, CA

DATES & TIMES
Mon, January 24th, 2022
@ 6:00 pm
or
Tues, January 27th, 2022
@ 6:00 pm
or
Fri, January 28th, 2022
@ 2:00 pm

OR TAKE THE SURVEY!
Unable to attend?
Please help us by completing the online survey. To access, scan the QR code with your phone, or use the internet browser URL:
<https://www.cityofmerced.org/housing>



Starting on Tuesday February 28, 2022

We need to hear from YOU!

The purpose of these meetings are to gather City of Merced residents' needs and priorities for housing, public service, and economic development programs, and which type of projects should be funded this year with federal funding from the U.S. Housing and Urban Development (HUD) in line with our 5-year Strategic Plan. We'll also be providing information to potential partner organizations on how to apply for program funding and HUD's requirements. Please join us! Choose from three convenient days/times.



For more information — website: www.cityofmerced.org/housing
phone: (209)581-4812 or email: housing@cityofmerced.org

HUD 2022 Kev Npa] Ua Hau]hem Tshu Xyoo Hauw Zej Zog Key Sh Tham A Kev Tshawb Fawb Toog Kev Xay Tau


LA UNIÓN DE LOS CIUDADANOS DE LA CIUDAD DE MERCED INVITA A LOS RESIDENTES A:

Encuesta de necesidades y reuniones de opinión de la comunidad del plan de acción anual de HUD 2022

Encuesta de necesidades y reuniones de opinión de la comunidad del plan de acción anual de HUD 2022


Encuesta de necesidades y reuniones de opinión de la comunidad del plan de acción anual de HUD 2022

Facebook: Community Input Flyer - January 16th, 2022


 **City of Merced - Home** Jan 16 · 🌐

The City of Merced Housing Department's annual plan process is ramping up. Attend our public meetings and take our community needs survey. Meeting dates are the last full week in January, and the survey closes February 28. Follow the link to take the survey. Flyers attached for more information.


<https://tinyurl.com/46frc5u9>




THE CITY OF MERCED HOUSING DIVISION INVITES RESIDENTS TO:




HUD 2022 Kev Npej Ma Haujhem Tshue Xyoo Hauv Zog Kev Sib Tham & Kev Tshawb Fawb Txog Kev Xav Tau




LA DIVISION DE VIVIENDA DE LA CIUDAD DE MERCED INVITA A LOS RESIDENTES A:




Encuesta de necesidades y reuniones de opinión de la comunidad del plan de acción anual de HUD 2022




HUD 2022 Annual Action Plan Community Input Meetings & Needs Survey




LA DIVISION DE VIVIENDA DE LA CIUDAD DE MERCED INVITA A LOS RESIDENTES A:




Encuesta de necesidades y reuniones de opinión de la comunidad del plan de acción anual de HUD 2022




LOCATION
Merced City Hall/Chlor Center
on Pipes Room (1st Floor)
478 W 18th St
Merced, CA




LOCATION
Merced City Hall/Chlor Center
on Pipes Room (1st Floor)
478 W 18th St
Merced, CA




LOCATION
Merced City Hall/Chlor Center
on Pipes Room (1st Floor)
478 W 18th St
Merced, CA




DATES & TIMES
Mon, January 24th, 2022
@ 6:00 pm
or
Mon, January 27th, 2022
@ 6:00 pm
or
Fri, January 28th, 2022
@ 2:00 pm




DATES & TIMES
Mon, January 24th, 2022
@ 6:00 pm
or
Mon, January 27th, 2022
@ 6:00 pm
or
Fri, January 28th, 2022
@ 2:00 pm




DATES & TIMES
Mon, January 24th, 2022
@ 6:00 pm
or
Mon, January 27th, 2022
@ 6:00 pm
or
Fri, January 28th, 2022
@ 2:00 pm




Obtain the Survey!
Unable to attend?
Please help us by completing the online survey. To access, scan the QR code with your phone, or use the internet browser URL.




Obtain the Survey!
Unable to attend?
Please help us by completing the online survey. To access, scan the QR code with your phone, or use the internet browser URL.




Obtain the Survey!
Unable to attend?
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Unable to attend?
Please help us by completing the online survey. To access, scan the QR code with your phone, or use the internet browser URL.

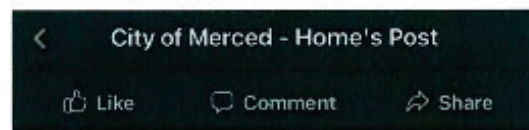
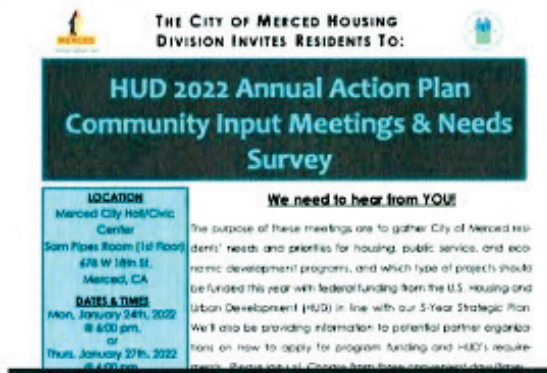


Obtain the Survey!
Unable to attend?
Please help us by completing the online survey. To access, scan the QR code with your phone, or use the internet browser URL.



Obtain the Survey!
Unable to attend?
Please help us by completing the online survey. To access, scan the QR code with your phone, or use the internet browser URL.

Facebook: Community Input Flyer - January 20th, 2022



Facebook: Community Input Flyer – March 1st, 2022

City of Merced - Home
Mar 1 · 🌐

****Update March 2nd****

The City of Merced Housing Department's annual plan process has ramped up. There's still time for City of Merced residents to take our community needs survey. The survey closes Sunday evening, March 6th. If you are a resident of the City of Merced, follow the link to take the survey. Flyers attached for more information. <https://tinyurl.com/46frc5u9>

THE CITY OF MERCED HOUSING DIVISION INVITES RESIDENTS TO:

HUD 2022 Annual Action Plan Community Input Meetings & Needs Survey

LOCATION
Merced City Hall/Civic Center
475 W 18th St
Merced, CA

DATES & TIMES
Wed, January 26th, 2022
@ 4:00 pm
or
Thurs, January 27th, 2022
@ 4:00 pm
or
Fri, January 28th, 2022
@ 7:00 am

ONLINE SURVEY
Online to official
Please help us by completing the online survey. To access, scan the QR code with your phone, or use the internet browser app.

We need to hear from YOU!

The purpose of these meetings are to gather City of Merced residents' needs and priorities for housing, public service, and economic development programs, and which type of projects should be funded this year with federal funding from the U.S. Housing and Urban Development (HUD) in line with our 5 Year Strategic Plan. We also are providing information to potential partner agencies on how to apply for program funding and HUD's requirements. Please join us. Choose from these convenient days/times.

ENCUESTA DE NECESIDADES Y REUNIONES DE OPINIÓN DE LA COMUNIDAD DEL PLAN DE ACCIÓN ANUAL DE HUD 2022

ENCUESTA DE NECESIDADES Y REUNIONES DE OPINIÓN DE LA COMUNIDAD DEL PLAN DE ACCIÓN ANUAL DE HUD 2022

El propósito de estas reuniones es reunir las necesidades y prioridades de los residentes de la Ciudad de Merced en cuanto a vivienda, servicios públicos y programas de desarrollo económico, y qué tipo de proyectos deben financiarse este año con fondos federales del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD), en línea con nuestro Plan Estratégico de 5 años. También proporcionamos información a posibles organizaciones asociadas sobre cómo solicitar fondos del programa y los requisitos de HUD, por favor únete a nosotros. Elige entre tres días/tiempo convenientes.

Para obtener más información, visita el sitio web: www.cityofmerced.org/housing/feedback o envía un correo electrónico al feedback@cityofmerced.org

Hay traducción disponible para las reuniones en español y chino. Llame o envíe un correo electrónico con anticipación para coordinar: 209-365-4863 o housing@cityofmerced.org

City of Merced - Home's Post

LA DIVISIÓN DE VIVIENDAS DE LA CIUDAD DE MERCED INVITA A LOS RESIDENTES PARA:

Encuesta de necesidades y reuniones de opinión de la comunidad del plan de acción anual de HUD 2022

ENCUESTA DE NECESIDADES Y REUNIONES DE OPINIÓN DE LA COMUNIDAD DEL PLAN DE ACCIÓN ANUAL DE HUD 2022

(Necesitamos saber de USTED)

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¿HAGA LA ENCUESTA!
Encuesta de necesidades y reuniones de opinión de la comunidad del plan de acción anual de HUD 2022

ENCUESTA DE NECESIDADES Y REUNIONES DE OPINIÓN DE LA COMUNIDAD DEL PLAN DE ACCIÓN ANUAL DE HUD 2022

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THE CITY OF MERCED HOUSING DIVISION INVITES RESIDENTS TO:

HUD 2022 Annual Action Plan Community Input Meetings & Needs Survey

LOCATION
Merced City Hall/Civic Center
475 W 18th St
Merced, CA

DATES & TIMES
Wed, January 26th, 2022
@ 4:00 pm
or
Thurs, January 27th, 2022
@ 4:00 pm
or
Fri, January 28th, 2022
@ 7:00 am

ONLINE SURVEY
Online to official
Please help us by completing the online survey. To access, scan the QR code with your phone, or use the internet browser app.

We need to hear from YOU!

The purpose of these meetings are to gather City of Merced residents' needs and priorities for housing, public service, and economic development programs, and which type of projects should be funded this year with federal funding from the U.S. Housing and Urban Development (HUD) in line with our 5 Year Strategic Plan. We also are providing information to potential partner agencies on how to apply for program funding and HUD's requirements. Please join us. Choose from these convenient days/times.

ENCUESTA DE NECESIDADES Y REUNIONES DE OPINIÓN DE LA COMUNIDAD DEL PLAN DE ACCIÓN ANUAL DE HUD 2022

ENCUESTA DE NECESIDADES Y REUNIONES DE OPINIÓN DE LA COMUNIDAD DEL PLAN DE ACCIÓN ANUAL DE HUD 2022

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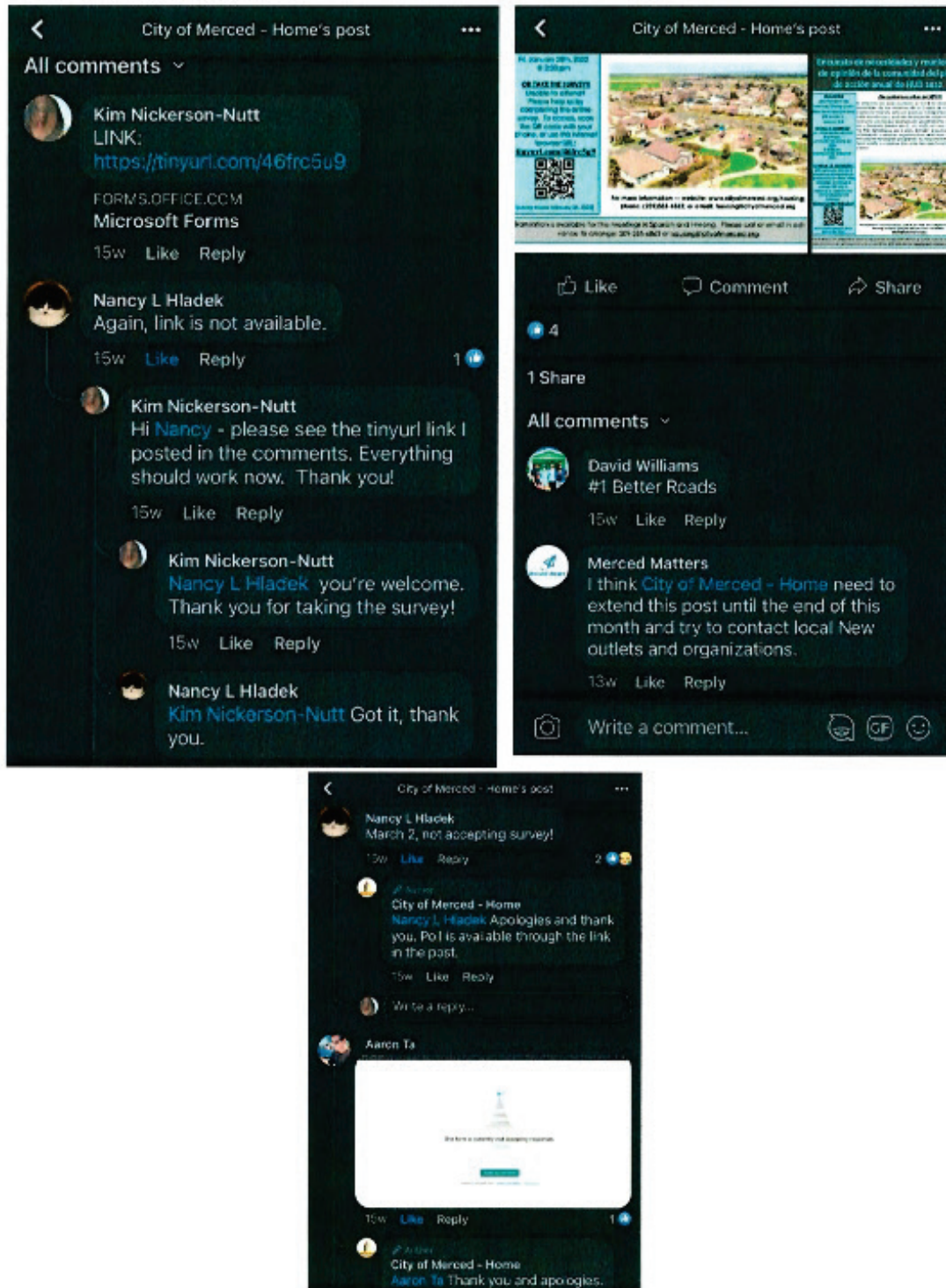
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Hay traducción disponible para las reuniones en español y chino. Llame o envíe un correo electrónico con anticipación para coordinar: 209-365-4863 o housing@cityofmerced.org

7 9 comments 4 shares

Annual Action Plan
2022

161





CITY OF MERCED

MONTHLY NEWSLETTER

>>> February 2022

MERCED CITY COUNCIL

Mayor Matthew Serratto

Council Members:

Jesse Ornelas (D1) Fernando Echevarria (D2)
Bertha Perez (D3) Kevin Blake (D4)
Sarah Boyle (D5) Delray Shelton (D6)

Contact the Council by writing to the Civic Center address below, call (209) 385-6834, or email citycouncil@cityofmerced.org

Council Meetings are the first and third Mondays of the month, held at 6PM in the Council Chambers at the Civic Center, 678 W. 18th St. The Council meets the next day if Monday is a holiday. Agenda: www.cityofmerced.org

CONTACT US

www.cityofmerced.org, contains Council info, the Muni Code, General Plan, and other information. Civic Center is open Mon-Fri, 8AM-5PM (except holidays); Finance open 9AM-5PM.

DEPARTMENT DIRECTORY

City Council & City Manager..... (209)385-6834
City Attorney..... (209)385-6868
City Clerk..... (209)388-8650
Code Enforcement..... (209)385-6237
Economic Development..... (209)385-6827
Engineering..... (209)385-6846
Finance..... (209)388-7900
Inspection Services (209)385-6861
Parks & Recreation (209)385-6235
Personnel..... (209)388-7100
Planning..... (209)385-6858
Public Works, reg. hrs.(7:30-4:30)..... (209)385-6800
Public Works, after hours (209)385-6905
Utility Billing (209)385-6841
Merced Yosemite Regional Airport..... (209)385-6873

EMERGENCIES - DIAL 911

Fire Business (209)385-6891
Police Business (209)385-6912

2022 Annual Action Plan & Needs Assessment Resident Survey

The City of Merced Housing Division is working on the 2022 HUD Annual Action Plan and developing an annual Needs Assessment to determine project funding and programs for the year. Resident participation is vital to this process. Let us know how federal funds should be allocated. Take our survey. Visit <https://tinyurl.com/46frc5u9>, or use the QR Code. Call 209-385-6863 for a paper survey. The survey is available in several languages and closes Monday, Feb. 28, 2022.



Water Moratorium Update

The State's water moratorium ended on Dec. 31st. The City has not set a start date for the delinquency process. Residents are encouraged to make payments on delinquent amounts. For questions, please contact Utility Billing at 209-385-6841.

2022 TOWN HALL MEETINGS WITH THE MERCED CITY COUNCIL



YOUR VOICE MATTERS

Make the most of your Town Hall meeting. Share what is important to you.

Submit your questions online at:

www.cityofmerced.org/townhall

CITY COUNCIL REPRESENTATIVES



Matthew Serratto
Mayor



Jesse Ornelas
District 1



Fernando Echevarria
District 2



Bertha Perez
District 3



Kevin Blake
District 4



Sarah Boyle
District 5



Delray Shelton
District 6

THURSDAY

FEBRUARY 10TH

6 TO 8 P.M.

CIVIC CENTER

678 W. 18TH ST., MERCED

THURSDAY

FEBRUARY 17TH

6 TO 8 P.M.

CIVIC CENTER

678 W. 18TH ST., MERCED

HOW TO PARTICIPATE

**IN PERSON AT 678 W. 18TH ST.
MERCED**

WATCH ON CABLE TV:

**COMCAST CHANNEL 96
ATT CHANNEL 99**

FOR MORE OPTIONS, VISIT:

WWW.CITYOFMERCED.ORG/TOWNHALL



CITY OF MERCED

BOLETÍN MENSUAL

>>> **Febrero 2022**

Ayuntamiento de la Ciudad de Merced

Alcalde Matthew Serratto

Miembros del Consejo:

Jesse Ornelas (D1) Fernando Echevarria (D2)
Bertha Perez (D3) Kevin Blake (D4)
Sarah Boyle (D5) Delray Shelton (D6)

Contacte al ayuntamiento por correo electrónico en citycouncil@cityofmerced.org, al (209) 385-6834 o escriba a sus miembros en el Centro Cívico a la dirección de abajo. Juntas del Ayuntamiento se reúnen el primer y tercer lunes a las 6 PM en la cámara del consejo (Council Chambers) en el Centro Cívico, 678 W. 18th St. Cuando es lunes feriado, el Ayuntamiento se reúne al día siguiente. La agenda se publica en el sitio de internet www.cityofmerced.org

Contactenos

Cityofmerced.org, contiene información sobre el Ayuntamiento, el Reglamento Municipal, Plan General y otra información. El Centro Cívico abre de lunes a viernes 8 AM – 5 PM, menos los días feriados.

Departamento Directorio

Ayuntamiento de la Ciudad	(209) 385-6834
Gerente de la Ciudad	(209) 385-6868
Abogada de la Ciudad	(209) 388-8650
Secretario/a de la Ciudad	(209) 385-6237
Ejecución de Reglamentos	(209) 385-6827
Desarrollo Económico	(209) 385-6846
Finanzas	(209) 388-7900
Servicios de Inspección	(209) 385-6861
Parques y Recreaciones	(209) 385-6235
Recursos Humanos	(209) 388-7100
Depot. de Planeación	(209) 385-6858
Obras Públicas (7:30-4:30)	(209) 385-6800
Fuera de horario de oficina	(209) 385-6905
Pago de Facturas	(209) 385-6841
Aeropuerto Regional Merced Yosemite	(209) 385-6873

Emergencias – Marque 911

Depot. de Bomberos

Plan de Acción Anual 2022 y Evaluación de Necesidades Encuesta de Residentes

La División de Vivienda de la Ciudad de Merced está comenzando a trabajar en el Plan de Acción Anual de HUD 2022 y está desarrollando su Evaluación de Necesidades anual que determinará el financiamiento del proyecto y programas para el año. La participación de los residentes es vital para este proceso. Por favor, dé su opinión. Háganos saber cómo se deben asignar los fondos federales. Responda a nuestra encuesta. Visite <https://tinyurl.com/46frc5w9> o use el código QR. Llame al 209-385-6863 para una encuesta en papel. La encuesta está disponible en varios idiomas. La encuesta cierra el lunes 28 de febrero de 2022.



Actualización de la moratoria del agua

La moratoria de agua del Estado Finalizo el 31 de Diciembre. La Ciudad no ha fijado una fecha de inicio para el proceso de morosidad. Se alienta a los residentes a realizar pagos sobre los montos atrasados. Si tiene preguntas, comuníquese con Fracturación de servicios públicos al 209-385-6841.

REUNIONES DEL AYUNTAMIENTO 2022 AYUNTAMIENTO DE LA CIUDAD DE MERCED



**APROVECHA AL MÁXIMO TU REUNIÓN
DEL AYUNTAMIENTO. COMPARTE LO QUE
ES IMPORTANTE PARA TI.**

**COMPLETE SU ENCUESTA Y ENVÍE SUS
PREGUNTAS EN LÍNEA:**

**WWW.CITYOFMERCED.ORG/TOWNHALL
REPRESENTANTES DEL CONSEJO DE LA CIUDAD**



Matthew
Serratto
Mayor



Jesse Ornelas
District 1



Fernando
Echevarria
District 2



Bertha Perez
District 3



Kevin Blake
District 4



Sarah Boyle
District 5



Delray Shelton
District 6

**JUEVES
10 DE FEBRERO
6 TO 8 P.M.
CIVIC CENTER
678 W. 18TH ST., MERCED**

**JUEVES
17TH DE FEBRERO
6 TO 8 P.M.
CIVIC CENTER
678 W. 18TH ST., MERCED**

**CÓMO PUEDES PARTICIPAR:
PRESENCIALMENTE EN
EL CENTRO CÍVICO
678 OESTE DE LA CALLE 18, MERCED**

**FACEBOOK EN VIVO:
WWW.FACEBOOK.COM/CITYOFMERCED/**

**TELEVISIÓN POR CABLE:
COMCAST CANAL 98
AT&T 98**

Housing Division

2022 Annual Action Plan Community Input Meetings and Community Survey!

We need your input, Merced Residents!

Back in 2020, through your valuable input, our 5-Year Strategic Plan (aka, the Consolidated Plan) determined the following priority needs of the community, in this order:

- 1) affordable rental housing;
- 2) support services with an emphasis on at-risk youth, homeless, and senior individuals;
- 3) fair housing;
- 4) job creation;
- 5) neighborhood revitalization; and,
- 6) preserve, rehabilitate, and enhance existing public facilities and infrastructure.



Our task for the 2022 Annual Action Plan community input process is to determine if any of those needs and level of priority have changed.

That's where YOU come in. We need your help!

The week of January 24th, we will be holding three in-person Community Input Meetings to gather your input. Dates, times, and location of the Community Input Meetings are below. These meetings will be strictly social-distanced (seating will be 6 feet apart), and masks will be mandatory, regardless of vaccination status. We appreciate your understanding under these continuing trying times and the current surge.

If you are unable to attend or do not feel comfortable attending, please take our Community Needs Survey - link and QR Code below. Taking the survey will accomplish the same thing as attending the meeting.

**** All meetings will be held at the same location: Sam Pipes Meeting Room, 1st Floor of the Merced Civic Center/City Hall, 678 W. 18th Street, Merced ****

For those who do not want to attend the in-person meetings or do not feel comfortable doing so, here is the PowerPoint presentation that will be used for the meetings. You are welcome to please follow-up with any questions by emailing: housing@cityofmerced.org.

Date	Time	Virtual Meeting Link *(see note below)
Monday, January 24, 2022	6:00 p.m.	(no virtual meeting held)

<https://www.cityofmerced.org/departments/economic-development/housing-division/fsiteid-1>

1/7

Thursday, January 27, 2022 6:00 p.m. <https://tinyurl.com/37n9s99a>

Friday, January 28, 2022 2:00 p.m. <https://tinyurl.com/5n76db2x>

*** A note to those attending virtually:** the link provided above gives audio-only access and viewing of the PowerPoint presentation being shown at the in-person meeting, which allows viewers to follow along from home.

We regret that we are unable to have a back and forth verbal dialogue at this time for at-home viewers; however, questions may be asked in the chat function in the Microsoft Teams software (look for and click on the "bubble" at the top of the screen to open the chat window). We are planning to have a staff member answering questions in the chat during the meeting. You may email questions after the meeting via this email: housing@cityofmerced.org.

At the appropriate time in the presentation, we may also read and answer live some of the questions that have been asked in the chat up to that point. As such, please try to keep side conversations in the chat to a minimum, and get your questions into the chat early.

City staff will not be on camera, and meeting video will not be broadcast on Facebook or Cable T.V. due to limited staff support availability. This virtual option to participate is being provided to accommodate those who are unable to leave their home due to quarantining or other reasons, but who still would like to attend the meeting.

The PowerPoint presentation is also posted above.



Unable to attend? Here's another option!

Provide your input by taking our Community Needs Survey!

link: <https://tinyurl.com/46frc5u9>

or use this QR Code with your phone's camera:



THANK YOU FOR PARTICIPATING!

- **12-29-2021 - NOTICE OF FUNDING AVAILABILITY** for the 2022 Community Development Block Grant Program has been posted! Please navigate to [this webpage](https://www.cityofmerced.org/departments/economic-development/housing-division/) for more information, meeting dates, and

<https://www.cityofmerced.org/departments/economic-development/housing-division/> fsteid-1

2/7

deadlines. Letters to local non-profits will be mailed out very soon and a notice will be published in local newspapers on 1-6-2022.

- **11-18-2021 - INTERESTED RESIDENTS AND AGENCIES:** On May 3, 2021, the California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) for approximately \$304 million in funding for the Permanent Local Housing Allocation (PLHA) Program for Entitlement and Non-entitlement Local governments [the City of Merced is an entitlement local government]. This NOFA is funded from funds deposited in the Building Homes and Jobs Trust Fund (Fund) beginning in 2019, pursuant to Senate Bill (SB) 2 (Chapter 364, Statutes of 2017). SB 2 established the Fund and authorized HCD to allocate 70 percent of funds collected and deposited in the Fund, beginning in calendar year 2019, to Local governments for eligible housing and homelessness activities. The intent of the bill is to provide a permanent, on-going source of funding to Local governments for housing related projects and programs that assist in addressing the unmet housing needs of their communities.

The PLHA NOFA is a noncompetitive application that must be used to carry out one or more eligible activities that prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of AMI and are consistent with the program set forth in the local government's Housing Element.

Local governments must adopt a five-year plan identifying the proposed activities and the percentage for funding that will be allocated to each, the number of households to be served at each income level, the period of affordability, and level of affordability for each activity.

The City of Merced will be submitting an application to HCD by December 31, 2021, for the PLHA funds that have been allocated to the City of Merced, which comprise of 2019 and 2020 Funds totaling \$1,324,969, as well as an estimated future allocation of approximately \$1,787,345 for years 2021 through 2023.



As required, the City has prepared a *DRAFT PLHA Five-Year Plan* (link below) and invites the review and comment by the Public during a **Public Comment Period to be held from 8:00 a.m. Thursday, November 18 to 5:00 p.m. December 5, 2021.** Comments may be delivered in person or by U.S. Mail to: City of Merced Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced, or by email to: housing@cityofmerced.org.

The proposed *DRAFT PLHA Plan* can be viewed in person in the Housing Division at the address noted, or via this link (document is downloadable): [City of Merced DRAFT PLHA Plan and PLHA Re-Use Plan](#)

We look forward to receiving your comments and to your attendance at the December 20, 2021, Public Hearing (see separate bullet point below), when the City Council will be asked to approve Resolutions adopting the DRAFT PLHA Plan and to authorize the submittal of the PLHA Application and PLHA Plan to HCD.

Thank you for your interest and participation.

- **11-17-2021 - PUBLIC NOTICE - NOTICE OF PUBLIC HEARING** - A Housing Division-related Public Hearing Notice is posted [HERE](#), and will be published in the 11/18/21 editions of the Merced Sun-Star and Merced County Times newspapers, regarding the City of Merced's proposed application to the California Department of Housing and Community Development Department (HCD) Permanent Local Housing



FOR IMMEDIATE RELEASE

January 10, 2022

CONTACT: Jennifer Flachman
flachmanj@cityofmerced.org
209-564-0235

**City of Merced Announces Housing and Urban Development Annual Action Plan
Launches Needs Survey and Schedules Community Input Meetings**

Merced, Calif – The City of Merced has launched its 2022 Housing and Urban Development (HUD) Annual Action Plan to gather input from residents regarding needs and priorities for housing, public service, and economic development programs. To support this project, the City launched a survey that will allow residents to provide feedback so the City can prioritize projects supported by federal funding from the U.S. Housing and Urban Development (HUD).

"How HUD funding is used in our community depends entirely on the expressed needs and priorities of our residents," stated Scott McBride, director of Development Services for the City of Merced. "These meetings and this survey will help us understand our community's housing needs, which will allow us to prioritize program funding with our community service partners," concluded McBride.

The City of Merced is an Entitlement City. The U.S. Department of Housing and Urban Development (HUD) allocates federal funding that can be directed towards community-wide projects, such as public facilities, including water, sewer, sidewalk, and storm drain infrastructure, youth and senior centers, and parks and recreation facilities. Also included are housing-related programs, affordable housing projects, and programs that address hardships such as temporary rental assistance or assistance with necessary home repairs for low-income homeowners.

The survey is available at <https://tinyurl.com/4hef7a2u>.

Community Input Meetings are scheduled on the following dates and times.

- Monday, January 24, 2022, 6 p.m.
- Thursday, January 27, 2022, 6 p.m.
- Friday, January 28, 2022, 6 p.m.

All meetings will be in the Sam Pipes Conference Room at the Civic Center, located at 678 W. 18th Street, Merced, CA, 95340. Translation services will be available.

678 WEST 18TH STREET, MERCED, CA 95340



For more information, please visit www.cityofmerced.org/housing, call (209) 385-6863,
or email housing@cityofmerced.org

###

678 WEST 18TH STREET, MERCED, CA 95340

2. Resident Community Needs Survey Summary

City of Merced 2022 Annual Action Plan Housing and Community Needs Survey

141

Responses

77:15

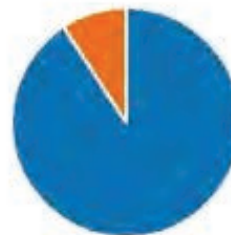
Average time to complete

Closed

Status

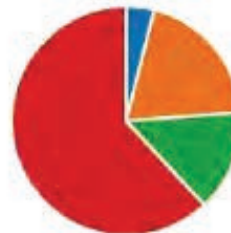
1. Are you a Merced City resident?

 Yes	128
 No	13



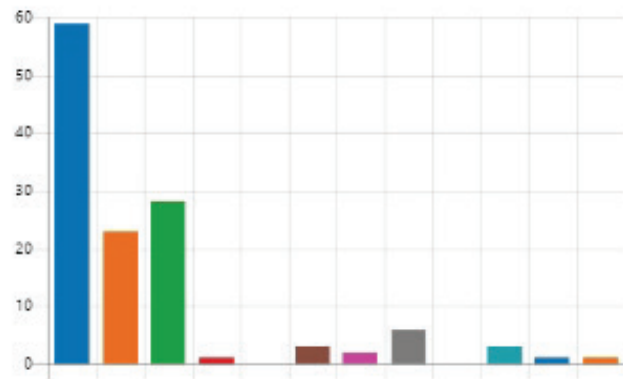
2. How long have you lived in Merced?

 Less than one year	5
 1 - 4 years	25
 4 - 9 years	18
 More than 10 years	78



3. What best describes your living situation?

Own, with mortgage payment	59
Own, no more payments	23
Rent from private landlord (no...	28
Rent, with public assistance (S...	1
Rent in a public housing comp...	0
Rent in low-income housing (i...	3
I am a college student living w...	2
Live with others and share ho...	6
Transitional home or short-ter...	0
Temporarily stay with others (...)	3
Live in emergency shelter or a...	1
Other	1



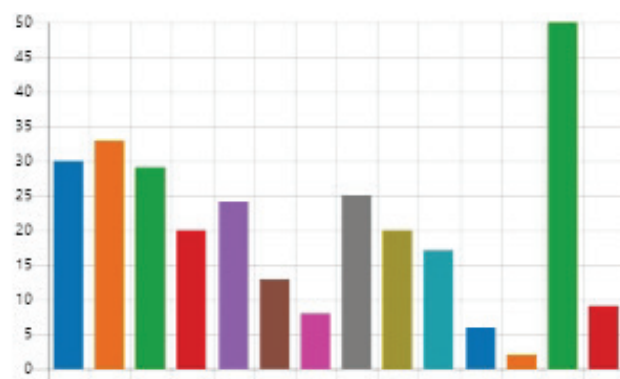
4. How much of your household income do you spend on housing (including insurance and utilities - i.e., water/sewer/electricity/gas)?

Less than 10%	10
10 - 29%	50
30 - 49%	40
More than 50%	25



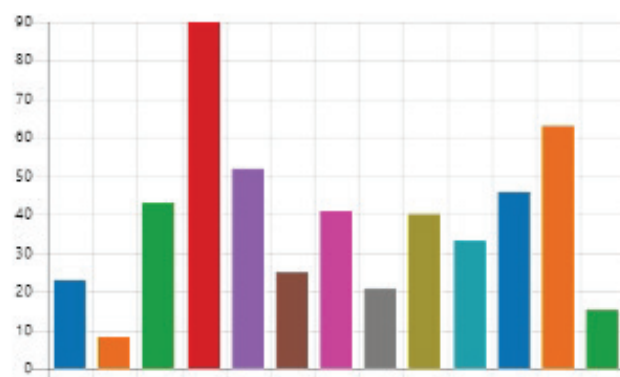
5. Have you experienced any of the following in the past two years? (select all that apply)

Difficulty paying rent or mortg...	30
Difficulty paying utilities (gas/...	33
Making trade-offs between es...	29
Rental deposits too expensive ...	20
Inability to afford needed repa...	24
Unwillingness of landlord to ...	13
Overcrowding – too many peo...	8
Crime or abandoned buildings...	25
Vandalism	20
Homelessness	17
Application for rental housing ...	6
Application for mortgage loan...	2
None of these apply to me	50
Other	9

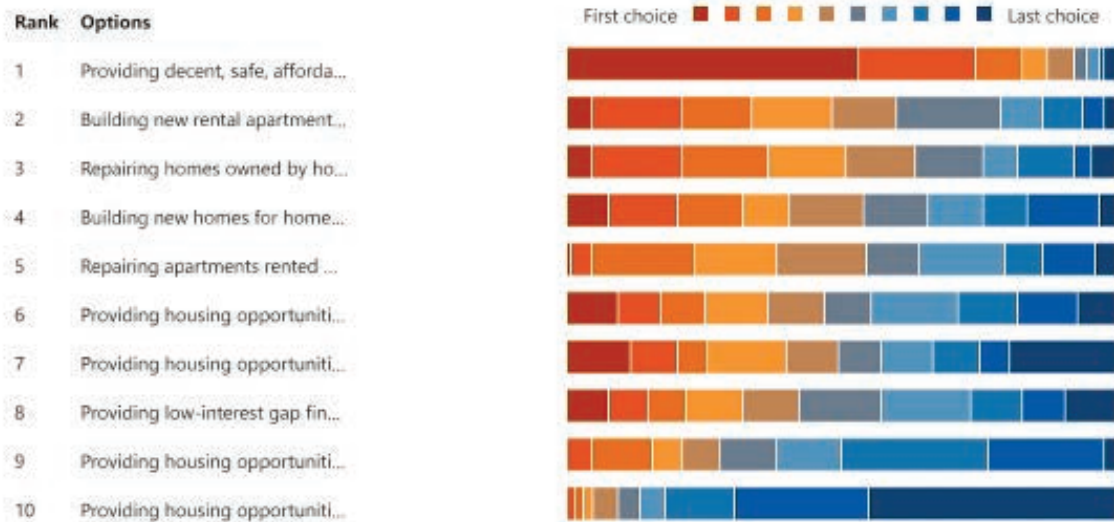


6. What are barriers to good housing options in Merced that you have experienced or observed? (Select all that apply)

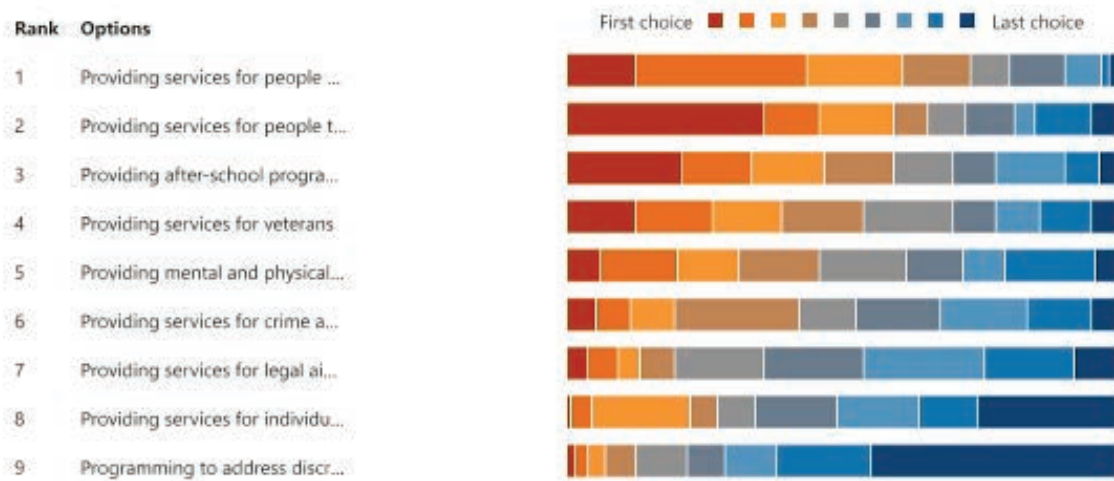
Accessibility for people with di...	23
Housing restricted based on a...	8
Condition of housing units	43
Cost of housing	90
Affordable housing options av...	52
Distance to employment, scho...	25
Lack of diversity of housing st...	41
Transportation/access to publi...	21
Utility Cost	40
Unit size (e.g., too few or too ...	33
Lack of units available to peop...	46
Overall lack of available units	63
Other	15



7. The following list has some potential ways the City of Merced could spend federal money to address HOUSING NEEDS. Please identify how you would like to see funding spent by rearranging the below choices from top to bottom, with the top being the most important.



8. The following list has some potential ways the City of Merced could spend federal money to address PUBLIC SERVICE NEEDS. Please identify how you would like to see funding spent by rearranging the below choices from top to bottom, with the top being the most important.



9. In general, how would you rate the housing, safety, and environment of the area in which you live, or spend most of your time, on a scale where 10 is the best and 1 is the worst?

126
Responses

7.11
Average Number

10. Why did you rate the area in which you live that way (regarding your rating to question 9 above)?

111
Responses

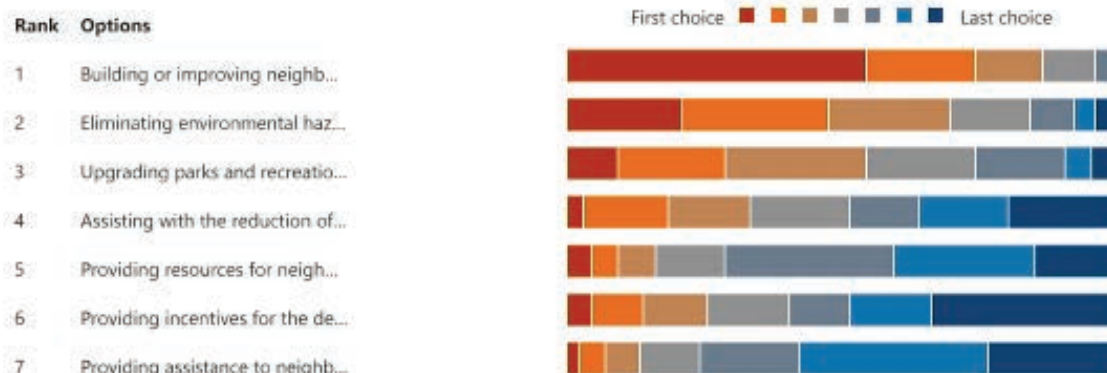
Latest Responses

"In my opinion, I would not want to live anywhere else in Merced but Nort...

"I live in a gated area, with cameras"

"Safe neighborhood (cul-de-sac). To my knowledge, people very rarely nee...

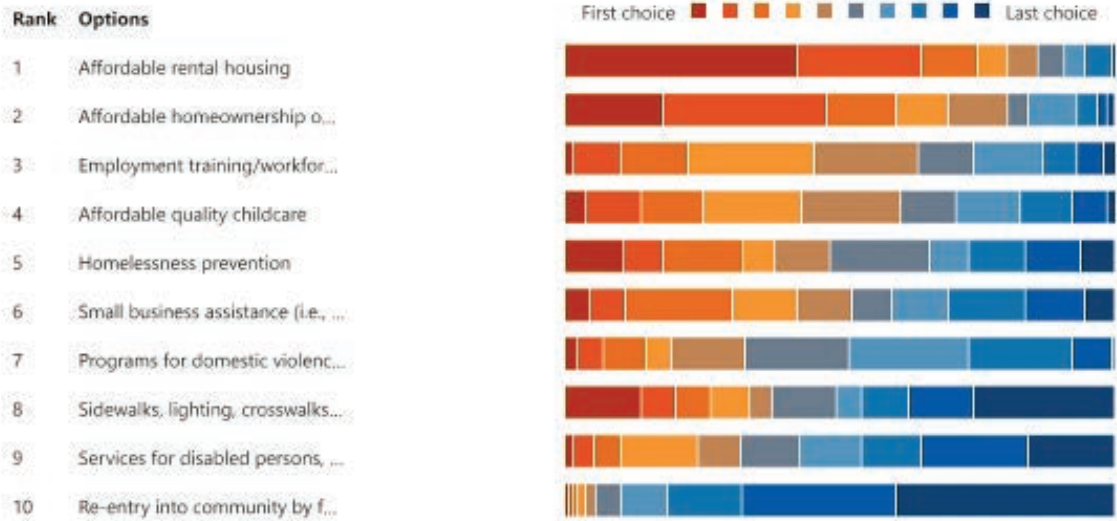
11. The following list has some potential ways the City of Merced could spend federal money to address NEIGHBORHOOD IMPROVEMENT NEEDS. Please identify how you would like to see funding spent by rearranging the below choices from top to bottom, with the top being the most important.



12. The following list has some potential ways the City of Merced could spend federal money to address ECONOMIC DEVELOPMENT. Please identify how you would like to see funding spent by rearranging the below choices from top to bottom, with the top being the most important.



13. For this question, please rearrange the below options in the order you feel are the most underfunded but have the greatest need in Merced City, with the top being the option with the greatest need and the bottom being the least needed.



14. Please write any other comments regarding housing and community development in the space below that you would like to share with us, including if there are other potential options not listed above for how to the use the funds.

58
Responses

Latest Responses

"Restructuring of our health care facilities for seniors. I know it's not the Cl...

"Make Merced safe again - hire more police officers"

"Unsafe sidewalks - some repaired poorly with asphalt. Check out the 300...

15. How familiar are you with Fair Housing or Anti-discrimination Laws?

Not Familiar	19
Somewhat familiar	53
Familiar	35
Very familiar	16
Unsure	4



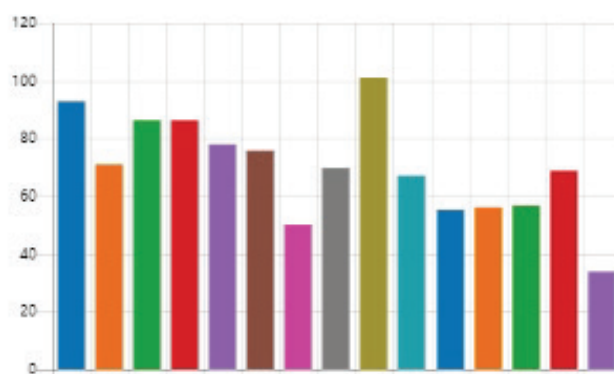
16. Are you aware of your rights under Fair Housing or Anti-discrimination laws?

Yes	81
No	46



17. I believe that people are protected by federal, state, or local fair housing or anti-discrimination laws because of: (select all that apply)

Religion	93
Familial Status, such as having...	71
Sexual orientation, such as bei...	86
Sex, such as being male or fe...	86
Gender identity, such as trans...	78
National origin or the country ...	76
Ancestry	50
Age, such as being young or e...	70
Race or ethnicity	101
Marital status or spousal affilia...	67
Income level	55
Source of income, such as rec...	56
Creed or a person's beliefs	57
Physical, mental, or behavioral...	69
Criminal background, felony c...	34



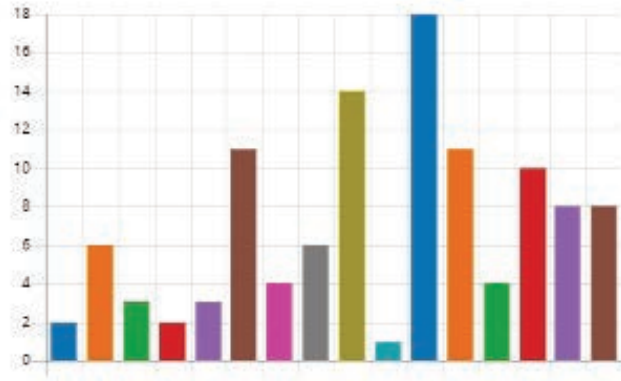
18. Are you aware of any incidents of housing discrimination in Merced City in the last five years?

Yes	31
No	90



19. If your response to the previous question was yes, on what basis do you believe that the discrimination occurred or may have occurred? (select all that apply)

Religion	2
Familial Status, such as having...	6
Sexual orientation, such as bei...	3
Sex, such as being male or fe...	2
Gender identity, such as trans...	3
National origin or the country ...	11
Ancestry	4
Age, such as being young or e...	6
Race or ethnicity	14
Marital status or spousal affilia...	1
Income level	18
Source of income, such as rec...	11
Creed or a person's beliefs	4
Physical, mental, or behavioral...	10
Criminal background, felony c...	8
Based on a previous complain...	8



20. Please share any additional comments regarding fair housing or discrimination.

29

Responses

Latest Responses

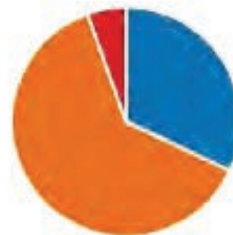
"I am a realtor and this is a 'biggie.'"

"Aren't all people protected from discrimination?"

21. So that we can understand more about what populations of our citizens we are reaching with this survey, the following questions will ask some information about you. All information is anonymous and will be kept confidential. We appreciate your participation and input.

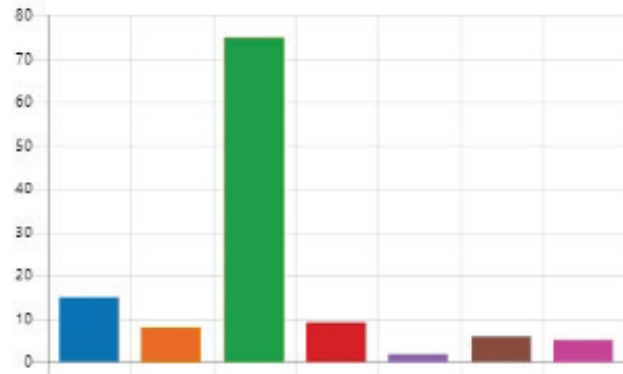
What is your gender?

Male	41
Female	80
Non-binary	0
Prefer not to say	7



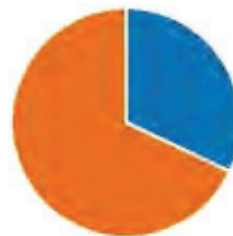
22. What is your race? (pick the best answer – origins of Hispanic/Latino will be asked in the next question)

More than one of the below r...	15
Black/African-American	8
White/Caucasian	75
Asian	9
Native Hawaiian or Other Paci...	2
American Indian/Alaskan Nati...	6
Other	5



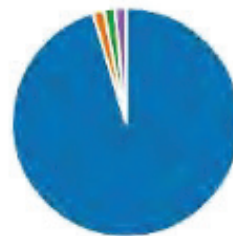
23. Are you of Hispanic or Latino origin?

Yes	41
No	87



24. What is the primary language you speak?

English	122
Spanish	2
Hmong	2
Chinese	0
Other	2



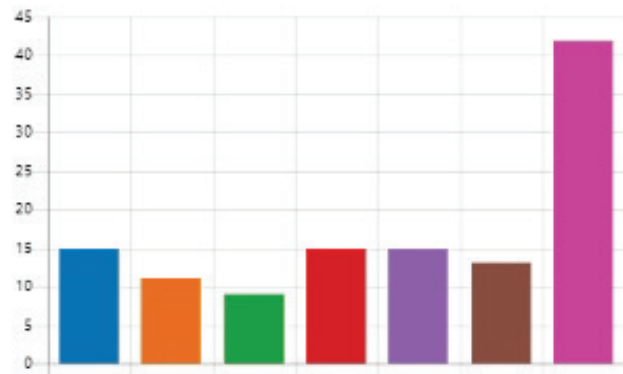
25. How many people do you live with, including children (size of household)?

Alone	20
With one other person	33
With 3 to 5 people	61
With 6 or more people	12



26. What is your annual gross household income (before taxes)? Please choose one.

Less than \$21,000	15
\$21,000 - \$34,999	11
\$35,000 - \$41,999	9
\$42,000 - \$55,999	15
\$56,000 - \$70,999	15
\$71,000 - \$84,999	13
\$85,000 or above	42



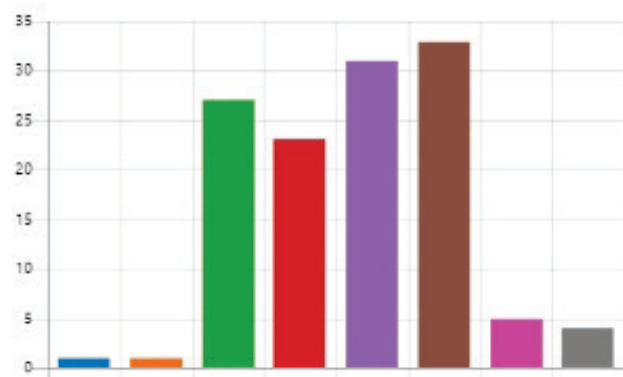
27. What is your age?

18 or younger	0
19 - 29	13
30 - 44	50
45 - 64	43
65 or older	20



28. What is the highest level of formal education you have completed?

Less than high school	1
Earned GED	1
High School	27
Two-Year College degree	23
Four-Year College degree	31
Graduate School	33
Trade school	5
Other	4



3. Community Input Meetings and Comments Received

Community Input/Public Service Information Meetings
January 24, 2022 at 6:00 p.m.; January 27, 2022 at 6:00 p.m.
and January 28, 2022 at 2:00 p.m.

There were three hybrid in-person/virtual meetings held. All meetings were held in-person in the Merced Civic Center's Sam Pipes Room. For the second and third meetings, interested residents and public service providers could attend through Microsoft Teams conference software. Direct links to the meetings were posted on the Housing Division website, and questions could be asked through the chat feature on Microsoft Teams directly into the in-person meeting to be answered live and by city staff through Teams. An email address was provided for any questions submitted after the meeting.

The meetings were held in two parts. Part One of the presentation was focused on providing information to residents about the City's Housing Program and the Annual Plan process, how the highest needs of the community could be addressed through yearly CDBG and HOME federal funds, how important it is to reach and understand the needs of the City's most vulnerable citizens, and to respond to the Community Needs Survey. Part Two of the presentation was focused to public service non-profit organizations, providing more detailed information regarding CDBG and HOME eligible uses, National Objective requirements, and how to apply for and get help with requests for project funding to assist the City in addressing the needs of the community.

Residents and local public service groups were invited to attend through multiple outreach avenues, including: newsletters delivered with utility bills citywide, quarter-page newspaper advertisements, multiple social media posts, the City's website, letters mailed directly to non-profit organizations, a local community news radio show, and these meetings were mentioned in all housing-related public meetings held during that time. Notices published in local newspapers and posted on the City website informed residents that translation services for Spanish and Hmong languages were available upon request by email and telephone prior to the meeting. Staff received no translation requests.

Community Input Meetings: Summary of discussion topics and comments
<p><u>Meeting #1 - January 24, 2022, 6pm:</u> 0 Resident Attendees 2 Public Service Attendees</p> <p><u>Meeting #2 - January 27, 2022, 6pm:</u> 3 Residents Attendees 3 Public Service Attendees</p> <p><u>Meeting #3 - January 28, 2022, 2pm:</u> 1 Resident Attendee 4 Public Service Attendees</p> <p><u>Microsoft Teams Attendees (#2 and #3 meetings):</u> 6 people/residents participated in the chat with questions.</p> <p><u>Staff Members:</u> Kim Nutt, Housing Program Supervisor; Scott McBride, Development Services Director; with Leah Brown and Dawn Mendonca providing background staff support</p> <p><u>Comments, Questions, and Topics (please refer to attached PowerPoint presentation for topics covered in the staff presentation):</u></p> <ul style="list-style-type: none"> • Fair Housing: legal action and enforcement for housing discrimination cases (staff answered multiple questions; for Meeting #2, a representative from Project Sentinel was in attendance, provided responses to some questions, provided contact information, and contributed to discussion following the meeting) • Access to information regarding past performances and funded activities (referred to CAPER reports posted on City's website) • First Time Homebuyer assistance funding (Informed we were awaiting CA HCD announcement of CalHome funding awards) • Inclusionary Zoning – can funds be used towards creating policies (administrative and planning costs) • Housing Trust Fund • Vulnerable groups – resources and funding available • Immigrants - Farmworker housing for both documented and undocumented workers • Homeowner rehabilitation for low-income residents • Tiny homes/ADU units on residential properties • American Rescue Plan Act (ARPA) funding and HOME-ARP funding – differences between • Information regarding a separate request process for ARPA funding • Community Needs Survey • Does the Annual Plan address housing insecurity for communities of color and LGBTQ+ • Relationship between Consolidated Plan and Annual Action Plan and how they may be connected to Inclusionary Zoning Policies and the California Regional Housing Needs Allocation (RHNA). • Community Needs Survey and best ways to respond • Food distribution services • Idea for setting up meetings or event that allow service providers to connect and learn what each are doing and build relationships • City/Annual Action Plan relation to Merced County Housing Authority – housing vouchers • Houseless youth – eligible use of CDBG funds • Assistance towards Collaborative Applicant admin costs of Continuum of Care to address homelessness within the City of Merced • Accommodating participation needs of non-English speakers



City of Merced Housing Division



Welcome!

Resident Community Needs Input
and
Service Organization Funding Information
Meetings

(2022-23 HUD Annual Action Plan)

Monday, January 24th, 6:00 p.m.
Thursday, January 27th, 6:00 p.m.
Friday, January 28th, 2:00 p.m.

Part 1: Residents & Community Needs

City of Merced Housing Division: What do we do?

- Development Services Department → Planning, Inspection Services, & Housing Divisions
 - Don't directly provide/manage/own rental housing
 - Don't have houses for sale
- Division funded by yearly Federal Grant allocations received from HUD (U.S. Housing and Urban Development) - no General Fund \$
- State grant programs & grants administered:
 - Previous year's funding - CalHome '06/CalHome '12: active first time homebuyer loans
 - Future funding: CalHome '21 application submitted & pending award announcement
 - SB2 Planning Grant - Tiny Home & ADU ordinance; "off the shelf" ADU plans; 20-year Plan
 - LEAP Grant - Zoning/Subdivision Ordinance & General Plan amendments; Pro-housing Pol.
- Federal grant programs administered:
 - Community Development Block Grant (HUD CDBG)
 - HOME Investment Partnership Program (HUD HOME)

Eligible Uses of CDBG Funds

- Program administration, including fair housing activities
- Vacant property acquisition, disposition, clearance, and cleanup of contamination
- Acquisition, construction, or rehabilitation of facilities for seniors, the disabled, homeless, youth, neighborhoods, parking, flood drainage, water/sewer, streets & sidewalks, childcare, fire services, health centers, and abused/neglected children, and AIDS patients.
- Housing: acquisition & rehabilitation of rental housing for LMI families; energy efficiency improvements as rehab; homeowner rehab (privately-owned single- and multi-family); lead-based paint testing and abatement; residential historic preservation
- Parks development, tree planting/beautification, non-residential historic preservation
- Economic Development: commercial/industrial property rehab, acquisition, disposition, clearance, infrastructure; For-profit business assistance; Microenterprise assistance
- Public Services (maximum 15% of total CDBG allocation):
 - Homeless/AIDS programs; physical & mental health services
 - Services for seniors, disabled persons, youth, domestic violence victims, substance abuse, abused/neglected children
 - Legal and transportation services for LMI persons/specific groups (i.e. elderly transport)
 - Employment training
 - Subsistence payments (short-term payments for rent/mortgage/utility) & security deposits
 - Food banks; neighborhood cleanups

Eligible Uses of HOME Funds

Designed to increase homeownership and affordable housing opportunities for low- and very low-income persons:

- Program administration, including fair housing/consultant services
- Tenant-based rental assistance
- Housing rehabilitation
- Homeowner rehabilitation
- Homebuyer assistance to LMI households
- Site acquisition, improvements, demolition, and relocation
- New construction of rental housing
 - Must serve low- and very low-income families
 - Specific percentages required to assist different average median income - AMI levels (10% of units for 80% AMI and 90% of units for 60% AMI) = 100% LMI

HUD's Consolidated & Annual Plan Process

- Merced is an "Entitlement Community" = jurisdiction with population over 50,000 people
- As Entitlement Community, City receives yearly allocations of CDBG and HOME funds IF we have a 5-year strategic plan (Consolidated Plan) in place and meet other requirements:
 - Citizen Participation Plan = lays out how we will communicate with community each cycle
 - Annual Action Plan = we must "update" the ConPlan each year with yearly goals/programs
 - CAPER (Consolidated Annual Performance & Evaluation Report) = progress report to HUD
- CDBG and HOME programs can only fund certain things -
 - But all funding is aimed towards benefitting low-moderate income (LMI) and most vulnerable citizens of the community in some way
 - CDBG: requires overall minimum of 70% funding to benefit LMI persons or households
 - City's goal: 100%
- Other HUD funds administered (requires Annual Plan amendments to use):
 - CARES Act - "Coronavirus Aid, Relief, and Economic Security" Act - Coronavirus CDBG (CDBG-CV)
 - ARP Act - "American Rescue Plan" Act - specific-use allocation of HOME funding (HOME-ARP)

2022 HUD Annual Action Plan Process

- Community Needs Online Survey: January to February - closing February 28th
- **Community Input Meetings - three meetings: 1/24/22 (6pm); 1/27/22 (6pm); 1/28/22 (2pm)**
- Community Non-Profit Funding Application process: January - February (app. deadline 2/25)
- Rough draft of Annual Plan - projected to be ready by end of February
- 1st Public Hearing to present Preliminary Draft Plan to Council/Public: 3/21/22
- 30-day Public Review and Comment Period: 4/1 - 5/2/22
- 2nd/Final Public Hearing - Award of Funding & Council Approval of Plan: 5/2/22
- Submit Council-approved plan to HUD: by 5/15/22
- HUD approval - expected approximately August
- Contracts with awarded non-profits: August-October 2022

How do we know what programs to fund?

- During the development of ConPlan (five-year outline - how City will address identified needs):
 - Needs Assessment (Housing, Homeless, Non-Homeless, Non-Housing)
 - Housing Market Analysis (Number, Cost, Condition, Public/Assisted, Barriers, Non-Housing/Economic Development)
 - Strategic Plan /Five Year Plan (Priority Needs, Market influence, Goals)
 - Analysis of Impediments to Fair Housing (Mortgage Lending Practices, Public Policies and Practices, Fair Housing Practices = Future Actions to "Affirmatively Further Fair Housing" - commitment to HUD)
- During the development of each Annual Action Plan:
 - ConPlan five-year goals and prioritized needs are re-assessed for any adjustments
 - Assessment by: Community Input Meetings, Surveys, Consultation with other Agencies, Town Hall Meetings
- Concurrently: project proposals/requests for funding from non-profit community org's
 - NOFA - "Notice Of Funding Availability" published; letters sent to known/established non-profits
 - Proposals should be directed to the needs/priorities of the ConPlan and yearly goals/reassessments

Reporting Yearly Accomplishments

- HUD "CAPER" report - Consolidated Annual Performance and Evaluation Report
 - Due to HUD by September 30, following end of each Program Year
- HUD requires the City to evaluate the performance of the activities carried out with the Annual Action Plan - "Report Card"
- Data that is reported:
 - Number of affordable housing units added/built
 - Number of homeowner housing units assisted
 - Demographic statistics - to ensure we are reaching targeted groups - race/ethnicity/income levels
 - Number and income level of individuals/household served with CDBG/HOME funded programs
 - Amount of funding spent in total/how much remaining
 - How we assisted the homeless - unsheltered/sheltered - and prevented homelessness
 - What areas of the City were served - low-income areas of town (Eligible Census Tracts)
- How did we do? Progress on ConPlan goals
- Hard look at why some programs may not have performed as expected & why some excelled
- How we can improve

How We Stay Accountable to Our Residents

- Citizen Participation Plan (CPP) - last updated/adopted by City Council April 2020
- City is required by HUD to develop, maintain, and follow CPP procedures
- Describes how the City will involve residents in the planning, implementation, and assessment of how Federal funds will be used
- Includes the required number of community meetings, public hearings, length of public review
- Defines policies and procedures for public participation in:
 - Consolidated Plan and Annual Action Plan cycles
 - Amendments to all plans, including the CPP itself
 - CAPER - review of accomplishment data
 - Special procedures for times of Federal/State/Locally-declared disasters (incl. pandemics)
 - Process for funding non-profits and yearly programs

2022 Community Needs/Priorities Assessment

At this time, please finish completing the Community Needs Priorities Survey

Hi there! Thank you for attending today! In non-COVID times, we would have done a fun interactive exercise involving casual stories and matters and gathering them together. Regrettably, alas, we can't do that right now. In lieu of those fun activities, we're asking you to fill out this sheet (the worksheet). Thanks for your help!

COMMUNITY NEEDS PRIORITIES WORKSHEET

- Are you a Merced City resident? ☐ YES ☐ NO
- Of the following, please rank from 1 to 5, with "1" being the highest need/priority and "5" being the lowest.
 - ☐ Affordable rental housing
 - ☐ Support services (with an emphasis on at-risk youth, homeless, and senior services)
 - ☐ Fair housing, education and working to solve fair housing issues in the city
 - ☐ Job creation
 - ☐ Neighborhood revitalization
 - ☐ Repairs, repavement, and enhance existing public facilities and infrastructure
- Please write 1, 2, and 3 next to your top choices for the below "Needs" categories, with 1 being your top choice, and 3 being your last choice.

If you want to continue numbering from 4 and onward for each category, please do! We just need your Top 3.

HOUSING

What are your top 3 community service priorities? Services for:

- ☐ Homeless, or at risk of becoming homeless
- ☐ Domestic violence, human trafficking, sexual assault victims
- ☐ Substance abuse/mental illness patients
- ☐ Developmental/physical disabilities
- ☐ Seniors
- ☐ New citizen support services
- ☐ Formerly incarcerated
- ☐ After-school programs and/or children
- ☐ Wellness programs for infants/youth/adults (circle your preference)
- ☐ Other: _____

ECONOMIC DEVELOPMENT

What are your top 3 economic development priorities?

- ☐ Low interest business development loans to low/moderate income business owners
- ☐ Finance projects that increase jobs
- ☐ Job training programs
- ☐ Development of businesses in underserved neighborhoods
- ☐ Other: _____

NEIGHBORHOOD INFRASTRUCTURE

What are your top 3 infrastructure priorities?

- ☐ Building/improving water/sewer lines
- ☐ Building/improving sidewalks, streets, lighting, etc.
- ☐ Eliminating trash, silt, overgrown lots, etc.
- ☐ Expanding parks and recreational facilities
- ☐ Other: _____

HOUSING

What are your top 3 housing priorities?

- ☐ Owner-occupied rehabilitation/repairs for low-income homeowners
- ☐ Rehabilitation of rental units
- ☐ New construction of rental units
- ☐ Housing opportunities for veterans
- ☐ Financing housing products for low/moderate income buyers
- ☐ Housing opportunities for people who are homeless/at risk of homelessness
- ☐ Housing opportunities for vulnerable populations: elderly, people with substance abuse disorders, mentally ill, survivors of domestic violence
- ☐ Other: _____



Thank you, Residents, for your time and attendance today!

Part 1: Questions?

Part 2: Non-Profit Service Organizations Notice of Funding Availability Information

Code of Federal Regulations ~ Requirements

- CDBG: Title 24 Part 570 (starts at 24 CFR 570.1)
 - Basic Eligible Activities: 570.201
 - National Objectives: 570.208
- HOME: Title 24 Part 92 (starts at 24 CFR 92.1)
 - Eligible Activities: 92.205
 - Eligible Project Costs: 92.206
- **Uniform Administrative Requirements for Grants and Agreements with Non-Profit Organizations: Title 24 Part 84 (starts at 24 CFR 84.1)**
- **Cost Principles: Title 2 Part 230 (starts at 24 CFR 230.5) - also known as, OMB Circular A-122 "Cost Principles for Non-Profit Organizations" --- regulations to be applied for all costs whether direct or indirect costs**
- **"Playing by the Rules" - A Handbook for Subrecipients on Administrative Systems**

CDBG- Requirements

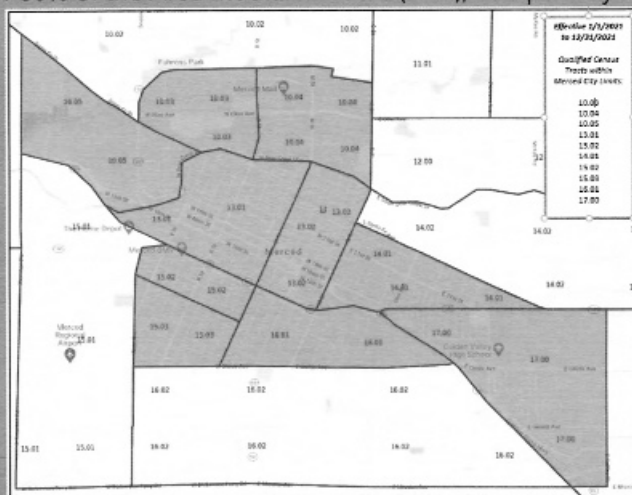
- CDBG: Title 24 Part 570 (starts at 24 CFR 570.1)
 - Basic Eligible Activities: 570.201
- Compliance with the Primary Objective (City): over a period of two or three years, not less than 70% of CDBG expenditures shall be for activities to benefit LMI persons [570.208(a)]
- Compliance with environmental review procedures (City, as "Responsible Entity")
- Compliance with cost principles (City and Subrecipient)
- Compliance with basic eligible activities (City and Subrecipient)
- Compliance with one of the three National Objectives (City and Subrecipients) - 570.208:
 - **1. Activities benefitting LMI persons:**
 - LMA - Area Benefit Activities [570.208(a)(1)]: Census Tract or Specified Area - Residential 51% LMI
 - LMC - Limited Clientele Activities - Presumed Benefit [570.208(a)(2)(i)(A)]: (A) 51% LMI of specific groups: abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers
 - LMC - (B) require income documentation to prove 51% are LMI; or, (C) have income eligibility requirements which limit the activity exclusively to LMI persons; or, (D) be of such nature and such location that it can be concluded that the activity's clientele will primarily be LMI persons

CDBG- Requirements (continued)

- LMH - Housing Activities: housing that will be occupied by 51% LMI households
- LMJ - Job Creation/Retention Activities: at least 51% of Full Time Equivalent (FTE) involve the employment of LMI persons.
- **2. Activities which aid in the prevention or elimination of slums or blight**
- **3. Activities designed to meet community development needs having a particular urgency**
- Performance Measurement System
 - Objectives - broadly framed: Creating Suitable Living Environments; Providing Decent Housing; or Creating Economic Opportunities
 - Outcomes - "what is the type of change sought?": Availability/Accessibility; Affordability; Sustainability
 - Indicators - what you will report: Number of persons, households, businesses, units, beds, etc. assisted; and, income level (30%, 50%, 80% of AMI); and, race, ethnicity, and disability data for all LMC categories (not LMA, slum/blight, or urgent need national objectives)
- Reporting - end of the year reports summarizing all above + narrative of accomplishments
- Recordkeeping
- Monitoring

HUD Eligible Census Tracts

- **Eligible Census Tract:** a census tract with at least 50% of the residential households with incomes below 60% of the Area Median Income (AMI), or a poverty rate of 25% or more



2022 Funding Application

- www.cityofmerced.org/housing
- Four fill-in forms: Application Submittal Checklist
 - Application
 - Appendix C-1 - total project funding (all sources)
 - Appendice C-2 - CDBG or HOME fund budget
- Technical Assistance Appointment available
 - Email: housing@cityofmerced.org
 - Phone: 209-388-8988

Part 2: Questions?

Thank you for attending – we are grateful for your partnership and interest!

SIGN IN SHEET

Community Input & Service Organization Info Meeting

January 24, 6:00 p.m. – Sam Pipes Meeting Room, 1st Floor City Hall

[illegible]

SIGN IN SHEET
Community Input & Service Organization Info Meeting
January 27, 6:00 p.m. – Sam Pipes Meeting Room, 1st Floor City Hall

NAME	BUSINESS/ ORGANIZATION/ RESIDENT	ADDRESS	CONTACT PHONE	E-MAIL
Ana Andrade	Project Sentinel	1231 8th St #425	209. 287-3441	andrade@hwsny.org
Sheng Xiong	Leadership Counsel	1606 N St.	750-5214	smxiong@legislature.org
Pangchavang	Resident	North merced	---	pangchavang@gmail.com
Fue Xiong	Resident			fxiong91@gmail.com
Leticia Luque	HARVEST TIME	1021 2 nd St Merced	(209) 564-7638	LUQUE41520@yahoo.com
Sheila Garcia	" "	" "	209 631-4770	Sheila64770@gmail.com

SIGN IN SHEET
Community Input & Service Organization Info Meeting
January 28, 2:00 p.m. – Sam Pipes Meeting Room, 1st Floor City Hall

NAME	BUSINESS/ ORGANIZATION/ RESIDENT	ADDRESS	CONTACT PHONE	E-MAIL
Jennifer McQueen	Merced Pride Center	645 W. Main St. Merced	209-353-1518	MercedPrideCenter@gmail.com
Monika Grasley	Lifeline CDC		209 2012408	on file
David Carr	Merced Rescue Mission	644 W. 20 th St. Merced	209 354055	dcarr@mercedrescue.org
Gloria M. Sandoval	self	2115 8 th Ave.	209 631-9696	on file yahoo
Lorena Inoa	Second Baptist	501 Q St	209 6260267	spence-loretta@yahoo

4. Public Hearing Comments and Notices

City Council Public Hearings - Public Comments Received

<p style="text-align: center;">Monday, April 4, 2022; 6:00 p.m. – Agenda Item K.1. Merced Civic Center – City Council Chambers, 678 W. 18th Street, Merced (in-person meeting)</p> <p>Notes: At this Public Hearing, proposed expenditures and project funding using CDBG and HOME funds were introduced to inform the public and Council and to gather any public comment. Housing staff reviewed the citizen participation requirements and process and provided needs assessment results from the electronic survey and other outreach efforts conducted between December and March 2022. Community members in attendance were invited to provide further input for the public hearing.</p> <p>Comments and Suggestions from the public included:</p> <ul style="list-style-type: none"> • Comment submitted to City Clerk prior to meeting: None • In-person comments received during the Public Hearing: <i>Sheng Xiong – Leadership Counsel for Justice and Accountability:</i> HOME funds being allocated for affordable housing projects in the Annual Plan are not enough to build the number of units needed to meet the City's RHNA requirements – other revenue sources besides State and Federal funding are needed for affordable housing projects. The City should also commit their own local funds to these projects. Ms. Xiong also added that farmworker housing is a huge need, is addressed in the City's Housing Element, but little to no progress has been made to build farmworker housing in the City. • Voicemail comments played during the meeting: None • Other: The Council was informed of HUD's recent announcement that the 2022 formula allocations of CDBG and HOME funding would be delayed to on or about May 13, 2022. Staff explained that the Annual Plan would be presented to the public using estimates until the actual allocation amounts were made known. Council directed staff to prioritize Emergency Rental Assistance funding, should the CDBG allocation be less than expected and resulted in a reduction of the public service funding available within the 15% cap. The Public Hearing was opened and closed, with one public comment by attending residents.
<p style="text-align: center;">Monday, May 16, 2022; 6:00 p.m. - Agenda Item G.1. Merced Civic Center – City Council Chambers, 678 W. 18th Street, Merced (in-person meeting)</p> <p>Notes: At this Public Hearing, changes to the previously introduced project funding were presented to the Public and Council and an update to HUD's delayed allocation announcement was provided. Due to this delay, Council was requested to continue this Public Hearing to the June 21, 2022, meeting and extend the 30-day Public Comment Period to May 31, 2022 (15 additional days) to give residents opportunity to review actual project funding figures and provide comment following City staff's updating of the Draft Plan with actual allocation amounts. Community members in attendance were invited to provide further input for the public hearing before Council action to continue.</p> <p>Comments and Suggestions from the public included:</p> <ul style="list-style-type: none"> • Comments submitted to City Clerk prior to meeting: None • In-person comments received during the Public Hearing: None • Voicemail comments played during the meeting: None • Other: At the time of this public hearing, City staff had not received notice from HUD of the new allocation amounts (note: an email was received from HUD on 5/17/22). The Public Hearing was opened and continued to June 21, 2022, with no additional public comment.
<p style="text-align: center;">Tuesday, June 21, 2022; 6:00 p.m. - Agenda Item J.3. Merced Civic Center – City Council Chambers, 678 W. 18th Street, Merced (in-person meeting)</p> <p>Notes: At this Public Hearing, Council was asked to re-open and continue the Public Hearing to the July 5, 2022, meeting, in order to provide staff additional time to prepare the Draft Plan for final approval. Community members in attendance were invited to provide further input during the re-opened public hearing.</p> <p>Comments and Suggestions from the public included:</p> <ul style="list-style-type: none"> • Comments submitted to City Clerk prior to meeting: None • In-person comments received during the Public Hearing: None • Voicemail comments played during the meeting: None • Other: The Public Hearing was re-opened, with no additional public comment from attending residents, and continued to the July 5, 2022, meeting.

<p align="center">Monday, July 5, 2022; 6:00 p.m. - Agenda Item J.1.</p> <p align="center">Merced Civic Center – City Council Chambers, 678 W. 18th Street, Merced (in-person meeting)</p> <p>Notes: At this Public Hearing, Council was asked to re-open and conduct the final Public Hearing and approve the 2022 Annual Action Plan. Staff presented final project funding amounts and projects, the actual 2022 CDBG and HOME allocation amounts, and reviewed this year's Annual Plan outreach process and what types of projects could be accomplished with CDBG and HOME funds to help address the community needs gathered through community assessments through both the ConPlan and Annual Plan processes. Community members in attendance were invited to provide further public comment during the re-opened public hearing that was continued from the May 16 and June 21 meetings. Following the closing of the Public Hearing, Council approved the Draft Annual Action Plan unanimously.</p> <p>Comments and Suggestions from the public included:</p> <ul style="list-style-type: none"> • Comments submitted to City Clerk prior to meeting: None • In-person comments received during the Public Hearing: None • Voicemail comments played during the meeting: None • Other: The Public Hearing was re-opened, with no additional public comment from attending residents, and the 2022 Annual Action Plan was approved by the Merced City Council with City Council Resolution 2022-41.
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Beaumont Gazette
Belleville News-Democrat
Bellingham Herald
Bridgeton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
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Idaho Statesman
Iland Packet
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AFFIDAVIT OF PUBLICATION

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Attention: Kim Nutt
CITY OF MERCED HOUSING DIVISION
678 W. 18TH ST.
MERCED, CA 95340

Copy of ad content
is on the next page

Declaration of Publication 2015.5 C.C.P.

STATE OF CALIFORNIA)
) ss.
County of Merced)

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Merced Sun Star, a newspaper of general circulation, printed and published in the city of Merced, County of Merced, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Merced, State of California, under the date of July 14, 1964 Case Number 33224 that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

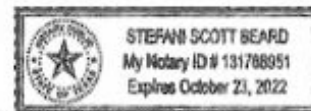
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Beginning Issue of: 03/17/2022
Ending Issue of: 03/17/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Dallas, Texas on:

Date: 17th day of March, 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



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For PUBLIC NOTICE, notices to inform Mexico City residents about government transactions in the City of Mexico's jurisdiction of the U.S. Housing and Urban Development (HUD) 2017 Annual Notice Plan, the City introduced approximately 5,000 copies of Community Development Block Grant (CDBG) and HOME Act of 1990 Award Numbers to HUD's program funds for the 2017 program year.

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Kim Sit, Housing Program

Il **PRO FURBER** sarà in attuazione al contratto a lungo termine che il Gruppo ha sottoscritto con la **SAIP** (Società per Azioni) del Gruppo, **SAIP - Società per Azioni**, per la fornitura di energia elettrica al Gruppo. La SAIP ha fornito al Gruppo, nel 2009, un volume di energia elettrica pari a **1.100.000** kWh, per un valore complessivo di **1.100.000** euro. La SAIP ha fornito al Gruppo, nel 2010, un volume di energia elettrica pari a **1.100.000** kWh, per un valore complessivo di **1.100.000** euro. La SAIP ha fornito al Gruppo, nel 2011, un volume di energia elettrica pari a **1.100.000** kWh, per un valore complessivo di **1.100.000** euro.

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BURN BROTHERS' NEW TUBING HAS ROOM FLARE TUBE: Easy fitting against all flange heads.

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Source: *Journal of the American Statistical Association*, 1997, 92, 1031-1041.

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COUNTY OF MERCED

I am a citizen of the United States and a resident of the county aforesaid. I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the printer foreman or principal clerk of The Merced County Times, a newspaper of general circulation, printed and published in the City of Winton, County of Merced, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Merced, State of California, under the date of December 14, 1999, Case Number 143600, that the notice, of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

LEGAL # 9786

PUBLIC HEARING - ENGLISH

PUBLICATION DATE 3-17-2022

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Dated this: 17th of March 2022

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**Legal # 9786
CITY OF MERCED
PUBLIC HEARING
NOTICE & NOTICE OF
PUBLIC REVIEW/OP-
PORTUNITY TO COM-
MENT**

This PUBLIC NOTICE intends to inform Merced City residents about opportunities to participate in the City of Merced's preparation of the U.S. Housing and Urban Development (HUD) 2022 Annual Action Plan. The City anticipates approximately \$1,100,000 of Community Development Block Grant (CDBG) and \$500,000 of HOME Investment Partnership (HOME) Program funds for the 2022 Program Year.

1. NOTICE OF PUBLIC HEARINGS - Preliminary and Final Review - 2022 Annual Action Plan NOTICE IS HEREBY GIVEN that the Merced City Council will hold two Public Hearings to receive public-comment regarding the Draft 2022 Annual Action Plan (AAP). Preliminary HUD funding and expected projects will be reviewed at the first Public Hearing on April 4, 2022, at 6 p.m. A second Public Hearing will be held on May 16, 2022, when the City Council will be asked to approve the Final Draft AAP and award 2022 project funding. Public comments for both Public Hearings will be accepted via normal City Council citizen participation procedures. For instructions, please visit: www.cityofmerced.org/de-

[partments/city-clerk/council-meetings](http://www.cityofmerced.org/departments/city-clerk/council-meetings).
ACCESSIBILITY: In compliance with the Americans With Disabilities Act, if special accommodations are needed, please contact the City Clerk's Office at (209) 388-8650. Notification at least 48 hours prior to when services are needed will assure that reasonable arrangements can be made to provide accessibility or service. Hmong and Spanish language translation is provided at all City Council meetings. For written comments submitted in Spanish or Hmong for either Public Hearing, please submit your comments at least 48 hours in advance of the meeting date, to allow reasonable time to translate your comment.
2. NOTICE OF 30-DAY REVIEW AND OPPORTUNITY TO COMMENT NOTICE IS HEREBY GIVEN that the City of Merced Housing Division will conduct a 30-day public-review and comment period beginning on April 16, 2022, and ending on May 16, 2022, regarding the Draft 2022 Annual Action Plan. The purpose of the 30-day review is to provide an opportunity for residents and other interested parties to review the draft plan and provide comments regarding the planned use of Federal CDBG and HOME grant funds during the 2022-23 Fiscal Year. During the comment period, comments will be accepted and

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considered for inclusion in the final plan. HOW TO VIEW PLANS: a DRAFT of the 2022 Annual Action Plan will be available for review in the following ways: 1) In person: 8:00 a.m.-5:00 p.m. Mon-Fri (closed noon-1pm), City of Merced, Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced; 2) Housing Division Website: www.cityofmerced.org/housing; 3) Emailed to you by request, email: housing@cityofmerced.org. Due to continued efforts to reduce the spread of the COVID-19 Coronavirus, no other physical viewing locations will be available at this time. Updates to the plan will be on going as development of the plan progresses and will be updated on the webpage noted. HOW TO SUBMIT COMMENTS: comment submissions by email are strongly encouraged and preferred, to: housing@cityofmerced.org (enter "2022 AAP Comments" in the subject line). Written comments may be mailed or delivered in person to: City of Merced Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced CA 95340. All comments must be received by 5:00 p.m. on May 16, 2022. Publish Date: March 17, 2022 /s/ Kim Nutt
Kim Nutt, Housing Program Supervisor
Publication Date: 3-17-2022

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**CIUDAD DE LA MERCED
AVISO DE AUDIENCIA
PÚBLICA Y
AVISO DE REVISIÓN
PÚBLICA/OPORTU-
NIDAD PARA COMEN-
TAR**

Este AVISO PÚBLICO tiene la intención de informar a los residentes de la Ciudad de Merced sobre las oportunidades para participar en la preparación del Plan de Acción Anual 2022 del U.S. Housing and Urban Development (HUD), por parte de la Ciudad de Merced. La Ciudad anticipa aproximadamente \$1,100,000 del Community Development Block Grant (CDBG) y \$500,000 de los fondos del Programa HOME Investment Partnership (HOME) para el Programa del Año 2022.

1. AVISO DE AUDIENCIAS PÚBLICAS - Revisión Preliminar y Final del Plan de Acción Anual 2022 POR ESTE MEDIO SE DA AVISO que el Concejo Municipal de la Ciudad de Merced llevará a cabo dos Audiencias Públicas para recibir comentarios públicos sobre el Borrador del Plan de Acción Anual (AAP) de 2022. La financiación preliminar de HUD y los proyectos esperados se revisarán en la primera audiencia pública el 4 de abril de 2022 a las 6 p.m. Se llevará a cabo una segunda audiencia pública el 16 de mayo de 2022, cuando se le pedirá al Concejo Municipal que apruebe el Borrador final del AAP y otorgue los fon-

dos para el proyecto de 2022. Los comentarios públicos para ambas Audiencias Públicas se aceptarán a través de los procedimientos normales de participación ciudadana del Concejo Municipal. Para obtener instrucciones, visite: www.cityofmerced.org/departments/cityclerk/council-meetings. **ACCESIBILIDAD:** De conformidad con la Ley de Estadounidenses con Discapacidades, si se necesitan adaptaciones especiales, comuníquese con la Oficina del Secretario Municipal al (209) 388-8650. La notificación al menos 48 horas antes de que se necesiten los servicios asegurará que se puedan hacer arreglos razonables para proporcionar accesibilidad o servicio. Se proporciona traducción al hmong y al español en todas las reuniones del Concejo Municipal. Para comentarios escritos presentados en español o hmong para cualquiera de las audiencias públicas, envíe sus comentarios al menos 48 horas antes de la fecha de la reunión, para permitir un tiempo razonable para traducir su comentario. **2. AVISO DE REVISIÓN DE 30 DÍAS Y OPORTUNIDAD PARA COMENTAR** POR ESTE MEDIO SE DA AVISO que la División de Vivienda de la Ciudad de Merced llevará a cabo un periodo de comentarios y revisión pública de 30 días que comenzará el 16 de

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abril de 2022 y terminará el 16 de mayo de 2022, con respecto al Borrador del Plan de Acción Anual de 2022. El propósito de la revisión de 30 días es brindar una oportunidad para que los residentes y otras partes interesadas revisen el borrador del plan y proporcionen comentarios sobre el uso planificado de los fondos de la subvención federal CDBG y HOME durante el año fiscal 2022-23. Durante el período de comentarios, los comentarios serán aceptados y considerados para su inclusión en el plan final. **CÓMO VER LOS PLANES:** un BORRADOR del Plan de Acción Anual 2022 estará disponible para su revisión de las siguientes maneras: 1) En persona: 8:00 a. m.-5:00 p. m. de lunes a viernes (cerrado del mediodía a la 1p. m.), Ciudad de Merced, División de Vivienda, 2.º piso del Ayuntamiento, 678 W. 18th Street, Merced; 2) Sitio web de la División de Vivienda: www.cityofmerced.org/housing; 3) Enviado por correo electrónico por solicitud, correo electrónico: housing@cityofmerced.org. Debido a los continuos esfuerzos para reducir la propagación del coronavirus COVID-19, no habrá otros lugares de visualización física disponibles en este momento. Las actualizaciones del plan serán continuas a medida que avance el desarrollo del plan y se actualizarán en la página web

indicada. **CÓMO ENVIAR COMENTARIOS:** Se recomienda encarecidamente y se prefiere enviar comentarios por correo electrónico a: housing@cityofmerced.org (ingrese "2022 AAP Comments" en la línea de asunto). Los comentarios pocrescrito pueden enviarse por correo o entregarse en persona a: City of Merced Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced CA 95340. Todos los comentarios deben recibirse antes de las 5:00 p.m. el 16 de mayo de 2022. Fecha de publicación: 17 de marzo de 2022 /s/ Kim Nutt Kim Nutt, Housing Program Supervisor **Publication Date: 3-17-2022**

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**LUB NROOG MERCED
DAIM NTAUV RAU
TSOOM PEJ XEEM TUJ
KOOM & CEEB TOOM
RAU TSOOM PEJ XEEM
MUAB SAIB DUA/SIJ
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TSWV YIM**

Daim Ntawv Ceeb Toom
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Housing and Urban Development (HUD) 2022 Kev
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**DAIM NTAUV CEEB
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mus saib: www.city-ofmerced.org/departments/city-clerk/council-meetings. **KEV PAB CUAM:**
Ua raws li Txoj Cai Lij Choj
Neeg Tsis Txawv Siab, yog
xav tau kev pab tshwj
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Clerk's Office ntawm
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8650. Kev ceeb toom
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**2. DAIM NTAUV CEEB
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CEEB TOOM TSEEM
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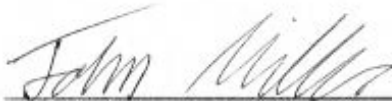
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This space is for the County Clerk's
Filing Stamp

Housing Division yuav ua 30-hnub kev tshuaj xyuas pej xoom thiab lub sijhawm tawm tswv yim pib txij lub Plaub Hlis 16, 2022, thiab xaus rau lub Tsib Hlis 16, 2022, hais txog Daim Qauv Npaj Ua Haujlwm Xyoo 2022. Lub hom phiaj ntawm kev tshuaj xyuas 30-hnub yog los muab lub sijhawm rau cov neeg nyob hauv thiab lwm cov neeg txaus siab los tshuaj xyuas lub hom phiaj thiab muab cov lus hais txog kev npaj siv Tsom Fwv Teb Chaws CDBG thiab HOME cov nylaj pab rau lub sijhawm xyoo 2022-23: Thaum lub sijhawm tawm tswv yim, cov lus pom zoo yuav raug lees txais thiab txiav txim siab kom suav nrog hauv txoj kev npaj zaum kawg. YUAV UA LI CAS YUAV TSUM PAUB TXOG: daim ntawv DRAFT ntawm Xyoo 2022 Kev Npaj Ua Haujlwm Ib Xyoo yuav muaj los tshuaj xyuas raws li hauv qab no: 1) Nyob ntawm tus neeg: 8:00a.m.-5:00 p.m. Monday-Fri (kaw tav su-1pm), Lub Nroog Merced, Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced; 2) Housing Division Website: www.cityofmerced.org/housing; 3) Xa email rau koj los ntawm kev thov, email: housing@cityofmerced.org. Vim yog kev siv zog txuas ntxiv los txogis kev sib kis ntawm kab mob COVID-19 Coronavirus, tsis muaj lwm qhov chaw saib lub cev yuav muajnyob rau lub sijhawm no. Kev hloov kho tshlab rau txoj kev npaj

yuav txuas ntxiv mus raws li kev txhim kho ntawm txoj kev npaj ua tiav thiab yuav muab kho dua tshlab ntawm nplooj ntawv web tau sau tseg. YUAV UA LI CAS COV LUS TAWM TSWV YIM: Cov lus xa tawm los ntawm email tau txhawb nqa thiab nyiam, mus saib rau: housing@cityofmerced.org (sau "2022 AAP Cov Lus Qhia" hauv kab ntawv no). Cov lus sau tuaj yeem xa tuaj lossis xa tuaj rau: City of Merced Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced CA 95340. Txhua cov lus yuav tsum tau txais ua ntej 5:00 teev tsaus ntuj, ntawm Lub May 16, 2022. Luam tawm Hnub: Lub Peb Hlis 17, 2022 /s/ Kim Nutt
Kim Nutt, Housing Program Supervisor
Publication Date: 3-17-2022

Proof of Publication - Merced County Times, 2221 K St., Merced, California, 95341 Telephone 383-0433
Adjudged a newspaper of general circulation by court decree No. 143600

**CITY OF MERCED
PUBLIC HEARING NOTICE &
NOTICE OF PUBLIC REVIEW/OPPORTUNITY TO COMMENT**

This PUBLIC NOTICE intends to inform Merced City residents about opportunities to participate in the City of Merced's preparation of the U.S. Housing and Urban Development (HUD) 2022 Annual Action Plan. The City anticipates approximately \$1,100,000 of Community Development Block Grant (CDBG) and \$500,000 of HOME Investment Partnership (HOME) Program funds for the 2022 Program Year.

1. NOTICE OF PUBLIC HEARINGS - Preliminary and Final Review - 2022 Annual Action Plan

NOTICE IS HEREBY GIVEN that the Merced City Council will hold two Public Hearings to receive public comment regarding the Draft 2022 Annual Action Plan (AAP). Preliminary HUD funding and expected projects will be reviewed at the first Public Hearing on April 4, 2022, at 6 p.m. A second Public Hearing will be held on May 16, 2022, when the City Council will be asked to approve the Final Draft AAP and award 2022 project funding. Public comments for both Public Hearings will be accepted via normal City Council citizen participation procedures. For instructions, please visit: www.cityofmerced.org/departments/city-clerk/council-meetings. **ACCESSIBILITY:** In compliance with the Americans With Disabilities Act, if special accommodations are needed, please contact the City Clerk's Office at (209) 388-8650. Notification at least 48 hours prior to when services are needed will assure that reasonable arrangements can be made to provide accessibility or service. Hmong and Spanish language translation is provided at all City Council meetings. For written comments submitted in Spanish or Hmong for either Public Hearing, please submit your comments at least 48 hours in advance of the meeting date, to allow reasonable time to translate your comment.

2. NOTICE OF 30-DAY REVIEW AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that the City of Merced Housing Division will conduct a 30-day public review and comment period beginning on April 16, 2022, and ending on May 16, 2022, regarding the Draft 2022 Annual Action Plan. The purpose of the 30-day review is to provide an opportunity for residents and other interested parties to review the draft plan and provide comments regarding the planned use of Federal CDBG and HOME grant funds during the 2022-23 Fiscal Year. During the comment period, comments will be accepted and considered for inclusion in the final plan. **HOW TO VIEW PLANS:** a DRAFT of the 2022 Annual Action Plan will be available for review in the following ways: 1) In person: 8:00 a.m.-5:00 p.m. Mon-Fri (closed noon-1pm), City of Merced, Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced; 2) Housing Division Website: www.cityofmerced.org/housing; 3) Emailed to you by request, email: housing@cityofmerced.org. Due to continued efforts to reduce the spread of the COVID-19 Coronavirus, no other physical viewing locations will be available at this time. Updates to the plan will be ongoing as development of the plan progresses and will be updated on the webpage noted. **HOW TO SUBMIT COMMENTS:** comment submissions by email are strongly encouraged and preferred, to: housing@cityofmerced.org (enter "2022 AAP Comments" in the subject line). Written comments may be mailed or delivered in person to: City of Merced Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced CA 95340. All comments must be received by 5:00 p.m. on May 16, 2022.

Publish Date: March 17, 2022

/s/ Kim Nutt
Kim Nutt, Housing Program Supervisor

CIUDAD DE LA MERCED
AVISO DE AUDIENCIA PÚBLICA Y

AVISO DE REVISIÓN PÚBLICA/OPORTUNIDAD PARA COMENTAR

Este AVISO PÚBLICO tiene la intención de informar a los residentes de la Ciudad de Merced sobre las oportunidades para participar en la preparación del Plan de Acción Anual 2022 del U.S. Housing and Urban Development (HUD), por parte de la Ciudad de Merced. La Ciudad anticipa aproximadamente \$1,100,000 del Community Development Block Grant (CDBG) y \$500,000 de los fondos del Programa HOME Investment Partnership (HOME) para el Programa del Año 2022.

1. AVISO DE AUDIENCIAS PÚBLICAS - Revisión Preliminar y Final del Plan de Acción Anual 2022
POR ESTE MEDIO SE DA AVISO que el Concejo Municipal de la Ciudad de Merced llevará a cabo dos Audiencias Públicas para recibir comentarios públicos sobre el Borrador del Plan de Acción Anual (AAP) de 2022. La financiación preliminar de HUD y los proyectos esperados se revisarán en la primera audiencia pública el 4 de abril de 2022 a las 6 p.m. Se llevará a cabo una segunda audiencia pública el 16 de mayo de 2022, cuando se le pedirá al Concejo Municipal que apruebe el Borrador final del AAP y otorgue los fondos para el proyecto de 2022. Los comentarios públicos para ambas Audiencias Públicas se aceptarán a través de los procedimientos normales de participación ciudadana del Concejo Municipal. Para obtener instrucciones, visite: www.cityofmerced.org/departments/cityclerk/council-meetings. **ACCESIBILIDAD:** De conformidad con la Ley de Estadounidenses con Discapacidades, si se necesitan adaptaciones especiales, comuníquese con la Oficina del Secretario Municipal al (209) 388-8650. La notificación al menos 48 horas antes de que se necesiten los servicios asegurará que se puedan hacer arreglos razonables para proporcionar accesibilidad o servicio. Se proporciona traducción al hmong y al español en todas las reuniones del Concejo Municipal. Para comentarios escritos presentados en español o hmong para cualquiera de las audiencias públicas, envíe sus comentarios al menos 48 horas antes de la fecha de la reunión, para permitir un tiempo razonable para traducir su comentario.

2. AVISO DE REVISIÓN DE 30 DÍAS Y OPORTUNIDAD PARA COMENTAR

POR ESTE MEDIO SE DA AVISO que la División de Vivienda de la Ciudad de Merced llevará a cabo un período de comentarios y revisión pública de 30 días que comenzará el 16 de abril de 2022 y terminará el 16 de mayo de 2022, con respecto al Borrador del Plan de Acción Anual de 2022. El propósito de la revisión de 30 días es brindar una oportunidad para que los residentes y otras partes interesadas revisen el borrador del plan y proporcionen comentarios sobre el uso planificado de los fondos de la subvención federal CDBG y HOME durante el año fiscal 2022-23. Durante el período de comentarios, los comentarios serán aceptados y considerados para su inclusión en el plan final. **CÓMO VER LOS PLANES:** un BORRADOR del Plan de Acción Anual 2022 estará disponible para su revisión de las siguientes maneras: 1) En persona: 8:00 a. m.-5:00 p. m. de lunes a viernes (cerrado del mediodía a la 1 p. m.), Ciudad de Merced, División de Vivienda, 2.º piso del Ayuntamiento, 678 W. 18th Street, Merced; 2) Sitio web de la División de Vivienda: www.cityofmerced.org/housing; 3) Enviado por correo electrónico por solicitud, correo electrónico: housing@cityofmerced.org. Debido a los continuos esfuerzos para reducir la propagación del coronavirus COVID-19, no habrá otros lugares de visualización física disponibles en este momento. Las actualizaciones del plan serán continuas a medida que avance el desarrollo del plan y se actualizarán en la página web indicada. **CÓMO ENVIAR COMENTARIOS:** Se recomienda encarecidamente y se prefiere enviar comentarios por correo electrónico a: housing@cityofmerced.org (ingrese "2022 AAP Comments" en la línea de asunto). Los comentarios por escrito pueden enviarse por correo o entregarse en persona a: City of Merced Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced CA 95340. Todos los comentarios deben recibirse antes de las 5:00 p.m. el 16 de mayo de 2022.

Fecha de publicación: 17 de marzo de 2022

/s/ Kim Nutt _____
Kim Nutt, Housing Program Supervisor

LUB NROOG MERCED

DAIM NTAWV RAU TSOOM PEJ XEEM TUAJ KOOM &

CEEBA TOOM RAU TSOOM PEJ XEEM MUAB SAIB DUA/SIJ HAWM RAU TAWM TSWV YIM

Daim Ntawv Ceeb Toom Pej Xeeb no npaj los qhia rau cov neeg nyob hauv lub Nroog Merced txog lub sijhawm los koom nrog hauv Lub Nroog Merced qhov kev npaj ntawm US Housing and Urban Development (HUD) 2022 Kev Npaj Ua Txhua Xyoo. Lub Nroog tau kwv yees li \$ 1,100,000 ntawm Community Development Block Grant (CDBG) thiab \$ 500,000 ntawm HOME Investment Partnership (HOME) Program nyiaj rau xyoo 2022.

1. DAIM NTAWV RAU TSOOM PEJ XEEM TUAJ KOOM - Kev tshuaj xyuas ua ntej thiab zaum kawg ntawm 2022 Kev Npaj Ua Ib Xyoo

DAIM NTAWV CEEBA TOOM NO yuav muab rau Lub Nroog Merced cov Nom Tswv (City Council) los tuav ob Lub Rooj Sab Laj Rau Tsoom Pej Xeeb tuaj ntawm tswv yim txog Tsab Cai 2022 Kev Npaj Ua Ib Xyoo (AAP). HUD cov nyiaj ua ntej thiab cov hom phiaj uas xav tau yuav raug tshuaj xyuas ntawm thawj lub rooj sib laj rau tsoom pej xeeb thaum lub Plaub Hlis 4, 2022, thaum 6 teev tsaus ntuj. Lub Rooj Sib Tham Thiab ob yuav muaj nyob rau lub Tsib Hlis tim 16, 2022, thaum Lub Nroog cov Nom Tswv yuav los ua kev kom pom zoo rau Daim Ntawv Kawg ntawm AAP thiab muab kev pom zoo rau qhov project xyoo 2022 cov nyiaj txiag. Cov lus tshaj tawm rau pej xeeb rau ob lub Rooj Sib Tham rau Tsoom Pej Xeeb yuav raug lees txais los ntawm cov txheeb txheem kev koom tes hauv Lub Nroog Cov Nom Tswv. Yog xav paub ntxiv, thov mus saib: www.cityofmerced.org/departments/city-clerk/council-meetings. KEV PAB CUAM: Ua raws li Txoj Cai Lij Choj Neeg Tsis Txau Siab, yog xav tau kev pab tshwj xeeb, thov hu rau City Clerk's Office ntawm tus xov tooj (209) 388-8650. Kev ceeb toom tsawg kawg yog 48 teev ua ntej thaum xav tau kev pabcuam yuav ua kom paub tseeb tias kev npaj tsim nyog tuaj yeem tsim los muab kev nkag tau yooj yim lossis kev pabcuam. Kev txhais lus Hmoob thiab lus Mev muaj nyob rau ntawm txhua lub rooj sib tham hauv Nroog. Rau cov lus sau ua lus Mev lossis lus Hmoob rau pej xeeb tuaj mloog, thov xa koj cov lus tawm yam tsawg kawg yog 48 teev ua ntej hnuv lub rooj sib tham, kom lub sijhawm txaus los txhais koj cov lus.

2. DAIM NTAWV CEEBA TOOM 30-HNUB KEV TSHUAJ XYUAS THIAB LUB SIJHAWM LOS TAWM TSWV YIM

CEEBA TOOM TSEEM CEEBA NTAWM NO tso cai rau Lub Nroog Merced Housing Division yuav ua 30-hnub kev tshuaj xyuas pej xeeb thiab lub sijhawm tawm tswv yim pib txij lub Plaub Hlis 16, 2022, thiab txaus rau lub Tsib Hlis 16, 2022, hais txog Daim Qauv Npaj Ua Haujlwm Xyoo 2022. Lub hom phiaj ntawm kev tshuaj xyuas 30-hnub yog los muab lub sijhawm rau cov neeg nyob hauv thiab lwm cov neeg txaus siab los tshuaj xyuas lub hom phiaj thiab muab cov lus hais txog kev npaj siv Tsoom Fwv Teb Chaws CDBG thiab HOME cov nyiaj pab rau lub sijhawm xyoo 2022-23. Thaum lub sijhawm tawm tswv yim, cov lus pom zoo yuav raug lees txais thiab txiav txim siab kom suav nrog hauv txoj kev npaj zaum kawg. YUAV UA LI CAS YUAV TSUM PAUB TXOG: daim ntawv DRAFT ntawm Xyoo 2022 Kev Npaj Ua Haujlwm Ib Xyoo yuav muaj los tshuaj xyuas raws li hauv qab no: 1) Nyob ntawm tus neeg: 8:00 a.m.-5:00 p.m. Monday-Fri (kaw tav su-1pm), Lub Nroog Merced, Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced; 2) Housing Division Website: www.cityofmerced.org/housing; 3) Xa email rau koj los ntawm kev thov, email: housing@cityofmerced.org. Vim yog kev siv zog txuas ntxiv los txo qis kev sib kis ntawm kab mob COVID-19 Coronavirus, tsis muaj lwm qhov chaw saib lub cev yuav muaj nyob rau lub sijhawm no. Kev hloov kho tshiab rau txoj kev npaj yuav txuas ntxiv mus raws li kev txhim kho ntawm txoj kev npaj ua tiav thiab yuav muab kho dua tshiab ntawm nplooj ntawv web tau sau tseg. YUAV UA LI CAS COV LUS TAWM TSWV YIM: Cov lus xa tawm los ntawm email tau txhawb nqa thiab nyiam, mus saib rau: housing@cityofmerced.org (sau "2022 AAP Cov Lus Qhia" hauv kab ntawv no). Cov lus sau tuaj yeem xa tuaj lossis xa tuaj rau: City of Merced Housing Division, 2nd Floor City Hall, 678 W. 18th Street, Merced CA 95340. Txhua cov lus yuav tsum tau txais ua ntej 5:00 teev tsaus ntuj. ntawm Lub May 16, 2022.

Luam tawm Hnub: Lub Peb Hlis 17, 2022

/s/ Kim Nutt

Kim Nutt, Housing Program Supervisor

Public Hearings

Public Notices

- PUBLIC NOTICE FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR CITY OF MERCED, "UNIVERSITY VISTA" PROJECT

Public Hearings

City Council April 4, 2022

Public Hearing - Introduction and Preliminary Review of Proposed Expenditures of Community Development Block Grant and Home Investment Partnership Program Funds for Fiscal Year 2022-2023, to be Included in the Draft U.S Department of Housing and Urban Development (HUD) 2022 Annual Action Plan



LUB NROOG MERCED DAIM NTAUV RAU TSOOM PEJ XEEM TUAJ KOOM & CEEB TOOM RAU TSOOM PEJ XEEM MUAB SAIB DUA/SIJ HAWM RAU TAWM TSWV YIM

CIUDAD DE LA MERCED AVISO DE AUDIENCIA PÚBLICA Y AVISO DE REVISIÓN PÚBLICA/OPORTUNIDAD PARA COMENTAR

Planning Commission April 20, 2022

Notice of Public Hearing for Commercial Cannabis Business Permit #21-07, and Notice of Intent to Adopt a Categorical Exemption

Public Hearings

Public Notices

- **PUBLIC NOTICE FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR CITY OF MERCED, "UNIVERSITY VISTA" PROJECT**

Public Hearings

City Council June 21, 2022

Public Hearing Notice - City of Merced Fiscal Year 2022/2023 Budget

Public Hearing Notice - City of Merced Annual Engineer's Report and Budgets for Maintenance Districts

CONTINUED PUBLIC HEARING - FINAL REVIEW AND APPROVAL OF THE 2022 I ANNUAL ACTION PLAN

AUDIENCIA PÚBLICA CONTINUA - REVISIÓN FINAL Y APROBACIÓN DEL PLAN DE ACCIÓN ANUAL DE HUD 2022

TXOJ CAI TSHAJ PLAWS - KEV SIB HLUB ZAUM KAWG THIAB KEV POM ZOO NTAWM 2022 HUD ANNUAL ACTION PLAN

City Council June 6, 2022

Public Hearing Notice - City of Merced Fiscal Year 2022/2023 Budget

Public Hearing Notice - City of Merced Annual Engineer's Report and Budget for Maintenance Districts

Planning Commission June 8, 2022










NOTICE OF PUBLIC HEARING FOR VESTING TENTATIVE SUBDIVISION MAP #1316/ CONDITIONAL USE PERMIT #1264, AND NOTICE OF INTENT TO REUSE A PREVIOUS ENVIRONMENTAL REVIEW DETERMINATION

Planning Commission May 18, 2022

NOTICE OF PUBLIC HEARING FOR VESTING TENTATIVE SUBDIVISION MAP #1319 AND NOTICE OF INTENT TO ADOPT AN EXEMPTION PER CEQA SECTION 15183

Recreation and Parks Commission May 23, 2022

Public Notices

-  [5-20-22: 2022 Annual Plan - Continued Public Hearing 06-21-22 and Extended Comment Period Notice SPANISH](#)
-  [5-20-22: 2022 Annual Plan - Continued Public Hearing 06-21-22 and Extended Comment Period Notice HMONG](#)
-  [5-20-22: 2022 Annual Plan - Continued Public Hearing 06-21-22 and Extended Comment Period Notice ENGLISH](#)
-  [RFP Addendum 1](#)
-  [11-18-2021: Public Notice - Notice of 12/20/2021 Public Hearing for the CA HCD Permanent Local Housing Allocation Program Application](#)
-  [10-14-2021 Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain](#)
-  [8-13-2021 Invitation to Public Meeting and Notice of Opportunity for Public Review and Comment Regarding the 2020 Consolidated Annual Performance and Evaluation Report \(CAPER\) - English](#)
-  [8-13-2021 INVITACIÓN A UNA REUNIÓN PÚBLICA Y AVISO DE OPORTUNIDAD DE REVISIÓN Y COMENTARIOS PÚBLICOS SOBRE EL INFORME DE EVALUACIÓN Y DESEMPEÑO ANUAL CONSOLIDADO 2020 \(CAPER\) -Spanish](#)
-  [8-13-2021 CAW TUAJ KOOM PEJ XEEM LUB ROOJ SIB THAM THIAB CEEB TOOM RAU PEJ XF THIAB MUAB LUS NOOG TXOG XYOO 2020 LUB LUAG HAUJ LWM TAU UA LOS LAWV THIA, DAIM NTAWV NTSUAM XYUAS \(CAPER\) - Hmong](#)

JB

5. Agency Consultation Needs Survey Summary



2022 Survey for Public, Governmental, Business, Health, and Service Agency Consultation

11

Responses

549:37

Average time to complete

Active

Status

1. For questions 1 and 2, please provide information regarding your organization's address and contact information.

Latest Responses

11

Responses

"Housing Authority of the County of Merced, 405 U Street, Merced, CA ...

"Restore Merced, 419 W. 19th Street, Same, www.restoremerced.org"

"Boys and Girls Club of Merced County 615 West 15th Street Merced, CA
95340 www.bgcmerced.org "

2. Contact Information - If there is a general administrative email that we could use to better or more efficiently distribute this survey in the future, please provide.

Latest Responses

11

Responses

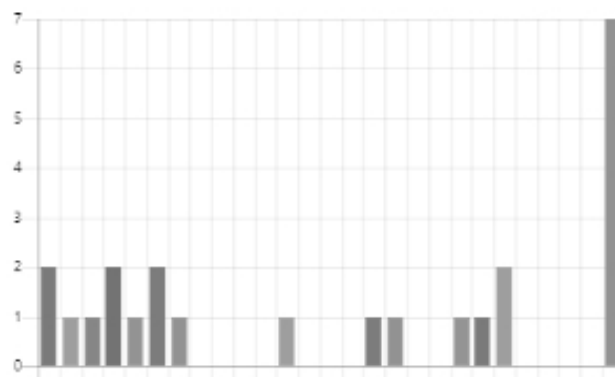
"Maria Alvarado, (209) 386-4139, mariaa@merced-pha.com"

"Cindy Latronica, cindy@restoremerced.org"

"See Lee 209-722-9922 boysandgirlsclubofmercedcounty@gmail.com"

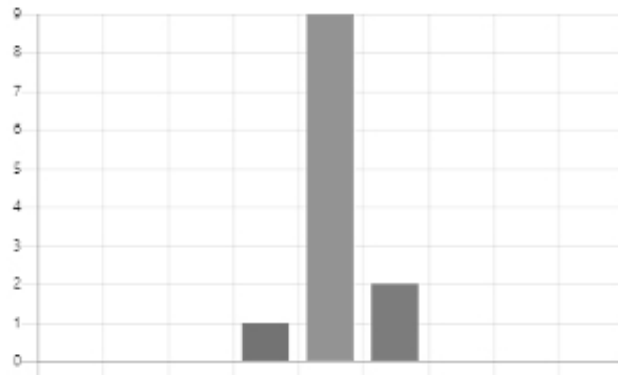
3. What is your agency or organization type? Please check all that apply. If not listed, please provide the agency/organization type in "other" below.

- ☒ Housing (new construction, re... 2
- ☒ PHA - Public Housing Authority 1
- ☒ Services - housing (transitiona... 1
- ☒ Services - homeless 2
- ☒ Services - health 1
- ☒ Services - education 2
- ☒ Services - employment 1
- ☒ Services - fair housing 0
- ☒ Services - victims 0
- ☒ Services - broadband internet ... 0
- ☒ Services - narrowing the digit... 0
- ☒ Health Agency 1
- ☒ Child Welfare Agency 0
- ☒ Agency - managing flood pro... 0
- ☒ Agency - management of pub... 0
- ☒ Agency - emergency manage... 1
- ☒ Publicly funded institution or ... 1
- ☒ Other government - federal 0
- ☒ Other government - state 0
- ☒ Other government - county 1
- ☒ Other government - local 1
- ☒ Regional organization 2
- ☒ Planning organization 0
- ☒ Business leaders 0
- ☒ Civic leaders 0
- ☒ Business and civic leaders 0
- ☒ Other 7



4. Which of the following best describes the geographic service area of your organization?

<input type="radio"/> Nationwide	0
<input type="radio"/> Multi-State	0
<input type="radio"/> Statewide (California only)	0
<input type="radio"/> San Joaquin Valley/Northern ...	1
<input type="radio"/> Merced County	9
<input type="radio"/> Merced City limits	2
<input type="radio"/> Targeted areas within the City ...	0
<input type="radio"/> All of the above	0
<input type="radio"/> None of the above	0



5. What targeted area in Merced City does your organization serve?

11
Responses

Latest Responses

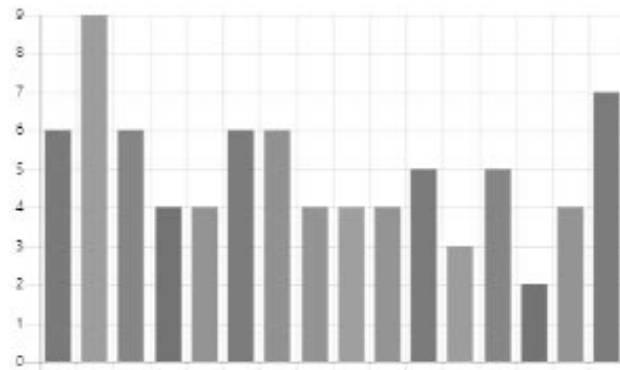
"All throughout Merced County"

"Downtown, South Merced"

"All precincts in the City of Merced"

6. How would you characterize the population(s) that your organization serves? (please check all that apply). If not listed, please provide the population type in "other" below.

<input checked="" type="checkbox"/> Children/youth/adolescents	6
<input checked="" type="checkbox"/> Families with children	9
<input checked="" type="checkbox"/> Persons with disabilities	6
<input checked="" type="checkbox"/> Persons with HIV/AIDS	4
<input checked="" type="checkbox"/> Victims of domestic violence, ...	4
<input checked="" type="checkbox"/> Homeless and/or chronically h...	6
<input checked="" type="checkbox"/> Persons/families at-risk of bec...	6
<input checked="" type="checkbox"/> Elderly persons	4
<input checked="" type="checkbox"/> Mental health patients	4
<input checked="" type="checkbox"/> Drug treatment or recovery pa...	4
<input checked="" type="checkbox"/> Formerly incarcerated	5
<input checked="" type="checkbox"/> Veterans	3
<input checked="" type="checkbox"/> Unemployed or those looking ...	5
<input checked="" type="checkbox"/> Businesses (i.e. business advoc...	2
<input checked="" type="checkbox"/> Communities of Color and/or ...	4
<input checked="" type="checkbox"/> Other	7



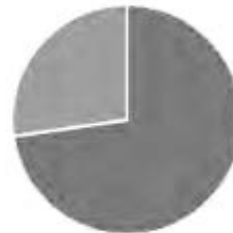
7. Are those that you serve considered low-income residents?

<input checked="" type="radio"/> Yes	11
<input type="radio"/> No	0



8. Do you have a plan for servicing low-income residents?

<input checked="" type="radio"/> Yes	8
<input type="radio"/> No	3



9. If yes, how can we access the plan? Please enter direct link or webpage address, if available on the internet.

8

Responses

Latest Responses

"www.merced-pha.com/annual-pha-plan/"

10. Within Merced, what is the total number of individuals who would qualify for your services, and what is the data source?

11

Responses

Latest Responses

"Approximately 46,388 - Source: Waiting list counts for all rental assist..."

"Not currently available. We offer opportunities to people with barriers..."

"10,800 K-8 students Data source: Kids Data for Merced City School Di..."

11. Do you have marketing materials that describe your services?

☒ Yes

8

☐ No

3



12. If yes, how do your clients obtain copies? Also, may we request that you email a copy to: housing@cityofmerced.org? Thank you.

8

Responses

Latest Responses

"www.merced-pha.com"

"Most of our marketing material is available on our website and social ..."

"Clients can obtain our informational brochure at our physical locatio..."

13. Do you collect and have data available that anonymously describes the characteristics of clients by minority/ethnic status, income level, household size, special needs category, or gender? Please enter any comments or other alternatives in the "other" box, if necessary.

If you answer yes to this question, may we please request that data for at least the last year be sent to: housing@cityofmerced.org? Thank you.

Yes	10
No	1
Other	1



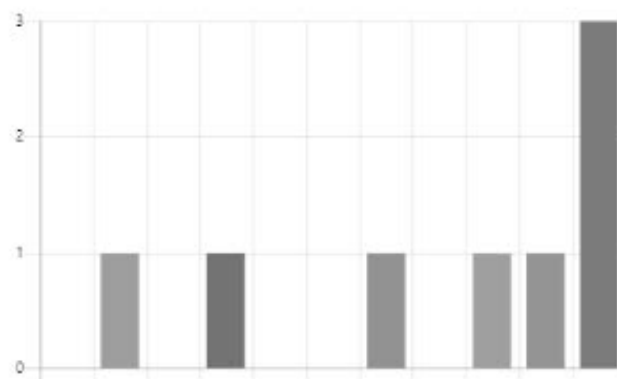
14. Do you provide housing services to your clients?

Yes	4
No	7



15. If so, what type? Please enter any brief comments in the "other" box, if necessary.

Rehabilitation	0
Maintenance	1
Accessibility	0
Transitional	1
Assisted	0
Large family	0
Homeownership	1
Rental	0
Permanent Supportive	1
Emergency Temporary Shelter	1
Other	3



16. Do you provide non-housing supportive services to your clients?



17. If so, please describe:

9
Responses

Latest Responses

"Self-Sufficiency Classes"

"job readiness and financial literacy classes, one-on-one life coaching/...

"Boys and Girls Club of Merced County provides a safe and positive en...

18. Are the supportive services provided by your organization or other organizations sufficient to meet the needs?



19. Please describe or provide any comments to explain your answer to the last question.

11
Responses

Latest Responses

"The Authority contracts with provider who connects families with serv...

"Everyone needs an ecosystem of support to be successful. This ecosyst...

"BGCM has the infrastructure and resources to provide youth enrichme...

20. Do you expect that supportive service needs will change during the next five years?



21. For our understanding, please elaborate your response to the last question.

11

Latest Responses

Responses

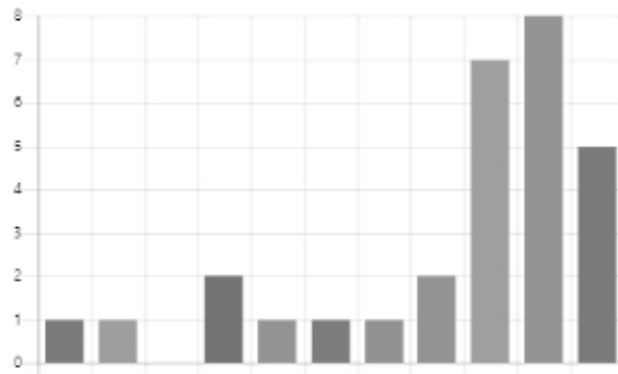
"Supportive services are identified and established on the need of thos...

"It's difficult to predict what specific services could change, but the ide...

"In the next five years, we anticipate partnerships to be more robust in...

22. What funding sources currently support your program(s) or agency? Please choose all that apply. The next question will ask for more detail.

- ☐ HUD Community Developmen... 1
- ☐ HUD COVID-19 Community D... 1
- ☐ HUD HOME Investment Partn... 0
- ☐ Emergency Solutions Grant (E... 2
- ☐ COVID-19 Homeless Emergen... 1
- ☐ Homeless Housing Assistance ... 1
- ☐ California Emergency Solution... 1
- ☐ City General Funds 2
- ☐ Private Foundations 7
- ☐ Other State and/or Federal Fu... 8
- ☐ Other Sources 5



23. Please describe your sources of funding in detail.

11

Latest Responses

Responses

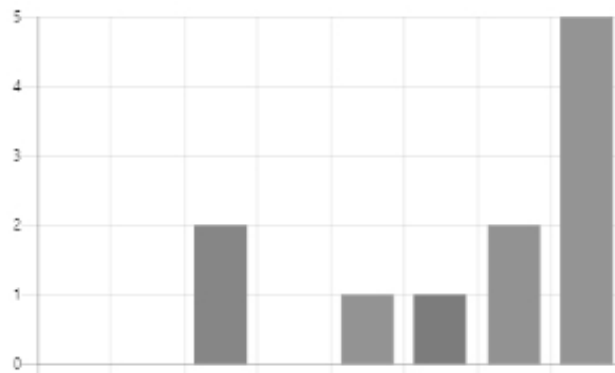
"HUD Funds (HAP); Operating Funds (PH); Rural Development/USDA; ...

"We have generated revenue from the work we perform from ongoing ...

"State of CA Parks and Recreation: \$304,732 Foundations, Grants, Trus...

24. Please estimate the annual funding your organization receives from all sources in serving the community.

● Nothing / not applicable	0
● Under \$100,000	0
● \$100,000 to \$200,000	2
● \$200,000 to \$300,000	0
● \$300,000 to \$400,000	1
● \$400,000 to \$500,000	1
● \$500,000 to \$1,000,000	2
● \$1,000,000 and over	5



25. For \$1,000,000 and above, please provide an estimated figure.

5
Responses

Latest Responses
"23,500,000"

26. Please provide the estimated funding amount, or estimated percentage of the total funding sources reported in the previous question, that assists NON-HOMELESS low-income residents within the Merced City limits. Please explain in detail, if necessary.

11
Responses

Latest Responses
"17,600,000 "
"25%"
"100%"

27. Please provide the estimated funding amount, or estimated percentage of the total funding sources reported above, that assists HOMELESS individuals and families within the Merced City limits. Please explain in detail, if necessary.

11
Responses

Latest Responses
"80%"
"75% - by HUD's definition (i.e. people in transitional housing)."
"0%"

28. Please identify and explain any areas where we can improve coordination with your agency now and in future years, i.e. coordinated use of funds, coordination of homeless strategies, coordinated efforts to address poverty and/or create jobs, etc.

We appreciate all ideas and input to strengthen our community-wide efforts.

Latest Responses

11

Responses

"The Authority wishes to continue to work with the CoC and get unshe...

"Continuing to focus on job creation and other effort to address traum...

"Coordinate youth and child care services to support working families ...

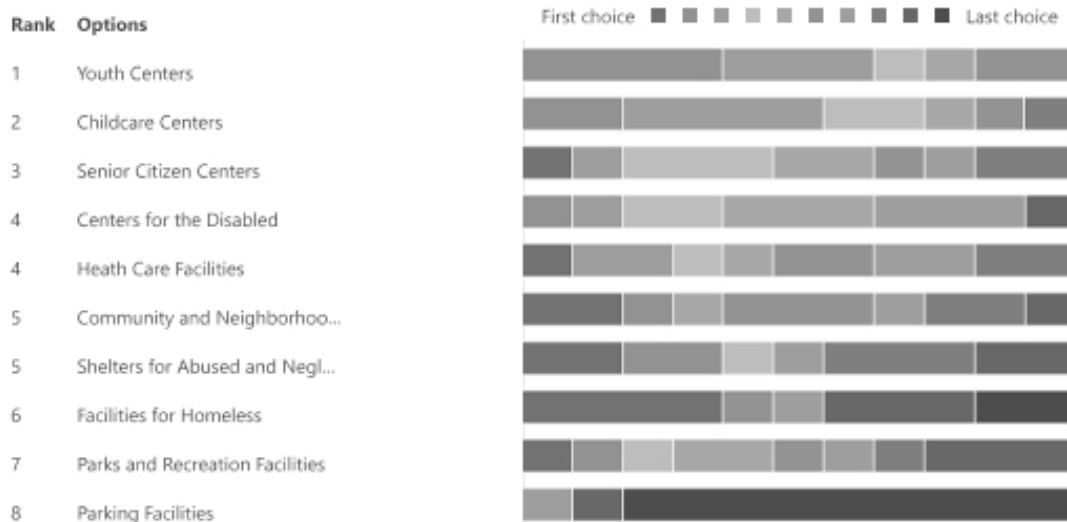
29. Thank you for your answers so far! We're at the best part,.

The last few questions are necessary to understand the prioritized needs of the community from the "Organization or Agency" point of view. We appreciate your time in responding thoughtfully.

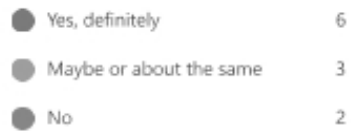
COMMUNITY NEEDS PRIORITIES

Public Facilities Needs

Please prioritize the below suggested facilities to rank them in scale of current need or importance from highest to lowest, with the first one being the highest.



30. Regarding the #1 ranked answer for Public Facilities Needs, does your agency feel this need has increased over the last year?



31. Please explain your response, if desired, and add any other comments on the public facility needs in Merced City, especially related to low-income and minority/disadvantaged populations and geographic areas of the city.

11
Responses

Latest Responses

"Merced County saw an increase in unsheltered persons during the last..."

"I think this works best when partnering with private entities - even let..."

"Shelters are provided for homeless, men and single women but limite..."

32. Infrastructure Needs

Please prioritize the below suggested improvements to rank them in scale of current need or importance from highest to lowest, with the first one being the highest.



33. Regarding the #1 ranked answer for Infrastructure Needs, does your agency feel this need has increased over the last year?

Yes, definitely	6
Maybe or about the same	5
No	0



34. Please explain your response, if desired, and add any other comments on the infrastructure needs in Merced City, especially related to low-income and minority/disadvantaged populations and geographic areas of the city.

11
Responses

Latest Responses

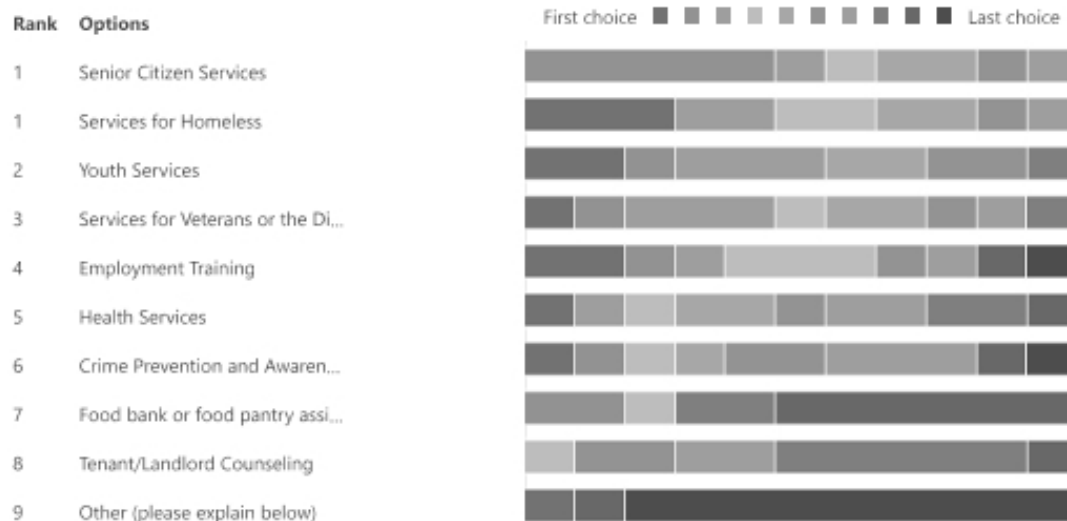
"Infrastructure ideas; New Developments"

"NA"

"Even though improvements are made to major roads, smaller neighb..."

35. Social and Public Service Needs

Please prioritize the below suggested social and public services to rank them in scale of current degree of need or importance from highest to lowest, with the first one being the highest.



36. Regarding the #1 ranked answer for Social and Public Service Needs, does your agency feel this need has increased over the last year?



37. Please explain your response, if desired, and add any other comments on the social and public service needs in Merced City, especially related to low-income and minority/disadvantaged populations and geographic areas of the City.

11
Responses

Latest Responses

"Current unsheltered persons counts show there are people/families th...

"NA"

"There has been a demand from the community for more youth servic...

38. Economic Development Needs

Please prioritize the below economic development needs to rank them in scale of current need or importance from highest to lowest, with the first one being the highest.

Rank Options

1	Job Creation
2	Micro-enterprise assistance
3	Business Support Services
4	Technical Support to Nonprofi...
5	Other (please explain below)

First choice Last choice



39. Regarding the #1 ranked answer for Economic Development Needs, does your agency feel this need has increased over the last year?



40. Please explain your response, if desired, and add any other comments on the economic development needs in Merced City, especially related to low-income and minority/disadvantaged populations and geographic areas of the city.

Latest Responses

11

Responses

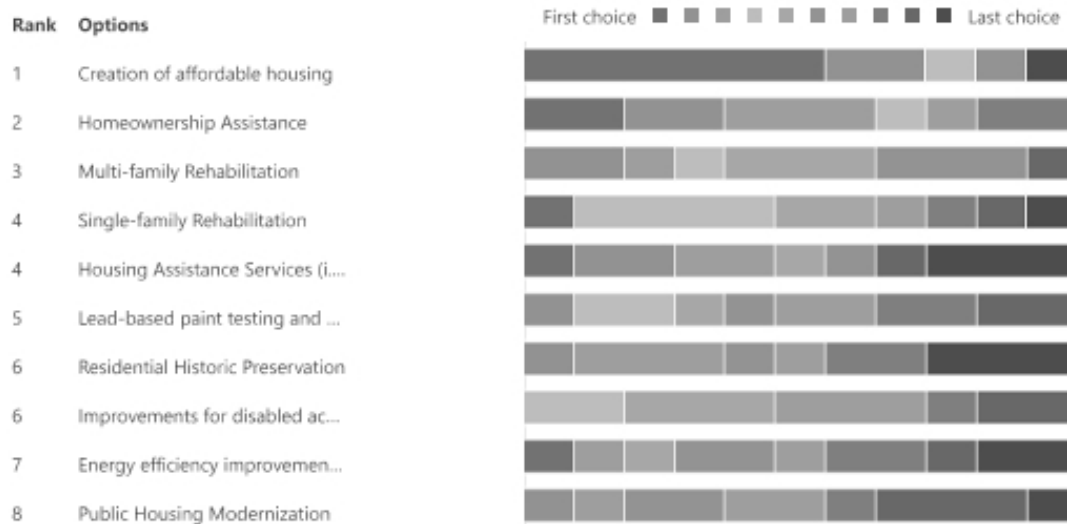
"If the County of Merced was to create additional jobs or higher payin..."

"N/A"

"Most local business owners go into business to provide a product or se..."

41. Housing Needs

Please prioritize the below housing needs to rank them in scale of current need or importance from highest to lowest, with the first one being the highest.



42. Regarding the #1 ranked answer for Housing Needs, does your agency feel this need has increased over the last year?



43. Please explain your response, if desired, and add any other comments on the housing needs in Merced City, especially related to low-income and minority/disadvantaged populations and geographic areas of the city.

11

Responses

Latest Responses

"The Authority sees the needs of not just the City of Merced but believe...

"N/A"

"In many cases LMI/disadvantaged families are burdened with increas...

44. Additional comments, if any, that might help us.

Also, please list other organizations that should be included in this survey, and if you have one, provide a contact name, email address, and phone number (so that we can add them to this distribution list - thank you).

Thank you for your valuable time and thought in completing this consultation survey. We appreciate your collaborative efforts in furthering the needs of our community and its residents.

4

Responses

Latest Responses

6. Town Hall Meetings and Meeting Minutes

TOWN HALL VIRTUAL MEETING

WITH THE MERCED CITY COUNCIL



EVERY VOICE MATTERS

Make the most of your Town Hall meeting. Share what is important to you and the changes you wish to see.

Complete your survey and submit your questions online:

www.cityofmerced.org/townhall

JOIN YOUR CITY COUNCIL:



Matthew Serratto
Mayor



Jesse Ornelas
Council Member, District 1



Fernando Echevarria
Council Member, District 2



Bertha Perez
Council Member, District 3



Kevin Blake
Council Member, District 4



Sarah Boyle
Council Member, District 5



Delray Shelton
Council Member, District 6

**THURSDAY
FEBRUARY 11TH
5:30 PM - 8:30 PM**

**THURSDAY
FEBRUARY 18TH
5:30 PM - 8:30 PM**

HOW TO PARTICIPATE:



<https://www.facebook.com/cityofmerced/>

WATCH ON CABLE TV:

Comcast Channel 96

ATT Channel 99

FOR MORE OPTIONS, VISIT:

www.cityofmerced.org/townhall

TOWN HALL YOG IB LUB ROOJ SIB THAM TSEEM CEEB

NROG RAU LUB NROOG MERCED
COV NOM TSWV



TXHUA LUB SUAB YEEJ MUAJ NQIS

Tuaj koom nej lub rooj sib tham
Town Hall. Yuav qhia tej yam
tseem ceeb rau koj thiab koj xav
pom tej yam hloov zoo li cas.

Teb koj cov kev tshawb fawb rau
saum online ntawm:
www.cityofmerced.org/townhall

Li cas koj thiaj yuav koom tau:

Facebook Live:
<https://facebook.com/cityofmerced/>

Cable TV:
Comcast Channel 96
ATT Channel 99

Thursday
Lub 2 Hlis tim 11th
5:30 PM - 8:30 PM

Thursday
Lub 2 Hlis tim 18th
5:30 PM - 8:30 PM

REUNIÓN VIRTUAL DEL AYUNTAMIENTO

CON EL AYUNTAMIENTO DE LA
CIUDAD DE MERCED



CADA VOZ IMPORTA

Aproveche al máximo su
reunión de Ayuntamiento.
Comparta lo que es importante
para usted y los cambios que
desea ver.

Complete su encuesta y envíe
sus preguntas en línea:
www.cityofmerced.org/townhall

COMO PARTICIPAR:

Facebook Live:
<https://facebook.com/cityofmerced/>

Ver en la televisión por cable:
Comcast Canal 96
ATT Canal 99

Para más opciones, visite:
www.cityofmerced.org/townhall

Jueves
11 de Febrero
5:30 PM - 8:30 PM

Jueves
18 de Febrero
5:30 PM - 8:30 PM

News List**City of Merced Town Hall Meetings****Post Date:** 02/08/2022 6:00 PM

FOR IMMEDIATE RELEASE

CONTACT: Jennifer Flachman, Public Information Officer

flachmanj@cityofmerced.org

209-564-0235

The City of Merced To Host 2022 Community Town Hall Meetings.

Merced, Calif. - Mayor Matthew Serratto and the Merced City Council will hold the City's annual Town Hall meetings on Thursday, February 10, 2022, from 6 to 8 p.m., and Thursday, February 17, 2022, from 6 to 8 p.m. Each meeting will be in Council Chambers at the Civic Center, located at 678 W. 18th Street, Merced, CA.

These meetings will allow community members to talk with elected officials, meet department heads and staff, learn about City projects, ask questions, and provide input.

Community members can attend in person or virtually. Virtual participants can submit questions before and during each meeting at [cityofmerced.org/townhall](https://www.cityofmerced.org/townhall).

To view the video and listen to the sessions live, go to the City's website www.cityofmerced.org. To access closed caption language translation, follow the prompts at www.cityofmerced.org/townhall. Participants can also view and listen to the sessions on Facebook Live, Comcast Public Access Channel 96, or AT&T 99.

Who: The Mayor and Merced City Council**What:** 2022 City of Merced Town Hall Meetings**When:** Thursday, February 10, 6 to 8 p.m.

Thursday, February 17, 6 to 8 p.m.

Where: Council Chambers

Civic Center

678 W. 18th Street

Merced, CA 95340

###



CITY OF MERCED

City Council Chamber
Merced Civic Center
2nd Floor
678 W. 18th Street
Merced, CA 95340

Minutes

City Council/Public Finance and Economic Development Authority/Parking Authority

Thursday, February 10, 2022

6:00 PM

A. CALL TO ORDER

Mayor SERRATTO called the Town Hall Meeting to order at 6:02 PM.

A.1. Pledge of Allegiance to the Flag

Council Member ECHEVARRIA led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Present: 6 - Mayor Matthew Serratto, Council Member Fernando Echevarria, Council Member Delray Shelton, Council Member Bertha Perez, Council Member Jesse Ornelas, and Council Member Sarah Boyle

Absent: 1 - Mayor Pro Tempore Kevin Blake

B.1. In accordance with Government Code 54952.3, it is hereby announced that the City Council sits either simultaneously or serially as the Parking Authority and the Public Financing and Economic Development Authority. City Council members receive a monthly stipend of \$400.00 by Charter for sitting as the City Council; and the Mayor receives an additional \$100.00 each month as a part of the adopted budget and Resolution 2020-86. The members of the Parking Authority and the Public Financing and Economic Development Authority receive no compensation.

C. OPENING COMMENTS

C.1. Matthew Serratto - Mayor

Mayor SERRATTO briefly explained the process and reasons the City Council holds yearly Town Hall Meetings.

All Council Members introduced themselves, welcomed the public and thanked them for attending.

City Manager Stephanie DIETZ introduced staff members present at the meeting.

D. PUBLIC COMMENT

City Manager Stephanie DIETZ read initial questions posed in advance of the meeting which included varying subjects regarding McKee Road, the

planned Parsons Bridge, traffic issues, affordable housing funding, and railroad quiet zones for downtown.

Clerk's Note: The following speakers appeared in-person.

Denise LOPEZ, Merced - expressed concern with traffic safety on M Street and Buena Vista Drive.

Jeremy VEREMENDI, Merced - expressed support for more affordable housing.

Victoria ESPINOZA, Merced - expressed concern about public safety and Police relations with certain demographics in the city.

Anna JURUSIK, Merced - spoke in support of more affordable housing for residents.

Pancha VANG, Merced - requested an affordable housing trust fund.

Natalia STEWART, Merced - requested an investment in more affordable housing.

Sair LARA, Merced - spoke about cars speeding near Applegate Park.

Fue XIONG, Merced - spoke in support of funding more affordable housing by creating an affordable housing trust fund.

Priya LAKIREDDY, Merced - spoke about improving the quality of life for all residents.

Bishop Charles WARREN, Merced - spoke about putting the needs of the community first.

Donna YANCY, Merced - spoke about the need for more affordable housing.

Sheng XIONG, Leadership Council - spoke about the need to do more to create affordable housing.

Juana, Merced - asked for more affordable housing in Merced.

Ben WEBER, Merced - asked about water conservation in the City of Merced.

Crisantema GALLARDO - spoke about the need for more affordable housing for the community.

Ale, Merced - asked Council to help meet the basic needs of the community.

Rick WENDLING, Merced - spoke about personal responsibility.

Amirrah LOPEZ, Merced - spoke about refuse and graffiti in the City of Merced.

E. CLOSING COMMENTS

Council Members and the Mayor gave brief closing comments and thanked those in attendance for their input.

F. ADJOURNMENT

Clerk's Note: The Town Hall Meeting was adjourned at 8:13 PM.

A motion was made by Council Member Shelton, seconded by Council Member Perez, that the meeting be adjourned. The motion carried by the following vote:

Aye: 6 - Mayor Serratto, Council Member Echevarria, Council Member Shelton, Council Member Perez, Council Member Ornelas, and Council Member Boyle

No: 0

Absent: 1 - Mayor Pro Tempore Blake



CITY OF MERCED

City Council Chamber
Merced Civic Center
2nd Floor
678 W. 18th Street
Merced, CA 95340

Minutes

City Council/Public Finance and Economic Development Authority/Parking Authority

Thursday, February 17, 2022

6:00 PM

A. CALL TO ORDER

Mayor SERRATTO called the Town Hall Meeting to order at 6:03 PM.

Clerk's Note: Pursuant to Assembly Bill 361, Council Member PEREZ attended the Town Hall Meeting virtually.

A.1. Pledge of Allegiance to the Flag

Council Member ECHEVARRIA led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Present: 6 - Mayor Matthew Serratto, Council Member Fernando Echevarria, Council Member Delray Shelton, Council Member Bertha Perez, Council Member Jesse Ornelas, and Council Member Sarah Boyle

Absent: 1 - Mayor Pro Tempore Kevin Blake

B.1. In accordance with Government Code 54952.3, it is hereby announced that the City Council sits either simultaneously or serially as the Parking Authority and the Public Financing and Economic Development Authority. City Council members receive a monthly stipend of \$400.00 by Charter for sitting as the City Council; and the Mayor receives an additional \$100.00 each month as a part of the adopted budget and Resolution 2020-86. The members of the Parking Authority and the Public Financing and Economic Development Authority receive no compensation.

C. OPENING COMMENTS

C.1. Matthew Serratto - Mayor

Mayor SERRATTO briefly explained the process and reasons the Council holds yearly Town Hall Meetings.

All Council Members introduced themselves, welcomed the public, and thanked them for attending.

City Manager Stephanie DIETZ introduced staff members present at the meeting.

D. PUBLIC COMMENT

City Manager Stephanie DIETZ read initial questions and comments submitted in advance of the meeting which included comments about defunding graffiti abatement, support of public art, airline service at the airport, tree service in the City, loud vehicles in the City, and funding for affordable housing in the City.

Clerk's Note: The following comments were received via voicemail.

Jason - requested Council invest in affordable housing for Merced.

Linda - asked that Council invest in more affordable housing.

Cha XIONG, Merced - asked Council to invest in affordable housing.

Clerk's Note: The following speakers appeared in person.

Christina Valenti FELIX, Merced - requested a new police investigation involving her son's case.

Steve STEVENSON - spoke about an construction apprenticeship program available to Merced residents.

Andrew RAMOS, Merced - spoke about the construction apprenticeship program.

Will KELLY, North Valley Labor Federation - commented on the construction apprenticeship program and the benefits for local residents.

Jeremy VEREMENDI, Merced - commented about the need for more affordable housing in Merced.

Gloria SANDOVAL, Merced - spoke about the need for affordable housing for low income families and homeless individuals.

Victoria ESPINOZA, Merced - spoke about issues with police conduct.

Pangcha VANG, Merced - commented on police conduct and the need for affordable housing.

Priya LAKIREDDY, Merced - spoke about education and income levels in Merced.

Fue XIONG, Merced - commented on funding for affordable housing in Merced.

Sheng XIONG, Leadership Council for Justice and Accountability - spoke about the need to use local tax dollars for more affordable housing.

Sol RIVAS, Merced - spoke about various concerns.

Julissa, Merced - requested an affordable housing trust fund.

Ale GERADO, Merced - expressed support for an affordable housing trust fund using public safety funds.

E. CLOSING COMMENTS

Council Members and the Mayor gave brief closing comments and thanked the public for their comments made at the meeting.

F. ADJOURNMENT

Clerk's Note: The Town Hall Meeting was adjourned at 8:02 PM.

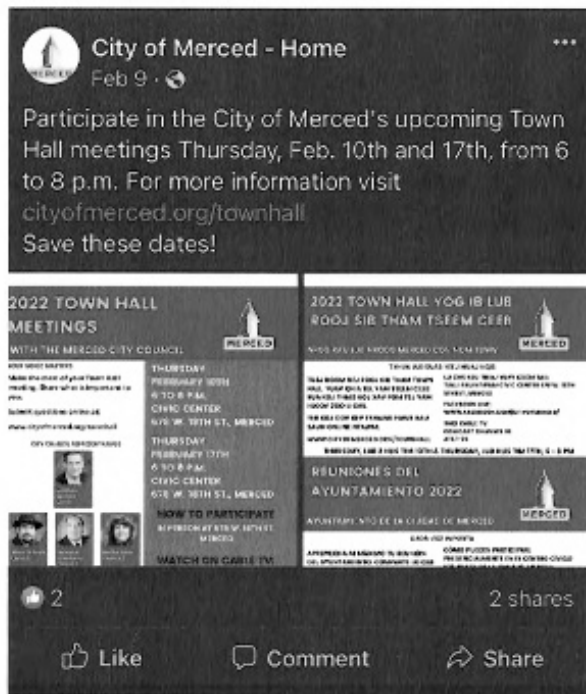
A motion was made by Council Member Ornelas, seconded by Council Member Boyle, that the Town Hall Meeting be adjourned. The motion carried by the following vote:

Aye: 6 - Mayor Serratto, Council Member Echevarria, Council Member Shelton, Council Member Perez, Council Member Ornelas, and Council Member Boyle

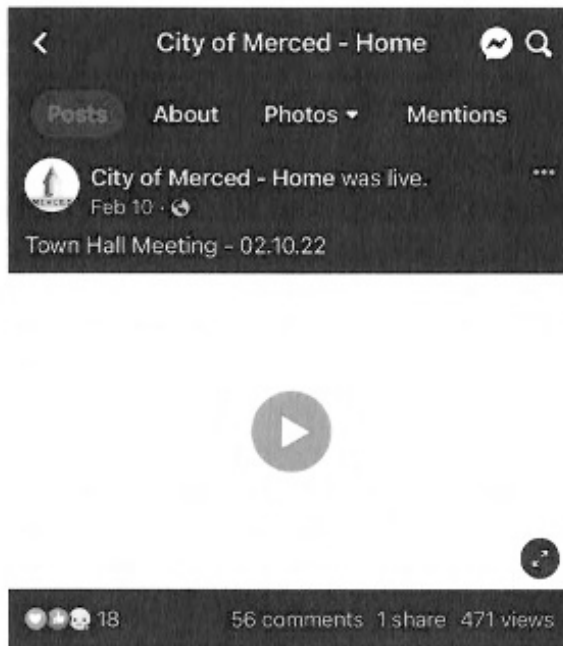
No: 0

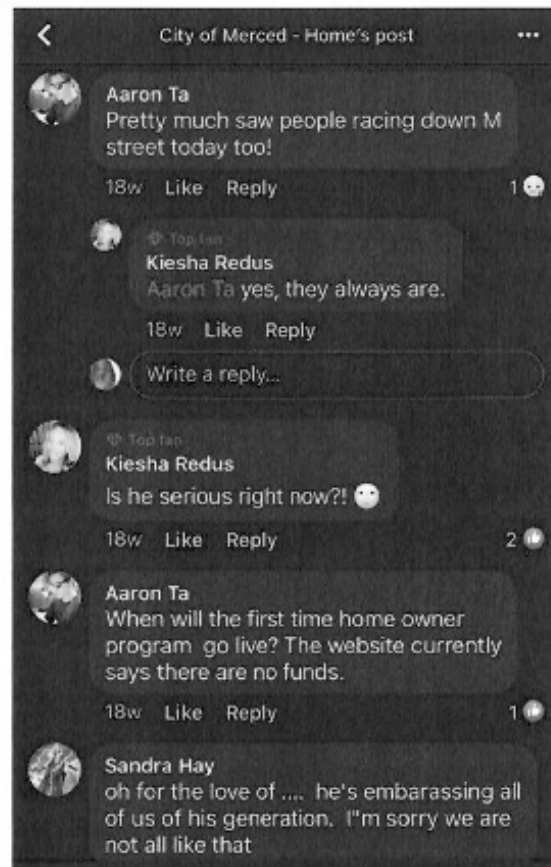
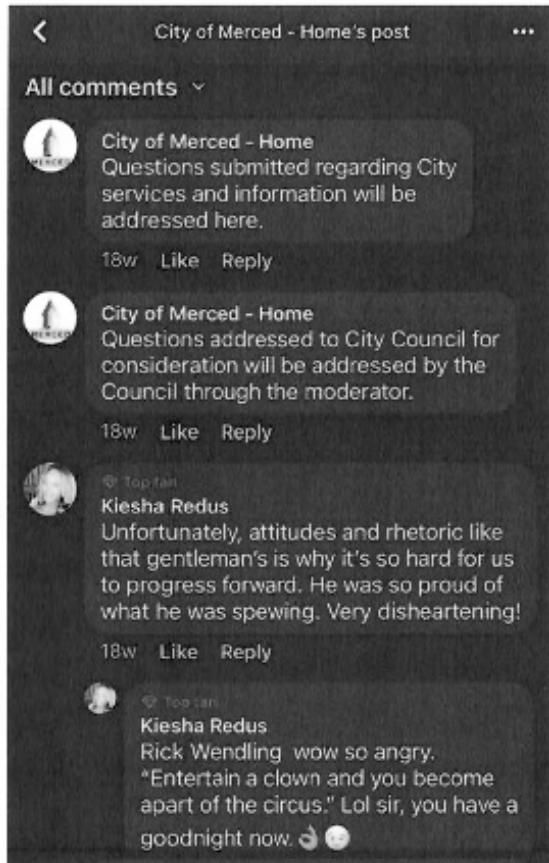
Absent: 1 - Mayor Pro Tempore Blake

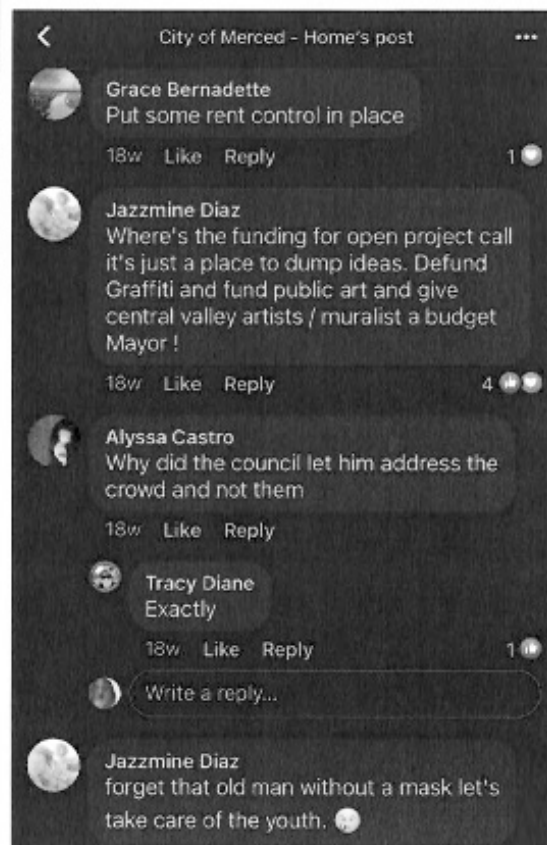
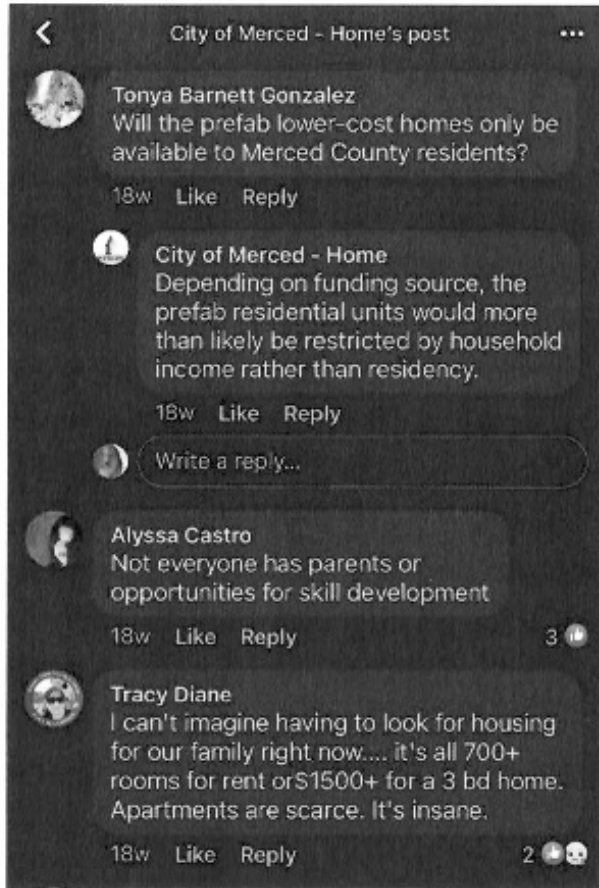
City Town Hall Meetings – Social Media Post



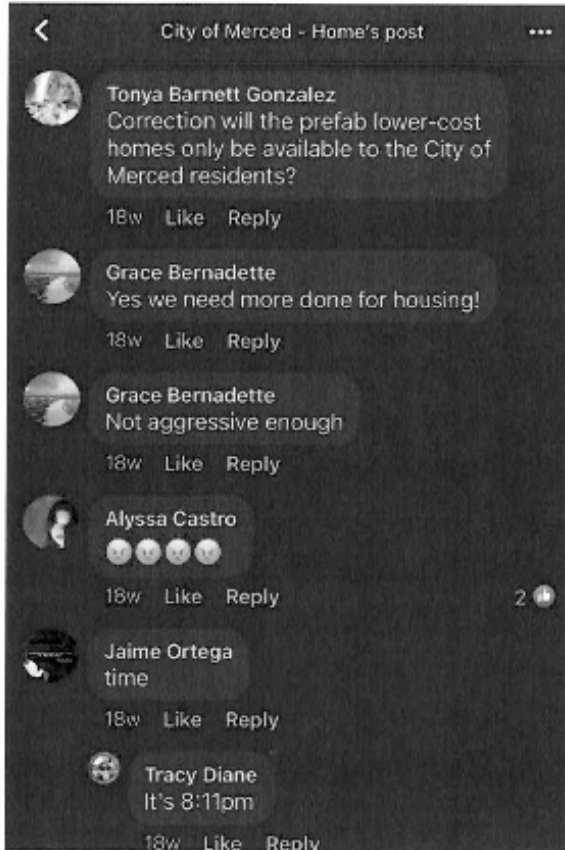
City Town Hall Meeting – February 10th, 2022

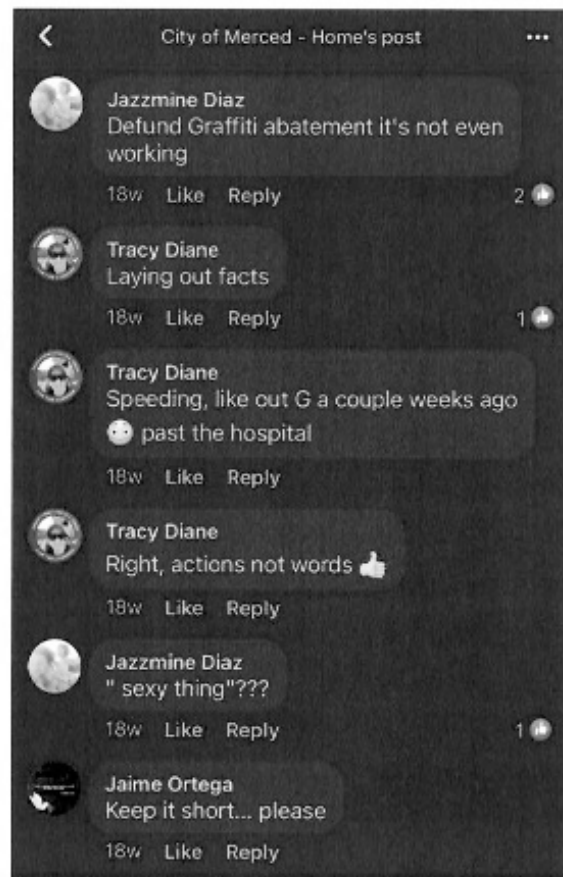


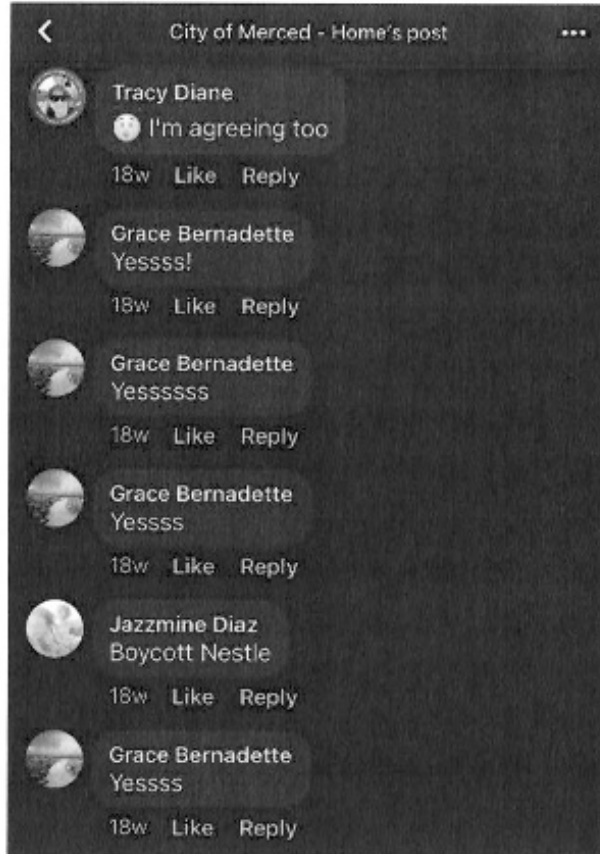




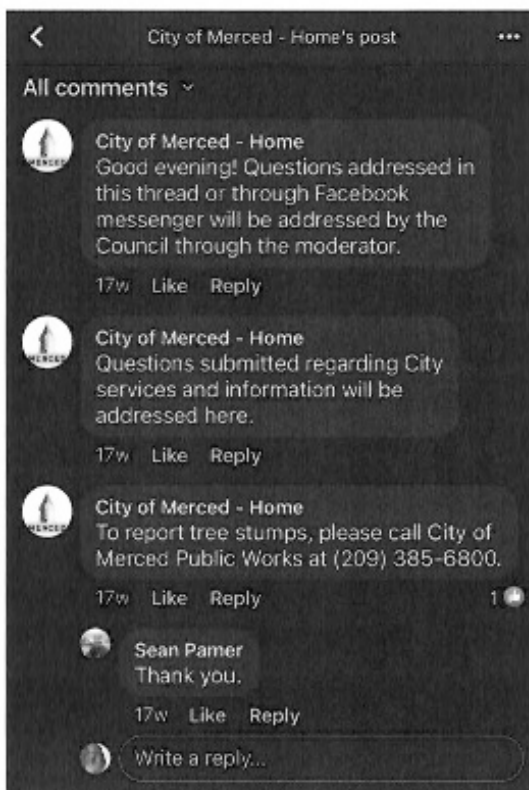
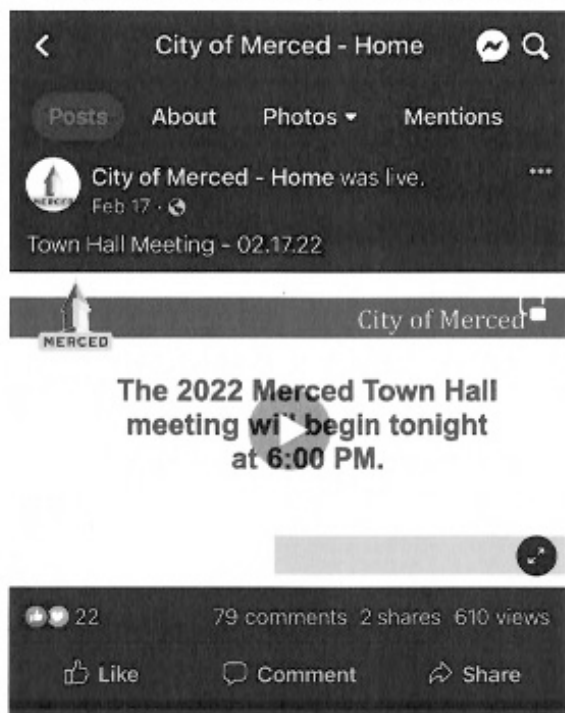


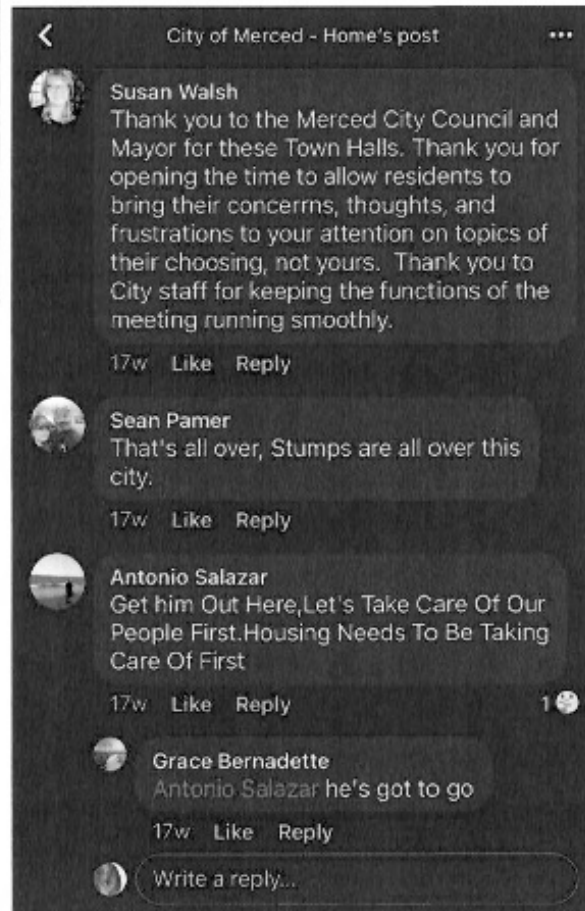
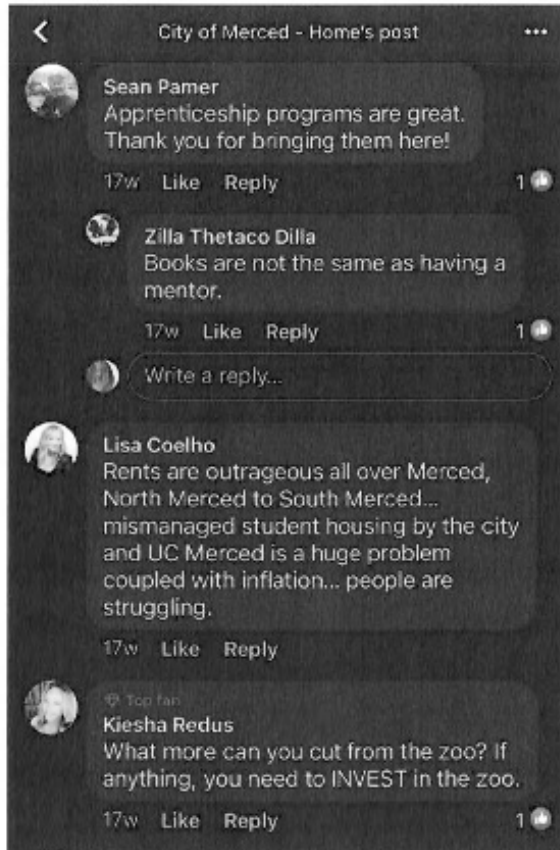


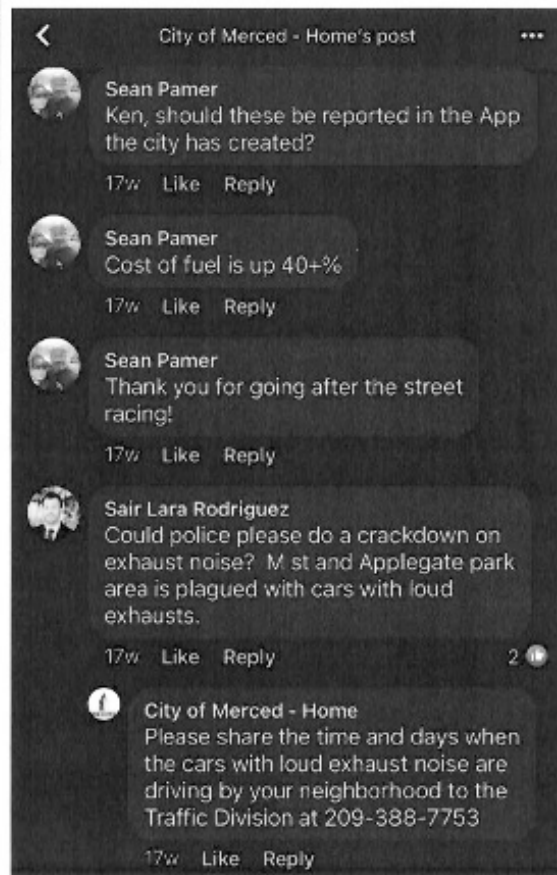
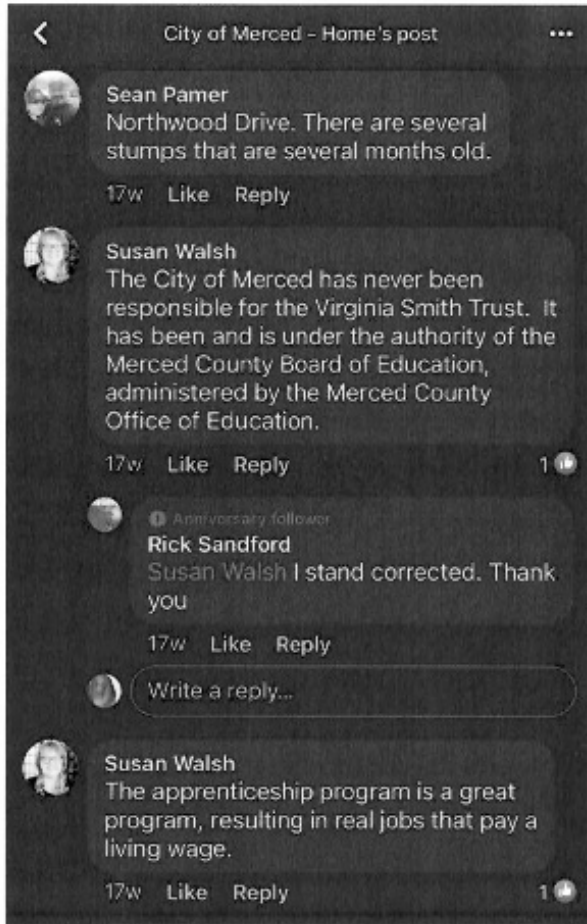


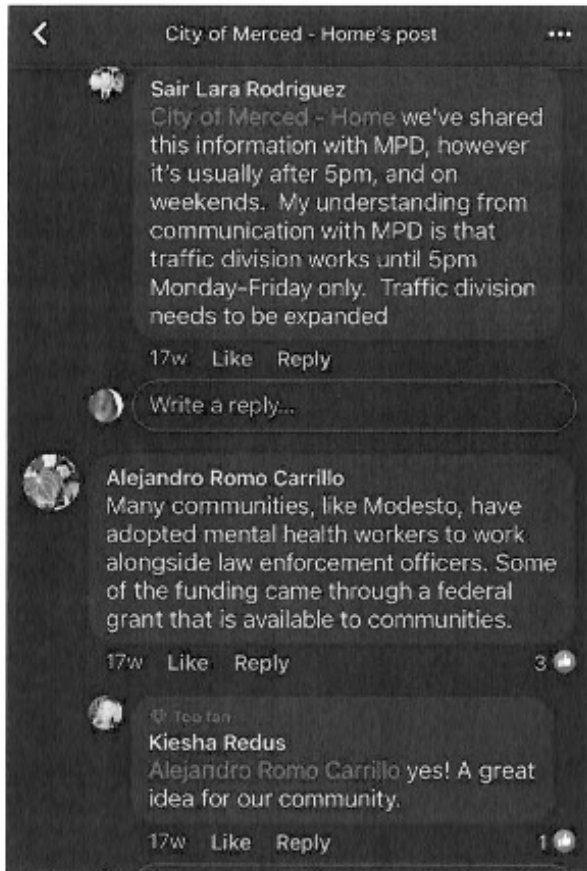


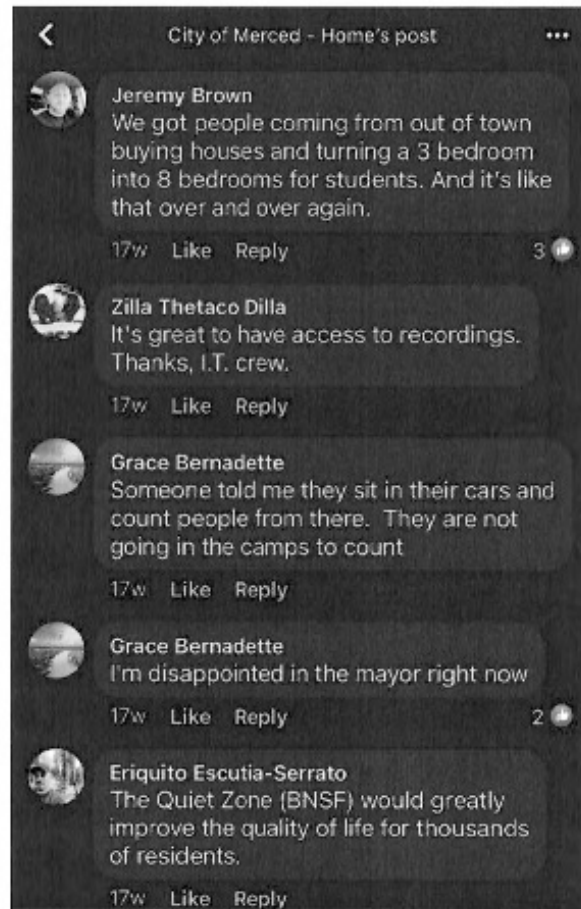
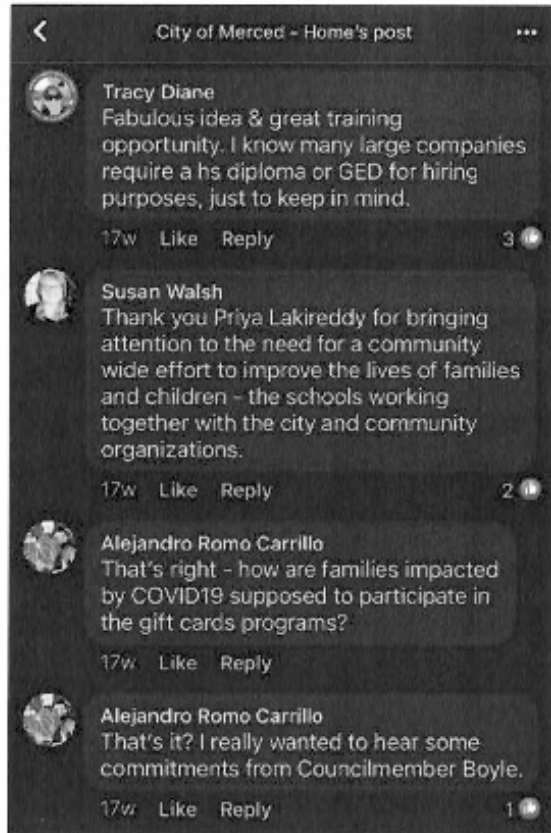
City Town Hall Meeting – February 17th, 2022





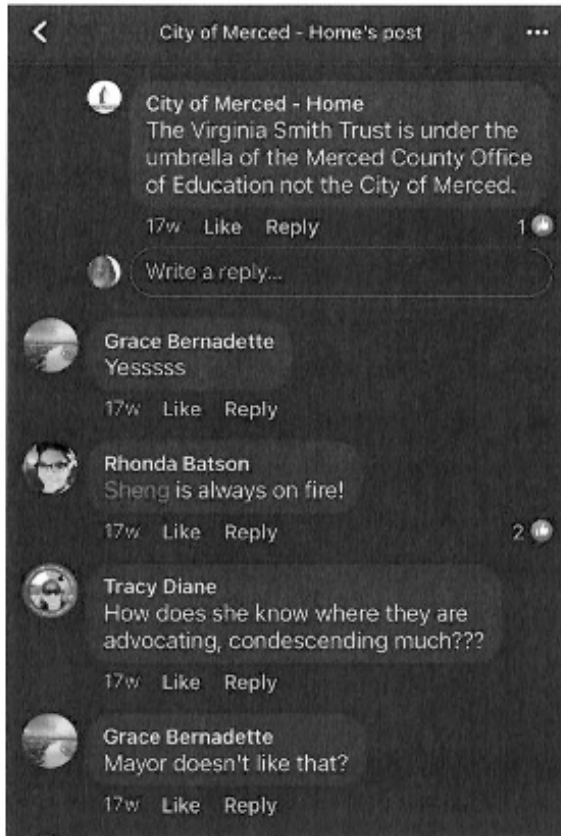














7. Notice of Funding Availability and Request for Project Proposals



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Bixbee

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36818	196711	Print Legal Ad - IPL0055014		\$265.30	2	64 L

Attention: Kim Nutt
CITY OF MERCED HOUSING DIVISION
678 W. 18TH ST.
MERCED, CA 95340

NOTICE OF FUNDING AVAILABILITY AND REQUEST FOR PROJECT PROPOSALS CITY OF MERCED HOUSING DIVISION FISCAL YEAR 2022

HUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

The U.S. Department of Housing and Urban Development (HUD) will soon announce the allocation of Community Development Block Grant (CDBG) funds that the City of Merced will receive for the period July 1, 2022 through June 30, 2023 for the 2022 Program Year. The City expects an allocation of approximately \$1 million (based on last year's disbursement). Of this allocation, per Federal Regulations, the City Council may choose to reallocate a maximum of 15% to fund public service programs serving primarily low- to moderate-income citizens living within the Merced City limits. Please note that subsequent contracts above \$23,000 will require additional City Council approval.

Accordingly, the City of Merced Housing Division invites funding request applications and project proposals by qualified local non-profit organizations that have the current capacity to provide eligible public service and/or housing rehabilitation and preservation activities that will benefit the following targeted populations within the City of Merced city limits: 1) extremely low- to moderate-income households; 2) homeless persons; 3) seniors and frail elderly; 4) at-risk youth; and 5) persons with disabilities. Project types that have been determined as essential to the community include: 1) programs and planning that encourage economic success of citizens and community; 2) increased public services, particularly programs that provide services to the homeless/at-risk of becoming homeless, youth, and seniors; 3) permanent supportive housing for the chronically homeless; and, 4) programs that promote and/or create fair and affordable housing, especially targeting extremely low- and low-income households. In addition, the Housing Division invites applications from Fair Housing Service and Continuum of Care providers as partner extensions of our administrative responsibilities to HUD. All program proposals must meet basic eligible activities specified in Title 24 of U.S. Code of Federal Regulations (CFR) 570.201 and a National Objective specified in 24 CFR 570.208 to move forward through the NOFA process, and adhere to all other applicable requirements under 24 CFR Part 570.

Information and applications can be obtained online at www.cityofmerced.org/housing or from the City of Merced Housing Division at 2nd Floor City Hall, 678 W. 18th Street, Merced, CA, 95340. Organizations interested in applying are requested to attend at least one of the following meetings:

Date:	Time:	Location (all meetings):
Monday, January 24, 2022	6:00 p.m.	Sam Pipes Room, First Floor,
Thursday, January 27, 2022	6:00 p.m.	Merced Civic Center/City Hall, 678
Friday, January 28, 2022	2:00 p.m.	W 18th Street, Merced

Housing Division staff will be available by appointment in the days following these meetings to assist with project development and questions prior to the application deadline. Paper submittal of application packets, including all required attachments, is required (no electronic submittals). **The application deadline is 5:00 p.m. on Friday, February 25, 2022.**

Award of funding is expected to be finalized at a Public Hearing to be held by the Merced City Council, 2nd Floor City Council Chambers, at 6:00 PM, on Monday, May 2, 2022 (proposals determined to be eligible will be introduced at the March 21, 2022, Public Hearing at the same time and location). For additional information please call 385-8863 (voice), or send E-mail to: housing@cityofmerced.org.

Publish: January 6, 2022
/s/ Kim Nutt
Kim Nutt, Housing Program Supervisor
PL0055014
Jan 6 2022

Declaration of Publication 2015.5 C.C.P.

STATE OF CALIFORNIA)
) ss.
County of Merced)

I am a citizen of the United States. I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Merced Sun Star, a newspaper of general circulation, printed and published in the city of Merced, County of Merced, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Merced, State of California, under the date of July 14, 1964 Case Number 33224 that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

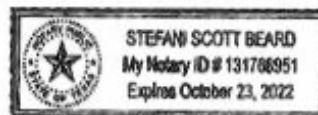
No. of Insertions: 1
Beginning Issue of: 01/06/2022
Ending Issue of: 01/06/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Dallas, Texas on:

Date: 6th, day of January, 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

Proof of Publication of

STATE OF CALIFORNIA}

}ss

}

COUNTY OF MERCED

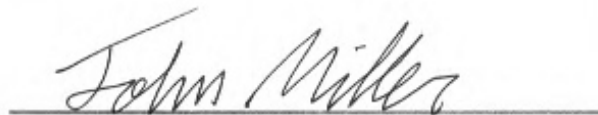
I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the printer foreman or principal clerk of The Merced County Times, a newspaper of general circulation, printed and published in the City of Winton, County of Merced, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Merced, State of California, under the date of December 14, 1999, Case Number 143600; that the notice, of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Legal #9410

PUBLIC NOTICE

PUBLICATION DATE: 1-6-2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Dated this: 6th of January 2022

**Legal# 9410
NOTICE OF FUNDING
AVAILABILITY
AND REQUEST FOR
PROJECT PROPOSALS
CITY OF MERCED
HOUSING DIVISION
FISCAL YEAR 2022
HUD COMMUNITY DE-
VELOPMENT BLOCK
GRANT (CDBG) FUNDS**

The U.S. Department of Housing and Urban Development (HUD) will soon announce the allocation of Community Development Block Grant (CDBG) funds that the City of Merced will receive for the period July 1, 2022 through June 30, 2023 for the 2022 Program Year. The City expects an allocation of approximately \$1 million (based on last year's disbursement). Of this allocation, per Federal Regulations, the City Council may choose to re-allocate a maximum of 15% to fund public service programs serving primarily low- to moderate-income citizens living within the Merced City limits. Please note that subrecipient contracts above \$33,000 will require additional City Council approval. Accordingly, the City of Merced Housing Division invites funding request applications and project proposals by qualified local non-profit organizations that have the current capacity to provide eligible public service and/or housing rehabilitation and preservation activities that will benefit the following targeted populations within the City of Merced city limits: 1) extremely low-to moderate-income households; 2) homeless persons; 3) seniors and frail elderly; 4) at-risk youth;

and 5) persons with disabilities. Project types that have been determined as essential to the community include: 1) programs and planning that encourage economic success of citizens and community; 2) Increased public services, particularly programs that provide services to the homeless/at-risk of becoming homeless, youth, and seniors; 3) permanent supportive housing for the chronically homeless; and, 4) programs that promote and/or create fair and affordable housing, especially targeting extremely low- and low-income households. In addition, the Housing Division invites applications from Fair Housing Service and Continuum of Care providers as partner extensions of our administrative responsibilities to HUD. All program proposals must meet basic eligible activities specified in Title 24 of U.S. Code of Federal Regulations (CFR) 570.201 and a National Objective specified in 24 CFR 570.208 to move forward through the NOFA process, and adhere to all other applicable requirements under 24 CFR Part 570. Information and applications can be obtained online at www.cityofmerced.org/housing or from the City of Merced Housing Division at 2nd Floor City Hall, 678 W. 18th Street, Merced, CA, 95340. Organizations interested in applying are requested to attend at least one of the following meetings:

Proof of Publication - Merced County Times, 2221 K St., Merced, California, 95341 Telephone 383-0433
Adjudged a newspaper of general circulation by court decree No. 143600

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

Proof of Publication of

STATE OF CALIFORNIA}

}ss

}

COUNTY OF MERCED

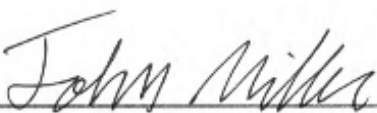
I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the printer foreman or principal clerk of The Merced County Times, a newspaper of general circulation, printed and published in the City of Winton, County of Merced, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Merced, State of California, under the date of December 14, 1999, Case Number 143600; that the notice, of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Legal #9410

PUBLIC NOTICE

PUBLICATION DATE: 1-6-2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Dated this: 6th of January 2022

Date:	Time:	Location (all meetings):
Monday, January 24, 2022	6:00 p.m.	Sam Pipes Room, First Floor, Merced Civic Cen- ter/ City Hall,
Thurs- day, January 27, 2022	6:00 p.m.	678 W 18th Street, Merced
Friday, January 28, 2022	2:00 p.m.	

Housing Division staff will be available by appointment in the days following these meetings to assist with project development and questions prior to the application deadline. Paper submittal of application packets, including all required attachments, is required (no electronic submittals). The application deadline is 5:00 p.m. on Friday, February 25, 2022.

Award of funding is expected to be finalized at a Public Hearing to be held by the Merced City Council, 2nd Floor City Council Chambers, at 6:00 P.M. on Monday, May 2, 2022 (proposals determined to be eligible will be introduced at the March 21, 2022, Public Hearing at the same time and location). For additional information please call 385-6863 (voice), or send E-mail to: housing@cityofmerced.org.
Publish: January 6, 2022
/s/ Kim Nutt
Kim Nutt, Housing Program Supervisor
Publication Date: 1-6-2022

Proof of Publication - Merced County Times, 2221 K St., Merced, California, 95341 Telephone 383-0433
Adjudged a newspaper of general circulation by court decree No. 143600

**NOTICE OF FUNDING AVAILABILITY
AND REQUEST FOR PROJECT PROPOSALS
CITY OF MERCED HOUSING DIVISION
FISCAL YEAR 2022
HUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS**

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Publish: January 6, 2022

/s/ Kim Nutt

Kim Nutt, Housing Program Supervisor



DEVELOPMENT SERVICES DEPARTMENT, HOUSING DIVISION | (209) 385-6863 | HOUSING@CITYOFMERCED.ORG

January 3, 2022

Dear Community Organization:

The City of Merced Housing Division is pleased to invite funding request proposals for U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds for the 2022 Program Year (July 1, 2022, to June 30, 2023). A link to information and applications have been posted on this webpage: www.cityofmerced.org/housing.

Interested organizations should visit the linked website to download the fill-in application packet. Applications and all required attachments must be received by the Housing Division no later than 5:00 p.m. on **Friday, February 25, 2022** (sorry, no electronic submittals). No applications submitted after this date will be considered, unless funding has already been budgeted for your particular program in advance (i.e., Fair Housing Services or Continuum of Care).

To assist in building your proposals, the City will be holding three in-person, socially-distanced community input and information meetings at the below dates and times (*for your and others' protection, face masks will be required*). This year, the meetings will be two-part: 1) to collect input regarding the needs, goals, and priorities of the community and what types of projects are most needed in the community; and 2) to provide information regarding HUD's requirements for CDBG programs, including meeting National Objectives and eligibility requirements, and how to apply for funding.

HUD allows the City of Merced to allocate up to 15% of its CDBG funds towards public services. Though HUD has not yet announced 2022 allocation amounts, the City of Merced expects to receive approximately \$1 Million in CDBG funding for the 2022 Program Year. Attendance at the below meeting is strongly encouraged in order to develop your project and application to ensure that HUD's requirements are met. One-on-one technical assistance appointments are also available through February 25 (application deadline) to discuss your project and application.

Date	Time	Location
Monday, January 24, 2022	6:00 p.m.	Sam Pipes Meeting Room Merced City Hall/Civic Center First Floor 678 W. 18 th Street, Merced
Thursday, January 27, 2022	6:00 p.m.	
Friday, January 28, 2022	2:00 p.m.	

* For special accommodations, interpretation services, or more information, please call (209) 385-6863

Later this spring, the City Council will hold a 30-day Public Review and Comment Period and two public hearings. Final award of funding is expected at the second public hearing. Our website will be kept current as to all meeting dates and steps of this process.

If you have questions, please contact the Housing Division at 209-385-6863, or email: housing@cityofmerced.org.

In Thanks,


Kim Nutt
Housing Program Supervisor
City of Merced Housing Division

678 WEST 18TH STREET, MERCED, CA 95340

D STREET SHELTER
PO BOX 2085
MERCED CA 95344

PLANNED PARENTHOOD
3166 COLLINS DRIVE
MERCED CA 95348

ALPHA CRISIS PREGNANCY CENTER
700 LOUGHBOROUGH DRIVE STE A
MERCED CA 95348

CENTRAL CALIFORNIA LEGAL SERVICES
1640 N STREET STE 200
MERCED CA 95340

BEAR CREEK COMMUNITY CHURCH
1717 E OLIVE AVE
MERCED CA 95340

MERCED CO ASSOC OF GOVERNMENTS
369 W 18TH STREET
MERCED CA 95340

BIBLE CHRISTIAN CHURCH
PO BOX 259
LEGRAND CA 95333

ATWATER UNITED METHODIST CHURCH
2550 LINDEN ST
ATWATER CA 95301

LIBERTY FELLOWSHIP
PO BOX 794
ATWATER CA 95301

COMMUNITY SOCIAL MODEL ADVOCATES
508 MENDOCINO COURT
ATWATER CA 95301

ASPIRANET
3360 N HWY 99 #K
MERCED CA 95348

CALVARY ASSEMBLY OF GOD
1021 R STREET
MERCED CA 95340

CALVARY CHAPEL MERCED
PO BOX 3906
MERCED CA 95344

CALVARY TEMPLE
2740 N HWY 99
MERCED CA 95348

CATHOLIC CHARITIES
336 W MAIN STREET STE 1
MERCED CA 95340

CENTRAL VALLEY OPPORTUNITY CENTER
PO BOX 1389
WINTON CA 95388

MERCED LAO FAMILY COMMUNITY INC
1748 MILES COURT STE B
MERCED CA 95340

CHURCH OF CHRIST
2050 YOSEMITE PARKWAY
MERCED CA 95340

CHURCH OF NAZARENE
1374 SHAFFER RD
ATWATER CA 95301

MERCED CO COMMUNITY ACTION AGENCY
PO BOX 2085
MERCED CA 95344

COMMUNITY CATALYST OF CA
301 W 18TH STREET #204
MERCED CA 95340

JMJ MATERNITY HOMES
1694 GROVE AVE
ATWATER CA 95301

MERCED CO BEHAVIORAL HEALTH AND
RECOVERY SERVICES
PO BOX 2087
MERCED CA 95344

SIERRA SAVING GRACE HOMELESS
PROJECT
PO BOX 1301
MERCED CA 95341

DOS PALOS YOUTH CRISIS & OUTREACH
PO BOX 113
DOS PALOS CA 93620

EVANGELICAL FREE CHURCH
2876 NORTH G STREET
MERCED CA 95340

LOVE INC
PO BOX 2141
MERCED CA 95344

FAITH MISSION MINISTRIES
909 W 18TH STREET
MERCED CA 95340

ST ANTHONY'S CATHOLIC CHURCH
1799 WINTON WAY
ATWATER CA 95301

FIRST ASSEMBLY OF GOD
1330 YOSEMITE PKWY
MERCED CA 95340

HEALTHY HOUSE WITHIN A MATCH
301 W 18TH STREET STE 101
MERCED CA 95340

UNITED WAY
531 W MAIN STREET
MERCED CA 95340

FIRST BAPTIST CHURCH
1683 FIFTH ST
ATWATER CA 95301

FIRST BAPTIST CHURCH
500 BUENA VISTA DR
MERCED CA 95348

HABITAT FOR HUMANITY – MERCED
COUNTY
PO BOX 423
ATWATER CA 95301-0423

FIRST CHRISTIAN CHURCH
1345 E OLIVE AVE
MERCED CA 95340

TEMPLO IGLESIA BAUTISTA
500 BUENA VISTA DRIVE
MERCED CA 95348

FIRST CHURCH OF GOD
3022 N PARSONS AVE
MERCED CA 95340

MERCED COUNTY HOUSING AUTHORITY
405 U STREET
MERCED CA 95341

VALLEY CRISIS CENTER
1950 P STREET
MERCED CA 95340

HOBIE HOUSE
1301 YOSEMITE PARKWAY
MERCED CA 95340

TURNING POINT COMMUNITY PROGRAMS
3333 M STREET
MERCED CA 95348

ALLIANCE FOR COMMUNITY
TRANSFORMATIONS
PO BOX 2075
MARIPOSA CA 95338

MERCED ART HOP
PO BOX 3351
MERCED CA 95344

HORIZONS UNLIMITED HEALTHCARE
PO BOX 25970
FRESNO CA 93729-5970

COMMUNITY HOUSING COUNCIL OF
FRESNO
2560 W SHAW LANE #101
FRESNO CA 93711

MERCED CO WORKFORCE INVESTMENT
1205 W 18TH STREET
MERCED CA 95340

LANDMARK MISSIONARY BAPTIST
PO BOX 2412
MERCED CA 95344

NEW LIFE COMMUNITY CHURCH
2124 FIRST ST
ATWATER CA 95301

WORKNET OF MERCED COUNTY
1205 W 18TH STREET
MERCED CA 95340

MERCED COUNTY FOOD BANK
2000 W OLIVE
MERCED CA 95348

PLANADA COMMUNITY CHURCH
PO BOX 247
PLANADA CA 95365

MERCED RESCUE MISSION
644 W 20TH STREET
MERCED CA 95340

MERCY DOMINICAN HOSPITAL
315 E 13TH STREET
MERCED CA 95340

SALVATION ARMY
1440 W 12TH STREET
MERCED CA 95341

CENTRAL VALLEY TRAINING CENTER INC
965 PIPER AVE
MERCED CA 95341

NEW HOPE FOR YOUTH
2878 NORTH G STREET
MERCED CA 95340

ST MATTHEW BAPTIST CHURCH
1057 N STREET
MERCED CA 95340

MERCED COUNTY NAACP BRANCH 1047
PO BOX 1107
MERCED CA 95341

MERCED BICYCLE COALITION
731 E YOSEMITE AVE STE B #127
MERCED CA 95340

YOSEMITE CHURCH
2230 E YOSEMITE AVE
MERCED CA 95340

POTTERS PLACE
LINDA D MCMURRAY
1057 N STREET
MERCED CA 95341

MERCED CO HUMAN SERVICES AGENCY
PO BOX 112
MERCED CA 95341

SECOND BAPTIST CHURCH
501 Q STREET
MERCED CA 95340

SHEPHERD OF THE VALLEY LUTHERAN
1435 E YOSEMITE AVE
MERCED CA 95340

CENTRAL CALIFORNIA ALLIANCE FOR
HEALTH
530 W 16TH STREET STE B
MERCED CA 95340

ST MARY MAGDALENE ORTHODOX
PO BOX 3704
MERCED CA 95340

HABITAT FOR HUMANITY – STANISLAUS
630 KEARNEY AVE
MODESTO CA 95350

GRACE COMMUNITY CHURCH
3344 N G STREET STE 125 PMB308
MERCED CA 95340

ST VINCENT DEPAUL
131 W MAIN ST
MERCED CA 95340

MERCED COUNTY ARTS COUNCIL
645 W MAIN STREET
MERCED CA 95340

SYMPLE EQUAZION
2093 NEBELA DRIVE
ATWATER CA 95301

UNITED FAMILIES OF MERCED
3932 FINCH COURT
MERCED CA 95340

ERIN MEYER
OFFICE OF LEADERSHIP, SERVICE &
CAREER
5200 NORTH LAKE RD
MERCED CA 95340

VALLEY BAPTIST CHURCH
3312 N G STREET
MERCED CA 95340

CRAIG POTTER
O'RYAN CAPITAL MANAGEMENT LLC
825 N HARBOR BLVD
FULLERTON CA 92832

LOVE FAITH AND HOPE INC
PO BOX 1162
MERCED CA 95341

BOYS AND GIRLS CLUB
615 W 15TH STREET
MERCED CA 95340

CHALLENGED FAMILY RESOURCE CENTER
827 W 20TH STREET
MERCED CA 95340

THE ENRICHMENT CENTER
645 W MAIN STREET
MERCED CA 95340

CENTRAL VALLEY COALITION FOR
AFFORDABLE HOUSING
3351 M STREET STE 100
MERCED CA 95348

CENTER FOR VISION ENHANCEMENT
{COVE}
1901 G STREET
MERCED CA 95340

RAINBOW VALLEY FOSTER CARE
2841 G STREET
MERCED CA 95340

COURT APPOINTED SPECIAL ADVOCATES
OF MERCED COUNTY
PO BOX 2362
MERCED CA 95344

PROJECT SENTINEL
1231 8TH STREET STE 425
MODESTO CA 95354

GOLDEN VALLEY HEALTH CENTERS
FOUNDATION
737 W CHILDS AVE
MERCED CA 95340

LIFELINE COMMUNITY DEVELOPMENT
CORPORATION OF MERCED COUNTY
731 E YOSEMITE AVE STE B
MERCED CA 95340

RESTORE MERCED INC
419 W 19TH STREET
MERCED CA 95340

CALIFORNIA CANINE ACADEMY
1741 RASCAL CT
MERCED CA 95340

NORTH STAR FAMILY CENTER
759 W 18TH STREET
MERCED CA 95340

ACE OVERCOMERS OF MERCED COUNTY
PO BOX 794
MERCED CA 95341

THE MENTOR NETWORK
3567 SAN JOSE AVE
MERCED CA 95348

CENTRAL CA CHILD DEVELOPMENT
SERVICES
401 LESHER DRIVE
MERCED CA 95340

AMERICAN HEART ASSOCIATION
PO BOX 1325
MERCED CA 95341

MERCED COUNTY PROBATION DEPT
2150 M STREET
MERCED CA 95340

BUILDING HEALTHY COMMUNITIES
431 W MAIN STREET
MERCED CA 95340

UNIVERSITY OF CALIFORNIA, MERCED
OFFICE OF THE CHANCELLOR
5200 NORTH LAKE RD
MERCED CA 95343

GREATER MERCED CHAMBER OF
COMMERCE
531 W MAIN STREET STE B
MERCED CA 95340

MERCED CO HISPANIC CHAMBER OF
COMMERCE
855 W 18TH STREET STE B
MERCED CA 95340

MERCED COUNTY ASSOCIATION OF
REALTORS
3190 M STREET
MERCED CA 95348

MERCED COMMUNITY COLLEGE
3600 M STREET
MERCED CA 95348

MERCED COUNTY PUBLIC HEALTH
260 E 15TH STREET
MERCED CA 95341

SIERRA HEALTH FOUNDATION
2409 MERCED STREET #101
FRESNO CA 93721

ELKS LODGE
1910 M STREET
MERCED CA 95340

MERCED WOMEN'S CLUB HOUSE
PO BOX 1164
MERCED CA 95341

CREATIVE ALTERNATIVES INC
3195 M STREET STE D
MERCED CA 95348

AMERICAN RED CROSS – CENTRAL VALLEY
1300 W SHAW AVE STE 4B
FRESNO CA 93711

CENTRAL VALLEY REGIONAL CENTER
3172 M STREET
MERCED CA 95348

THE AMERICAN LEGION
939 W MAIN STREET
MERCED CA 95340

HEALING HEARTS
1022 W 18TH STREET
MERCED CA 95340

COMMUNITY INTEGRATED WORK
PROGRAM
1735 ASHBY RD STE D
MERCED CA 95348

FEET CHANGING LIVES
PO BOX 932
MERCED CA 95341

HARVEST TIME
C/O SHEILA GARCIA
1751 WEAVER AVE
MERCED CA 95341

SHARING LOVE MINISTRIES
2020 ASHBY RD SP 37
MERCED CA 95348

LEADERSHIP COUNSEL FOR JUSTICE AND
ACCOUNTABILITY
2220 SAN JOAQUIN STREET
FRESNO CA 93721

MERCED MAIN STREET ASSOCIATION
2640 N STREET #120B
MERCED CA 95340N

DOWNTOWN NEIGHBORHOOD ASSOC
PO BOX 7
MERCED CA 95341

SMALL BUSINESS DEVELOPMENT CENTER
1735 M STREET
MERCED CA 95340

MERCED BREAKFAST LIONS CLUB
PO BOX 1065
MERCED CA 95341

MERCED SYMPHONY ASSOCIATION
PO BOX 894
MERCED CA 95341

CALIFORNIA TEACHERS ASSOCIATION
3351 M STREET STE 105
MERCED CA 95348

C/O DWIGHT LARKS
MERCED OLD 99 REALTY INC
1590 W 16TH STREET
MERCED CA 95340

Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs

+ Notices of Funding Availability (NOFA)

UPDATED 12/29/2021 - Please see below!

*** PLEASE NOTE *** This page will be updated as information, dates, and forms are available.

The City of Merced Housing Division participates in the Community Development Block Grant (CDBG) Program which distributes federal funding from the Department of Housing and Urban Development (HUD) each year. Funding is subject to Code of Federal Regulations (CFR) under HUD Title 24 Part 570 - Community Development Block Grants, with the City's allocation determined using a formula that accounts for population, poverty, and the age and condition of the housing stock, of which up to 15% can be used towards public service programs in the community. Expenditure of CDBG funds is limited to eligible activities only, and must meet at least one of three National Objectives listed in 24 CFR 570.208. Local community-based non-profit organizations can apply for these funds to use towards projects and services within the City limit boundaries that complement the Goals, Needs, and Priorities established in the current Consolidated Plan and each subsequent Annual Action Plan. A minimum of 70% of CDBG funds must benefit low- to moderate-income persons within the City limits of Merced, but the City strives to meet this at 100% of funding.

The City of Merced also receives funding from HUD's Home Investment Partnership Program (HOME) each year under a similar formula distribution. HOME grant funds are subject to the Code of Federal Regulations under Title 24 CFR Part 92, and like CDBG funds, can only be used for certain activities, including construction of new rental or homebuyer housing, rehabilitation (alteration, improvement, or modification of existing structures), reconstruction (rebuilding of housing on the same lot), conversion (conversion of a structure to affordable residential housing), and acquisition of appropriate property for residential rental purposes. All HOME funds must benefit low- to moderate-income persons and households.

NEW!

*** 2022 NOTICE OF FUNDING AVAILABILITY and REQUEST FOR PROJECT PROPOSALS ***

CITY OF MERCED HOUSING DIVISION

<https://www.cityofmerced.org/departments/economic-development/housing-division/cdbg-application>

1/4

FISCAL YEAR 2022-2023 (July 1, 2022 - June 30, 2023)**HUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS**

The U.S. Department of Housing and Urban Development (HUD) will soon announce the allocation of Community Development Block Grant (CDBG) funds that the City of Merced will receive for the period July 1, 2022 through June 30, 2023 for the 2022 Program Year. The City expects an allocation of approximately \$1 million (based on last year's disbursement). Of this allocation, per Federal Regulations, the City Council may choose to reallocate a maximum of 15% to fund public service programs serving primarily low- to moderate-income citizens living within the Merced City limits. Please note that subrecipient contracts above \$33,000 will require additional City Council approval.

Accordingly, the City of Merced Housing Division invites funding request applications and project proposals by qualified local non-profit organizations that have the current capacity to provide eligible public service and housing rehabilitation and preservation activities that will benefit the following targeted populations within the City of Merced city limits: 1) extremely low- to moderate-income households; 2) homeless persons; 3) seniors and the elderly; 4) at-risk youth; and 5) persons with disabilities. Project types that have been determined as essential to the community include: 1) programs and planning that encourage economic success of citizens and community; 2) Increased public services, particularly programs that provide services to the homeless/at-risk of becoming homeless, youth, and seniors; 3) permanent supportive housing for the chronically homeless; and, 4) programs that promote and/or create fair and affordable housing, especially targeting extremely low- and low-income households. In addition, the Housing Division invites applications from Fair Housing Service and Continuum of Care providers as partner extensions of our administrative responsibilities to HUD. All program proposals must meet basic eligible activities specified in Title 24 of U.S. Code of Federal Regulations (CFR) 570.201 and a National Objective specified in 24 CFR 570.208 to move forward through the NOFA process, and adhere to all other applicable requirements under 24 CFR Part 570.

Information and applications can be obtained online at www.cityofmerced.org/housing or from the City of Merced Housing Division at 2nd Floor City Hall, 678 W. 18th Street, Merced, CA, 95340. Organizations interested in applying are requested to attend at least one of the following meetings:

Date:	Time:	Location (all meetings):	Virtual Meeting Links *(see note below)
Monday, January 24, 2022 *	6:00 p.m.	Sam Pipes Room, First Floor,	(no virtual meeting held)
Thursday, January 27, 2022 *	6:00 p.m.	Merced Civic Center/City Hall	https://tinyurl.com/37n9s99a
Friday, January 28, 2022 *	2:00 p.m.	678 W 18 th Street, Merced	https://tinyurl.com/5n76db2x

For those organizations who are unable to attend the in-person meetings or do not feel comfortable doing so, here is the PowerPoint presentation that will be used for the meetings. Please follow-up with any questions by emailing: housing@cityofmerced.org. Thank you!

*** A note to those attending virtually:** the link provided above gives audio-only access and viewing of the PowerPoint presentation being shown at the in-person meeting, which allows organizations to follow along from home or offices.

We regret that we are unable to have a back and forth verbal dialogue at this time with viewers; however, questions may be asked in the chat function in the Microsoft Teams software (look for and click on the "bubble" at the top of the screen to open the chat window). Please identify your organization as you post your questions. We are planning to have a staff member answering questions in the chat during the meeting. You may email questions after the meeting via this email: housing@cityofmerced.org.

At the appropriate time in the presentation, we may also read and answer live some of the questions that have been asked in the chat up to that point (this is why we need you to identify yourself as representing an organization). Please try to keep side conversations in the chat to a minimum, and get your questions into the chat early.



City staff will not be on camera, and meeting video will not be broadcast on Facebook or Cable T.V. due to limited staff support availability. This virtual option to participate is being provided to accommodate those who are unable to leave their home or office due to quarantining or other reasons, but who still need to attend the meeting for funding information.

The PowerPoint presentation is also posted above.

Housing Division staff will be available by appointment in the days following these meetings to assist with project development and questions prior to the application deadline. Paper submittal of application packets, including all required attachments, is required (no electronic submittals). **The application deadline is 5:00 p.m. on Friday, February 25, 2022.**

When received, proposals will be screened by Housing staff to ensure they meet HUD's National Objective and Eligibility requirements. Proposals determined to be eligible will be introduced at a public hearing to be held (tentatively) at the City Council meeting of Monday, March 21, 2022.

Award of funding is expected to be finalized at a second Public Hearing to be held (tentatively) at the City Council meeting of Monday, May 2, 2022, with approval of the 2022 Annual Action Plan. Following Council approval, the Plan will be submitted to HUD for approval, which will include final approval of the proposed projects. Contracts will be drafted thereafter.

For additional information please call 385-6863 (voice), or send E-mail to: housing@cityofmerced.org.

The application submissions for CDBG funds are due to the Housing Division no later than 5:00 p.m. on Friday, February 25, 2022. Late submittals cannot be accommodated. Please ensure your applications and project activity descriptions are complete, detailed, and descriptive as to the scope of services proposed; all required attachments are included; and that projects and programs meet CDBG and/or HOME eligibility requirements and National Objective categories, per the required HUD regulations. Final funding decisions will be made by the Merced City Council at a public hearing scheduled for May 2, 2022.

You are encouraged to contact the following person(s) for information regarding projects or services you may be seeking funding for in the coming year. Technical assistance to discuss and develop your project is available by appointment, but we strongly recommend your attendance at the information meetings posted in the NOFA above.

Kim Nutt, Housing Program Supervisor

Email









Requests for Funding and Applications

Please note: The Application Submittal Checklist and both Appendix C-1 and C-2 must be included with CDBG Funding Application submissions. Please remember to include a current copy of your organization's Certificates of Insurance, Organizational Charts, and other documents as required per the application.

All applicants are subject to the Federal Requirements for Notice of Funding Opportunities, 2 CFR Section 25.200. As such, to apply for HUD funds, your organization must be registered with the Federal System for Award Management (SAM): sam.gov/content/home prior to applying for City of Merced HUD funds and maintain your active SAM status with current information.

The "fill-in" submittal checklist, main application, and appendixes are now posted below.

If you have any questions, please email the Housing Department at housing@cityofmerced.org.

-  [FY 2022-23 Funding Request/Project Proposal Application \(fill-in\)](#)
-  [FY 2022-23 Appendix C-2 \(fill-in\)](#)
-  [FY 2022-23 Appendix C-1 \(fill-in\)](#)
-  [FY 2022-23 Application Submittal Checklist \(fill-in\)](#)
-  [12-29-21 - 2022 Notice of Funding Availability](#)
-  [2021 HUD CDBG Income Limits](#)
-  [CDBG & HOME FUNDING APPLICATION GUIDELINES](#)
-  [Map handout - 2021 HUD Qualified Census Tracts](#)

8. Administrative Reports for Council Meetings



CITY OF MERCED

Merced Civic Center
678 W. 18th Street
Merced, CA 95340

ADMINISTRATIVE REPORT

File #: 22-243

Meeting Date: 4/4/2022

Report Prepared by: Kimberly Nutt, Housing Program Supervisor, Housing Division/Development Services Department

SUBJECT: Public Hearing - Introduction and Preliminary Review of Proposed Expenditures of Community Development Block Grant and Home Investment Partnership Program funds for Fiscal Year 2022-2023, to be Included in the Draft U.S Department of Housing and Urban Development (HUD) 2022 Annual Action Plan; and Receipt of Public Comment During the Public Hearing

REPORT IN BRIEF

Introduction and Review of Preliminary Program Year 2022 proposed Public Service project funding and other expenditures of Federal funding for inclusion in the Draft HUD 2022 Annual Action Plan; and Public Hearing to provide the Public an opportunity to comment.

RECOMMENDATION

City Council -

A. Conduct a Public Hearing to receive public comment regarding the anticipated funding, projects, focused community needs, and proposed distribution of Federal funding to be included in the Draft of the 2022 Annual Action Plan; and,

B. Discuss and provide comment, if any, on staff recommendations regarding the anticipated funding, projects, focused community needs, and proposed distribution of Federal funding to be included in the Draft of the 2022 Annual Action Plan; and,

C. Discuss and provide additional direction regarding potential prioritization of requested Public Service project funding using Community Development Block Grant Program Year/Fiscal Year 2022-2023, in the event the City's 2022 Community Development Block Grant allocation is lower than anticipated.

ALTERNATIVES

No Council Motion or Approval is necessary for this Public Hearing.

AUTHORITY

HUD requires, per Title 24 of the Code of Federal Regulations Section 91, that participating local government jurisdictions involve citizens in the development of the Annual Action Plan and any subsequent substantial amendments; the City of Merced Housing Division Citizen Participation Plan

(Amended); and, the Charter of the City of Merced, Section 405, 409, and 411 et seq.

CITY COUNCIL PRIORITIES

As provided for in the 2021-22 Adopted Budget; and both 2021-22 and 2022-23 Council Priorities under Housing and Homelessness.

DISCUSSION

Staff is requesting that Council hold a Public Hearing to receive public comment regarding the expected funding, preliminary project funding, and proposed distribution and expenditure of Federal funds, which includes the City of Merced's 2022 Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) anticipated grant allocations, as well as projects funded from reallocated prior-year CDBG and HOME carryover and program income funding.

Additionally, staff is requesting comments from the City Council regarding the same above items, as well as requesting "contingency" direction on prioritization of CDBG Public Service project funding, in the event HUD's allocation to the City of CDBG funds is less than anticipated.

The Housing Division has successfully implemented projects approved with the First-Year 2020 and Second Year 2021 Annual Action Plans that meet and carry out these goals and objectives. The 2022 Annual Action Plan will be the third year of the current ConPlan cycle, beginning July 1, 2022, to June 30, 2023 (the 2022 Program Year).

2022 HUD Allocations and Total Funds Available

As of the writing of this report, HUD has not yet announced the nationwide 2022 allocations of CDBG and HOME program funding - this is later than usual, as allocations are typically announced in February each year. Therefore, for now, budgeting of all 2022 CDBG and HOME grant funding is estimated.

Based on recent allocations and the upward trend observed over the last three years, Housing Division staff anticipates receiving the same or slightly more than last year's allocations (\$1,132,674 CDBG and \$548,734 HOME). A total of \$90,000 in CDBG program income is expected by the end of the 2022 program year, with \$66,000 of HOME program income expected.

Last year's Annual Action Plan set aside \$1,743,030 of CDBG for public infrastructure projects that, due to other high-priority Engineering/Public Works projects, were not implemented. Therefore, there is a large amount of carryover CDBG funds that must either be re-implemented for public facilities/infrastructure projects in 2022-23 or re-allocated to other eligible CDBG activities, such as, but not limited to, rental housing rehabilitation, acquisition of real property for a public purpose, clearance/demolition, or a combination of these (CDBG funds cannot be used for new housing construction). Because of the continuing pandemic-related impacts to jurisdictions, HUD has allowed Grantees leniency on "Timeliness" penalties through the end of the 2022-23 program year - therefore, the City will not be penalized for having more than 1.5% of its 2021-22 CDBG allocation on its normal timeliness deadline of May 1, 2022.

Additionally, a large amount of HOME funding that was targeted towards affordable housing projects for the 2021 Program Year was not formally committed to projects, so those funds still remain as carryover funds for the same purpose. With conditional commitment letters recently approved by Council, those funds are getting closer to being formally committed and spent.

In summary, the total estimated/anticipated available funding for the 2022-23 Program Year, including anticipated activity delivery costs (ADC), is \$6,741,551, which comprises of \$2,832,364 of CDBG and \$3,909,187 of HOME funding.

2022 Annual Action Plan

Community Service Organization and Resident Community Needs Input Process:

A Notice of Funding Availability (NOFA) was published in the Merced Sun-Star and Merced County Times on January 6, 2022, notifying the public and community organizations of the availability of project funding and inviting proposals during the application period held from December 30, 2021, to February 25, 2022. Letters were also mailed directly to over 120 community organizations and interested groups inviting proposals.

The NOFA notice was two-fold - inviting both residents and community service organizations to attend one of three in-person, socially distanced/masked community input/information meetings that were held on January 24, January 27, and January 28, 2022. Additionally, a quarter-page ad in multiple languages (English, Spanish, and Hmong) was placed in both newspapers requesting the public's input in two ways - by attendance at the meetings and/or by submitting their input through an online community needs survey. Two of these meetings were broadcast live on Microsoft Teams, with meeting links posted on the City's website and social media. Staff was able to answer several questions asked live through the Teams software. In total, nine organizations and three residents attended the in-person meetings with several other residents attending through Teams, and 141 residents responded through the online community needs survey. Survey responses were also solicited through the February utility bill newsletter and through multiple social media posts in multiple languages. The in-person meetings were held in the first-floor Sam Pipes Room at City Hall, a large, ADA-accessible room and facility where social distancing was possible during the Coronavirus surge the Merced area was experiencing at that time.

As a result of the NOFA process, Housing staff received seven (7) project funding applications, and two are pending receipt (Merced City and County Continuum of Care and Project Sentinel, Inc. - both non-competitive yearly administratively funded projects). The proposed projects are discussed further below.

2022 Community Needs Survey - Preliminary Results

The results of the online Community Needs Survey are still being evaluated by Housing staff in detail, but thus far, responses remain closely consistent with the ConPlan's assessed community needs from 2020, with the top three needs by category listed below:

- **Housing needs:** 1) Decent, safe, affordable housing; 2) building new rental apartments for low-

- to moderate-income (LMI) households; and 3) repairing homes owned by LMI homeowners
- Public Service needs: 1) services for people with special needs (including elderly, domestic violence victims, and disabled); 2) service for people who are homeless; and 3) after school programs and childcare for children/youth under 13 years of age
- Neighborhood Improvement needs: 1) building/improving neighborhood infrastructure (including streetscapes, water/sewer lines, sidewalks/crosswalks); 2) eliminating environmental hazards (litter/dumped items, vacant/dilapidated buildings, and overgrown lots); and 3) upgrading parks and recreation facilities
- Economic Development needs: 1) projects that increase jobs; 2) business development financing for LMI business owners; and 3) financing for job training programs

The above results will be helpful in the Council's prioritization of public service program funding, in the event CDBG (and therefore public service) funding is less than expected, and it is worthwhile to note that program proposals/funding requests submitted during the NOFA process and that are listed further will address a majority of the needs above.

Additionally, it should be especially noted that over 40% of survey respondents, in combination, reported that they have experienced a difficulty paying rent/mortgage and utilities and have had to make difficult trade-off decisions between essential expenses like food, utilities, or transportation in order to meet their housing payment. For this reason, additional emphasis and consideration should continue to be placed on programs that assist with these four essentials.

2022 Project Funding - Preliminary

Public Service Projects:

Per CDBG regulations, the City can use a maximum 15% of the sum of its CDBG allocation and prior -year program income totals towards public service projects (Public Service Cap), which includes supportive services for homeless, youth, disabled, elderly, and LMI families and individuals. As such, the estimated total that may be available for public services activities is approximately \$193,164. Total funds requested for Public Service projects is \$182,788.

Listed below are descriptions of the Public Service project funding applications received from area community service organizations for the 2022 program year. Staff has done an initial assessment of each project to determine that each meets HUD's requirements for basic eligible activities and one of three National Objectives (to benefit LMI individuals, eliminate slum/blight, or address particular urgencies).

Regarding past Council requests for first-time homebuyer (FTHB) counseling or classes that would be available for all residents city-wide, upon further research and consultation with HUD over income eligibility concerns, staff has determined that these classes likely could not be guaranteed to meet HUD's CDBG requirement that the activity meet one of the three National Objectives (being that at least 51% of attendees must be LMI). HOME requirements are even stricter, requiring 100% of attendees to be LMI individuals. On the contrary, if this type of education is included or coordinated as part of a FTHB assistance lending program that strictly limits FTHB assistance to LMI households, such as through State CalHome funding, risk of not meeting the income threshold requirements for

the classes would be abated.

The sum of the requested project funding amounts for 2022 may potentially be over the 15% Public Service Cap if HUD's CDBG allocation is less than expected. As such, Housing staff requests Council's direction as to handling of public service funding awards in that event, such as reducing each proposal by an equal percentage, or by prioritizing by community need, in order to maintain compliance with the Public Service Cap limitation.

1. Organization: Sierra Saving Grace Homeless Project
Program: Emergency Assistance Program
Requested: \$30,000 (CDBG)
Program Description: Sierra Saving Grace requests funding to provide short-term/one-time rental, mortgage, utility and security deposit assistance to homeless and low-income households at risk of homelessness. Payments will be made to the landlords, mortgage holders, or electric/gas utility company on behalf of the tenant/homeowner. Goal of the program is to prevent homelessness and enable safe, healthy living environments for residents.
2. Organization: Alliance for Community Transformations - (ACT - Valley Crisis Center)
Program: Housing Navigation for Survivors of Violence
Requested: \$42,616 (CDBG)
Program Description: Valley Crisis Center is an existing emergency shelter for individuals impacted by domestic violence, sexual assault, and human trafficking. ACT requests 2022-23 funding to support a new, part-time "Housing Navigator" staff person and direct supervisory costs, to provide eligible clients with case management services focused on client housing needs and elimination of housing barriers, and the provision of educational workshops, eligible transportation, and assistance for one-time costs associated with obtaining housing. The program will also network with local housing partners.
3. Organization: Harvest Time
Program: Food 4 You
Requested: \$54,442 (CDBG)
Program Description: This organization provides food distribution to the homeless and low-income residents by on-site delivery to homeless encampments and from drive-by pickup at the church site of Calvary Assembly of God, respectively. Harvest Time requests funding for direct staff costs, gas/electric utility and liability insurance costs for the program's food storage warehouse on the church site, and assistance with mileage costs for delivery of food to the encampments that are within the city limits.
4. Organization: Boys and Girls Club of Merced County *
Program: Journey Upward Merced Program (JUMP)
Requested: \$55,730 (CDBG)
Program Description: The Boys and Girls Club requests funding to expand and target their existing Power Hour and Career Launch programs towards low- to moderate-income families by: 1) providing youth enrichment programs after school and during school breaks to LMI youth, and, 2) preparing youth for the workforce through literacy, character development, self-

sufficiency, life skills, and career and college exploration. Transportation will be provided from schools to the center to allow more LMI youth to participate who otherwise miss out due to a lack of transportation.

** Staff is coordinating with Parks and Recreation staff regarding other City funding commitments and sources regarding these and same/similar activities, to ensure there is no supplanting of funds and duplication of funding activities.*

Housing Projects:

Total CDBG funds requested for Housing projects is \$2,136,200. Total HOME funds requested for housing projects is \$3,377,762. Activity Delivery Cost revenue generated from these housing projects is discussed in the Administrative funding section further below.

1. Organization: Fuller Center for Housing of Merced County (FCHMC)
Program: Development Fee Assistance for HSA Affordable Housing
Requested: \$45,000 (HOME)
Program Description: funding support is requested to assist with eligible soft costs for new construction of affordable housing, which can include costs for preparation of architectural or engineering plans and drawings, title, appraisal, and recording fees, and building permit and impact fees, towards the development of four Housing Successor Agency (HSA) In-Fill Properties (sites 6-9: 1744 I Street, 49 W 18th Street, 150 W 19th Street, and 26 W 18th Street) that the applicant will be acquiring from the HSA and incurring costs for as they develop each site (note: formerly Habitat for Humanity of Merced County)
2. Organization: Central Valley Coalition for Affordable Housing
Program: Community Housing Development Organization (CHDO) project(s)
Requested: \$85,000 (estimated - minimum 15% of HOME allocation) - HOME-CHDO
Program Description: project to be determined -- the City is required to set aside at least 15% of the annual HOME allocation for CHDO projects. If no other CHDO organization is certified during the 2022 program year, these funds will be allocated to Central Valley Coalition for Affordable Housing, the City's current/only CHDO.
3. Organization: Habitat for Humanity of Stanislaus County (HFHSC)
Program: A Brush With Kindness
Requested (2022): \$150,000 (CDBG) - total of \$450,000/three years
Program Description: owner-occupied rehabilitation of single-family homes owned and occupied by LMI homeowners, to improve and preserve privately-owned homes and assist the homeowner with necessary, costly repairs that will allow the home to remain safe to occupy, including lead testing and remediation, roof repair/replacement, HVAC updates, energy efficient windows, and plumbing repairs. HFHSC requests a three-year contract through the end of the current ConPlan period (FY 22-23, FY 23-24, and FY 24-25) with a total request of \$450,000. Initial contract will be funded with available 2022 CDBG of \$150,000 to start the program, to be amended with additional funding when available/new funding to fulfill their total ask of \$450,000 over three years. A maximum of \$50,000 will be used per assisted residence, for a minimum total of nine (9) rehab projects over the three-year period. Housing staff will complete one "Tier One" NEPA environmental review for all three years prior to contract

execution, then a "Tier 2 - Site Specific" review as each homeowner is approved to the program.

4. Organization: Merced Rescue Mission (MRM)
Program: Hope for Families
Requested: \$400,000 (CDBG)
Program Description: acquire a 1- or 2- unit existing residence to repair/rehab, then rent to a formerly homeless or at-risk families with children. Case management and coordination of services is provided by the Merced Rescue Mission to ensure family is successful in finding work and permanent long-term housing.
5. Organization: Sierra Saving Grace Homeless Project (SSG)
Program: Supportive Homeless Project
Requested: \$1,586,200 (CDBG)
Program Description: SSG is seeking to expand their program from single-family to a multi-family project (more than four units). With requested funds, SSG will acquire an existing multi-unit rental housing site, repair/rehabilitate to current building codes, then rent to LMI individuals or families with supportive case management provided by Sierra Saving Grace, if needed. Benefits of program are 1) market-rate multi-family sites are converted to affordable housing, which addresses both the affordable rental housing unit shortage and homelessness; and 2) neighborhoods are improved by the rehabilitation of the units; 3) preserves housing, as units may need major repairs.
5. Organization: Upholdings (or, To Be Determined, if project financing can't be secured)
Program: 1213 - Studio 6 (Transitional, Permanent-Supportive Housing)
Requested: \$1,347,762 (HOME)
Program Description: funding will be set aside for this project while the project secures other financing. Proposed project would convert an existing two-story motel to 80 units of permanent supportive housing for special needs individuals. An Environmental Assessment under NEPA/HUD requirements is underway. HOME funds could be used towards acquisition or rehab/conversion of units.
6. Organization: Meta Housing Corp. (or, To Be Determined, if project financing can't be secured)
Program: Devonwood Village (Affordable Housing)
Requested: \$1,900,000 (HOME)
Program Description: funding will be set aside for this project while the project secures other financing. Proposed project would construct 156 multi-family affordable housing units within five three-story buildings and a one-story community building. An Environmental Assessment under NEPA/HUD requirements is underway. HOME funds would be used towards site acquisition.
7. Organization: Visionary Home Builders, Inc.
Program: Parsons Avenue Apartments
Requested: \$0 (CDBG or HOME - eligible costs only)
Program Description: in the event either CDBG or HOME funding becomes available during the 2022 Program Year, the 2022 Annual Action Plan will include as a planned project this 108-

unit affordable rental housing project, located at 1808 Parsons Avenue, in southeast Merced and Census Tract 17.00. Amenities planned for the five-building, three-story complex would include a community center/office building, a sports court, playground area, and associated parking in a gated community.

Infrastructure/Capital Improvement Projects

If additional CDBG funding becomes available during the 2022 program year, approximately \$80,000 is needed to supplement several park upgrade projects being planned by the Public Works Department where ADA improvements are needed, which can be funded with CDBG funds.

Those parks, all located in areas where HUD requires at least 51% of the residential households are of low- to moderate-income in order to use the funds for this purpose, are:

- Frederick Douglas Park (V & W, 8th Streets)
- Benjamin Tanager Park (T & W, 3rd Streets)
- The Love Veasley Family Park (Canal & W, 6th Streets)
- Parque de Los Angelitos - Little Angels Park (H & W, 11th Streets)
- 12th and G Street Park (E, 12th Street, between E and G Streets)

2022 Administrative/Other Funding

1. Organization: Self-Help Enterprises
Program: Administration of CalHome funded programs
Requested: \$12,000 (CDBG - Admin)
Program Description: In December 2021, with the assistance of Self-Help Enterprises, the City of Merced applied for \$2.5 million in State CalHome funding for a First Time Homebuyer Program and a Homeowner Rehab Program. Award announcements are expected to be announced at any time. If awarded, Self-Help Enterprises, Inc. will be administering both programs over the next three years with \$12,000 of CDBG Administrative funding each year.
2. Organization: Project Sentinel, Inc.
Program: Project Sentinel Fair Housing
Requested: \$30,000 (HOME - Admin)
Program Description: Providing Fair Housing services, education, and outreach to City of Merced residents. Project Sentinel provides comprehensive fair housing services of civil rights enforcement (audits and complaint-based investigations) and community outreach and education. Education and outreach activities inform community members of their fair housing rights and responsibilities. These services are provided throughout the rental and homeownership process and are available to home seekers, in-place residents, and housing providers. Provision of these services will help create and maintain healthy communities and will assist the City of Merced in meeting its obligations to affirmatively further fair housing. Project Sentinel proposes to emphasize education of general housing rights to low-income tenants and housing providers (property owners, managers, property management companies).

3. Organization: Merced County Human Services Agency
Program: Merced City and County Continuum of Care Collaborative Applicant
Requested: \$38,000 (CDBG - Admin)
Program Description: The purpose of the Collaborative Applicant is to act as the legal entity for the Merced City and County Continuum of Care Board and to provide administrative support. This includes completing the annual Grant Inventory Worksheet, CoC Application for funding, annual Homeless Count, HIC/PIT/AHAR reporting, grant monitoring, CoC meetings, ESG Grant Application, 10 Year Plan to End Homelessness, HEARTH Regulation Implantation, Coordinated Entry System, and apply for any new funding available for homeless services. CDBG administrative funds will support the Collaborative Applicant staff position for the CoC and the City/County cooperative effort to reduce and eliminate homelessness within the City and County of Merced.
4. Organization: City of Merced Housing Division
Program: Housing Program Administration - CDBG, HOME
Budget - all figures estimated at this time:
Housing Division - Direct Admin (CDBG): \$ 72,011
Housing Division - Direct Admin (HOME): \$ 24,873
Housing Division - Indirect Admin (CDBG): \$122,000
Total Direct/Indirect Admin - CDBG and HOME: \$218,884
Projected Activity Delivery Cost (ADC) Revenue (from certain projects above):
ADC (CDBG): \$258,989
ADC (HOME): \$476,552
Total ADC from projects - CDBG and HOME: \$735,541
5. Organization: Community Economic Development Corporation
Program: Non-Profit Organization Capacity Building (Other - Technical Assistance)
Requested: \$0 (CDBG)
Program Description: in the event more CDBG funding becomes available during the 2022 Program Year, and with Council's recommendation, the 2022 Annual Action Plan will include as a planned project capacity building training for non-profit organizations, with specific details to be worked out in that event. During the RFQ process last spring (April/May 2021) to create a ready-list of housing related partners, the Development Services Department received a qualifications portfolio and proposal from Community Economic Development Corporation (CEDC) for provision of capacity building training to Community Development Corporations (CDCs) and Community Housing Development Organizations (CHDOs) to "increase the human, financial, and technical resources" of these organizations that construct, rehab, repair, and purchase affordable housing in the City. HUD allows CDBG funds to be used for activities specifically designed to increase the capacity of non-profit organizations to carry out specific CDBG-eligible neighborhood revitalization or economic development activities, including specialized training to the staff of the non-profit organizations that will be carrying out revitalization/economic development projects that meet a National Objective (general operational/admin costs not eligible). If CDBG funding becomes available, and at Council's direction, staff will explore specific revitalization/ economic development projects and non-profit organizations that could receive such training and assist in such projects, potential amendments that may need to be made to the Consolidated Plan to include neighborhood

revitalization projects in the expected projects list, as well as any specific regulatory requirements and restrictions that HUD may have for these endeavors.

Fair Housing Requirements:

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) requires that the recipients of Federal funds from HUD, such as the City of Merced, are obligated to determine who of its citizens lacks access to opportunity and address any inequities among protected groups (due to race, color, national origin, religion, gender/gender identity, familial status, and disability), work to reduce segregation, and endeavor to provide greater opportunities to racially or ethnically concentrated areas of poverty.

To help the City meet these responsibilities, the City uses a portion of its administrative funding annually to partner with Project Sentinel, Inc. (listed above) to ensure that housing opportunities in the City are provided fairly and equally to those protected groups and all residents. Project Sentinel provides education to tenants, landlords, and community members about fair housing laws, investigates complaints, advocates for those who are experiencing housing discrimination, and provides tenant-landlord dispute resolution and mediation.

National Environmental Protection Act (NEPA) Requirements:

All federally-funded projects and their related activities, regardless of the level of potential environmental impact, undertaken using the City's allocations of CDBG, HOME, HOME-ARP, and CDBG-CV funds are subject to the provisions of the National Environmental Protection Act of 1969 as amended (NEPA), which established national policies, goals, and procedures for protecting, restoring, and enhancing environmental quality. In addition to NEPA requirements, projects are also subject to other Federal laws related to environmental conditions, as well as similar authorities at the state and local levels.

In meeting these environmental responsibilities, as part of the development of this Annual Action Plan, staff will ensure that the intended use of the City's HUD entitlements as explained in this report and the Draft Annual Action Plan, when approved, will be fully evaluated for compliance with NEPA and an environmental review completed prior to execution of grant agreements or other documents legally committing the City to fund the projects. For most projects, an environmental review (or HUD-accepted tiered review) will either be underway or be completed and filed prior to Council approval of the Annual Action Plan in May 2022.

Next Steps

While a full-text draft of the 2022 Annual Action Plan is not ready to present with this report, a First Draft will be posted to the City's website by April 16, 2022, for a 30-day Public Review and Comment Period that will be held from April 16-May 16, 2022. A second and final public hearing will be held at the Council meeting of May 16, 2022, where Council will be asked to approve the final draft of the plan.

Housing staff is on track to submit a Council-approved 2022 Annual Action Plan to HUD by May 31, 2022, back in line with the normal submission timeline. An "on-time" submission ensures that the

programs funded with the plan are able to implement their programs in a timely fashion. Unlike the previous two program years, HUD has not issued any submission extensions or reduced public comment period waivers for 2022 plans to help compensate for Coronavirus Pandemic-related delays.

Shortly after submission of the Annual Action Plan to HUD, staff will begin the public participation and input process necessary for preparation, development, and submission of the HOME-ARP Allocation Plan through a required Substantial Amendment to the 2021 Annual Action Plan, both required for the eventual use of HOME-ARP funds allocated to the City of Merced by HUD on April 28, 2021 (\$1,988,778). There is no deadline for submission of the Allocation Plan/Substantial Amendment to HUD - however, all allocated funds must be spent by the end of September, 2030.

IMPACT ON CITY RESOURCES

No budget or appropriation action is required at this time.

Funding for the 2022 HUD Annual Action Plan is representative of the 2022-2023 Housing Division budget in the concurrent development of the overall City budget for the next City fiscal year. Funds presented as CDBG and HOME anticipated allocations are based on actual allocations from the last three program years.

ATTACHMENTS

1. Presentation



CITY OF MERCED

Merced Civic Center
678 W. 18th Street
Merced, CA 95340

ADMINISTRATIVE REPORT

File #: 22-378

Meeting Date: 5/16/2022

Report Prepared by: Kimberly Nutt, Housing Program Supervisor, Housing Division/Development Services Department

SUBJECT: Second Public Hearing for Receipt of Public Comment Regarding the U.S. Department of Housing and Urban Development (HUD) 2022 Annual Action Plan; Review Changes to Proposed Expenditures of Community Development Block Grant and Home Investment Partnership Program Funds for Fiscal Year 2022-2023; Update on 2022 HUD Allocation; and Continue the Public Hearing to June 21, 2022

REPORT IN BRIEF

Provides an update on the delayed announcement by HUD of 2022 Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) grant allocation amounts, as well as review of changes to anticipated project funding categories and amounts since the First Public Hearing on April 4, 2022; conduct a Public Hearing to receive any new public comments; and, continue this Public Hearing to June 21, 2022, after receiving all comments.

RECOMMENDATION

City Council -

- A. Open the Public Hearing to receive any new public comment regarding the Draft 2022 Annual Action Plan; and,
- B. Discuss and provide any additional direction and/or comment regarding the Draft 2022 Annual Action Plan, including changes to project funding; and,
- C. Adopt a motion continuing the Public Hearing to the June 21, 2022, Council meeting.

ALTERNATIVES

- 1. Refer to staff for reconsideration of specific items (specified items to be addressed in the motion to continue this Public Hearing); and,
- 2. In consideration of the delayed HUD allocation announcements, Council can choose to extend the 30-Day Comment Period for a specified number of additional days (specified number of additional days to be stated in the motion to continue this Public Hearing).

AUTHORITY

HUD requires, per Title 24 of the Code of Federal Regulations Section 91, that participating local government jurisdictions involve citizens in the development of the Annual Action Plan and any

subsequent substantial amendments; the City of Merced Housing Division Citizen Participation Plan (Amended); and, the Charter of the City of Merced, Section 405, 409, and 411 et seq.

CITY COUNCIL PRIORITIES

As provided for in the 2021-22 Adopted Budget; and both 2021-22 and 2022-23 Council Priorities under Housing and Homelessness.

DISCUSSION

Background - Public Hearings and HUD Postponed Allocation Announcement

On March 17, 2022, Housing staff published Public Notices in both the Merced Sun-Star and the Merced County Times in multiple languages that informed interested Merced residents that two Public Hearings would be held for preparation and development of the 2022 Annual Action Plan, on April 4, 2022, and May 16, 2022. At the time of this publishing, City staff expected that HUD would soon publish the 2022 Federal funding announcements, which would include the amounts of CDBG and HOME funds that were to be allocated to the City of Merced, within their normal annual announcement timeframe of February/March.

On March 31, 2022, staff received Notice #CPD-22-05 dated March 25, 2022, from HUD informing all Federal Award "formula" grantees that grant award announcements were expected to occur on or around May 13, 2022, and providing guidance and instructions of how and when to submit their 2022 Annual Action Plans on a deferred schedule. Essentially, the notice instructed the City that our adjusted 2022 Annual Plan submission deadline would be 60 days from the actual date of allocation announcements. Given the HUD's estimated announcement date of May 13, this would place our Plan submission deadline at July 13, 2022. Once HUD announces the actual amounts, Housing and other City staff will need sufficient turnaround time to update and verify all resource and expenditure figures for preparation of the Final Plan that will be presented for approval at the continued final public hearing - thus staff's request to continue this Public Hearing to June 21, 2022.

HUD's March 25th Notice also instructed grantees to clearly state in Draft Plans presented to the public before actual allocations are announced that all expected resource/allocation, project funding, and other amounts tied to the 2022 allocation are based on an estimated allocation, not actual, and requires the City to provide a Contingency Plan within the Draft Plan that explains how these estimated amounts would be handled in the event the actual allocation is higher or lower than what has been estimated. As such, the Preliminary Draft of the 2022 Annual Action Plan was posted on April 16, 2022, with clearly stated estimated amounts in all appropriate sections and the required Contingency Plan included in the Executive Summary, in order to open the 30-day comment period that is currently running between April 16 - May 16, 2022. Staff included Council's direction provided at the April 4, 2022, Council meeting regarding Public Service project prioritization in the Contingency Plan.

As of the writing of this report, there have been no updates from HUD regarding 2022 grant award amounts. At this May 16th meeting, it is possible that HUD will have just recently announced actual allocations. If that is the case, staff will provide at least an initial overview of actual available funding

resource and updated project funding amounts at the meeting for the benefit of the Public and Council.

Finally, due to the updates that will have to be made to the Draft Plan after this Public Hearing to update the plan with actuals, and in the interest of transparency, staff would suggest that Council consider extending the 30-day Public Review and Comment period to May 31, 2022, to give the public additional opportunity to view and comment on actual figures. Updates to the Draft will be reposted up to this date as ongoing work to each section is completed. The City's adopted Citizen Participation Plan and HUD require only a minimum 30-day review and comment period.

Changes to Project Funding Since Last Meeting (April 4, 2022):

Since the April 4, 2022, Council meeting, when 2022 Project funding was introduced, there have been changes to anticipated CDBG and HOME projects, as follows:

1. *Merced Rescue Mission (MRM) - Acquisition and Rehabilitation Project (CDBG: \$440,000):*
 - Due to an extremely competitive housing market, the MRM program has had a difficult time in successfully opening escrow on an appropriate single-family home using their current 2021 awarded funds. As these funds cannot be used to purchase a home over its appraised value, MRM has continually been overbid in its multiple attempts to purchase. It can be reasonably foreseen that MRM will continue to have these same difficulties with any new 2022 funding; thus, MRM has formally withdrawn its 2022 project funding request, in hopes that the housing market will be friendlier for 2023 funding next year.

The \$440,000 of CDBG funding will be spread over other projects, as explained in #2 through #4 below.
2. *CDBG: \$88,000 - Neighborhood Parks ADA Improvements:*
 - The proposed ADA access improvements to five neighborhood parks in South Merced can be fully funded with \$80,000 of project costs and \$8,000 of activity delivery costs (ADC), for a total of \$88,000 of CDBG funding.
3. *CDBG: \$180,000 - Habitat for Humanity of Stanislaus County - Homeowner Rehabilitation:*
 - Additional 2022 CDBG funding can be added that would fully fund the first year of this three-year contract. The \$180,000 includes 20% of ADC in the amount of \$30,000 (previously, all but \$12,775 of the ADC could be funded).
4. *New 2022 CDBG project funding - remaining CDBG (approximately \$339,225):*
 - Engineering staff is currently beginning work on a 2021 CDBG-funded infrastructure project at the southeast corner of S. Canal Street and W. Childs Avenue that will now be supplemented with 2022 funds in order to fully accomplish the goals of the project, which is to provide full ADA pedestrian access for Low- to Moderate-income residents living south of the future grocery store site to amenities to the north, as well as to pre-install public improvements adjacent to the shopping center site to make it more attractive to potential investors. With the additional \$339,225 of 2022 CDBG added to

previously approved 2021 CDBG project funding of \$825,000, this project will now have a budget of \$1,164,225 (includes 10% for ADC).

5. HOME: \$3,233,214: Affordable Housing Projects (*estimate*):

- Meta Housing Corp - Devonwood Apartments: when initial 2022 project funding was introduced, staff was expecting to partner with Meta Housing Corporation for a 156-unit affordable housing development that would use \$1.9 million of HOME funds to acquire the subject property. However, staff recently received unfortunate news from the developer that their State Tax Credit application was not awarded; therefore, this project will not be moving forward.
- UP Holdings' project - 80-unit motel conversion at 1213 V Street: Proposed project funding presented at the meeting on April 4, 2022, informed Council that approximately \$1,347,000 of HOME funding would be set aside to supplement State-awarded Homekey funding to aid in rehabilitation and conversion of this existing motel to 80 affordable and permanent supportive units. This was stated incorrectly, as it was HOME-ARP funds that was originally being considered to help finance the project. However, due to timing conflicts related to the actual/expected availability of HOME-ARP funds relative to the speed at which funds will be needed by the developer to meet strict Homekey completion deadlines, this project will now use ARPA funds.
- The use of HOME funds will remain targeted specifically to affordable housing projects. Development Services staff is currently in discussions with at least three other potential affordable housing developments that could benefit from these funds.

Next Steps - Revised:

As previously discussed, HUD's delayed formula grant allocation announcement has altered the timeline to which the final version of the 2022 Annual Action Plan is expected to be presented and approved by Council, as when the Plan is expected to be submitted to HUD for approval of projects, yearly goals, and other plan sections.

Following HUD's estimated "on or around May 13" announcement date, and following anticipated City Council approval at the continued meeting of June 21, 2022, Housing staff will finalize and submit the Annual Plan within the 60 day deadline that HUD has extended through its March 25, 2022, notice. Thereafter, HUD approval is expected within approximately 45 days, or by late August/early September.

Following this anticipated timeline, the City may have access to 2022 CDBG and HOME funds by approximately mid- to late-September, and contracts with subrecipients will commence. Subrecipient agreements over the 2022 formal bid threshold will come back to Council for approval.

IMPACT ON CITY RESOURCES

No budget or appropriation action is required at this time.

File #: 22-378

Meeting Date: 5/16/2022

Funding for the 2022 HUD Annual Action Plan is representative of the 2022-2023 Housing Division budget in the concurrent development of the overall City budget for the same period.

ATTACHMENTS

1. Presentation



CITY OF MERCED

Merced Civic Center
678 W. 18th Street
Merced, CA 95340

ADMINISTRATIVE REPORT

File #: 22-433

Meeting Date: 6/21/2022

Report Prepared by: Kimberly Nutt, Housing Program Supervisor, Housing Division/Development Services Department

SUBJECT: Continued Public Hearing for Receipt of Public Comment Regarding the U.S. Department of Housing and Urban Development (HUD) 2022 Annual Action Plan; and Request to Further Continue the Public Hearing and Anticipated Approval of the Annual Plan to the July 5, 2022, City Council Meeting

REPORT IN BRIEF

Provides a brief update on the final readiness of the Draft 2022 Annual Action Plan and public comments received during the extended Public Review and Comment Period; and, re-open the Public Hearing that was continued from the meeting of May 16, 2022, to receive any new public comment; and, further continue the Public Hearing and postpone anticipated approval of the Draft Plan to July 5, 2022, after receiving all comments.

RECOMMENDATION

City Council -

A. Re-open the Public Hearing to receive any new public comment regarding the Draft 2022 Annual Action Plan; and,

B. Adopt a motion continuing the Public Hearing and Postponing Approval of the Draft 2022 Annual Action Plan to the July 5, 2022, Council meeting.

ALTERNATIVES

1. Refer to staff for reconsideration of specific items (specified items to be addressed in the motion to continue this Public Hearing); and,
2. Continue the Public Hearing and Postpone approval of the 2022 Annual Action Plan to an alternative future meeting that occurs before HUD's submittal deadline of July 13, 2022 (date and time to be specified in the motion).

AUTHORITY

HUD requires, per Title 24 of the Code of Federal Regulations Section 91, that participating local government jurisdictions involve citizens in the development of the Annual Action Plan and any subsequent substantial amendments and, pursuant to 24 CFR Subpart F, the City is required to submit the Annual Action Plan to HUD for approval to receive 2022 Program Year grant funds; the City of Merced Housing Division Citizen Participation Plan (Amended); and, the Charter of the City of

Merced, Section 405, 409, and 411, et seq.

CITY COUNCIL PRIORITIES

As provided for in the 2021-22 Adopted Budget; and both 2021-22 and 2022-23 Council Priorities under Housing and Homelessness.

DISCUSSION

After re-opening the Public Hearing that was continued to today's meeting from the last review of this item on May 16, 2022, and accepting any additional public comment from residents, staff respectfully requests that Council further continue the Public Hearing to the July 5, 2022, scheduled Council meeting, to allow staff additional time to prepare the 2022 Annual Action Plan to an approval-ready state.

There have been no subsequent changes to allocation or project funding amounts following the May 16, 2022, meeting.

Since the May 16, 2022, meeting, staff has been working on updating and reposting the Public Review Draft to provide residents an opportunity to view actual funding resource and project expenditure figures, rather than estimates, during the extended Public Review and Comment Period approved by Council at the last meeting. After running an additional 15 days, this extended comment period ended on May 31, 2022, with no written comments received from the public.

Along with current and prior-year program year close-out activities typical for the May-June period, Housing Division staff has continued to work on updating all sections of the 2022 Draft Plan with descriptions of the City's multiple concurrent non-Federal approvals and projects over the last year; however, this and the additional work created by HUD's late allocation announcement has affected the ability to have a finished, quality draft ready for a previously targeted approval at today's meeting.

HUD officially announced the 2022 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Program allocations on May 13, 2022. Representatives from the regional HUD office in San Francisco notified its grantees of the announcement on Tuesday, May 17th. As staff briefed Council at the last meeting, HUD had previously informed grantees that the adjusted submittal deadline would be 60 days from the official allocation announcement date.

Given HUD's official submittal deadline is not until July 13, 2022, staff is requesting approval be postponed to the July 5, 2022, meeting. Staff is targeting Friday, July 8th of the same week to then submit the approved plan to HUD.

IMPACT ON CITY RESOURCES

No budget or appropriation action is required at this time.

Funding for the 2022 HUD Annual Action Plan is representative of the 2022-23 Housing Division budget in the concurrent development of the overall City budget for the same period.

ATTACHMENTS

File #: 22-433

Meeting Date: 6/21/2022

No attachments.



CITY OF MERCED

Merced Civic Center
678 W. 18th Street
Merced, CA 95340

ADMINISTRATIVE REPORT

File #: 22-514

Meeting Date: 7/5/2022

Report Prepared by: Kimberly Nutt, Housing Program Supervisor, Housing Division/Development Services Department

SUBJECT: Final (Second) Public Hearing for Receipt of Additional Public Comment and Approval of the U.S. Department of Housing and Urban Development (HUD) 2022 Annual Action Plan

REPORT IN BRIEF

Re-open and hold the Second Public Hearing that was continued from May 16 and June 21, 2022, to receive final public comment regarding the Draft 2022 Annual Action Plan; Discuss and provide any direction to staff regarding any final changes to funding activities or other items; Commitment of funding to proposed subrecipient projects; Approval of the 2022 Annual Action Plan; and, authorizing the City Manager to execute all documents necessary to submit the finalized plan to HUD and to accept the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) grants after approval by HUD.

RECOMMENDATION City Council -

A. Re-open and conduct the Public Hearing to receive any final public input regarding the Draft 2022 Annual Action Plan; and,

B. Discuss and provide direction to staff regarding any requested final changes to the Annual Plan text and Subrecipient and other proposed projects;

And, Adopt a Motion:

C. Committing HUD funding to the proposed subrecipient projects, as listed in the Administrative Report, contingent upon HUD's final approval and provided all National Objectives and other related HUD requirements, including environmental clearances, are met for each project; and,

D. Adopting **Resolution 2022-41**, A Resolution of the City Council of the City of Merced, California, Approving the 2022 HUD Annual Action Plan, certifying compliance with the requirements of the Community Development Block Grant (CDBG) Program and Home Investment Partnership (HOME) Program, and authorizing Staff to submit all approved documents and certifications to the U.S. Department of Housing and Urban Development; and,

E. Authorizing the City Manager or designee to execute all related documents, allow staff to make any modifications as necessary to submit the Final Draft of the 2022 Annual Action Plan, and to

accept the CDBG and HOME grants after approval by HUD.

ALTERNATIVES

1. Approve, as recommended by staff; or,
2. Approve, as revised by the City Council; or,
3. Deny the request; or,
4. Refer back to staff for reconsideration of specific items (specific items to be addressed in City Council motion); or,
5. Continue to a future City Council meeting (date and time to be specified in City Council motion).

AUTHORITY

The U.S. Department of Housing and Urban Development (HUD), per Title 24 of the Code of Federal Regulations (CFR) 91.105, requires that participating jurisdictions involve citizens in the development of each Five-Year Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER), including any substantial amendments to the plans; the Charter of the City of Merced, Section 405, 409, and 411 et seq. of the City of Merced; and, pursuant to 24 CFR Subpart F, the City is required to submit the Annual Action Plan to HUD for approval to receive 2022 Program Year grant funds.

CITY COUNCIL PRIORITIES

As provided for in the 2022-23 Adopted Budget; and both 2021-22 and 2022-23 Council Priorities under Housing and Homelessness.

DISCUSSION

After re-opening the Public Hearing continued from the May 16 and June 21, 2022, meetings and accepting final public comment, staff requests that Council conduct a final review and approve the Draft 2022 Annual Action Plan (Attachment 1) at this meeting.

Additionally, staff is requesting any final recommendations and/or changes from Council regarding the project funding, which will be allocated to the requesting subrecipients with the motion to approve the overall plan. Any requested final Council changes will be incorporated into the final approved draft to be submitted to HUD by the extended submittal deadline of July 13, 2022.

Following submittal, HUD may require City staff to edit elements of the plan in order to meet specific HUD requirements and regulations that will enable acceptance and approval of the plan. As such, staff requests permission, through the City Manager's authority, to complete these changes to Council's approved final draft.

Pursuant to 24 CFR 91.500(a), HUD advises that the City should submit its Annual Action Plan at least 45 days before the start of the program year (July 1st, annually), or by May 15th of each year. However, this year, as Council and the Public was advised at the May 16, 2022, meeting and Public Hearing, HUD's announcement of formula-calculated 2022 allocation amounts was late this year, and thus, HUD adjusted the City's "45 day" submittal deadline to 60 days from the date the allocation announcement was made, which was May 13, 2022. As such, this necessitated continuing the May 16, 2022, Public Hearing to June 21, 2022, and then to July 5, 2022, to give staff sufficient time to re-

adjust all the estimated figures posted in the Public Review draft to actual dollar figures and further update other sections of the plan as needed.

Eligible Activities Using CDBG and HOME Funds - Quick Review

Expenditure of CDBG and HOME funds is entirely regulated by HUD and the City, by accepting HUD's allocation of those funds, is required to follow those laws. CDBG is regulated under Title 24 of the Code of Federal Regulations (CFR) Part 570, and HOME by 24 CFR Part 92.

CDBG can only be spent on certain eligible activities under the general categories of Acquisition/Disposition, Public Facilities and Improvements, Public Services, and Housing - but not construction of new housing. In addition, CDBG activities must meet at least one of the three HUD National Objectives, being: 1) activities benefitting low- and moderate-income persons; 2) activities which aid in the prevention or elimination of slum or blight; and, 3) activities designed to meet community development needs having a particular urgency (such as during a national or locally declared emergency). At least 70% of all CDBG funds must be directed to benefitting low- to moderate-income persons and households, and a maximum of 15% of the combined sum of the yearly CDBG allocation plus program income can be - but is not required to be - directed to activities HUD considers public services. Therefore, the City is limited to this sum as to how much we can fund to local organizations for public service funding. Administration costs are strictly limited to 20% of the year's allocation, and housing-related projects such as acquisition of property with associated rehabilitation activities is not a public service and is not subject to the 15% cap. Finally, the City is required to spend all or most of its CDBG allocation each year and have no more than 1.5% of funds remaining by May 1st of each year ("timeliness deadline") or HUD may penalize with a smaller allocation of funding in ensuing years.

HOME funds, unlike CDBG, can be directed specifically to construction of new rental housing units, and all HOME funds must benefit low- to moderate-income persons. Administrative costs is limited to 10% of the HOME allocation, and HUD requires HOME grantees to set aside a minimum of 15% towards activities to be carried out by a Community Housing Development Organization (CHDO), which can also be directed to construction of rental housing units. Other eligible uses of HOME funds include homeowner rehabilitation, homebuyer activities (acquisition, new construction, or rehabilitation), and tenant-based rental assistance (TBRA) activities.

Recommended 2022 Project Funding - Public Services, Housing, Infrastructure, and Administrative Projects

Initial proposed project funding was introduced at the April 4, 2022, Public Hearing (Attachment 2), where staff presented the full list of funding requests received, an initial overview of project type, nature and National Objective of the program, and staff's recommendations regarding funding. At the April meeting, staff had not received notification from HUD as to how much the 2022 CDBG and HOME allocations would be, but days earlier had just been notified by HUD that the announcement of allocations would be severely delayed.

Since the April 4th Public Hearing, two things have occurred that have affected some of the project funding amounts: 1) withdrawal by the Merced Rescue Mission of its \$400,000 CDBG housing

acquisition/rehab funding request due highly competitive housing market conditions (resulting in a shift of funding); and, 2) receipt of actual allocation figures from HUD on May 13, 2022 (CDBG was lower and HOME was higher than estimated).

The below are the final lists of recommended subrecipient program funding amounts and other project funding. Each meets a basic HUD-eligible activity, one of the three HUD National Objectives, and addresses a priority community need as reported in the City's adopted 2020-2024 Five Year Consolidation Plan (ConPlan).

• Project Funding: Public Services - CDBG (15% cap = \$196,416):

<u>Organization</u>	<u>Project Description</u>	<u>Amount Requested</u>	<u>Funding / Final Total</u>
Sierra Saving Grace	Short-term rental/mortgage/utility (gas & electric) assistance	\$ 30,000	\$ 30,000
Alliance for Community Transformations	Housing navigation services and deposit assistance for shelter residents	\$ 42,616	\$ 42,616
Harvest Time	Food Distribution service - operation cost assistance	\$ 54,442	\$ 54,442
Boys and Girls Club of Merced County	Youth Enrichment - literacy, character, life, career/college skills development for high school-aged youth; incl. cost of transportation	\$ 55,730	\$ 55,730
Total Public Service:			\$ 182,788

• Project Funding: Housing-Related Projects - CDBG, HOME, and 15% HOME-CHDO

<u>Organization</u>	<u>Project Description</u>	<u>Source</u>	<u>Amount Requested</u>	<u>Funding / Final Total</u>
Habitat for Humanity, Stanislaus	Owner Occupied Rehabilitation	CDBG	\$ 150,000	\$ 150,000
Sierra Saving Grace	Multi-family rental unit acquisition with rehab	CDBG	\$ 1,586,200	\$ 1,568,065
Fuller Center for Housing of Merced County	Development fee assistance for single family home construction (HSA Affordable Housing Sites)	HOME	\$ 45,000	\$ 45,000
T.B.D.	New construction - affordable rental housing project(s)	HOME	n/a	\$ 3,151,115

Central Valley Coalition for Affordable Housing	New construction or rental unit rehab project(s) - <i>can be combined with above HOME project</i>	HOME CHDO	n/a	\$ 90,479
Total Housing-Related Projects:				\$ 5,004,659

• Project Funding: Parks & Infrastructure Projects - CDBG

Project	Scope of Work	Location	Funding / Final Total
Parks ADA Improvements	Install ADA improvements from right-of-way to play equipment to improve access	Frederick Douglas Park	\$ 80,000
		Benjamin Tanager Park	
		Love Veasley Fam Park	
		Little Angels Park	
		12 th and G Park	
Crosswalk / ADA Improvements	Addition of crosswalks across W. Childs to existing 2021 project	Southeast corner of S. Canal Street and W. Childs Avenue	\$ 293,190
Total Parks & Infrastructure:			\$ 373,190

• Project Funding: Administrative Costs - CDBG (20%), HOME (10%), and Activity Delivery

Organization	Project Type	Source	Funding / Final Total
Self-Help Enterprises	Administration of first year of CalHome 2021 First Time Homebuyer & Owner Occupied Rehab programs	CDBG Admin	\$ 12,000
Merced County Human Services Agency	Continuum of Care Collaborative Applicant admin funding	CDBG Admin	\$ 38,000
Project Sentinel Inc	Fair Housing Services	HOME Admin	\$ 30,000
City of Merced Housing Division	Direct and Indirect Administrative Costs	CDBG & HOME Admin	\$ 218,301
City of Merced Housing Division	Activity Delivery Costs (ADC) from all applicable projects	CDBG & HOME ADC from projects	\$ 919,247
Total Administrative Projects:			\$ 1,217,548

2022 HUD Allocations and Total Funds Available

The CDBG allocation of funding for Fiscal Year 2022-23 is \$1,099,911, plus \$90,000 of program income (PI) and \$1,593,043 in prior-year resources. The FY 2022 HOME allocation is \$603,192, with an estimated \$66,000 in program income during the year and \$3,428,039 in prior-year resources. Combined, the total of HUD FY 2022 program allocations and other revenue is \$6,880,186. The Housing Division does not receive any revenue from the General Fund.

Citizen Participation

Three Community Needs Input and Community Organization Information Meetings were held in January of 2022, concurrent with the Community Needs Assessment survey that was pushed via website, social media (Facebook and Instagram), radio spots on KYOS, and utility bill inserts. Two of the three Community Input meetings were held hybrid in-person and via Microsoft Teams links.

An extended 45-day public review and comment period (including an additional 15 days added by Council at the meeting of May 16, 2022) was held from April 16 through May 31, 2022, and Housing staff received no written, in-person, or other comments during the comment period. The draft plan was posted for public viewing on the Housing Division website (www.cityofmerced.org/housing) and viewing locations and comment submission methods were published in the Merced Sun-Star and Merced County Times newspapers on March 17, 2022, with the Public Hearing Notice that noticed the April 4, 2022, and May 16, 2022, public hearing dates, as well as on the Housing webpage.

Citizen participation in this process is crucial to a complete and thorough plan. Community needs input workshops and informational meetings, announcements of project funding availability, online community needs assessment surveys, town hall meetings, public hearings, and even social media comments on the City's Instagram and Facebook pages provide citizens the opportunity to participate in and give input to the community's needs and this plan as it is being developed. These plans are essentially guided by the needs and the priorities expressed by residents and community stakeholders who participated in the process.

The 2022 Annual Action Plan implements the third year of the 2020-2024 Consolidated Plan that was approved by Council on November 30, 2020, and by HUD on March 10, 2021. Housing staff continues to work diligently to implement programs that were allocated 2020 and 2021 funding, but that were delayed in receiving it due to the tumultuous last two years of the COVID-19 pandemic. The 2022 plan includes a description of how this year's funding will be used to address identified objectives for housing, homelessness, and economic development, and describes the vast accomplishments of the last year regarding affordable housing policy and funding awards, including \$28.4 million in State Homekey awards and \$2.5 million of 2021 CalHome funding.

IMPACT ON CITY RESOURCES

No budget appropriation action is required at this time. The Housing Division expects that it will not need any funding from General Fund as a supplement for the 2022-23 Fiscal Year, as all administrative costs are covered by the CDBG and HOME admin allowances and activity delivery costs.

ATTACHMENTS

1. Final Draft 2022 Annual Action Plan
2. Admin Report - April 4, 2022
3. Admin Report - May 16, 2022
4. Admin Report - June 21, 2021
5. Draft Resolution

9. Other Outreach:

- a. Fair Housing Month/Resources**
- b. Homekey Award - CC915**
- c. Homekey Award - Up Holdings**
- d. CalHome Award - FTHB/OOR Program**
- e. ARPA Spending Plan Press Release**
- f. Childs and B Housing Project - Opening**

a. Fair Housing Month Post: April 4th, 2022



Fair Housing Resources and Services

Fair Housing Services for Merced City Residents:

Through federal funding provided by the U.S. Housing and Urban Development, the City of Merced is contracted with Project Sentinel, Inc. to assist tenants and landlords within the City of Merced city limits with fair housing education, dispute resolution, and advocacy.

Project Sentinel may be able to help with:

- Investigating your complaint
- Educating the owner or manager about their legal obligations
- Negotiating with the property owner or manager on your behalf
- Helping you file a complaint with a state or federal fair housing enforcement agency
- Advocating for you during the complaint process

Contact Project Sentinel:

- Telephone - Toll Free: (888) 324-7468 or (800) 339-6043
- TTY: 7-1-1
- Website: www.housing.org

Resources Prepared and Provided by Project Sentinel:

For Tenants:

Housing Discrimination Rights and Responsibilities:

- [Rights and Responsibilities - English](#)
- [Rights and Responsibilities - Spanish](#)
- [Rights and Responsibilities - Vietnamese](#)
- [Rights and Responsibilities - Chinese](#)
- [Rights and Responsibilities - Korean](#)
- [Rights and Responsibilities - Russian](#)

National Origin and Immigration Status

- [National Origin & Immigration Status - English](#)

Immigrants

- [Fair Housing for Immigrants - English](#)
- [Fair Housing for Immigrants - Spanish](#)

- [Fair Housing for Immigrants - Vietnamese](#)
- [Fair Housing for Immigrants - Chinese](#)

Families With Children

- [Families With Children - English](#)
- [Families With Children - Spanish](#)
- [Families With Children - Vietnamese](#)
- [Families With Children - Chinese](#)
- [Families With Children - Korean](#)
- [Families With Children - Russian](#)

Veterans & Military

- [Veterans and Military - English](#)
- [Veterans and Military - Spanish](#)

Licensed Daycares

- [Licensed Daycares - English](#)
- [Licensed Daycares - Spanish](#)

Service Animals

- [Service Animals - English](#)
- [Service Animals - Spanish](#)
- [Service Animals - Vietnamese](#)
- [Service Animals - Chinese](#)

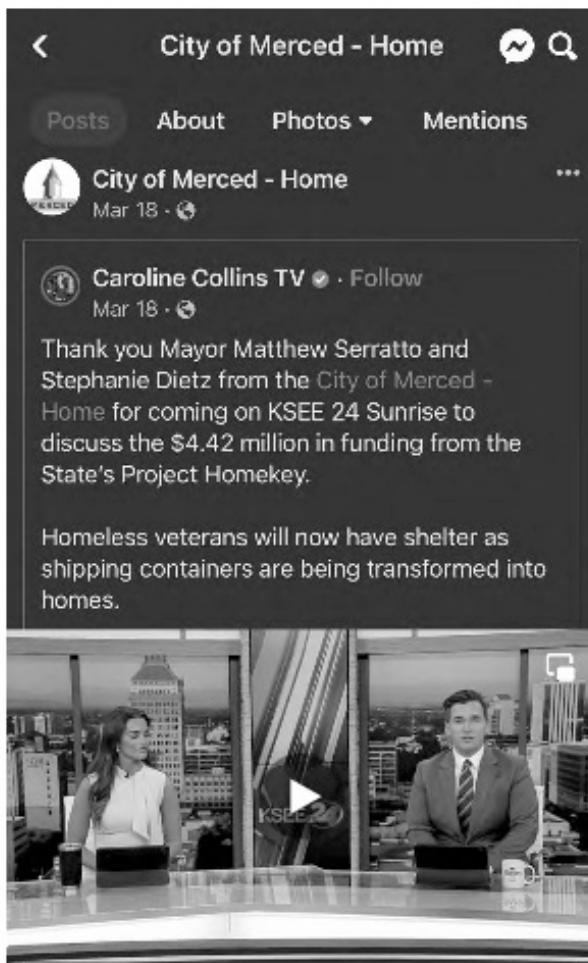
Retaliation

- [Retaliation - English](#)

For Landlords/Managers/Property Owners:

- [Guide to Renting and Managing Property - English](#)
- [Advertising the Fair housing Way - English](#)

b. Homekey Funding Post March 18th, 2022



c. Homekey Funding Posts: March 30th, 2022



d. CalHome Award Post: April 22nd, 2022



Housing Programs

The City of Merced periodically offers different loan programs for residents hoping to purchase or rehabilitate their homes. Loan programs and types may vary depending on available funding.

Please contact our office, (209) 385-6863, to learn more about which program will best serve your needs, or feel free to explore our website.

CALHOME Loan Program

5/2/2022 - Update regarding NEW 2021 CalHome Program funding!

On April 19, 2022, the City of Merced was notified that we were successful with our November 2021 application to the State for new funding through their CalHome Program. The City of Merced has been awarded \$1,125,000 for First Time Homebuyer (FTHB) program funding and \$1,375,000 for Owner-Occupied Rehabilitation (OOR) program funding.

- FTHB assistance is aimed at providing financial support to help families purchase their first home. This program provides low interest rate loans to help with down payment and closing costs. Applicant must be able to qualify for a first mortgage loan.
- OOR assistance is aimed at assisting low- to moderate-income homeowners who currently live in their homes with necessary repairs for health and life safety and that preserve and extend the useful life of the home itself (no remodels). Oftentimes, families can afford to buy a home, but cannot afford the expensive repairs - such as leaking roofs, failed water heaters, or broken heating/air conditioning systems - that inevitably come with homeownership.

These funds can also be used to construct new or rehabilitate/repair existing Accessory Dwelling Units or ADUs (more commonly known as "granny units") on residential properties within the City limits where a "primary" home already exists. Please inquire with the City of Merced Planning Department to find out the Zoning requirements for construction of new ADUs (phone: 209-385-6858, or email: planning@cityofmerced.org).

Who to Contact:

The City of Merced is partnering with Self Help Enterprises to help us get these new programs up and running and to administer them, which includes working directly with City residents on qualifying for FTHB funding, overseeing OOR projects, and more.

Important: Self Help does not expect to be able to start these programs until after July 1, 2022. We thank you for your understanding.

City of Merced residents can reach Self Help Enterprises at:

- **First Time Homebuyer program/ADU new construction: phone 559-802-1647**

<https://www.cityofmerced.org/departments/economic-development/housing-division/housing-programs>

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- **Owner Occupied Rehabilitation/existing ADU rehabilitation: phone 359-802-1642**

Priority to Existing Waiting List Residents: For residents interested in applying for FTHB funding, please be advised that residents that are on our existing FTHB waiting list will be given first priority, as some residents have been on this list for more than five years while waiting for new funding to become available. After all residents on the waiting list have been contacted and assisted with their applications, Self Help Enterprises will then begin assisting new interested residents through the application process. As such, if you are on the waitlist and are still interested, please contact Self Help Enterprises at the above number. Please note that the waiting list is now CLOSED for new wait list applicants.

The City of Merced has assisted City of Merced residents in past years through CalHome funding. Although the new 2021 funding has different rules, as determined by the State, the steps in the process are about the same - see below. Self Help Enterprises will be assisting residents through most phases of the process.

Steps to qualify for CalHome First Time Home Buyer Assistance:

- Get pre-approved by a mortgage lender
- Must not exceed HUD income limits (limited to low- to moderate-income residents)

e. City of Merced ARPA Spending Plan

Post Date: 12/08/2021 12:05 PM

FOR IMMEDIATE RELEASE

CONTACT: Jennifer Flachman

Public Information Officer

(209) 385-6232

flachmanj@cityofmerced.org

City of Merced City Council Approves Spending Plan for \$27.4 Million American Rescue Plan Act (ARPA)

- Council invests in projects promoting equity, deepening the City's commitment to social responsibility.

MERCED, CA – On Monday, December 6, 2021, Merced City Council approved an American Rescue Plan Act (ARPA) strategic investment plan. The Plan, which aligns with the Council's Goals and Priorities, will financially support critical needs of residents and businesses. In addition, the Plan will initiate investments supporting recovery and advance economic growth and opportunity.

"I thank the City Council for their thoughtful actions throughout the process," stated Matthew Serratto, Mayor of the City of Merced. I am proud of our shared priorities in approving funding elements critical to our community's recovery." This Plan prioritizes investments in affordable housing, water conservation, broadband infrastructure, and youth programs to name a few. Combined with additional partner agency resources, these projects will allow us to support residents and businesses and create an opportunity to advance an economy that favors our recovery," said Serratto.

"Our priorities are to fund projects that facilitate short and long-term economic equity," said City Manager Stephanie Dietz. "At Council's direction, our plan will engage local agencies working together under a unified purpose to provide services that meet critical needs and center the margins within the community we serve," concluded Dietz.

Highlights of the spending proposal approved by the Council include funding for the following projects:



Affordable Housing - \$6.5 million

The City will focus on increased investments in housing projects and will work to expand access to affordable housing. The plan will include collaboration with developers to build projects that create pathways to housing and homeownership citywide.

Water Conservation - \$ 2.5 million

The City plans to address infrastructure deficiencies and protect service connection access to underserved City of Merced community members. This project will include water efficiency rebates to prevent waste and overuse.

Broadband Regional Capital Improvement - \$2.6 million

This project will evaluate infrastructure needs to build capacity of neighborhoods through broadband service for unserved or underserved populations. Council directed staff to partner on a study to determine regional opportunities in internet connectivity which allow equitable access.

Applegate Park Zoo - \$2 million

Applegate Park Zoo was established in 1962 and is the oldest park in Merced. The zoo is home to native, wild animals in need of a safe place to live. Investments in maintaining this facility include refurbished enclosures and updated walkways, which will enhance the safety of the zoo's inhabitants while creating an educational and engaging resource for visitors.

Downtown Public Space and Street Scape/Flow - \$1.75 million

Merced is growing, and investment in our downtown community is vital to developing and sustaining a healthy, active, and livable area for current residents and future generations. The City plans to enhance the town center from R Street to G Street by developing a flexible gathering space and venue that includes a free speech stage, a reimagined play area, and expanding diagonal parking essential to economic growth and social health of the City.

Community Park-42 – Sports Fields - \$5 million

Merced is a regional provider of park and recreation services. Community Park-42 addresses our community's need for expanded and additional recreation sites. The City plans to use funding to create a multi-use sports complex strategically located on Mission Avenue.

Utility Bill Relief - \$1 million

Council directed staff to develop a utility bill relief grant program to financially assist struggling households with past-due utility bills.

Tourism

The City's tourism projects will be supported by Senate Bill 1 Transportation Package and locally approved sales tax Measure V, which provides funding to improve local streets. Additionally, the City has applied for grant funding. It plans to partner with Cal Trans to fund public art projects on City-owned facilities and City right-of-way areas that celebrate Merced's diversity and history and reveal neighborhoods' unique character throughout our City.

Job Training - \$1 million

The City plans to partner with Worknet Merced County to provide workforce development training programs that will improve the chances of economic success for young adults those systematically disadvantaged citywide.

Stimulus Payment Program - \$1 million

Council directed staff to study and develop a Request for Qualifications (RFQ) for organizations experienced in managing stimulus payment programs for individuals, and families needing financial assistance.

Guaranteed Income Pilot Program

Council directed staff to submit a letter of interest to the State of California's Guaranteed Income Pilot Program that serves California residents who age out of the extended foster care program at or after 21 years of age or are pregnant individuals.

Expanded Youth Services - \$250,000 – Matched with Measure Y funding for a total of \$500,000

Measure Y provides funding for the City's public safety, parks, and recreation services

City Staff plans to collaborate with partner agency programs based on equity, healing, public health, and trauma-informed practices to build safer neighborhoods today, which will pay more profound dividends. In combination with previous Measure Y investments, this area of funding will support the pilot program Advanced Peace Initiative.

Nonprofit Support - \$1.5 million

Council directed staff to research and develop a Request for Qualifications (RFQ) for interested nonprofit organizations that have successfully administered grant programs structured to support organizations, programs, and activities that benefit City of Merced residents.

Ongoing COVID-19 Impacts - \$614,000

Council designated \$614,000 to support funding for the ongoing need of required Personal Protective Equipment (PPE), including the cost of masks and gloves, and other equipment, testing supplies, and overtime pay for essential City staff.

[Return to full list >>](#)

f. Childs Avenue & B Street Affordable Housing Project

UPDATE - Thursday, April 14, 2022:

This project is **almost** complete and **almost** ready for tenants! We received information today from the developers that their website is now active. Potential tenants can now apply to be placed on the waitlist!

As property management reviews each waitlist application, they will then work with potential tenants on completing the full application online and paying their application fees.

We do not yet know when the complex will begin renting, but more information may be available soon. We will try to keep this website updated.

Please note that the name of the complex has been changed for marketing purposes to "The Retreat Apartments."

WAITING LIST WEBSITE: <https://richmanpropertyservices.com/locations/the-retreat/>

FLOORPLANS: [The Retreat Floorplans 4-14-2022](#)



The City of Merced Housing Division is proud to be a partner in making this project happen! We congratulate all future tenants and welcome you.

Warm Regards,

Planning and Housing Division staff

City of Merced Development Services Department

"It's Not Just a Housing Project"

In partnership with development team of the Central Valley Coalition for Affordable Housing and The Richman Group (forming Merced CA Apartments, LLC), along with the County of Merced, Central Valley Opportunity Fund, Central California Alliance for Health, California State Affordable Housing and Sustainable Communities (AHSC) Program, and the Merced County Association of Governments, the City of Merced is finalizing the last funding pieces of this nearly \$49 million affordable housing project that will bring new housing opportunities and supportive services to low-income families and individuals.

"The Childs Court Apartments," when constructed, will house 30 extremely low- and 88 low-income individuals and families, plus an on-site manager, for a total of 119 units, comprised of one-, two, and three-bedroom apartments. The 30 units for extremely low-income individuals are intended for permanent supportive housing to successfully help house up to 30 of our local homeless. The development will be located on a 4-acre parcel at the northwest corner of East Childs Avenue and B Street, and will also feature a courtyard-style community with amenities such as solar energy covered carports and vehicle charging stations, a swimming pool, resident gardening area, laundry facilities, and a family play/barbecue/patio area. Additionally, a 3,800-square-foot community center will include common area, fitness, and multipurpose rooms, as well as manager and service provider office spaces. Construction is expected to begin in October 2020 and finish by Summer of 2022.

Off-site, the project brings public improvements in the form of full street improvements on the entirety of B Street, including new bike lanes, repaving, street lights, new/replaced sidewalks, curbs, and gutters, crosswalks, street trees, and water main. At the corner of E. Childs and B Street, a new storm water basin will be installed, and the corner will also include a small park for the neighborhood. New bike lanes will also be added to E. 13th and E. 15th Streets, and sharrow markings will be added to D Street and E Street. Installation of the off-site public improvements is expected to finish by Summer of 2023.



Construction Progress as of July 9, 2021!



B. Grantee Unique Appendices

2. Grantee Unique Appendices

- 1. Regional Housing Needs Allocation Unit Production Plan**
- 2. Home Program Loan Servicing Plan**
- 3. Housing Division Policies and Procedures**



CITY CLERK'S CERTIFICATE

I, STEPHANIE DIETZ, City Clerk of the City of Merced, California, do hereby certify that the attached document, entitled:

RESOLUTION 2022-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, APPROVING A REGIONAL HOUSING NEEDS ALLOCATION UNIT PRODUCTION PLAN TO SUPPORT THE PRODUCTION OF AFFORDABLE HOUSING UNITS

is a true and correct copy of the original on file in the Office of the Merced City Clerk, Merced, California.

DATED: April 4, 2022

STEPHANIE DIETZ,
CITY CLERK

BY:


JOHN TRESIDDER
Deputy City Clerk



RESOLUTION NO. 2022-1s

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING A REGIONAL HOUSING NEEDS
ALLOCATION UNIT PRODUCTION PLAN TO
SUPPORT THE PRODUCTION OF AFFORDABLE
HOUSING UNITS**

WHEREAS, the City of Merced, a California Charter Municipal Corporation, ("Applicant"), hereby consents to, adopts and ratifies the following resolution:

WHEREAS, Article XI, Section 7 of the California Constitution grants each city the power to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws and the Planning and Zoning Law (Government Code 6500 to 66305) sets forth minimum standards for cities to follow in land use regulation, and the State of California's (the "State") intent to provide only a minimum of limitation in order that city's may exercise the maximum degree of control over local zoning matters; and,

WHEREAS, the State has required all jurisdictions to meet the housing needs of everyone in the community by adopting Housing Elements as part of their General Plan pursuant to Government Code 65580; and,

WHEREAS, General Plans serve as the local government's "blueprint" for how a city will grow and develop. In order to create a housing plan or Housing Element showing it can meet the local housing needs, a jurisdiction must first know how much housing it must plan for and estimate how much will be needed at a variety of affordability levels in order to match the needs of the people who will live there. This is determined through the regional housing needs assessment process; and,

WHEREAS, the State of California Department of Housing and Community Development ("HCD") is responsible for determining the regional housing needs assessment by income levels for each region's planning body known as a "Council of Governments" ("COG"). HCD starts with demographic population information from the California Department of Finance and uses a formula to calculate a figure for each region - COG. Each COG uses its own demographic figures to calculate what it believes the regional housing need is. Each COG then

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coordinates with HCD, taking into account factors not captured in the calculations, to arrive at a final figure. This final figure is the regional housing needs allocation ("RHNA"); and,

WHEREAS, the Merced County Association of Governments ("MCAG") is the local COG and is responsible for preparing the county wide RHNA for Merced County and each Housing Element Cycle; and,

WHEREAS, the City is required to demonstrate the ability to accommodate the specific number of units by income level through land which is zoned to accommodate development; and,

WHEREAS, the City of Merced has updated its Housing Element of the General Plan in 2016 and the element is currently in compliance with requirements of HCD. However, a new Housing Element Cycle will begin in 2023 and new RHNA calculations are being undertaken by MCAG; and,

WHEREAS, the City and other jurisdictions within Merced County are cooperating on the preparation of the RHNA as well as considering a County Wide Housing element utilizing funding from the Regional Early Action Planning Grant ("REAP") provided directly to MCAG to support housing planning activities; and,

WHEREAS, the City Council of the City of Merced is required by the State to affirmatively further affordable housing and has received public testimony indicating there is a high need to provide support for the production of affordable housing units to help achieve production of units under the City's RHNA requirements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The City of Merced adopts the Regional Housing Needs Allocation Unit Production Plan, attached hereto as Exhibit "A," to provide for the production of affordable housing units.

SECTION 2. The City Manager or Deputy City Manager is hereby authorized to take actions necessary to implement the Regional Housing Needs Allocation Unit Production Plan on behalf of the City of Merced.

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PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the 4th day of April 2022, by the following vote:

AYES: 5 Council Members: BOYLE, ECHEVARRIA, ORNELAS, PEREZ, SHELTON

NOES: 2 Council Members: BLAKE, SERRATTO

ABSENT: 0 Council Members: NONE

ABSTAIN: 0 Council Members: NONE

APPROVED:



Mayor

ATTEST:
STEPHANIE R. DIETZ, CITY CLERK

BY: 
Assistant Deputy City Clerk

(SEAL)



APPROVED AS TO FORM:

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City of Merced
Regional Housing Needs Allocation Unit Production Plan
April 4, 2022

Intent

This Plan shall serve as guidance and as a bridge policy until specific language related to affordable housing production to assist in the production of housing units towards the City's Regional Housing Needs Allocation (RHNA) is incorporated into the City's Zoning Code, Housing Element of the General Plan, or other policy documents as necessary to ensure the intent of the City Council's direction is implemented.

Background

On September 20, 2021 the City Council of the City of Merced discussed a variety of tools to assist in the production of affordable housing units. Members of the public also provided public comments in support of potential tools and enforcement mechanisms.

The goal of the discussion was to develop a mechanism or process requiring the production of affordable housing units as part of new market rate development projects to help meet the City's goals under RHNA.

The State requirements under RHNA are outlined in the City's Housing Element and are updated periodically. The requirements are not related to production of units. They are more specifically tied to demonstrating the availability of adequate land and sites zoned to accommodate the RHNA units. As part of the discussion and direction the City Council sought to utilize tools to move beyond identifying and zoning land into affordable housing unit production. The intent was to utilize a tool which would achieve this goal but not through an Inclusionary Zoning Ordinance.

Production of Units towards RHNA Income levels

The City Council provided direction that new land use entitlement applications for residential development or mixed-use development shall provide affordable housing units across the various income affordability levels identified in the City's RHNA obligation. That range includes the following affordability levels:

- Extremely Low
- Very Low
- Low
- Moderate

*Income limits will be based upon the most recent annual update provided by the State Department of Housing and Community Development (HCD).

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The City Council did not provide direction on a set or specific target allocation of affordable units under each income category. Discretion and the ability to negotiate the number of units under the specific income levels was deferred to Staff.

There should however be a minimum of Twelve and a half Percent (12.5%) of the total number of proposed units within a development project subject to this plan which shall be affordable and shall be spread across the Extremely Low, Very Low-, Low, and Moderate income levels.

These production requirements shall apply to both rental and ownership projects or any combination projects containing both unit types. They also apply to multifamily and single-family residential as well as mixed use - containing commercial or other nonresidential uses.

Implementation of Affordable Housing

This production plan will be facilitated on a project-by-project basis where the City Council has discretionary authority over specific land use entitlements. More specifically the production of affordable units would be implemented when land use entitlements require the execution of the following discretionary actions:

- Pre-Annexation Development Agreement (PADA)
- Development Agreement (DA)
- Legislative Action Agreement

The PADA and DA process is articulated in Chapter 20.86 of the City's Zoning Code. The use of a PADA is a standard requirement for *any* new land territory to be annexed and rezoned into the City. A DA may be enacted when requested by a private developer for assistance to implement a development project.

Legislative Action agreements are specified in Chapter 20.72.040 of the Zoning Code. They are required when specific land use entitlements are requested. Those include:

- General Plan Amendment
- Zoning Ordinance Amendment - Zone Change
- Establishment of a Planned Development District (PD) and Site Utilization Plan specific to that (PD) also a modification to a PD or Site Utilization Plan
- Other legislative actions subject to the applicant entering into an agreement with the City of Merced.

Exemptions - Exclusions

The following land use entitlements are *not* subject to the requirement of affordability production under this production plan:

- Any instance where an executed DA or PADA limit or exclude applying any new entitlement requirements to the project
- When an amendment to a DA or PADA is only for the purposes of a Time Extension or a Minor Amendment as defined with the DA or PADA
- Approval of a Site Utilization Plan or Revision to an existing PD which involves only nonresidential uses

- Any Permitted, "By Right," Site Plan, Conditional Use Permit (CUP), and non-discretionary entitlements
- Any residential development project undertaken by a public entity separate from the City of Merced
- Any proposed project wherein the City Council at their sole discretion determines that meeting the production requirements is infeasible due to costs or other factors such as health and safety issues
- A proposed project which consists of less than thirty-six (36) Multi Family Units
- A proposed project which consists of less than 60 Single Family Residential Units

Affordability Term

To ensure affordability of the units remains in place over time the City Council direction was to include regulatory agreements or covenants to be included as part of the PADA, DA, or Legislative Action Agreement. Those shall be in a term of a minimum of 55 years for rental units and 45 years for ownership units.

Other Options to meet RHNA Production Goals

Direction was also provided by the City Council to allow for a variety of options to help meet RHNA production goals. In addition to the production of housing units by the project developer other means of satisfying the requirement may also include:

- Land Dedication within the development project area to an affordable housing nonprofit which shall also include a production plan, financial proforma, and development schedule
- Purchase -Acquisition of regulatory covenants on existing housing units within the City of Merced - must meet affordability term
- Rehabilitation of existing housing units in exchange for regulatory covenants within the City of Merced - must meet affordability term
- Payment of an In-Lieu Fee to be determined on a case-by-case basis which shall be defined based on a Nexus Study prepared by the City
- Other means subject to City Council Approval

These options may be combined along with unit production to leverage the maximum benefit to the City towards meeting RHNA production goals. The City Council at their sole discretion will determine if a Density Bonus can be combined with a Payment of An In-Lieu Fee.

Funds derived from the payment of an In-Lieu Fee for mitigation shall be held in a specific Fund to support affordable housing. The City Council at their sole discretion will determine eligible activities and commitment amounts as well as the form of support from the fund.

City Assistance

To assist in the production of Affordable Housing under this Production Plan the City is committed to cooperate with project developers. That may be in the form of entitlement streamlining as well as other activities which may assist in affordable unit financing. The following is a current list of some financial assistance programs and is provided for representative purposes.

Financial Assistance Programs - HCD

Programs administered by the State of California Department of Housing and Community Development (HCD). These may include over the counter and competitive based funding programs. The developer shall bear the cost to prepare any applications materials and the City shall assist in the processing.

Tax Exempt Financing issued by the California Tax Credit Allocation Committee (CTAC) and Bond Financing issued by the California Debt Limit Advisory Committee (CDLAC)

The City shall support those efforts including holding a TEFRA hearing if necessary and executing other documents which may be necessary as a sponsor.

Community Facilities District Financing (CFO)

The City has adopted resolutions authorizing financing under the SCIP and BOLD programs. These programs allow eligible public infrastructure and some fees to be financed and repaid through the use of Community Facility Districts (CFD).

Density Bonus

The developer of any project may seek a Density Bonus consistent with Chapter 20.56 of the Zoning Code and the most recent state statutes. This tool may allow the project to exceed the General Plan density to provide for greater economy of scale to help meet the RHNA project goals. The tool can also assist in providing waivers or concessions to City standards or other provisions which may ordinarily inhibit the production of affordable housing units.

City Programs

- Affordable Housing Development projects may seek a Waiver of and/or Deferral of Public Facility Finance Program fees (PFFP) consistent with Administrative Policy A-32.
- Other City fees may be modified and deferred on a project-by-project basis through the use of PADA or DA process.
- As an entitlement community the City receives an annual allocation directly from the United States Department of Housing and Urban Development (HUD). Projects in eligible census tracts or meeting income-based qualifications may request financial assistance to support affordable housing units subject to program qualifications, underwriting, environmental, and funding availability.
- The City receives on going resources in support of affordable housing under SB2 through the City Permanent Local Housing Allocation - PLHA administered by HCD. Project developers may request financial assistance subject to program qualifications, underwriting, environmental, and funding availability.
- As the Housing Successor Agency to the former Redevelopment Agency the City retained some assets which may assist in affordable housing production. Use of funding is limited to qualifying projects underwriting, environmental, and funding availability.

Financial Assistance from the collected In-Lieu Fee for mitigation for the RHNA Unit Production Plan subject to program qualifications, underwriting, environmental, and funding availability.

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**CITY OF MERCED
HOME PROGRAM
LOAN SERVICING PLAN**

The City of Merced, hereafter called "City" has adopted these policies and procedures in order to preserve its financial interest in properties, who's "Borrower(s)" have been assisted with HOME funds. The City will to the greatest extent possible follow these policies and procedures but each loan will be evaluated and handled on a case-by-case basis. The City has formulated this document to comply with state and federal regulations regarding the use of these public funds and any property restrictions, which are associated with them.

The policies and procedures are broken down into the follow areas:

- 1) Making required monthly payments or voluntary payments on a loan's principle and interest;
- 2) Required payment of property taxes and insurance;
- 3) Required Request for Notice of Default on all second mortgages;
- 4) Loans with annual occupancy restrictions and certifications;
- 5) Required noticing and limitations on any changes in title or use of property;
- 6) Required noticing and process for requesting a subordination during a refinance; and
- 7) Process of foreclosure in case of default on the loan.

I. LOAN REPAYMENTS

The City will collect monthly payments from those borrowers who are obligated to do so under an Installment Note, which are amortized promissory notes.

For Straight Notes, which are deferred payment loans; the City may accept voluntary payments on the loan. Loan payments will be credited to the interest first and then to principal. The borrower may repay the loan balance at any time with no penalty.

The City will maintain a financial record-keeping system to record payments and file statements on payment status. Payments shall be deposited and accounted for in the City's Program Income Account as required.

Program loan payments will be made to:

City of Merced
678 W. 18th Street
Merced, CA 95340

When using HOME funds, the property is subject to the requirements of the period of affordability that is then associated with the property. The period of affordability is a time period during which there are restrictions placed upon refinancing or selling the home. The time period is based upon the amount of funds borrowed. Depending upon the circumstances, when refinancing or selling the home during the period of affordability, the original HOME loan may be required to be returned to

the City as either program income or recaptured funds. This is in accordance with Section 80208 of the California State HOME regulations. See the following chart for the period of affordability and loan amounts:

Amount of HOME Loan Funds	Period of Affordability
Under \$15,000	5 years
\$15,000 - \$40,000	10 years
Over \$40,000	15 years

All HOME loans are required to follow the recapture method. The Recapture option is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to sell the house before the end of the affordability period, at whatever price the market will bear. The Recapture option provides the Lender and the assisted homebuyer with maximum flexibility. The homebuyer is permitted to resell the property at whatever price the market will bear.

If the borrower, when paying off the debt to the lender, continues to reside in the home and it is during the period of affordability, the funds are considered Program Income funds. If the borrower, when paying off the debt to the City, ceases to reside in the home and it is during the period of affordability, the funds are considered Recaptured funds. After the affordability period ends, all repaid funds are considered Program Income.

When all debt to the lender has been satisfied, a Notice of Reconveyance will be issued to the borrower, without warranty, all the estate, title and interest acquired by the Lender under the Deed of Trust for that property.

When the City receives Program Income, they are permitted to keep 10% of the funds for administration. However, when Recaptured Funds are received, no administrative funds will be kept. 100% of Recaptured/Program Income Funds will be expended on another HOME-eligible activity before additional HOME funds may be drawn down.

Owner-Occupied Rehabilitation loans include the cost of rehabilitation, change orders, contingency, etc. When all the work is completed according to the work write-up and change order(s), the City of Merced will provide a letter to the homeowner reducing the principal amount of their loan by the balance remaining in their escrow account.

2. PAYMENT OF PROPERTY TAXES AND INSURANCE

As part of keeping the loan from going into default, borrower must maintain property insurance coverage naming the City as loss payee in first position or additional insured if the loan is a second mortgage. If borrower fails to maintain the necessary insurance, the City may take out forced place insurance to cover the property while the Borrower puts a new insurance policy in place. All costs for installing the necessary insurance will be added to the loan balance at time of installation of Borrower's new insurance.

When a property is located in a 100-year flood plain, the Borrower will be required to carry the necessary flood insurance. A certificate of insurance for flood and for standard property insurance will be required at close of escrow. The City may check the insurance on an annual basis.

Property taxes must be kept current during the term of the loan. If the Borrower fails to maintain payment of property taxes then the City may pay the taxes current and add the balance of the tax payment plus any penalties to the balance of the loan. Wherever possible, the City encourages Borrower to have impound accounts set up with their first mortgagee wherein they pay their taxes and insurance as part of their monthly mortgage payment.

3. REQUIRED REQUEST FOR NOTICE OF DEFAULT

When the Borrower's loan is in second position behind an existing first mortgage, it is the City's policy to prepare and record a "Request for Notice of Default" for each senior lien in front of City's loan. This document requires any senior lien holder listed in the notice to notify the City of initiation of a foreclosure action. The City will then have time to contact the Borrower and assist them if possible in bringing the first loan current. The City can also monitor the foreclosure process and go through the necessary analysis to determine if the loan can be made whole or preserved.

4. ANNUAL OCCUPANCY RESTRICTIONS AND CERTIFICATIONS

On some owner occupant loans the City may at its option require that Borrowers submit utility bills and/or other documentation annually to prove occupancy during the term of the loan. Other loans may have income and housing cost evaluations, which require a household to document that they are not able to make repayments, typically every one - five years. These loan terms are incorporated in the original note and deed of trust.

5. REQUIRED NOTICING AND RESTRICTIONS ON ANY CHANGES OF TITLE OR OCCUPANCY

In all cases where there is a change in title or occupancy or use, the Borrower must notify the City in writing of any change. City and borrower will work together to ensure the property is kept in compliance with the original program terms and conditions such that it remains available as an affordable home for low-income families. These types of changes are typical when Borrowers do estate planning (adding a relative to title) or if a Borrower dies and property is transferred to heirs or when the property is sold or transferred as part of a business transaction. In some cases the Borrower may move and turn the property into a rental unit without notifying the City. Changes in title or occupancy must be in keeping with the objective of benefit to the Targeted Income Group (TIG) families.

Change from owner-occupant to owner-occupant might occur at a sale. When a new owner-occupant is not low-income, the loan is not assumable and the loan balance is immediately due and payable. If the new owner-occupant qualifies as low-income, the purchaser may either pay the loan in full or assume all loan repayment obligations of the original owner-occupant, subject to the approval of the City.

If a transfer of the property occurs through inheritance, the heir (as owner-occupant) may be provided the opportunity to assume the loan, provided the heir is in the TIG. If the heir intends to occupy the property and is not in TIG or if the heir intends to act as an investor, the balance of the loan is due and payable. All such changes are subject to the review and approval of the City.

Conversion to use other than residential use is not allowable where the full use of the property is changed from residential to commercial or other. In some cases, Borrowers may request that the City allow for a partial conversion where some of the residence is used for a business but the family

still resides in the property. Partial conversions can be allowed if it is reviewed and approved by any and all agencies required by local statute. If the use of the property is converted to a fully non-residential use, the loan balance is due and payable.

6. REQUESTS FOR SUBORDINATIONS

When a Borrower wishes to refinance the property, they must request a subordination request to the City. The City will only subordinate their loan when there is no "cash out" as part of the refinance. Cash out means there are no additional charges on the transaction above loan and escrow closing fees. There can be no third party debt pay offs or additional encumbrance on the property above traditional refinance transaction costs. Furthermore, the refinance should lower the housing cost of the family with a lower interest rate and the total indebtedness on the property should not exceed the current market value.

Upon receiving the proper documentation from the refinance agency, the request will be considered by the loan committee for review and approval. Upon approval, the escrow company will provide the proper subordination document for execution and recordation by the City.

7. PROCESS FOR LOAN FORECLOSURE

The City will send out a letter to the Borrower notifying them of the default situation upon any of the following condition of loan default:

- 1) Non payment;
- 2) Lack of insurance or property tax payment;
- 3) Violation of rent limitation agreement;
- 4) Change in title or use without approval; and
- 5) Default on senior loans.

If the default situation continues then the City may start a formal process of foreclosure.

When a senior lien holder starts a foreclosure process and the City is notified via a Request for Notice of Default, the City, who is the junior lien holder, may cancel the foreclosure proceedings by "reinstating" the senior lien holder. The reinstatement amount, or payoff amount must be obtained by contacting the senior lien holder. This amount will include all delinquent payments, late charges and fees to date. City must confer with Borrower to determine if, upon paying the senior lien holder current, the Borrower can provide future payments. If this is the case then the City may cure the foreclosure and add the costs to the balance of the loan with a Notice of Additional Advance on the existing note.

If the City determines, based on information on the reinstatement amount and status of borrower, that bringing the loan current will not preserve the loan, then staff must determine if it is cost effective to protect their position by paying off the senior lien holder in total and restructure the debt such that the unit is made affordable to the Borrower. If the City does not have sufficient funds to pay the senior lien holder in full, then they may choose to cure the senior lien holder and foreclose on the property themselves. As long as there is sufficient value in the property, the City can afford

to pay for the foreclosure process and pay off the senior lien holder and retain some or all of their investment.

If the City decides to reinstate, the senior lien holder will accept the amount to reinstate the loan up until five (5) days prior to the set "foreclosure sale date." This "foreclosure sale date" usually occurs about four (4) to six (6) months from the date of recording of the "Notice of Default." If the City fails to reinstate the senior lien holder before five (5) days prior to the foreclosure sale date, the senior lien holder would then require a full pay off of the balance, plus costs, to cancel foreclosure. If the City determines the reinstatement and maintenance of the property not to be cost effective and allows the senior lien holder to complete foreclosure, the City's lien may be eliminated due to insufficient sales proceeds.

8. CITY AS SENIOR LIEN HOLDER

When the City is in first position as a senior lien holder, active collection efforts will begin on any loan that is 31 or more days overdue. Attempts will be made to assist the homeowner in bringing and keeping the loan current. These attempts will be conveyed in an increasingly urgent manner until loan payments have reached 90 days in arrears, at which time the City may consider foreclosure. City's staff will consider the following factors before initiating foreclosure:

- 1) Can the loan be cured and can the rates and terms be adjusted to allow for affordable payments such that foreclosure is not necessary?
- 2) Can the Borrower refinance with a private Lender and pay off the City?
- 3) Can the Borrower sell the property and pay off the City?
- 4) Does the balance warrant foreclosure? (i.e. if the balance is under \$5,000, the expense to foreclose may not be worth pursuing).
- 5) Will the sales price of home "as is" cover the principal balance owing, necessary advances, (maintain fire insurance, maintain or bring current delinquent property taxes, monthly yard maintenance, periodic inspections of property to prevent vandalism, etc.) foreclosure, and marketing costs?

If the balance is substantial and all of the above factors have been considered, the City may opt to initiate foreclosure. The Borrower must receive, by certified mail, a thirty-day notification of foreclosure initiation. This notification must include the exact amount of funds to be remitted to the City to prevent foreclosure.

At the end of thirty days, the City may contact a reputable foreclosure service or local title company to prepare and record foreclosure documents and make all necessary notifications to the owner and other lien holders. The service will advise the City of all required documentation to initiate foreclosure (Note and Deed of Trust) and funds required from the owner to cancel foreclosure proceedings. The service will keep the City informed of the progress of the proceedings.

When the process is completed, and the property has "reverted to the beneficiary" at the foreclosure sale, the City could sell the home themselves under a homebuyer program or use it for an affordable rental property managed by local not profit housing agencies or use it for transitional housing

facility or other eligible use. The City could contract with a local real estate broker to list and sell the home and use those funds for program income eligible uses.

9. REPAYMENT OF HOME LOANS

The borrower (applicant) can prepay the loan in part or whole, at any time without penalty.

10. SAMPLE PAYOFF

Compound Period: Exact Days

Nominal Annual Rate: 3.000 %

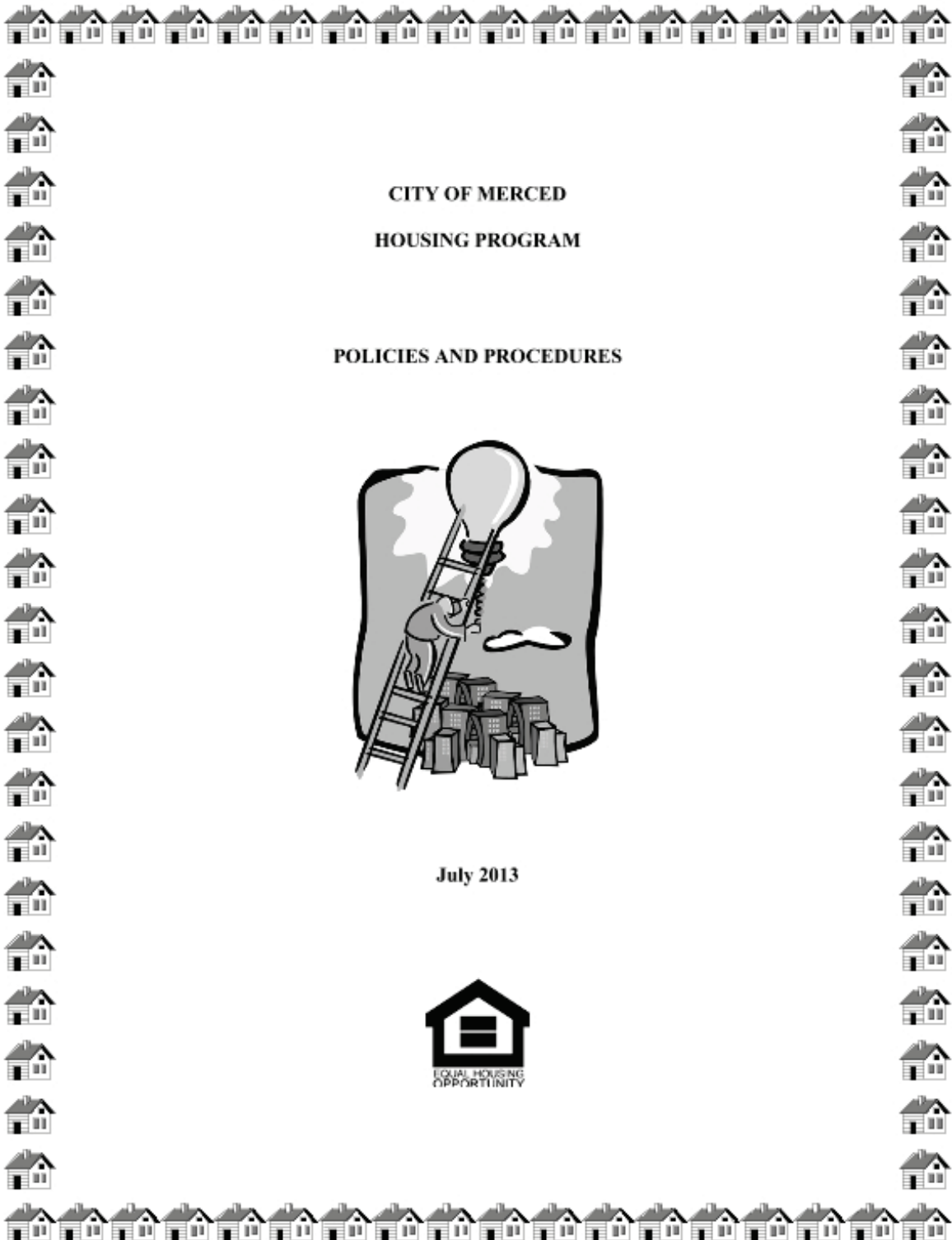
Daily Rate: \$2.47

AMORTIZATION SCHEDULE Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan Start Date	02/10/2000				30,000.00
Loan End Date	03/05/2008	37,264.11	7,264.11	30,000.00	0.00
Grand Totals		37,264.11	7,264.11	30,000.00	

11. DEMAND PROCESS

The City will process the payoff within 5 working days after receiving a payoff demand by the homeowner, Title Company, or Mortgage Company.



City of Merced Housing Program
678 W. 18th Street
Merced, CA 95340
Phone: (209) 385-6863
TDD/TTY: (209) 385-6816
Fax: (209) 723-1780
City's website: www.cityofmerced.org

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POLICIES
REHABILITATION, RECONSTRUCTION, AND RENTAL UNITS

The purpose of these Policies and Procedures is to clearly outline the circumstances under which the City of Merced Housing Program funds are to be made available and utilized. These Policies and Procedures confirm to federal regulations governing the U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant Program (CDBG), and Home Investment Partnerships Program (HOME). If the contents of this manual conflict with any of the above, it is the regulations noted above that prevail.

➤ **1.1 GEOGRAPHICAL AREA OF ELIGIBILITY**

Loan funds can be used only for projects within the City of Merced limits.

➤ **1.2 APPLICANT ELIGIBILITY**

- 1.2a **Owner Occupant:** The borrower's family income for rehabilitation reconstruction projects must not exceed 80 percent of the Median Income limits established for Merced County.
- 1.2b **Rental Property Owner:** The income of all tenants residing in the rental units shall not exceed 80 percent of the HUD Section 8 income limits established for Merced County. In rare circumstances, approved by the Housing Program Supervisor or the Director of Economic Development, loan funds may be approved for projects where less than 100 percent of the tenants meet these income requirements, but in no circumstance shall the percentage of low-income tenants be less than 70 percent.
- 1.2c **First Time Home Buyer Program:** Applicants must meet specific requirements related to the program and funding source, as described in First Time Home Buyer Program Section of this document.

➤ **1.3 LOAN TO VALUE RATIO**

- 1.3a **Owner Occupant Loans:** In rehabilitation and reconstruction projects, the total indebtedness on the property generally should not exceed 80 percent of the appraised value. The Housing Program Supervisor or the Director of Economic Development can make exceptions to these guidelines, but in no case shall the indebtedness on a property exceed 120 percent of its appraised value. The appraised value can be based in-house evaluation.
- 1.3b **Rental Property Loans:** The total indebtedness on rental property should not exceed 70 percent of the appraised value. The Housing Program Supervisor or the Director of Economic Development can make exceptions to these guidelines, but in no case shall the total indebtedness exceed the appraised value of the property.

➤ **1.4 PROJECTS UNSUITABLE FOR REHABILITATION**

When, in the opinion of the Housing Program Supervisor, it would be more cost-effective to demolish a building and reconstruct a replacement structure of the same number of units on the site, a project is declared unsuitable for rehabilitation.

When such a determination has been made, the project will become a candidate for demolition and reconstruction. The City staff provides floor plans and work write-up for new construction at no additional cost to the homeowner.

➤ **1.5 TYPES OF LOANS**

- 1.5a **Rehabilitation and Reconstruction:** These loans are usually for the elimination of substandard conditions, but reconstruction loans also apply to the construction of new housing on a vacant site that previously contained housing units. The number of units can be increased subject to compliance with City's zoning requirements and the Housing Program Manager's approval.

All loans for rehabilitation and reconstruction are at zero percent (0%) interest during construction, as long as all of the ultimate and continuing loan conditions are met. There is no housing affordability covenant requirement for owner-occupied rehabilitation and reconstruction projects.

- 1.5b **Rental Units:** Loans are not due until the certificate of occupancy is issued. After rehabilitation or reconstruction the dwelling units must meet funding source requirements regarding construction standards and quality.

The regulations of CDBG and HOME Programs identify eligible expenses, beneficiaries, and housing affordability covenant requirements. In the absence of more stringent funding source guidelines, the assisted rental properties shall be used for a minimum of five years by eligible occupants.

- 1.5c **Emergency:** These loans are for the purpose of repairing emergency conditions, such as leaking roofs or overflowing sewer lines and other repairs of emergency nature. These loans will be made where, in the judgment of the Housing Program Supervisor, it would be imprudent to delay repairs due to a danger to health and safety, or risk of further deterioration of the structure. On-site sewer construction for persons currently on septic tank system who want to hook up to City sewer would also be eligible for this type of loan.

In some emergency projects more than one contractor might be used to expedite the process. The Housing Rehab Specialist will be in charge of coordination of different trades involved in the project.

- 1.5d **First Time Home Buyer (FTHB):** See First Time Home Buyer Section of this document for details on FTHB loans.

➤ **1.6 INTEREST RATE**

The interest rate for rehabilitation and reconstruction (owner-occupant) projects is three percent (3%). The interest rate for FTHB is also at 3% as it is discussed further in FTHB Section of this document.

The interest rate for small rental properties is 3 percent (3%) if the City of Merced Housing Program provides all of the funds, or zero percent (0%) interest if the applicant provides fifty percent (50%) of the project funds. At the discretion of the Housing Program Supervisor or the Director of Economic Development the interest rate for development of affordable housing projects can be as low as 0 percent (0 %).

➤ **1.7 PAYOFF PERIOD**

If the owner-occupied rehabilitation applicant qualifies for an amortized loan, the standard term of a rehabilitation or reconstruction loan is 20 years. The loan can be entirely or partially amortized depending on the borrower's income. If the borrower qualifies for a deferred loan, the interest (simple interest) will accumulate for up to 10 years. After 10 years the interest will stop accumulating and the payment will be calculated based on the total principal and 10 years of interest.

The borrowers financial status will be evaluated every five years, which will determine if the loan will be deferred or amortized. According to HUD 30-percent-of-income guidelines, households should not pay more than 30 percent of their income toward housing costs in federally assisted housing. The term of the loan may be longer or shorter, depending upon the amount borrowed and the financial situation of the borrower.

➤ **1.8 PROPERTIES IN FORECLOSURE**

If a property is in foreclosure by the primary lender, the Housing Program Supervisor or the Director of Economic Development can act on behalf of the City by negotiating with the owner or by placing a cost estimate at the time of sale to protect the City's assets. The Housing Program will also coordinate with the City Attorney's office on bankruptcy projects for appropriate actions to protect the City's assets.

➤ **1.9 OTHER TERMS AND CONDITIONS**

1. The loan shall be secured by a Deed of Trust.
2. Title insurance on the property shall be required.

3. Payments on amortized loans shall be due monthly.
4. The loans for rehab/reconstruction may be prepaid at any time without penalty. The term does not apply to First Time Home Buyer (FTHB) loans. See FTHB section of this document for more information.

➤ **1.10 DEFERRAL OF LOAN PAYMENTS**

- 1.10a **Owner Occupant:** Housing loan payments can be deferred if the current housing expenses of the applicant are such that they would exceed thirty percent of their gross income, should they make payments on the City of Merced's loan.

The loan payments are deferred for a period of five years, and then the financial situation of the borrower is re-examined to determine continuing eligibility for payment deferral. If this is the case, the loan payments are deferred for another five-year period, and the financial situation is again re-examined. This process of five-year deferrals continues until the property is sold, or transferred, at such point the City's loan, including any accumulated interest, becomes immediately due and payable to the City.

An exception is if an income-eligible relative assumes the property. In this case, the person may assume the City's loan at the discretion of Housing Program Manager. Interest on a deferred loan is calculated on a non-compounding basis, and stops accruing after ten years.

Persons whose income would allow a partial payment on the City of Merced loan are required to make such payments up to an amount which makes their monthly housing expense no higher than thirty percent of the gross family income. Partially deferred loans shall be reviewed every five years.

Whenever the income situation of a borrower changes significantly, they are required to contact the City of Merced Housing Program. This is especially true of families who are making payments on an amortized loan whose income level decreases. If the situation warrants it, the amortized loan can be converted to a deferred payment loan.

- 1.10b **Rental Property:** Owners of a rental property may have their loan payments deferred one time, for a period of five years. The only applicable time period for the deferral is at the initiation of the loan.

Rental property qualifies for a loan payment deferral if the surplus of income-over-expenses is less than \$200 per month. Interest, however, continues to accumulate on a non-compounded basis.

➤ **1.11 DETERMINATION OF ANNUAL INCOME**

For the purpose of determining eligibility for loans through the Housing Program, the total income of all persons living in the dwelling unit shall be considered, unless one of the parties is renting a room and paying rent, in which case the rent paid is defined as income. The Section 8, Housing Choice Voucher (HCV) definition for annual income shall be utilized in establishing eligibility for the City of Merced Housing Rehabilitation and Reconstruction Loan Program. Once all sources of income are known and defined, the City converts periodic wages to annual income based on the HCV guidelines. For a detailed guide refer to HCV Program Guidebook at: <http://www.hud.gov/offices/pih/programs/hcv/forms/guidebook.cfm>

➤ **1.12 HOUSING EXPENSES DEFINED**

For the purpose of determining eligibility for a totally or partially deferred loan, housing expenses shall be defined as the following:

1. Mortgage payments for indebtedness secured by the property.
2. Mortgage insurance premiums.
3. Hazard insurance, including flood insurance.
4. Real estate taxes and special assessments.
5. Major maintenance or repairs.
6. Utilities, to include water, sewer, refuse, and natural or propane gas and electricity.

➤ **1.13 OWNER-CONTRACTOR DEFINED**

An owner of property who receives a loan through the City of Merced Housing Program and holds a valid and appropriate contractor's license through the State of California, at the discretion of the Housing Program Manager, can act as contractor on the rehabilitation or reconstruction project. The project cost reasonableness has to be approved by the Housing Program Manager.

➤ **1.14 PROJECT/LOAN APPROVAL**

- 1.14a **Approval:** Projects and loans shall be approved by the Housing Program Supervisor, the City Manager, the Finance Officer, and the City Attorney. Project approval depends on funding availability and a waiting list is put together for the applicants. The Housing Program Supervisor, within funding source guidelines also:

1. Develops and signs agreements for the re-construction of units of rental housing that also may involve property acquisition.
2. Signs subordination agreements for loans previously issued when the collateral interests of the City of Merced are maintained and the borrower (owner-occupants only), would be benefited.

1.14b **Criteria:** Criteria for approval may include the following:

1. Eligibility of the applicant based on applicant's income, housing condition, and property location.
2. The existing debt on the property based on criteria described in **1.3a** of this document.
3. Credit worthiness of the applicant.

1.14c **Desirability:** Desirability of the projects is based on the following:

1. To improve and preserve the physical environment and appearance of residential neighborhoods in Merced.
2. To eliminate housing conditions which are a detriment to health, safety, and public welfare.
3. To revitalize Merced's housing stock by continuing programs that rehabilitate substandard units.
4. To provide technical assistance to homeowners and investors that rent to low-and moderate-income families.
5. To find additional avenues to leverage CDBG and HOME funds to promote housing rehabilitation and reconstruction.
6. To work towards providing decent, safe, and sanitary owner occupied and rental housing stock to low-and moderate-income households.

➤ **1.15 MAXIMUM LOAN AMOUNT**

The amount of funds to be loaned by the City of Merced for rehabilitation and reconstruction projects is based on the cost established through the solicitation of cost estimates from contractors for completion of a specified scope of work by the Rehabilitation Specialist. The Rehabilitation Specialist also prepares an independent cost estimate in order to verify fair and reasonable cost.

The loan amount is based on the lowest responsible cost estimate plus six percent (6%). There have been some cases that owners preferred to select different contractors from the list but they could not afford to pay the difference. The additional 6% will give the homeowners more flexibility to select different contractors. If the difference is higher than 6%, the homeowner is required to pay the additional difference the Program or the contractor. The Housing Program Manager determines the loan amount.

In the case of owner-contractor job, an exception can be made to the requirement that loan amounts are determined by solicitation of contractor cost estimates. In this instance, the owner-contractor and the Rehabilitation Specialist estimate the project's costs. The amounts to be paid are based on actual expenditures supported by invoices, plus reasonable profit and overhead as defined by local standards and the City of Merced Housing Program. Reasonable variation in establishing loan amount and contractor selection by owners may be made if warranted by the situation contingent on the Housing Program Manager approval.

➤ **1.16 CONTRACTORS ELIGIBILITY**

The Housing Program has a list of eligible contractors who are appropriately licensed in the State of California and the City of Merced and are on the list to do the work. The owner of the property shall select any of the contractors on the list who fall in the 6% loan amount price range. If the owner already has a contractor on mind, the contractor has to be added to the list in order to do be eligible to do the work.

The contractors who are within the 6% range will be invited for interviews with the homeowner and selection process will be conducted in the Housing Division. Subsequent to the contractor selection by the owner, the City of Merced Housing Program provides the loan funds based on the above stated criteria. Contractors are required to follow the requirements that are established by the Housing Program under the Section 2.4 (Contractor Selection) in the Procedure section of this Manual. Contractors not following the Policies and Procedures will not be invited to the selection process.

➤ **1.17 SERVICES PROVIDED**

The City of Merced Housing Program provides the following services for the applicants:

1. Eligibility screening of applicant,
2. Loan processing and coordination with the title companies,
3. National Environmental Policy Act (NEPA) report on the project and clearance report,

4. Property deficiency survey and identifying the needed work,
5. Written scope of work to be done,
6. Plans and working drawings,
7. Submittal of plans for permit process,
8. Conducting contractor's cost estimate tour,
9. Assisting homeowners with contractors selection,
10. Quality assurance and phase completion inspection in addition to required inspections by the Inspection Services Division,
11. Release of scheduled payments to the contractor upon homeowner's approval, and
12. Relocation assistance as is described in relocation assistance of the Procedure Section of this manual, Section 2.6.

PROCEDURES
REHABILITATION, RECONSTRUCTION, AND RENTAL UNITS

➤ **2.1 LOAN APPLICATION**

1. Loan Information application is filled out with the potential borrower's (applicant) contact information, property information, type of improvements to be done, including any improvements requiring emergency repair.
2. If there are no emergency repairs required, the potential borrower's name will be placed on a waiting list.
3. Potential borrower is contacted to submit a completed application. Names are taken from the waiting list on a first come first served basis.
4. The Finance Specialist determines eligibility of the applicant and processes the loan application.
5. If borrower meets the program guidelines, they will be notified that their application has been approved.
6. Environmental report according to National Environmental Policy Act (NEPA) will be prepared by the Housing Division staff.

➤ **2.2 EMERGENCY LOAN**

1. In case of emergency conditions, the property will be surveyed by the Rehabilitation Specialist to determine if the repairs warrant an emergency loan.
2. If the property is in need of emergency repairs the potential borrower is asked to submit an application.
3. Once the application is processed and it is determined that borrower is eligible under the program guidelines a loan will be given only if the items in need of repair are considered an emergency.

➤ **2.3 PROPERTY SURVEY/FLOOR PLAN & WORK WRITE-UP**

1. Property is surveyed by the Housing Rehabilitation Specialist and Building Inspector from the Inspection Services Division for deficiencies.
2. The Housing Rehabilitation Specialist sends survey letter to the owner.

3. The Housing Rehabilitation Specialist prepares work write-up and working drawings detailing scope of work to be done, based on survey of property and owner's input.
4. The owner approves the work write-up and their choice of any floor plans that are prepared by the City.

➤ **2.4 CONTRACTOR'S SELECTION**

1. The Housing Rehabilitation Specialist or Housing Program Supervisor conducts project tour (cost estimate tour) for qualified contractors on the Housing Program list. Contractors wishing to submit a cost estimate, or their representatives, must be present at the tour.
2. The Housing Rehabilitation Specialist or Housing Program Supervisor prepares an independent cost estimate.
3. The Housing Program receives contractors' estimates. Cost estimates will be recorded at the date and time of opening. No late cost estimated will be allowed.
4. The Housing Rehabilitation Specialist and the Housing Program Supervisor sign the Certification of Cost Reasonableness. The amount of loan is set at 6% above the lowest responsible cost estimate.
5. The owner is provided with a list of contractors who are within 6% range of the lowest responsible cost estimate.
6. The owner meets with the eligible contractors in the Housing Program office for the contractor's selection process. Contractors wishing to contact the homeowner must first get approval from the Housing Division. Contractors not following the guidelines will not be awarded the job.
7. The owner selects a contractor after going through the above process. In order to distribute projects in an even way among participating contractors, no contractor is authorized to have more than two jobs at one time. The Housing Supervisor can approve award of more than two projects under special circumstances.
8. On emergency projects if it is more time and cost efficient, the homeowners can provide cost estimate from different contractors to do the work. The Housing Rehabilitation Specialist or Housing Program Supervisor can provide assistance to the homeowner to receive cost estimates. The Rehabilitation Specialist or Housing Program Supervisor will review the cost estimates and

the contractor with the lowest responsible cost estimate will be awarded the job.

➤ **2.5 LOAN APPROVAL**

1. Housing Program Supervisor approves the loan.
2. Housing Finance Specialist draws up loan documents and contracts.
3. Housing Program Supervisor, City Manager, Finance Officer, City Attorney, Owner, Contractor, and all other parties as appropriate, sign documents.
4. Deed of Trust is recorded.
5. Notice to Proceed is mailed to the contractor.

➤ **2.6 RELOCATION**

2.6a. **Owner-occupants:** Housing Division staff administers Temporary relocation of owner-occupant clients. Relocation procedures are based on the HUD Uniform Relocation Assistance Act of 1970 and the following steps are taken:

1. The Housing Division will assist the homeowner in looking for a suitable place for relocation.
2. Relocation costs are either a grant or a loan to the borrower:
 - a) Grant costs include: security deposit, monthly rent, connection of telephone and cable.
 - b) Loan costs include: storage fees and moving supplies/fees.
4. Homeowner is provided with a relocation letter and information pamphlet outlining the above information.

2.6b. **Tenants:** Housing staff administers temporary relocation of tenants. Relocation procedures are based on the HUD Uniform Relocation Assistance Act of 1970. The following steps are taken to minimize displacement as a result of a HUD-assisted project:

1. General Information Notice (GIN) is provided to tenants as soon as feasible after the owner's submission of an application.
2. Move-In Notice to tenants moving in after initial application (GIN) is provided, before the tenant agrees to move into the project (prior to start).

3. Notice of Non-displacement is provided to tenants who will remain in the project.
4. Temporary Relocation Notice is provided to tenants who will be temporarily relocated.
5. Notice of Eligibility is provided to tenants who will be displaced.
6. 90-Day and 30-Day Notices are provided to tenants who will be displaced.

2.6c. Other Conditions:

1. The Housing Program Supervisor will establish a reasonable rent amount based on the local housing market.
2. If a homeowner wishes to relocate to a unit where the rent exceeds the established amount, the homeowner will be responsible for the difference.
3. The relocation unit must be within the city limits of Merced. An exception may be made at the discretion of the Housing Program Supervisor if the relocation unit is located in the unincorporated area of Merced or in Atwater.
4. The city will make a reasonable attempt to find a unit that allow pets, however; if a unit is not available it will be the responsibility of the homeowner to find a place for the pets to stay.
5. Any property damage to the relocation unit other than normal wear and tear will be the responsibility of the homeowner. The City will make the repairs and the costs will be added to the loan.

➤ 2.7 CONSTRUCTION

1. Building permit is issued in the owner and contractor's name.
2. The Building Inspector and the Rehabilitation Specialist or Housing Program Supervisor, performs inspections at various phases of construction as required by City and Building Codes.
3. The Housing Rehabilitation Specialist or Housing Program Supervisor monitors the project for quality control and phase completion.
4. The Housing Division issues phase completion checks to the contractor upon owner's approval. The payments are based on progress schedule and Ten percent (10%) of each payment is withheld for contingency and any possible liens.

5. Contractor must provide lean release waiver from his/her subcontractors prior to issuance of the final progress payment.
6. Owner signs the Notice of Completion for recording.
7. Contractor receives the 10% withheld, 35 days after the notice of completion is recorded.

➤ **2.8 MONITORING AND INSPECTIONS FOR RENTAL UNITS**

The Housing Division conducts inspections for HOME-assisted rental housing. HOME rules require on-site inspections of properties according to the number of units in a project—every three years for 1-4 unit projects, every two years for 5-25 unit projects, and every one-year for projects containing 26 or more unit projects. HOME funded projects must meet Merced Municipal Code and Uniform Housing Code to ensure that the HOME-assisted housing is decent, safe, and sanitary.

The owner of the rental property is responsible to keep adequate records to demonstrate compliance with HOME requirements including applying the fair housing requirements. The owner shall keep both project and tenant records showing rent and utility allowance calculations, and documentation necessary to demonstrate that the tenants are income eligible. There are no inspection requirements for owner-occupied rehabilitation and reconstruction projects.

FIRST TIME HOME BUYER PROGRAM

The First Time Home Buyer Assistance Program is aimed at providing financial support to families who might otherwise be unable to purchase a home. The funds for this program are provided through the U.S. Department of Housing and Urban Development (HUD) under the Home Investment Partnerships Program (HOME).

➤ 3.1 PROGRAM QUALIFICATIONS

1. The household income cannot exceed 80 percent (80%) of Merced County Median Income adjusted for household size.
2. Maximum loan is for up to 10% towards the down payment plus up to 5% towards closing costs.
3. Maximum sales price limit based on the median home sales price is subject to change in accordance with state and federal median home prices. Home price to be verified by a qualified appraiser.
4. The applicant must not have owned a home for at least the last three years.
5. The applicant must be able to qualify for a first mortgage loan. The first mortgage loan must be a 30-year fixed interest rate loan.
6. The applicant must provide cash contribution equal to at least one percent (1%) of the sales price of the house. The cash contribution must be "applicant's own funds", and it cannot be borrowed or be part of a rebate from the seller. FHA or Conventional lender guidelines can be used for determining "applicant's own funds".
7. There is no prior residency requirement. In case of too many applicants, priority will be given to those with higher prior residency in the City, retirees, or those having primary business or job in the City.
8. Only single-family homes located within the City of Merced city limits are eligible under this program. The house to be purchased must be within the Merced City limits.
9. Applicant must contact the Housing Division to verify the home is within the city limits of Merced prior to signing a purchase agreement.
10. Applicant(s) must participate in a one day HUD approved education class. A copy of the certification must be submitted to the City. There is no cost to the applicant(s).
11. Applicant must occupy the house as a primary residence.

➤ **3.2 PAYBACK**

The applicant will be receiving a deferred payment loan that will be secured by a second deed of trust for the first five years. See Section 3.3 of this document for terms and conditions.

➤ **3.3 CONDITIONS**

1. The funds loaned will be without interest or required payback for the first 5 years (60 months). Beginning on the 61st month, interest at the rate of three (3) percent will begin to accumulate and payments at an amount necessary to pay off the principle and interest during the next 25 years (300 months) will begin.
2. The loan amount shall be based on the set guidelines in order for the applicant to purchase the property. The City loan is for down payment and closing costs and is not intended to be a portion of the "Primary Mortgage Loan". It is expected that the applicant will purchase a house that is in-line with their borrowing power as determined by income and credit history.
3. The house must be owner-occupied and the deed shall restrict the resale of the property for a period of 10 years. If there is a prepayment on the loan or should the property be sold within 10 years from the date of the loan origination, the applicant will be obliged to pay the City a penalty of 4% on the original loan amount starting from the loan origination date.
4. If the home is sold or transferred within 10 years from the date of the loan origination, the applicant shall pay the City a percentage share of the difference between the amounts received for the property and its value at the time of sale or transfer. The percentage share is determined on a declining scale, beginning at 10 percent in year 1, decreasing 1 percent each year to 1 percent in year 10.
5. The calculation of City participation shall be based on the minimum down payment required by the lender based on the sales price, plus reasonable and necessary closing costs. A maximum of ten percent of City loan funds can be used for the "down payment" and a maximum of five percent of City loan funds can be used for the "closing costs". The City will not pay for "2 to 1 buy-down" fees or discount points.

➤ **3.4 PROCEDURES**

1. The applicant (borrower) will provide a pre-qualified lender letter with the application and all required documentation.
2. The application will be screened for basic eligibility requirements.
3. The primary mortgage lender must verify that "borrowers own funds" are not less than one percent of the sales price, and that the request for City funds

meets the required guidelines of the First Time Home Buyer Assistance Program. This amount shall be determined through discussion with the primary mortgage lender.

4. When the applicant has secured a house to purchase, and received the primary loan approval, the City of Merced shall grant final approval of its loan.

NOTE: Applicant *should not* execute a purchase agreement prior to receiving a final approval for the City of Merced's First Time Home Buyer program.

Affirmative Fair Marketing Procedures and Requirements

The Affirmative Marketing Plan is designed to provide information on available dwelling units in a manner in which individuals of similar income levels in the same housing market area have available to them. The information must provide range of choices in housing regardless of the individual's race, color, religion, sex, sexual orientation, disability, familial status or national origin. The City of Merced requires that all HOME funded activities be marketed to eligible persons without regard to race, color, national origin, sex, religion, familial status or disability. These procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and City's local Fair Housing Efforts.

➤ 4.1 METHODS AND PRACTICES FOR INFORMING THE PUBLIC

The City of Merced is committed to ensuring decent, affordable housing for its residents. In order to inform the public, owners, and prospective tenants about federal fair housing laws, the City will require the developers to include the Equal Housing Opportunity logotype and/or slogan, and a logotype and/or slogan indicating accessibility to the disabled, in all press releases, solicitations, and program information materials. The City also continues to provide funding to the Central Valley Coalition to provide information and training regarding fair housing laws and policies.

➤ 4.2 REQUIREMENTS AND PRACTICES FOR OWNERS

All developers who receive funds from the City are required to enter into loan agreements with the City prior to receiving funds. These agreements are designed to bind the recipients to all of the program requirements, including the affirmative fair marketing procedures. Developers receiving funds are required to create units that are accessible to people with disabilities according to applicable codes. In addition to federal laws requiring units for people with physical disabilities, fair housing laws require owners to make reasonable accommodations for people with all types of disabilities. When providing a requested accommodation would result in an undue financial and administrative burden, developers are required to take any other action that would not result in an undue burden.

As a condition of the agreements on affordable housing projects, not less than 120 days prior to project completion, owners must submit proposed marketing and management plans to the City for review and approval. Prior to commencing marketing activities, owners will be required to meet with City staff to review the proposed marketing strategy to ensure that affirmative marketing efforts will be employed. Management plans must include policies for ensuring reasonable accommodation for persons with disabilities. Management plans must also contain policies and provisions for recordkeeping and monitoring.

Marketing plans must include information on strategies for reaching persons and groups not likely to apply including, but not limited to, households with a disabled member. Marketing plans must include procedures for ensuring that accessible units are occupied by people with disabilities who require accessible features, as described below. Marketing plans must also include the use of the fair housing logotype and/or slogan, and use of a logotype and/or slogan indicating accessibility to the disabled. Fair housing posters must be displayed at the project rental or sales office. Owners are required to advertise in newspapers of general circulation, and to provide notice to community groups when units become available.

Marketing strategies must include use of a welcoming statement to encourage people with disabilities to apply for units, as well as a description of available units, accessible features, eligibility criteria, and the application process. Marketing plans must indicate that qualified applicants with disabilities who request accommodation shall receive priority for the accessible units. Open houses and marketing offices must be accessible to allow disabled persons to visit the site and retrieve information about accessible units.

➤ **4.3 PROCEDURES FOR OUTREACH TO PERSONS NOT LIKELY TO APPLY**

Owners are required to engage in special outreach to persons and groups in the housing market area who, in the absence of such outreach, are not likely to apply for the housing. In determining what special outreach is needed, owners should take into account past patterns of discrimination, the racial and ethnic makeup of the neighborhood, language barriers, location, or other factors that might make it less likely that some persons and groups (a) would be aware of the availability of the housing or (b) would be likely to apply for the housing.

Owners are, in particular, required to advertise in media which are reasonably likely to reach such targeted groups, and to provide notice to community organizations, fair housing agencies, and other similar organizations. A list of local disability organizations and community development boards will be provided by the City of Merced along with sample advertisements. Multilingual advertising is encouraged where such efforts would result in reaching persons and groups not likely to apply.

➤ **4.4 SPECIFIC PROCEDURES TO ENSURE ACCESSIBLE UNITS ARE OCCUPIED BY THOSE WHO REQUIRE ACCESSIBLE FEATURES**

Outreach by owners to the disability community shall include the distribution of notices describing:

1. the availability of all units;
2. specific information regarding the availability and features of accessible units;

3. eligibility criteria; and
4. application procedures.

All application forms shall include information indicating that people with disabilities requiring accessible features shall receive priority for accessible units. The application must include a section to be filled out by any applicant requesting an accommodation with details on the applicant's special needs for accessible features or other accommodations. Under no circumstance should an applicant be required to disclose a disability unless requesting an accommodation. This will allow developers to provide, upfront, any necessary accessible features and/or accommodations for those people requesting accommodations.

Owners shall take reasonable nondiscriminatory steps to maximize the utilization of accessible units by eligible individuals whose disability requires the accessibility features of the particular unit. To this end, any vacant accessible unit should first be offered to a current, disabled tenant of the same project or comparable project under the owner's control. When offering an accessible unit to applicants without disabilities, the owner may require such applicants to agree to move to a non-accessible unit when one becomes available or when the accessible unit is needed by a disabled household. Such an agreement may be incorporated into the lease.

Note: An owner may not prohibit an eligible family with a member who has a disability from accepting a non-accessible unit which may become available before an accessible unit. Owners are required to modify such a non-accessible unit as needed or move a disabled household into a unit that can be altered, unless the modifications would result in an undue financial and administrative burden or alteration in the nature of a program. All applicants should be provided information about how to request a reasonable accommodation at the time they apply for admission and at every recertification.

➤ 4.5 RECORDKEEPING AND MONITORING

Owners must maintain records for at least five years regarding marketing and tenant selection practices. Upon request, owners are required to submit to the City copies of all advertisements indicating the date the advertisements were placed and the media outlets which were used. Owners must provide copies of notices sent to community groups and a listing of those groups to which notices were sent. Owners must maintain records regarding the characteristics of persons applying for vacant units, and the characteristics (including race and familial status) of persons actually selected for the units. Owners' records must also include the number, location, and description of accessible units, and success in filling such units with people who need accessible features or other accommodations. Owners must document any reasonable accommodations made to, or requested by, tenants during the reporting year.

As part of the City's monitoring of assisted housing developments, the City will review the owners' records to verify that each qualified household living in an accessible unit has at least one household member who needs the accessible features. The duration of monitoring of Affirmative Fair Marketing Requirements varies with each program. For homeownership, the requirements apply through the completion of initial sales transactions on units covered by the approved plan. For assisted rental housing, requirements apply throughout the term of the loan and regulatory agreements, including those periods when the project does not maintain sustaining occupancy.

➤ **4.6 ASSESSMENT OF SUCCESS AND CORRECTIVE ACTIONS**

The City will review records maintained by owners to ensure that affirmative fair marketing requirements are being met. Where the characteristics of applicants are significantly different from the make-up of the City's population, the City will examine in more detail the owner's actions to determine if a violation of the requirements has occurred. Initially, owners who have not fully complied with the requirements are directed to engage in targeted marketing efforts to reach groups not initially reached. In cases where owners refuse to comply with the affirmative fair marketing procedures, the City may take additional actions to secure performance under the loan agreement, including declaring the loan in default and recapturing the funds.

➤ **4.7 IMPLEMENTATION PROCEDURES**

1. Informing the Public: Recipients shall inform the public of their proposed activities through local media advertisements and announcements that include the Equal Opportunity logo or slogan. Recipients shall notify the local Public Housing Authority (PHA) and request that applicants on the PHA waiting lists be informed of the upcoming availability of rental units. Community organizations, places of worship, employment centers, fair housing groups, human resources agencies and housing counseling agencies shall be informed about the upcoming rental opportunities.
2. Informing Tenants: If funding is used to rehabilitate a property, the recipient shall mail letters to the current tenants informing them of the impending property rehabilitation. This letter shall include a fair housing statement along with the Equal Opportunity logo or slogan.
3. Informing Owners: TCAP recipients shall sign a certification that they have received, read, understood and complied with all requirements set forth in this Plan. This certification will be required prior to receiving any TCAP funds.

➤ **4.8 REQUIREMENTS AND PRACTICES:**

HOME recipients must adhere to each element of this Plan. The elements of this Plan include, but are not limited to:

1. Institute policies and procedures which negate the impact of discrimination aimed at those persons in the following classes (Note: this list is not exhaustive):
 - a. Minority race or ethnicity;
 - b. Limited English proficient persons;
 - c. Households headed by a single person;
 - d. Disabled persons;
 - e. Elderly persons; and
 - f. Families with children.
2. Provide translated materials for persons who are limited English proficient.
3. Maintain records describing actions taken to affirmatively market the rental units, and maintain records assessing the results of such actions.
4. Maintain records outlining the success/failure of all affirmative marketing actions taken, and maintain records of any corrective action.

FAIR HOUSING COMPLIANCE

➤ 5.1 DISABILITY STATUS:

The City of Merced does not discriminate on the basis of disability status in the admission, or access to, or treatment, or employment, in its federally funded program or activities. The City additionally extends the prohibition of discrimination on the basis of disability established by Section 504 of the Rehabilitation Act of 1973, as amended, to all activities including those that do not receive Federal financial assistance. All Housing Program sub-recipients are required to provide the disability status, nature of disability of all clients, and steps taken for reasonable accommodation.

Deneen Proctor, Director of Support Services, has been designated to coordinate compliance with nondiscrimination requirements contained in the Department of Housing and Urban Development (HUD) regulations implementing Section 504 of the Rehabilitation Act of 1973, as amended, (24 CFR Part 8).

Contact Information:

Deneen Proctor,

Director of Support Services/ADA Compliance Coordinator

Telephone Number: (209) 385-6837 (Voice), (209) 385-6816 (TDD)

➤ 5.2 LIMITED ENGLISH PROFICIENCY (LEP) PLAN:

The City of Merced Housing Program provides funding through the U.S. Department of Housing and Urban Development (HUD) for a variety of services. These services are accessible to all eligible citizens of Merced. The City is committed to improving the accessibility of these services to eligible individuals who have Limited English Proficiency (LEP). The City has developed and implemented a process by which LEP individuals can meaningfully access the services. In addition, the City works with its sub recipients of Federal financial to provide meaningful access to their LEP applicants and beneficiaries.

The City of Merced has significant concentrations of low-income households and racial/ethnic minorities in Central and South Merced where most of the City's services are needed. In particular, there is a large concentration of people of Hispanic origin and those primarily Hmong and Laotian in the moderate, low and very low-income categories. The majority of the Housing Program clients, however, are Hispanic people who are proficient in English language. On average less than 10 percent of the housing rehabilitation and first time homebuyer clients seek translation assistance on their initial visits to the City to inquire about the program. The City also supports CDBG funded public services programs in the City. Agencies running those programs are also required to provide translation assistance to LEP clients. Those agencies

include the Merced Lao Family and the Healthy House, both with qualified staff to help LEP persons.

The City of Merced promotes and facilitates services to LEP persons. As stated in the City's ordinance, the City has Spanish and Hmong speaking staff members who are available for direct contact or via phone during working hours to help with LEP clients. The City translators are available to help the Housing Program staff when needed.

The Housing Program follows guidelines to outreach LEP persons on public notices and Council meetings regarding our services (See attached Public Services Procedures). The Program places notices in English in the City's daily and weekly newspapers. The notices are also posted in Spanish, Hmong, and English on City's website, at South Merced Police Community Aide and at Merced Lao Family. Both South Merced Police Community Aide and Merced Lao family receive CDBG assistance to offer different eligible programs and their bilingual staff is available to provide additional help. The notices in English also indicate that the summary of the program publications will be translated in Spanish or Hmong and also translation services are available at all City Council meetings upon request.

➤ **5.3 GRIEVANCE PROCEDURE:**

This Grievance Procedure gives the recipient of CDBG and HOME funded or assisted programs and activities a tool to resolve disputes with the City of Merced Housing Program. It also provides information on the regulatory requirements for the Housing Program grievance procedure along with some practical guidance about how to make the process work better for both clients and the Housing Program.

The American with Disabilities Act prohibits discrimination on the basis of disability. The use of an internal grievance procedure is not required before filing other administrative or judicial remedies. Formal filing of a complaint with the appropriate federal enforcement agency may be done at the same time as the filing of an internal grievance.

The City of Merced has adopted an internal grievance procedure for prompt and expeditious resolution of complaints alleging any action prohibited by the American with Disabilities Act. Complaints should be addressed to the designated ADA Compliance Coordinator:

Deneen Proctor
678 W. 18th Street
Merced, CA 95340
Phone # (209) 385-6837; TDD # (209) 385-6816

➤ **5.4 COURSE OF ACTION:**

- 1) A complaint shall be filed in writing. It must contain the name, address, and telephone number of the person filing (complaint), and a brief description of the alleged violation. It must be signed by the complainant or someone authorized to act on the complainant's behalf. The complainant shall be promptly notified of the receipt and acceptance of the complaint.
- 2) An investigation shall be conducted within fifteen (15) days after a complaint is filed. A complainant shall have the right to an informal confidential presentation of their complaint within a reasonable amount of time.
- 3) The ADA Compliance Coordinator shall issue a written decision, after full consideration of the complaint, with a process for resolution of any problem within 45 days of receiving the complaint. A copy shall be forwarded to the complainant.
- 4) The ADA Coordinator shall maintain the confidentiality of all files and records relating to complaints filed, unless disclosure is authorized or required by law.
- 5) The complainant may request within 10 days a reconsideration of the case in instances where she/he is dissatisfied with the resolution.
- 6) Any retaliation, coercion, intimidation, threat, interference, or harassment for filing of a grievance, or used to restrain a complainant from filing, is prohibited and should be reported immediately to the ADA Compliance Coordinator.
- 7) Complainant may be represented.

Individuals, or a specific class of individuals, who believe that they have been subject to discrimination on the basis of disability by a public agency may file a complaint within 180 days of the date of the alleged discrimination with the City of Merced Housing Program.

An applicant may, at any time, exercise the right to appeal the City of Merced Housing Program decision through the local HUD office or the US Department of Justice. Individuals may contact the local HUD office at:

US Department of Housing and Urban Development
600 Harrison Street, 3rd Floor
San Francisco, CA 94107-1300

APPENDIX A
DEFINITIONS

The following definitions shall apply to the policies and procedures unless another meaning is clearly apparent from the context.

CDBG: The Community Development Block Grant (CDBG) program funds under Title I of the Housing and Community Development Act of 1974, as amended. It works largely to provide affordable housing and to expand economic opportunities mainly for low and moderate-income persons.

CHANGE ORDER: That written document in which the purpose will be to approve all changes in the work as specified in the work write-up.

CITY: City of Merced, California. When determinations, approvals, or interpretations are intended, "City" shall mean the City staff persons designated.

CONTRACTOR: A building, plumbing, electrical, or other building trades contractor, licensed by the State of California, and **OWNER/CONTRACTOR**, as used in these Provisions, shall also mean an owner-borrower who is capable of performing certain tradesman work and who, in fact, does perform, or causes to be performed, certain self-help rehabilitation work on his or her own home.

DEED OF TRUST: Legal title to the property that is vested in one or more trustees to secure the repayment of the loan.

DIRECTOR OF ECONOMIC DEVELOPMENT: A person employed by the City to oversee the Housing Division and the Economic Development Department of the City.

DWELLING UNIT: A single owner-occupied or rental unit providing independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. As used in these policies, dwelling unit shall not include hotel or motel rooms, mobile homes, rooming and/or boarding houses.

FAMILY INCOME: The sum of money income received in a calendar year by the family members related through blood or marriage.

FORECLOSURE: A termination of the right of an owner securing a loan in the property covered by the mortgage.

HOME: The Home Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990. Its main objective is to create affordable housing for low and very low-income families.

HOUSEHOLD INCOME: The sum of money income of household members regardless of relationship through blood or marriage.

HOUSING DIVISION: The Housing Program of the City of Merced, receiving and managing CDBG, HOME, and State housing-related funds.

HOUSING FINANCE SPECIALIST: A person employed by the City to determine applicant eligibility, provide financial counseling to home owners and investors, and supervise loan preparation, escrow accounts, and loan servicing.

HOUSING PROGRAM SUPERVISOR: A person employed by the City of Merced to be the administrative head and day-to-day operation of the Housing Program.

HOUSING REHABILITATION SPECIALIST: A person employed by the City under the Housing Division and working to provide technical building assistance to homeowners pursuant to the policies, regulations and provisions of the City's Housing Program.

HUD: The U.S. Department of Housing and Urban Development (of the Federal Government).

INSPECTION SERVICES DIVISION: A Division of Development Services of the City of Merced, managing and conducting permit issuance and inspections on all construction activities in the City of Merced.

LIEN: A form of encumbrance against the property, which provides security for the payment of a debt or discharge of an obligation. Example: judgments, taxes, mortgages, deeds of trust.

MEDIAN INCOME: The amount which divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount.

MORTGAGE: A written legal document that creates a lien upon real estates as a security for the payment of a specified debt.

NEPA: National Environmental Policy Act of 1969.

NSP1: Neighborhood Stabilization Program 1.

NSP3: Neighborhood Stabilization Program 3.

OWNER CONTRACTOR: A homeowner performing his own work as per City of Merced Policies and Procedures.

OWNER OCCUPANT: A family or individual who occupies and owns or is buying a unit or units of residential property.

REHABILITATION COSTS: The total cost of repairs and improvements and other costs of rehabilitation to be incurred by the applicant that is includable in a rehabilitation loan.

RENTAL PROPERTY OWNER: A family or individual who owns or is buying a unit or units of residential property and who rents these units to a tenant who is within the low to moderate income guidelines.

SINGLE FAMILY DWELLING: An independent structure used for housing a maximum of one family.

SURVEY: The preliminary inspection of the dwelling for code violations, deterioration, improper construction and hazardous conditions existing that are dangerous to the homeowner and the public.

WORK WRITE-UP: The description of all work performed and the document used for all bidding and a contractual purpose of the job.

APPENDIX B
PUBLIC NOTICE PROCEDURE

Public Notice Type:

☐ **MERCED COUNTY TIMES**
Place in the Merced County Times as a Legal.
(English only) Date Requested Date Published

☐ **MERCED SUN-STAR**
Place in the Merced Sun-Star as a display ad.
(English only) Date Requested Date Published

☐ **TRANSLATION: Spanish**
Date Requested Date Completed

Hmong Date Requested Date Completed

☐ Post in South Station (all 3 languages)
Date Requested Date Completed

☐ Post at Lao Family (English & Hmong)
Date Requested Date Completed

☐ Announce on Lao Family TV
Date Requested Date Aired

☐
Post on bulletin board at Civic Center (all 3 languages)
Date Completed

☐ Post on Housing Web Page
English ☐ Spanish ☐ Hmong ☐
Date Completed

Copy needs to be given to City Clerk (only if tied to a Council Meeting)
o Yes o No Date Completed

☐ Reserve a meeting location? o Yes o No
Place:

Date: Time:

Seating set up:

☐ Notice mailed to interested organizations and individuals
Date Mailed

Other / Notes:

APPENDIX C
Complaint Form
for
Alleged Discrimination on the Basis of Disability

Complainant's Name: _____ Phone #: _____

Address: _____

Describe the alleged discriminatory action in sufficient detail to make your complaint clear.
Attach additional pages, if necessary:

What actions do you request be taken to correct the alleged discrimination?

Signature of (check one):

_____ Complainant(s)

_____ Authorized representative(s)

Signature _____ Date: _____



C. Grantee SF-424's and Certification(s)



CITY CLERK'S CERTIFICATE

I, STEPHANIE DIETZ, City Clerk of the City of Merced, California, do hereby certify that the attached document, entitled:

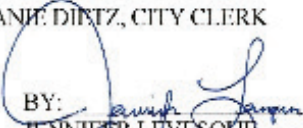
RESOLUTION 2022-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, APPROVING THE 2022 HUD ANNUAL ACTION PLAN, CERTIFYING COMPLIANCE WITH THE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM, AND AUTHORIZING STAFF TO SUBMIT ALL APPROVED DOCUMENTS AND CERTIFICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

is a true and correct copy of the original on file in the Office of the Merced City Clerk, Merced, California.

DATED: July 6, 2022

STEPHANIE DIETZ, CITY CLERK

BY: 
JENNIFER LEVESQUE
Assistant City Clerk



678 WEST 18TH STREET, MERCED, CA 95340

Annual Action Plan
2022

360

RESOLUTION NO. 2022- 41

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE 2022 HUD ANNUAL ACTION
PLAN, CERTIFYING COMPLIANCE WITH THE
REQUIREMENTS OF THE COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM AND HOME INVESTMENT
PARTNERSHIP (HOME) PROGRAM, AND
AUTHORIZING STAFF TO SUBMIT ALL
APPROVED DOCUMENTS AND
CERTIFICATIONS TO THE U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has determined that the City of Merced will receive formula allocations of \$1,099,911 of Community Block Grant (CDBG) and \$603,192 of Home Investment Partnership Program (HOME) funds for the 2022 program year, spanning July 1, 2022, through June 30, 2023, and are required to prepare and submit a comprehensive Annual Action Plan, in order to use these funds;

WHEREAS, the City of Merced held public hearings on April 4, 2022, May 16, 2022, June 21, 2022, and July 5, 2022, to consider public comments on the one-year goals, proposed Community Organization programs, proposed expenditure of Federal and City funds, and other topics and data contained in the Draft 2022 Annual Action Plan;

WHEREAS, during said public hearings, information was provided about HUD's requirements to meet specific National Objectives when funding programs and activities, and a discussion was held regarding eligible uses of CDBG and HOME funds in the City of Merced during the 2022 program year;

WHEREAS, on March 31, 2022, the City received notice from HUD that provided waivers and specific provisions for conditional approval of pre-award costs, instruction and guidance for interim Citizen Participation procedures prior to grant allocation announcement, and a revised submittal deadline of the 2022 Annual Action Plan following approval by City Council, allowing 60 days from the date allocation amounts were determined and announced by HUD, which subsequently occurred on May 13, 2022, for Plan submittal; and,

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WHEREAS, the City of Merced has, while intermittently restricted to virtual, hybrid, and other alternative community outreach due to the ongoing community impact of the COVID-19 pandemic, followed its adopted Citizen Participation Plan in providing residents with multiple opportunities to both receive information and comment on concerns that included, but were not limited to, affordable housing, fair housing, infrastructure development, public services, and other high community needs, and the estimated and actual available amounts, range of eligible activities, and program requirements for expenditure of CDBG and HOME funds towards housing and community development, and provided citizens with reasonable opportunity to participate in development of the 2022 Annual Action Plan, including any submissions, revisions, changes or amendments thereto, by implementing an extended 45-day comment period, beyond the 30-day period required by the Citizen Participation Plan, commencing on April 16, 2022, and ending on May 31, 2022.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The City Council of the City of Merced hereby approves the City of Merced's 2022 HUD Annual Action Plan. The City Manager is hereby authorized to execute all documents related thereto, and staff is authorized to submit all documents to the United States Department of Housing and Urban Development and make any subsequent required corrections to the submitted plan, as specifically directed by HUD.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the 5th day of July 2022, by the following vote:

AYES: 5 Council Members: ECHEVARRIA, ORNELAS, PEREZ, SERRATTO, SHELTON

NOES: 0 Council Members: NONE

ABSENT: 2 Council Members: BLAKE, BOYLE


ABSTAIN: 0 Council Members: NONE

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APPROVED:


Mayor

ATTEST:
STEPHANIE R. DIETZ, CITY CLERK

BY: 
Assistant/Deputy City Clerk

(SEAL)




APPROVED AS TO FORM:


City Attorney 
Date

X:\Resolutions\2022\Housing\Approving HUD Annual Action Plan v2.docx

Application for Federal Assistance SF-424		
<div> <div> * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application </div> <div> * 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision </div> <div> * If Revision, select appropriate box(es): <input type="checkbox"/> * Other (Specify): <input type="text"/> </div> </div>		
* 3. Date Received: 09/12/22		4. Applicant Identifier: CSC2250 MEDCER
5a. Federal Entity Identifier: 		5b. Federal Award Identifier: B 22 MD-05 0044
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Concord		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6009371		* c. UEI: U67YDWAH8207
d. Address:		
* Street1: 670 W. 16th Street		
Street2:		
* City: CONCORD		
County/Parish:		
* State: CA; California		
Province:		
* Country: USA; UNITED STATES		
* Zip / Postal Code: 94601-4706		
e. Organizational Unit:		
Department Name: Development Services Dept.		Division Name: Housing Division
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:		* First Name: Brent...
Middle Name:		
* Last Name: McEldon		
Suffix:		
Title: Development Services Director		
Organizational Affiliation: (Leave)		
* Telephone Number: 925-335-5818		Fax Number:
* Email: bmceldon@cityofconcord.ca.gov		

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>			
Type of Applicant 2: Select Applicant Type: <input type="text"/>			
Type of Applicant 3: Select Applicant Type: <input type="text"/>			
* Other (specify): <input type="text"/>			
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>			
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-218"/> CFDA Title: <input type="text" value="Entitlement Grant - Community Development Block Grant"/>			
* 12. Funding Opportunity Number: <input type="text" value="B-22-MC-06-0044"/> * Title: <input type="text" value="2022 Community Development Block Grant"/>			
13. Competition Identification Number: <input type="text" value="n/a"/> Title: <input type="text"/>			
14. Areas Affected by Project (Cities, Counties, States, etc.): <div> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>			
* 15. Descriptive Title of Applicant's Project: <input e.="" other"="" type="text" value="2022 Annual Action Plan using entitlement allocation for projects eligible under the CDBG Program. 8/31/22 - revised prior submitted form to include CDBG Prior Year Resources on line "/>			
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>			

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="CA-013"/>	* b. Program/Project: <input type="text" value="CA-013"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2022"/>	* b. End Date: <input type="text" value="06/30/2023"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,099,911.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="1,593,043.00"/>
* f. Program Income	<input type="text" value="90,000.00"/>
* g. TOTAL	<input type="text" value="2,782,954.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Stephanie"/>
Middle Name: <input type="text" value="R."/>	
* Last Name: <input type="text" value="Dietz"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="209-385-6834"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="dietz@cityofmerced.org"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="08/31/2022"/>

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <p><input type="checkbox"/> Preapplication</p> <p><input checked="" type="checkbox"/> Application</p> <p><input type="checkbox"/> Change/Corrected Application</p>		
<p>* 2. Type of Application:</p> <p><input type="checkbox"/> New</p> <p><input checked="" type="checkbox"/> Continuation</p> <p><input type="checkbox"/> Revision</p>		
<p>* If Revision, select appropriate letter(s):</p> <p>* Other (Specify):</p>		
<p>* 3. Date Received: 07/11/2022</p>		
<p>4. Applicant Identifier: CA02050-00000000</p>		
<p>5a. Federal Fully Identifier:</p>		<p>5b. Federal Award Identifier: 422-90060227</p>
<p>State Use Only:</p>		
<p>6. Date Received by State:</p>		<p>7. State Application Identifier:</p>
<p>8. APPLICANT INFORMATION:</p>		
<p>* a. Legal Name: City of Merced</p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-608037</p>		<p>* c. UEI: L6YV0K0EN075</p>
<p>d. Address:</p>		
<p>* Street1: 678 W. 18th Street</p>		
<p>Street2:</p>		
<p>* City: MERCED</p>		
<p>County/Parish:</p>		
<p>* State: CA: California</p>		
<p>Province:</p>		
<p>* Country: USA: UNITED STATES</p>		
<p>* Zip / Postal Code: 95340-4700</p>		
<p>e. Organizational Unit:</p>		
<p>Department Name: Development Services Dept.</p>		<p>Division Name: Boulding Division</p>
<p>f. Name and contact information of person to be contacted on matters involving this application:</p>		
<p>Prefix: * First Name: Scott</p>		
<p>Middle Name:</p>		
<p>* Last Name: McBride</p>		
<p>Suffix:</p>		
<p>Title: Development Services Director</p>		
<p>Organizational Affiliation:</p>		
<p>182761</p>		
<p>* Telephone Number: 209-381-5818</p>		<p>Fax Number:</p>
<p>* Email: mcbrides@cityofmerced.org</p>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>C: City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>* 10. Name of Federal Agency:</p> <p>U.S. Department of Housing and Urban Development</p>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p>14-239</p> <p>CFDA Title:</p> <p>Home Investment Partnership Program</p>	
<p>* 12. Funding Opportunity Number:</p> <p>M22-MC060227</p> <p>* Title:</p> <p>2022 Home Investment Partnership Program</p>	
<p>13. Competition Identification Number:</p> <p>n/a</p> <p>Title:</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>2022 Annual Action Plan using entitlement allocation for projects eligible under the HOME Program. 8/31/22 - revised prior submitted to include Prior Year Resources on Line "e. Other" + remove d. Local</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </p>	

Application for Federal Assistance SF-424															
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Attach an additional list of Program/Project Congressional Districts if needed. <div style="display: flex; justify-content: flex-end; gap: 10px;"> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>															
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18. Estimated Funding (\$): <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">* a. Federal</td> <td style="border: 1px solid black; text-align: right;">603,192.00</td> </tr> <tr> <td>* b. Applicant</td> <td style="border: 1px solid black; text-align: right;">0.00</td> </tr> <tr> <td>* c. State</td> <td style="border: 1px solid black; text-align: right;">0.00</td> </tr> <tr> <td>* d. Local</td> <td style="border: 1px solid black; text-align: right;">0.00</td> </tr> <tr> <td>* e. Other</td> <td style="border: 1px solid black; text-align: right;">3,428,039.00</td> </tr> <tr> <td>* f. Program Income</td> <td style="border: 1px solid black; text-align: right;">66,000.00</td> </tr> <tr> <td>* g. TOTAL</td> <td style="border: 1px solid black; text-align: right;">4,097,231.00</td> </tr> </table>		* a. Federal	603,192.00	* b. Applicant	0.00	* c. State	0.00	* d. Local	0.00	* e. Other	3,428,039.00	* f. Program Income	66,000.00	* g. TOTAL	4,097,231.00
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Authorized Representative: <div style="display: flex; justify-content: space-between;"> <div> Prefix: <input type="text"/> Middle Name: <input type="text" value="R."/> * Last Name: <input type="text" value="Diets"/> Suffix: <input type="text"/> </div> <div> * First Name: <input type="text" value="Stephanie"/> * Title: <input type="text" value="City Manager"/> * Telephone Number: <input type="text" value="209-385-6834"/> Fax Number: <input type="text"/> * Email: <input type="text" value="diets@cityofmerced.org"/> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> * Signature of Authorized Representative: </div> <div> * Date Signed: <input type="text" value="08/31/2022"/> </div> </div>															

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

10/6/2022
Date

City Manager
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2022, 2023, and 2024 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

x 
Signature of Authorized Official

7/12/2022
Date

City Manager
Title

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

N/A

Signature of Authorized Official

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

x 
Signature of Authorized Official

7/12/2022
Date

City Manager
Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

N/A
Signature of Authorized Official

Date

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A
Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

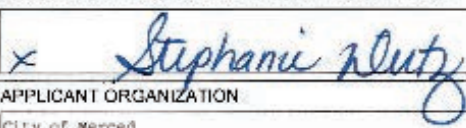
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
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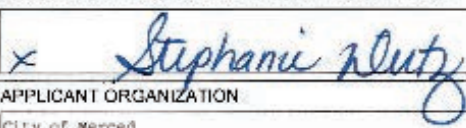
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