

Changes to the Housing Element Requested by the
Department of Housing and Community Development

HCD Comment	City Response
Public Participation – provide additional details on all opportunities for public participation and involvement from stakeholders in the community.	<p>Section 9.7 describes the City’s efforts to involve the community in the update of the Housing Element. Additional information will be provided as follows on Page 9-206 of the Draft Housing Element:</p> <p>“The City has made the Draft Housing Element available on our website. The document is also available at the City’s Planning Department counter.</p> <p>Translation services are provided at all City Council meetings and would be provided upon request at the Planning Department counter. The City provides verbal translation services and would accommodate requests for the translation of written information related to the Housing Element.</p> <p>In addition to the members of the Housing Element Task Force, participation was requested from other stakeholders in the community. The City reached out to members of the UC Housing Department, realtors, and developers.</p> <p>A public hearing was held by the Planning Commission on May 18, 2016. No comments were received at that time regarding the Housing Element. There have also been no comments received from the community based on the other out reach efforts described above.”</p>

<p>Change the dates for the analysis of “at-risk” units on page 9-166.</p>	<p>The dates have been changed to reflect the correct 10 year period of 2016 to 2026.</p>
<p>Provide the information required by SB 812 addressing housing for persons with developmental disabilities.</p>	<p>An analysis and quantification of the number of persons within the City of Merced reported to have a developmental disability will be provided. City staff will work with the California Department of Developmental Services Central Valley Regional Center (Regional Center) to obtain information regarding the number of persons with a developmental disability living within the City limits.</p> <p>The “Disabled Population” section beginning on page 9-94 will be updated with an analysis on housing for persons with developmental disabilities once the information is obtained from the Regional Center. Goal H-1 on page 9-174 will be updated to included persons with developmental disabilities as well as Program H-1.7.b on page 9-188 and Program H-1.7.f on page 9-189. Additional information on the analysis and quantification of housing for persons with developmental disabilities will be provided at the Council meeting.</p>
<p>Zoning for Single-Room Occupancy Unit (SRO)</p>	<p>Information will be provided addressing zoning for single-room occupancy units (SRO’s) as follows:</p> <p>“Currently the City’s Zoning Ordinance does not currently define or permit single-room occupancy units. However, the revised Zoning Ordinance scheduled for adoption in August 2016, would allow them as a permitted use in</p>

	the Central Commercial (C-C) Zone. They would also be allowed with Site Plan Review in the R-3 and R-4 zones. The Zoning Ordinance defines development standards and management standards. The tenancy of an SRO shall not be less than 30 days.”
Governmental Constraints – include school fees in the fee estimate provided in Table 9-58 on page 9-154, provide fee estimate information for multi-family units and provide an estimate of the percentage development fees make up of the total cost of development for single-family dwelling units and multi-family dwelling units.	City staff is working on gathering the information needed to address this comment. Additional information will be provided at the Council meeting.
Update Table 9.4.1 with current RHNA allocation numbers	Table 9.4.1 has been updated with the RHNA numbers adopted by MCAG in June 2015.
Provide information demonstrating compliance with SB 1087 requiring water and sewer service providers to give affordable housing priority consideration for connection to services.	The following information will be added to Section 9.4.2, Utilities and Services, beginning on page 9-134: “The City of Merced is the provider of all sewer and water services to properties within the City limits. The Housing Element is available to all departments involved in providing these services. The City acknowledges that per SB 1087, priority must be given to affordable housing projects when requesting sewer and water services.”
Add a program to support the City’s Reasonable Accommodation Ordinance.	The following program will be added to the Housing Element under Policy H-1.7 Support Housing to Meet Special Needs beginning on page 9-187: 1.7.g The City will ensure that information regarding the City’s

	<p>Reasonable Accommodation Ordinance (MMC Section 20.98) is made available to the public and residents with disabilities.</p> <p><i>Action: The City will provide information regarding the Reasonable Accommodation Ordinance on the City's website and at the Planning Department's counter.</i></p> <p><i>Responsibility: Planning Department</i></p> <p><i>Timeline: Immediately</i></p>
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