



**2020  
General Plan  
Annual Progress Report**

# Merced County General Plan Annual Progress Report

2020 Reporting Year

## Introduction

With the 2020 year largely impacted by temporary business closures, construction halts, and other complicating factors resulting from the COVID-19 pandemic, active construction and development in Merced County experienced a reduction when compared to the 2019 reporting year. In contrast, however, there has been a marked increase in development activity interest by way of land use entitlement applications in Q3 and Q4 of the 2020 reporting year. It is anticipated that these applications will be considered by the County in the 2021 reporting year.

The 2020 reporting year gave rise to opportunities for County Staff to focus on grant programs and funding opportunities for projects that will support implementation of the County's General Plan. With nearly \$1.25 million in received grants received in the reporting year, the County will take on new projects that will address housing needs in unincorporated communities, orient mixed use development opportunities to a broader array of housing types, and address code enforcement needs throughout the County.

Looking ahead, the County's General Plan is approaching 10 years of age, and the County may consider embarking on the process of updating – in part or in full – the General Plan to consider recent changes in regional and statewide policy. Topics for consideration include agricultural and water policy, environmental justice, and transportation, among others. At the discretion of the Board of Supervisors, the County could begin this process in 2021.

This 2020 annual report on the Merced County General Plan has been prepared pursuant to California Government Code Section 65400. The purpose is to update the Board of Supervisors, Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) of the County's progress in implementing the General Plan and on progress meeting regional housing needs. This document is intended for reporting purposes only, and does not create or alter policy.

Merced County initiated a comprehensive update of its 1990 General Plan in September 2005. The outreach program included three series of community workshops, stakeholder interviews, focus group meetings, a General Plan website, and printed and electronic newsletters.

Merced County completed the update of the General Plan, which was adopted on December 13, 2013. The 2030 General plan sets the direction for the future of the county over the next 20 years.

This 2020 Annual Progress Report is presented to the Merced County Planning Commission on March 10, 2021 and the Board of Supervisors on March 23, 2021.

## General Plan Amendments in the 2020 Reporting Year

While specific General Plan implementation activities took place, there were no amendments made to General Plan Policies during the 2020 reporting year. No other amendments (additions, deletions, modifications, alterations) and no amendments to General Plan Land Use designations were made in the 2020 reporting year.

## Significant Planning Activity in the 2020 Reporting Year

While the below projects do not constitute an exhaustive list of planning activity during the 2020 reporting year, the highlighted projects required significant County effort in the reporting year and are directly related to implementation measures identified in the Merced County General Plan and other County Policies.

### 1. **Winton Community Plan**

The County is near completion of a community specific plan for the unincorporated community of Winton, which will be considered by the Planning Commission and Board of Supervisors in Spring of 2021. Similar to other community plans completed and adopted within the last two years, the Winton Community plan will serve to guide community growth and development within the twenty-year horizon of the plan. The draft plan was completed with community input from the municipal advisory committee (MAC) and other community stakeholders during several public workshops. The completed plan will comply with the County's General Plan and Housing Element, including policies related to housing mix and densities.

### 2. **Climate Action Plan**

(Implementation Measure AQ-A)

The County continued work on a Climate Action Plan, including a refined Greenhouse Gas Inventory that will aid in development of Greenhouse Gas reduction policies. Specific reduction targets, greenhouse gas reduction measures, and metrics will be developed in the 2021 reporting year with assistance from community residents, businesses, policymakers, and other stakeholders.

### 3. **Virginia Smith Trust / University Community Plan**

Late in the 2019 reporting year, the County received an application for master planning of the "Virginia Smith Trust" property located south of the UC Merced Campus northeast of the City of Merced. According to the University Community Plan (adopted 2004), this project could result in the development of up to 5,800 residential units of various types, densities, and affordability levels. The project could also include 1.6 million square feet of commercial (retail, office, and research/development) space. This project will include some analysis of whether development figures identified in 2004 are still feasible today.

County Staff will continue to work closely with City, regional, and UC partners to identify how existing policies may affect development of the University Community Plan area.

In the 2020 reporting year, the County worked collaboratively with the project applicants and the City of Merced to establish a framework for consideration of the project. Of particular note is ongoing consideration of the potential for annexation of the project site following annexation of the UC Merced Campus as allowed through Assembly Bill 3312 (Gray, 2020).

#### 4. **Grant Applications and Awards**

The Community and Economic Development Department, Planning Division was awarded four grants in 2020. These grants include an SB2 Planning Grant through the California Department of Housing and Community Development (HCD) in the amount of \$310,000, a Local Early Action Planning Grant through HCD in the amount of \$300,000, a Community Development Block Grant through HCD in the amount of \$500,000, and a Sustainable Transportation Planning Grant through Caltrans in the amount of \$135,008. In total, the Planning Division was awarded approximately \$1,245,000 in grants last year to carry out a variety of projects.

SB2 Planning Grant funds are currently being utilized to prepare the Franklin-Beachwood Community Plan Update. Community outreach and plan development is underway, and upon adoption in 2022, the Community Plan Update will create a new framework for development and increase residential capacity in the community of Franklin-Beachwood. In a related effort, the Planning Division is utilizing awarded Caltrans funds to prepare the Franklin-Beachwood Interconnectivity Plan, which will supplement the Community Plan Update by conceptualizing feasible transportation improvements. The Planning Division is currently in the process of selecting a consultant to prepare the Interconnectivity Plan. Local Early Action Planning Grant funds have been awarded to undertake a mixed-use site inventory and rezoning project, which will further increase residential capacity in several of the County's communities by rezoning eligible properties to allow residential mixed-use by-right. Community Development Block Grant funds have been awarded to hire additional Code Enforcement staff, who will focus on enforcement of issues related to substandard housing and property nuisances. These two efforts should commence sometime in 2021, with HCD agreements currently being finalized for both grants.

## Housing Element Reporting

The Merced County Housing Element was updated and adopted on July 12, 2016 and was certified by the California Housing and Community Development Department (HCD) on August 29, 2016. Merced County is currently in compliance with HCD's Housing Element requirements. In compliance with Government Code sections 6544, 65583, and 65584, the County's response to the Annual Housing Element Report is presented as **Appendix A** to this report.

## Priorities for Land Use Decision Making

At this time, Merced County does not have any active or pending broad land use decision making (i.e. passage of moratoria or emergency ordinances).

## General Plan Compliance

The General Plan is currently in compliance with OPRs General Plan Guidelines. Future changes to include housing and environmental justice policies to comply with recent State legislation will be presented to the Planning Commission and Board of Supervisors at future meetings.

**APPENDIX A**  
**HOUSING ELEMENT PROGRESS REPORT**

NOTE: This information is available for review at Merced County Community and Economic Development, 2222 M St., 2<sup>nd</sup> Floor, Merced, CA 95340, or electronically by request.

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			13	14	15	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
			0	0						0	0	0	
060-600-040	3665 LAKE RD, MERCED, CA	MS19-014		N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
045-160-098	19206 W BLOSS AVE, HILMAR, CA	CUP19-017		N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
045-220-048	19498 CRANE AVE, HILMAR, CA	AA20-008		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
259-060-004	129 CONE AVE, MERCED, CA	CUP19-010		N			Other	Transitional Housing/Apartments for homeless veterans & families. See notes for funding mechanisms.					Funded by grants from Central California Alliance for Health and Dignity Health, in addition to New Market Tax Credits. Apartments assumed to be rentals
259-060-004	129 CONE AVE, MERCED, CA	CUP19-010		N			Other	Transitional Housing/Apartments for homeless veterans & families. See notes for funding mechanisms.					Funded by grants from Central California Alliance for Health and Dignity Health, in addition to New Market Tax Credits. Apartments assumed to be rentals
146-210-005	6267 N SHAFFER RD, WINTON, CA	AA20-016		N				Second Units determined to be Moderate-income by 2016 Housing Element (p. 5-67)					
009-030-019	16424 LETTEAU AVE, DELHI, CA	AA20-021		N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
017-140-022	19762 DAYTON AVE, HILMAR, CA	SPR20-003		N				Multi-Family (Fourplex) / R-3 determined to be Lower-income by 2016 Housing Element (p.5-70)					
078-390-012	14689 S MORAGA AVE, LOS BANOS, CA	AA20-024		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
055-330-037	19221 W SECOND AVE, STEVINSON, CA	AA20-025		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
089-020-076	19263 S AUBREY AVE, DOS PALOS, CA	AA20-026		N				Second Units determined to be Moderate-income by 2016 Housing Element (p. 5-67)					
143-260-012	8029 FRUITLAND AVE, WINTON, CA	AA20-027		N				Second Units determined to be Moderate-income by 2016 Housing Element (p. 5-67)					
041-030-032	11957 N YOUNGSTOWN RD, TURLOCK, CA	AA20-029		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
015-054-002	20109 THIRD ST, HILMAR, CA	ZCLR20-024		N				Second Units determined to be Moderate-income by 2016 Housing Element (p. 5-67)					
066-100-006	1085 REILLY RD, MERCED, CA	AA20-032		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
053-270-020	10350 GERARD AVENUE, LE GRAND, CA	AA20-033		N				Second Units determined to be Moderate-income by 2016 Housing Element (p. 5-67)					
143-140-008	6103 ARENA WAY, LIVINGSTON, CA	AA20-035		N				Second Units determined to be Moderate-income by 2016 Housing Element (p. 5-67)					

140-040-023	10016 W EL CAPITAN WAY, BALLICO, CA	AA20-036		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					Farmworker Housing assumed to be rental
143-030-002	11735 OLIVE AVE. LIVINGSTON, CA	MM20-007		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					Farmworker Housing assumed to be rental
056-280-001	8951 W SUNSET DR. ATWATER, CA	AA19-016		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
373-092-033	48 N JUPITER ST. SANTA NELLA, CA			N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
043-160-060	7675 E MERCED FALLS RD, SNELLING, CA			N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
041-140-041	12237 ROSELAWN, TURLOCK, CA			N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
041-240-045	13211 W SUNNY ACRES AVE, TURLOCK, CA	AA19-039		N				Second Units determined to be Moderate-Income by 2016 Housing Element (p. 5-67)					
143-040-009	10246 OLIVE AVE. LIVINGSTON, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
041-240-031	12235 NEWPORT RD, BALLICO, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
038-140-035	17985 N FIELDS RD, SNELLING, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
060-660-011	3561 PERCH LANE, MERCED, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
037-090-005	366 CODY AVE. PLANADA, CA	ADU19-003		N				Second Units determined to be Moderate-Income by 2016 Housing Element (p. 5-67)					ADU assumed to be rental
060-870-006	1801 E SORRENTO CT, MERCED, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
170-120-032	1382 ESTANCIA DR, MERCED, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
207-100-037	5956 W PRESIDIO CT, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
147-274-032	6077 N LEA CT. WINTON, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
037-330-038	9213 E COTTONWOOD ST, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-330-035	9187 E COTTONWOOD ST, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder					
037-340-029	81 S ASH CT, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-340-028	82 S VALLEY OAK LN, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-340-024	9229 E COTTONWOOD CT, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-330-015	51 S PONDEROSA ST, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-330-014	35 S PONDEROSA ST, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-340-025	56 S VALLEY OAK LN, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-340-030	73 S ASH CT, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-330-012	19 S PONDEROSA ST, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-330-011	18 S TOPEKA ST, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					



037-340-022	9241 E COTTONWOOD CT, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-340-023	9237 E COTTONWOOD CT, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-330-010	24 S TOPEKA ST, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-340-026	64 S VALLEY OAK LN, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-330-005	78 S TOPEKA ST, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-330-013	25 S PONDEROSA ST, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-340-021	9247 E COTTONWOOD CT, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-330-019	89 S PONDEROSA ST, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
037-340-027	74 S VALLEY OAK LN, PLANADA, CA	MAS08-005		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
057-050-064	2228 W CARDELLA RD, MERCED, CA	AA19-028		N				Second Units determined to be Moderate-Income by 2016 Housing Element (p. 5-67)					
045-160-094	19449 W AMERICAN AVE, HILMAR, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
045-220-075	6490 GOLF LINK RD, HILMAR, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
045-340-002	21878 RIVERSIDE AVE, HILMAR, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
147-274-034	6097 N LEA CT, WINTON, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
207-292-024	6305 W NEVES DR, ATWATER, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
147-210-022	6075 PEACE CT, WINTON, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
066-140-045	3486 S. HEALY, MERCED, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
207-280-052	6060 SPLIT OAK DR, ATWATER, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
042-170-057	4130 TURLOCK RD, SNELLING, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
045-020-036	25509 AMERICAN AVE., HILMAR, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
207-292-004	6272 W NEVES DR, ATWATER, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
318-063-012	3757 S SANTA FE AVE, LE GRAND, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
207-326-015	6160 W HAMPSHIRE DR, ATWATER, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
085-040-012	4985 W CATRINA ST, DOS PALOS, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
047-030-014	16578 W OAK ST, DELHI, CA			N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
056-200-006	390 S APPLGATE RD, ATWATER, CA			N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					
081-030-001	13763 JOHNSON RD, LOS BANOS, CA	AA07-054		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)					

078-212-002	13316 S. 2ND ST. VOLTA, CA			N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)						
078-212-002	24030 CENTER RD, VOLTA, CA			N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)						
078-140-063	13985 S ALAKALI LN, LOS BANOS, CA			N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)						
045-350-012	5725 VERDE AVE, HILMAR, CA	AA18-028		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)						
059-590-012	5305 W HWY 140, MERCED, CA	AA16-047		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)						
061-090-058	2815 E CHILDS AVE, MERCED, CA	TRP19-002		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)						
049-040-017	16488 W ATWATER JORDAN RD, LIVINGSTON, CA			N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)						
055-177-017	20320 W FOURTH AVE, STEVINSON, CA	AA19-013		N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)						
078-200-015	17555 S BILLY WRIGHT RD, LOS BANOS, CA			N				MH determined to be lower-income by 2016 Housing Element (p. 5-67)						
010-211-029	9125 HILLSIDE, DELHI, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
015-280-018	8685 N SAN REMO DR, HILMAR, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
037-054-026	451 N SUTTER ST, PLANADA, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
015-280-020	19590 W VERONA WAY, HILMAR, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
066-120-087	5008 MARIPOSA WAY, MERCED, CA	AA08-014		N				Second Units determined to be Moderate-Income by 2016 Housing Element (p. 5-67)						
015-280-027	8747 N VENETIAN TE, HILMAR, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
059-600-049	1105 PRINCE WILLIAM CT, ATWATER, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
041-130-033	14873 W SUNNY ACRES AVE, TURLOCK, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
140-090-042	9765 MEADOW DR, CRESSEY, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
057-662-009	2860 N DRAKE CT, MERCED, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
010-110-003	9387 N HINTON AVE, DELHI, CA	ADU19-002		N				Second Units determined to be Moderate-Income by 2016 Housing Element (p. 5-67)						ADU assumed to be rental
259-090-008	655 E CONE AVE, MERCED, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
015-280-003	8717 N VILLA CORDOBA AVE, HILMAR, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
015-280-002	8731 N VILLA CORDOBA AVE, HILMAR, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
015-280-001	8743 N VILLA CORDOBA AVE, HILMAR, CA			N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)						
146-302-015	6640 W CAL BEARS CT, WINTON, CA	MAS01--008		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program						
146-302-039	6653 W CAL BEARS CT, WINTON, CA	MAS01--008		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program						
146-302-040	6654 W IRVINE DR, WINTON, CA	MAS01--008		N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program						

146-302-042	6636 W IRVINE DR, WINTON, CA	MAS01--008			N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
146-294-007	6645 N BERKELEY AVE, WINTON, CA	MAS01--008			N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
146-301-003	6601 N BERKELEY AVE, WINTON, CA	MAS01--008			N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
146-301-007	6551 N BERKELEY AVE, WINTON, CA	MAS01--008			N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
146-301-005	6575 N BERKELEY AVE, WINTON, CA	MAS01--008			N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
146-302-037	6631 W CAL BEARS CT, WINTON, CA	MAS01--008			N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
146-295-026	6650 W GOLDEN BOBCAT CT, WINTON, CA	MAS01--008			N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
146-301-001	6621 N BERKELEY AVE, WINTON, CA	MAS01--008			N		USDA		Self-Help Enterprises is a Low-Income Affordable Home Builder, USDA loan program					
015-280-013	8744 N VILLA CORDOBA AVE, HILMAR, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
015-280-012	8732 N VILLA CORDOBA AVE, HILMAR, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
015-280-040	19519 W VERONA WAY, HILMAR, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
215-050-003	1494 N BUHACH RD, ATWATER, CA	AA07-107			N				Second Units determined to be Moderate-Income by 2016 Housing Element (p. 5-67)					
015-280-033	19540 W VERONA WAY, HILMAR, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
045-320-038	19240 W FOWLER AVE, TURLOCK, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
147-274-033	6089 N LEA CT, WINTON, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
086-120-014	17391 S LEXINGTON AVE, DOS PALOS, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
091-151-007	17205 S CUSTER AVE, DOS PALOS, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
091-151-009	17155 S CUSTER AVE, DOS PALOS, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
091-151-006	17225 S CUSTER AVE, DOS PALOS, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
091-151-008	17185 S CUSTER AVE, DOS PALOS, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
049-270-047	14236 W LONGVIEW AVE, LIVINGSTON, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
057-030-018	4731 N STATE HIGHWAY 59, MERCED, CA				N				Second Units determined to be Moderate-Income by 2016 Housing Element (p. 5-67)					
017-080-025	20078 W GEER AVE, HILMAR, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					
057-010-067	1618 TAHOE ST, MERCED, CA				N				SFD determined to be above moderate-income by 2016 Housing Element (p. 5-67)					