



City of  
**Los Banos**  
*At the Crossroads of California*

**DATE:** March 4, 2016  
**TO:** Interested Agencies and Residents  
**FROM:** City of Los Banos Community & Economic Development Department  
**RE:** City of Los Banos Housing Element Update 2014-2023

Pursuant to the California Government Code, the Housing Element of the City of Los Banos General Plan must be updated by March 31, 2016. The Los Banos Community Development Division submitted the Draft 2014-2023 Housing Element to the California Department of Housing and Community Development (“HCD”) on March 3, 2016 for a mandated 60-day review following authorization from City Council on March 2, 2016. In concurrence with the 60-day review, the Draft 2014-2023 Housing Element is also available for public review and comment. The purpose of this letter is to notify Advisory Agencies that the Draft Housing Element is available for review and comment. **The 60-Day public review will close May 4, 2016.**

State law requires the City of Los Banos’s Housing Element to consist of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The Housing Element will include the following:

- Analysis of the City’s demographics (i.e. population and employment trends);
- Identify City’s Housing Needs as projected by the Merced County Association of Governments (MCAG);
- Inventory of land suitable for future residential development;
- Analysis of potential constraints (i.e. infrastructure, costs of development, etc.) related to residential development;
- Goals, Policies, Objectives, and Programs for the maintenance, preservation, improvement, and development of housing;
- Goals, Policies, Objectives, and Programs for the City to provide housing for persons of all income levels, including multi-family rental housing, factory built housing, mobile homes, farmworker housing, emergency shelters and transitional housing; and,
- Programs to assist in the development of housing needs for persons of very low, low, and moderate income households.

The Draft 2014-2023 Housing Element can be viewed on the City’s website at <http://www.losbanos.org/> or viewed at the Community & Economic Development Department located at 520 J Street, Los Banos, CA 93635. Please return written comments by **May 4, 2016** to **City of Los Banos, Community & Economic Development Department, Attn: Stacy Souza Elms 520 J Street, Los Banos, CA 93635**