

**REGULAR MEETING AGENDA
CITY OF MADERA
PLANNING COMMISSION**

**COUNCIL CHAMBERS - CITY HALL
TUESDAY
November 10, 2015
6:00 pm**

CALL TO ORDER

ROLL CALL

Commissioner Kenneth Hutchings (Chairperson)
Commissioner Ruben Mendoza (Vice Chairperson)
Commissioner Robert Gran, Jr.
Commissioner Bruce Norton
Commissioner Pamela Tyler
Commissioner Jim DaSilva
Commissioner Jeff Dal Cerro

INTRODUCTION OF STAFF

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Commission on items which are within the subject matter jurisdiction of the Commission. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda and no adverse conclusions should be drawn if the Commission does not respond to public comment at this time.

MINUTES: None

CONSENT ITEMS: None

NON-PUBLIC HEARING ITEMS: None

PUBLIC HEARING ITEMS

1. CUP 2013-16– Auto Dock Revocation

A noticed public hearing to consider revocation of Conditional Use Permit 2013-16, which allowed for the operation of an automotive repair shop. The project site is located 500 feet west of the southwest corner of the intersection of East Almond Avenue and Emily Way (460 East Almond Avenue) in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 012-240-019). The Planning Commission will consider a Categorical Exemption for the project pursuant to CEQA Section 15301 (Existing Facilities).

2. CUP 2011-20 & SPR 2015-24 – Adept Training

A noticed public hearing to consider a conditional use permit and site plan review to allow for the establishment of a fitness training facility. The project site is located on the south side of Almond Avenue, approximately 500 feet west of its intersection with Emily Way (460 East Almond Avenue) in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 012-240-019). The Planning Commission will consider a Categorical Exemption for the project pursuant to CEQA Section 15301 (Existing Facilities).

3. CUP 2015-27 & SPR 2015-31 – Frank’s Auto Repair

A noticed public hearing to consider a conditional use permit and site plan review to allow for an auto repair business to operate in an existing structure located on the east side of South Gateway Drive near its intersection with 12th Street in the I (Industrial) Zone District, with a C (Commercial) General Plan land use designation (APN: 011-151-008). The Planning Commission will consider a Categorical Exemption for the project pursuant to CEQA Section 15301 (Existing Facilities).

4. CUP 2015-05 & CUP 2015-06 – DPF Filters Revocation

A noticed public hearing to consider revocation of two Conditional Use Permits which allowed for the establishment of two uses. The first use is the maintenance and installation of diesel particulate filter systems on both diesel trucks and stationary diesel power generation systems. The second use is the storage of diesel “big rig” tractors and trailers. The project site is located at 2832 North Golden State Boulevard in the I (Industrial) General Plan land use designation (APN: 013-250-002). The Planning Commission will consider a Categorical Exemption for the project pursuant to CEQA Section 15301 (Existing Facilities).

5. CUP 2014-21 – Universal Auto Revocation

A noticed public hearing to consider revocation of a conditional use permit and site plan review which allowed for the intensification/expansion of a used auto sales operation located at the northwest corner of the intersection of Madera Avenue and South Gateway Drive, in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 010-213-001 & 002). The Planning Commission will consider a Categorical Exemption for the project pursuant to CEQA Section 15301 (Existing Facilities).

6. GPA 2015-04 – General Plan Amendment of the 2016-2024 Housing Element

A noticed public hearing to consider adoption of a resolution recommending to the City Council amendment of the 2016-2024 Housing Element of the Madera General Plan. An Addendum to the 2009 General Plan Environmental Impact Report has also been prepared pursuant to CEQA Guidelines Section 15162 and 15164.

ADMINISTRATIVE REPORTS

- **Report by Planning Manager**

COMMISSIONER REPORTS

ADJOURNMENT: The next regular meeting will be held on December 8, 2015.

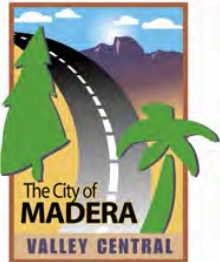
Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the City of Madera Planning Department, 205 W. 4th Street, Madera, CA 93637 during normal business hours.

In compliance with the Americans with Disabilities Act, the meeting room is accessible to the physically disabled and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices or translators needed to assist participation in the public meeting should be made at least seventy-two (72) hours before the meeting. Please call the Human Resources Office at (559) 661-5401. Those who are hearing impaired, may call 711 or 1-800-735-2929 for TTY Relay Services.

Pursuant to Section 65009 of the Government Code of the State of California, notice is hereby given that if any of the foregoing projects or matters is challenged in Court, such challenge may be limited to only those issues raised at the public hearing, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

All Planning Commission actions may be appealed to the City Council. The time in which an applicant may appeal a Planning Commission action varies from 10 to 30 days depending on the type of project. The appeal period begins the day after the Planning Commission public hearing. There is NO EXTENSION for an appeal period.

Para asistencia en Español sobre este aviso, por favor llame al (559) 661-5430.



<p>CITY OF MADERA</p> <p>PLANNING COMMISSION</p>	<p>205 W. Fourth Street Madera CA 93637 (559) 661-5430</p>
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Staff Report: Auto Dock Revocation
CUP 2013-16 & SPR 2013-18
Item #1 – November 10, 2015

PROPOSAL: Consideration of revocation of Conditional Use Permit 2013-16, allowing for the establishment of an automobile repair shop.

APPLICANT:	Mariela Mendez	OWNER:	Brent Breedlove
ADDRESS:	460 East Almond Avenue	APN:	012-240-019
APPLICATION:	CUP 2013-16 & SPR 2013-18	CEQA:	Categorical Exemption

LOCATION: The property is located approximately 500 feet west of the southwest corner of the intersection of East Almond Avenue and Emily Way.

STREET ACCESS: The site has access to East Almond Avenue.

PARCEL SIZE: 0.63-acre

GENERAL PLAN DESIGNATION: C (Commercial)

ZONING DISTRICT: C2 (Heavy Commercial)

SITE CHARACTERISTICS: The site is a fully developed heavy commercial/light industrial property. The property includes a 6,000 square foot metal-sided structure that includes the offices of Primerica Financial Services. The Auto Dock utilizes the remaining shop and office space in the structure. Office uses are located to the north and east along East Almond Avenue and Emily Way. A mini-storage facility is located south of the project site. Vacant land is immediately west of the project site.

ENVIRONMENTAL REVIEW: The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301, (Existing Facilities).

SUMMARY: The site is in compliance with the conditions of approval for Conditional Use Permit 2013-16. Staff recommends that revocation is not warranted as all conditions have been brought into compliance.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.405 Uses
MMC § 10-3.901 Heavy Commercial Zones
MMC § 10-3.1301 Use Permits
MMC § 10-3.1311 Termination and Revocation

The City's Zoning Ordinance allows for the granting of a use permit by the Planning Commission subject to the Planning Commission being able to make findings that the establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

All use permits which have been granted may be revoked by the Planning Commission after a hearing as set forth below in the event the user of such permit, or his or its successor in interest to the real property in favor of which the permit was granted, breaches or fails to abide by any of the conditions designated in such permit.

PRIOR ACTION

The project site, including a portion of the structure and the entire storage yard, had been used for an extended period of time as the business address for the Breedlove family's fireplace installation and maintenance business. Primerica Financial Services has been the tenant in the remainder of the structure.

Conditional Use Permit 2013-16 and Site Plan Review 2013-18, allowing for the establishment of an automobile repair shop, was approved by the Planning Commission on September 10, 2013, subject to thirty-nine (39) conditions of approval.

Conditional Use Permit 2013-16 was reviewed at the September 8, 2015 Planning Commission Hearing. The Planning Commission chose to continue the item to give the property owner time to come into compliance with the conditions of approval.

ANALYSIS

Background

The use permit granted use of the property for automotive repair. Site corrections discussed during the original entitlement included delineation of parking and the disposition of a significant amount of miscellaneous materials being stored outdoors and in non-permitted storage buildings. The conditions of approval adopted by the Planning Commission and agreed to by the property owner and applicant were intended to ensure the logical conversion of the site to commercial activities, including compatibility with surrounding uses, and compliance with City and ADA standards. A review was conducted at the September 8, 2015 Planning Commission to examine compliance with conditions of approval. Of the thirty-nine conditions of approval, seventeen needed attention in order to be in compliance with the conditions of approval. Compliance with twenty-two of thirty-nine conditions equated to a 56 percent compliance rate. Issues related to parking, illegal structures, outdoor storage of miscellaneous materials, and landscaping had not been resolved.

Findings of This Review

Attached is a matrix of the conditions of approval for CUP 2013-16. These conditions were evaluated by staff and found to be in compliance.

Significant improvements have been made to meet the conditions aimed at resolving issues discussed during the entitlement and review process. The 12 stall parking field required by Conditions #29 & #30 has now been established, as well as additional stalls located under carports that have been restored to their intended use for a total of 32 onsite parking stalls.

Conditions #22, 24, 32, 33, and 37 were adopted to address the outdoor storage of materials and vehicles and reduce the visual impacts of the site on surrounding properties. All of those conditions have been met. Most notably, Condition #32 which speaks to the outdoor storage of miscellaneous materials and non-permitted structures has been satisfied with the demolition of the non-permitted add-ons to the carport structures and the removal of miscellaneous materials that were stored outdoors.

In addition, the required trash enclosure has been constructed, the fence has been repaired, and the landscaping has been updated with drought tolerant plantings. Significant work has been done in order to bring the Auto Dock business into compliance with the conditions of approval.

RECOMMENDATION

It is recommended that the Planning Commission consider this information, together with testimony provided during the public hearing, and make the appropriate findings and decision regarding the project. Staff's determination, based on its review of the facts, is that revocation is not warranted at this time.

PLANNING COMMISSION ACTION

The Commission would be taking action regarding Conditional Use Permit 2013-16, determining to either:

- revoke the use permit
- continue the hearing, or
- find that revocation of the use permit is not warranted at this time

Any action by the Commission approving or denying the application is subject to appeal to the City Council within 15 calendar days of the Commission's action.

Motion 1: Move to find that revocation of Conditional Use Permit 2013-16 is not warranted at this time for the following findings:

Findings

- Conditions of approval adopted by the Planning Commission and agreed to by the applicant and property owner are currently being complied with.
- Site improvements required to be completed within twelve months have been completed.
- Based on observations of staff and the evidence from the whole of the record, the use is now operating in compliance with conditions of approval; and

- The continued operation of the use will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city, and;
- The above findings are supported by evidence presented at the public hearing, by field observations by multiple City departments, and in staff reports during the processing and review of this entitlement; which is made a part of this record by this reference.

(OR)

Motion 2: Move to continue the review hearing of Conditional Use Permit 2013-16 to a future date (specify) for the following reasons: (Specify)

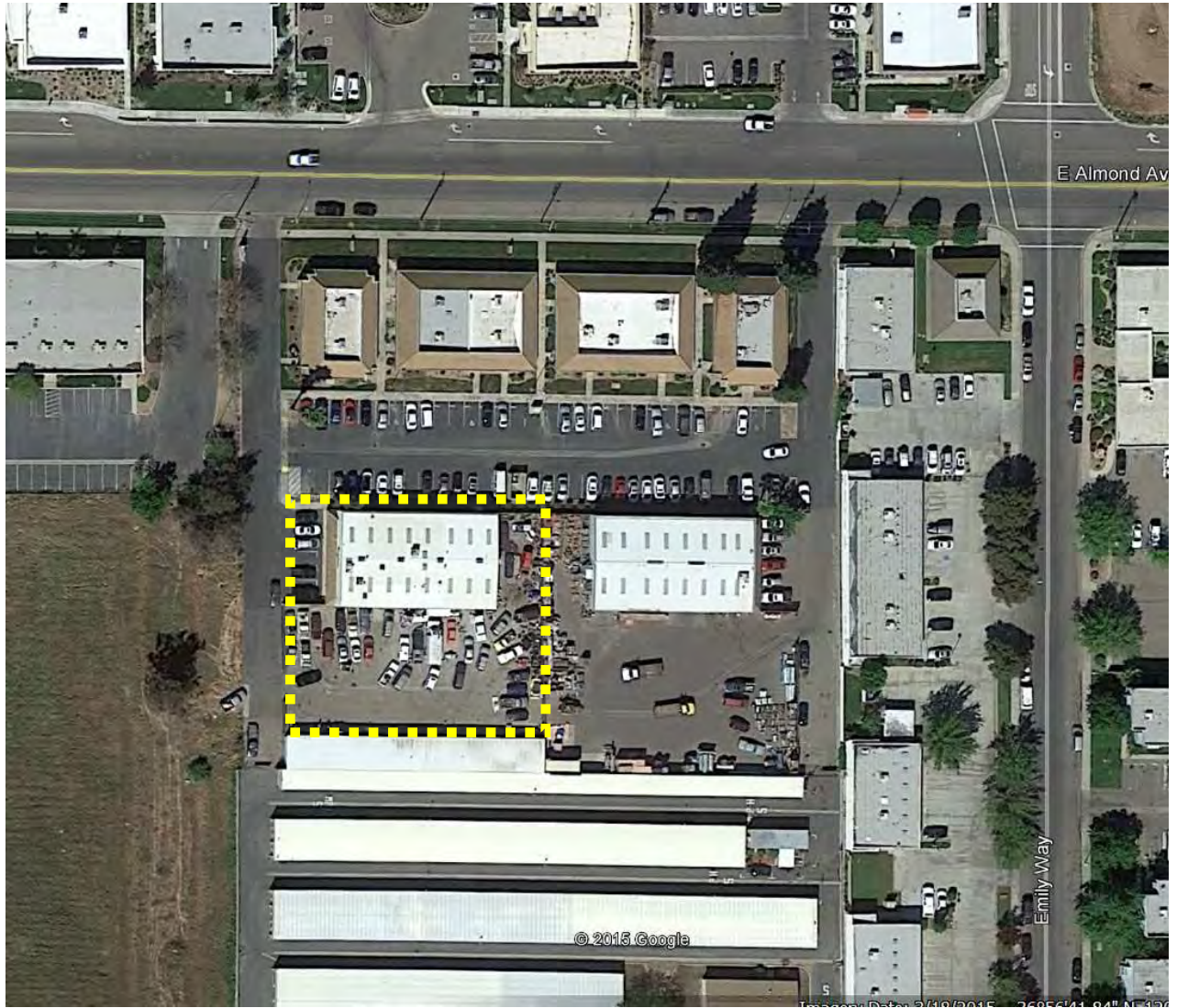
(OR)

Motion 3: Move to revoke Conditional Use Permit 2013-16 effective immediately, based on and subject to the following reasons: (Specify)

ATTACHMENTS

Aerial Photo
Conditions of Approval Compliance Matrix
Site Plan
Site Photos

Aerial Photo



CUP 2013-16 Conditions of Approval Compliance Matrix

<u>CONDITIONS OF APPROVAL</u>		
General Conditions		
1.	Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant and property owner signatures upon an Acknowledgement and Acceptance of Conditions within thirty days of the date of approval for this use permit.	In compliance.
2.	Site Plan Review 2013-18 will expire one year from date of issuance, unless you take positive action on the project as provided in the Municipal Code or take the required action to extend the approval before expiration date (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval).	In compliance.
3.	Conditional Use Permit 2013-16 will expire and be rendered null and void if the use is discontinued for a twelve month period unless a written request for extension has been submitted to and approved by the Planning Commission.	Procedural condition.
4.	The use permit may be made null and void without any additional public notice or hearing at any time upon both the benefactors of the use permit and owners of the property voluntarily submitting to the City a written request to permanently extinguish the conditional use permit.	Procedural condition.
5.	The applicant's failure to utilize this use permit within one year following the date of this approval shall render the conditional use permit null and void unless a written request for extension has been submitted to and approved by the Planning Commission.	Procedural condition.
6.	This use permit shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions of approval, Staff may schedule a public hearing before the Planning Commission within 45 days of the violation to consider revocation of the permit.	Procedural condition.
7.	The site or building plans submitted for any building permit applications shall reflect changes required by the herein listed conditions of approval. Any deviation from the approved plan or any condition contained herein shall require, at a minimum, prior written request by the applicant and approval by the Planning Director.	In compliance.
8.	Any proposed future modifications to the site, including but not limited to building exteriors, parking/loading areas, fence/walls, new buildings or landscaping shall require an amendment to this site plan review.	Procedural condition.
9.	It shall be the responsibility of the property owner and management to ensure that any required permits,	In compliance.

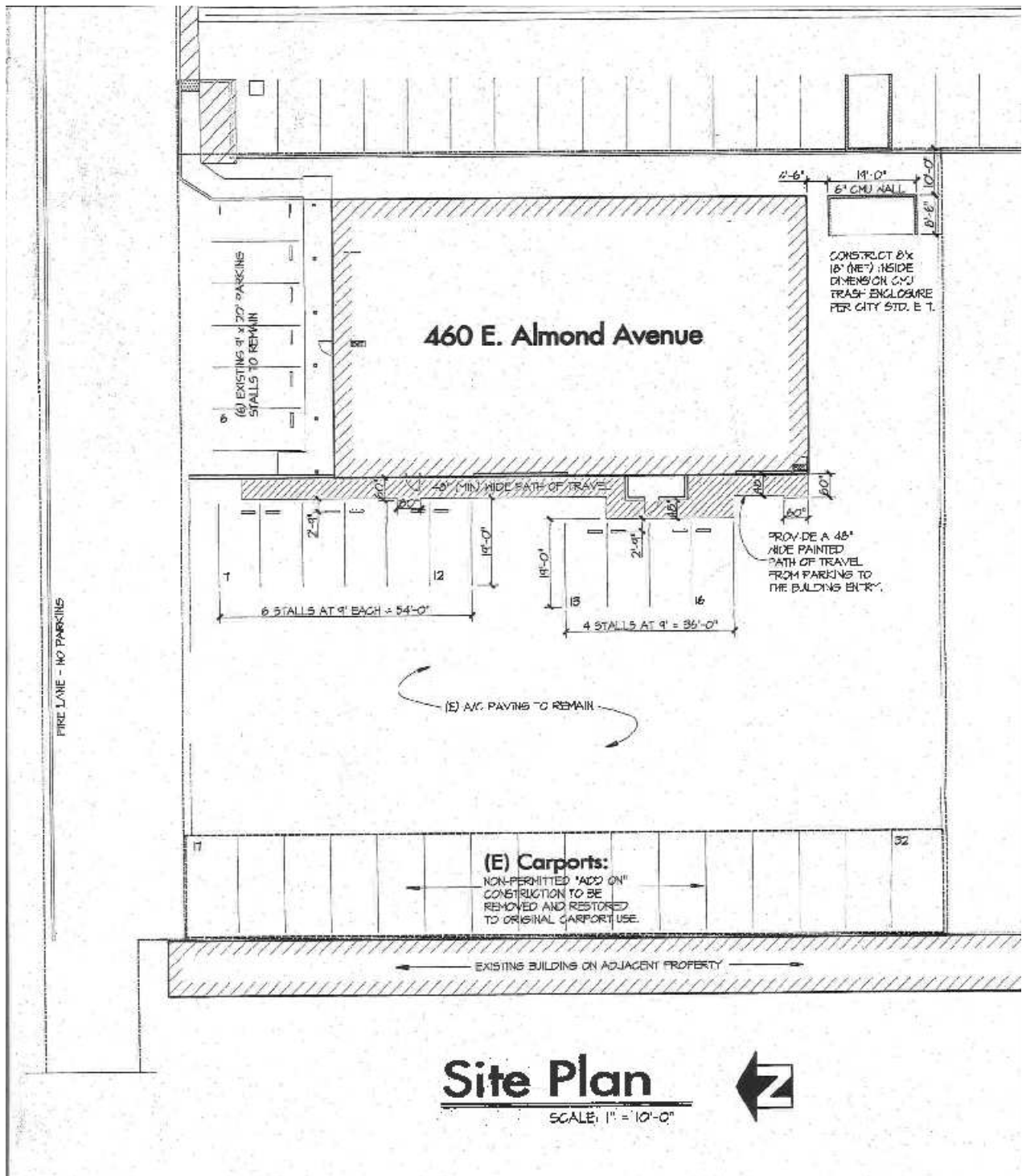
	inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.	
Building Department		
10.	Site development shall be consistent with the approved site plan and floor plan. The uses of all rooms and activity areas shall be identified on any plans submitted for issuance of building permits.	In compliance.
11.	Current State of California and federal handicap requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be checked at permit stage and confirmed at final inspection.	In compliance.
Fire Department		
12.	One 2A10BC-rated portable fire extinguisher is required for each 3000 sq ft of enclosed building or fraction thereof. The maximum travel distance to reach a portable fire extinguisher shall not exceed 75 feet.	In compliance.
13.	Proper plans must be submitted to the City of Madera Building Department for alteration of the building interior and/or building exterior. As presently depicted, the means of egress is not acceptable. There is a roll-up door over what appears to be the primary entry to the Auto Dock business.	In compliance.
14.	A complete analysis of the building is required for compliance. Both separation for adjacent occupancies (fire resistive construction) and/or fire sprinklers may be required. Specific requirements cannot be determined until a complete analysis is provided.	In compliance.
15.	The exact nature of the Auto Dock business must be provided in order to accurately complete the analysis of the building consistent with Condition #14.	In compliance.
16.	The placement of the nearest fire hydrant must be provided. The project must provide adequate fire flow. However, as indicated in Condition #14 above, there is insufficient information provided for a proper determination.	In compliance.
17.	A key box is required for rapid entry by emergency services. If exterior gates or other obstructions will hamper firefighting operations, additional requirements may apply.	In compliance.
Engineering Department		
18.	Nuisance onsite lighting shall be redirected as requested by the City Engineer within 48 hours of notification.	In compliance.
19.	The improvement plans for the project shall include the most recent version of the City's General Notes.	In compliance.
20.	Existing water service connections shall be upgraded to meet current City standards including Automatic Read water meters located within City right-of-way and shall read in cubic feet and backflow prevention device located within private property.	In compliance.

Planning Department		
21.	Vandalism and graffiti shall be corrected per the Madera Municipal Code.	In compliance.
22.	No outdoor display of merchandise and/or outdoor storage of goods and materials shall be allowed.	In compliance.
23.	The applicant shall operate in a manner that does not generate significant noise, odor or vibration that adversely affects any adjacent properties.	In compliance.
24.	The property owner, operator and manager shall keep the property clear of all trash, rubbish and debris at all times; and dumping of refuse shall be restricted to the dumpster and refuse containers owned by the property owner.	In compliance.
25.	The applicant shall comply with all federal, state and local laws. Violation of any applicable laws concerning the use may be cause for revocation of this permit.	In compliance.
26.	The automobile repair shop may be open from as early as 6:00 a.m. until as late as 8:00 p.m. Vehicles may not be dropped off after hours, unless they are placed inside of the fenced and gated storage area at the time of drop off.	In compliance.
27.	The project shall be developed in accordance with the applicant's operational statement and site plan as submitted with the application for the Conditional Use Permit. A revised site plan reflecting the required improvements identified herein shall be provided in advance of any required improvements, and all improvements shall be installed and operational prior to occupancy of the building by the Auto Dock.	In compliance.
28.	<p>Site Data</p> <ul style="list-style-type: none"> • Approved Use of proposed space: Auto Dock Automobile Repair Shop Primerica Financial Services • Minimum Parking Requirements 9 for Auto Dock <u>9 for Primerica Financial Services</u> 18 parking stalls required • Parking Provided 6 stalls • ADA Parking Provided None • ADA Parking Required 1 stall 	In compliance.
29.	A total of eighteen parking stalls shall be developed in order to satisfy the parking requirements of the site. One parking stall must be developed as an Americans with Disabilities Act (ADA) compliant parking stall.	In compliance.
30.	Of the required eighteen parking stalls, twelve parking stalls shall be developed in the former storage yard area of the property. Those stalls may be gated to secure the site during non-business hours. Wheel stops may be utilized.	In compliance.
31.	ADA access shall be constructed and all required access must be in place and approved prior to occupancy of the site by Auto Dock. One ADA-	In compliance.

	compliant handicap parking stall and the required pedestrian path of travel to the structure and to the City right-of-way shall be provided to serve the site.	
32.	All miscellaneous materials currently stored on the project site shall be removed to an alternative off-site location in a manner consistent with the Madera Municipal Code, and to the satisfaction of the Planning Director and Fire Marshall. As an alternative, the property owner may make application for building permits for existing non-permitted improvements along the south property line and, if those structures are approved by the Building Department through the permit process, they may be utilized for secure and enclosed storage of existing materials per the approval of the Planning Director and Fire Marshall. If the structures do not receive approval from the Building Department, non-permitted components shall be removed from the project site in advance of occupancy by the Auto Dock business.	In compliance.
33.	All vehicles currently stored on the site which are not a part of the business operations considered in Conditional Use Permit 2013-16 and Site Plan Review 2013-18 shall be removed prior to occupancy by the Auto Dock business.	In compliance.
34.	Outdoor overnight storage of vehicle shall be allowed as a component of the Auto Dock business. Overnight storage shall only occur within the gated storage yard, but no vehicles held overnight shall be stored in required parking stalls or required vehicular or pedestrian paths of travel.	In compliance.
35.	A landscaping and irrigation plan be submitted to and approved by the Planning Department and all improvements installed in advance of Auto Dock occupancy on the site. The landscape and irrigation plan shall include provisions for the removal of dead landscaping and the installation of replacement plantings and irrigation as necessary to provide properly maintained landscaping throughout per the approval of the Planning Director.	In compliance.
36.	The property owner shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping design that was approved by the City. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, mowing lawns consistent with industry standards, and replacing dead or unhealthy vegetation.	In compliance.
37.	A trash enclosure shall be constructed within the fenced storage area to serve the site. The trash enclosure shall be designed to accommodate a refuse bin and a recyclables bin.	In compliance.
38.	The slatted chain-link fence shall be repaired or	In compliance.

	replaced as necessary. Ordinance requires that all fences be properly maintained so as to not create a hazard, public nuisance or blight in the surrounding neighborhood. Barbed wire shall be permitted as a component of the fence. Razor wire will not be permitted.	
39.	All signage shall be in compliance with the Madera Municipal Code at all times.	In compliance.

Site Plan

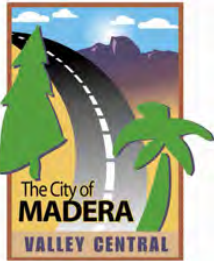


Site Photos









<p>CITY OF MADERA PLANNING COMMISSION</p>	<p>205 W. Fourth Street Madera CA 93637 (559) 661-5430</p>
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Staff Report: Adept Training
CUP 2015-20, SPR 2015-24 & Categorical Exemption
Item #2 – November 10, 2015

PROPOSAL: An application for a conditional use permit and site plan review to allow for the establishment of a fitness training facility.

APPLICANT:	Waye W. Dawrrough	OWNER:	Brent Breedlove
ADDRESS:	460 East Almond Avenue	APN:	012-240-019
APPLICATION:	CUP 2015-20 & SPR 2015-24	CEQA:	Categorical Exemption

LOCATION: The property is located approximately 500 feet west of the southwest corner of the intersection of East Almond Avenue and Emily Way.

STREET ACCESS: The site has access to East Almond Avenue.

PARCEL SIZE: 0.63 acre

GENERAL PLAN DESIGNATION: C (Commercial)

ZONING DISTRICT: C2 (Heavy Commercial)

SITE CHARACTERISTICS: The site is a fully developed heavy commercial/light industrial property. The property includes a 6,000 square foot metal-sided structure. The multi-tenant structure includes the offices of Primerica Financial Services and Auto Dock. Office uses are located to the north and east along East Almond Avenue and Emily Way. A mini-storage facility is located south of the project site. Vacant land is immediately west of the project site.

ENVIRONMENTAL REVIEW: This project is categorically exempt under §15301 (Existing Facilities) of CEQA Guidelines.

SUMMARY: The use is consistent with the purpose and intent of the Zoning Ordinance and can be made compatible with the surrounding uses. Staff recommends approval of the fitness facility.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.803 Heavy Commercial Zones
MMC § 10-3.1202, Parking Regulations
MMC § 10-3.1301, et seq., Use Permit Procedures

The City's Zoning Ordinance allows for the granting of a use permit by the Planning Commission subject to the Planning Commission being able to make findings that the establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

If the Commission cannot make the appropriate findings, the use should be denied. Conditions may be attached to the approval of the use permit to ensure compatibility. Project design may be altered and on or off-site improvements required in order to make the project compatible with nearby uses. In addition, the application may be subject to further review, modification or revocation by the Commission as necessary.

PRIOR ACTION

Conditional Use Permit 2013-16 and Site Plan Review 2013-18, Auto Dock, was approved September 10, 2013 to allow for an automotive repair business to locate in a portion of the structure and the storage yard. This application was continued at the September 8, 2015 public hearing to this date.

ANALYSIS

Background

The project site had been used for an extended period of time as the business address for the Breedlove family's fireplace installation and maintenance business. Primerica Financial Services has been the tenant in the remainder of the structure. In 2013, Auto Dock was approved as an automotive repair shop in a portion of the structure and the outdoor storage yard. The applicant has rented a large office space (formerly a conference room for Primerica) within the building for his fitness training business. The business was established without the proper permits. A citizen complaint brought the business to the attention of the City and an application has now been made. This item was continued from the September 8, 2015 Planning Commission hearing to allow for the resolution of issues associated with the Auto Dock use permit also on this agenda. Issues discussed as part of this analysis include operational concerns, parking requirements, and site improvements.

Operations

The proposed use, Adept Training, would utilize a 1,100 square foot office space within an existing structure, providing wellness and fitness consultations, post therapy functional strength training classes, and personal training. Exercise equipment such as weights, resistance bands, and mats would be utilized by the business. The applicant proposes to operate varying times between the hours of 5:00 a.m. and 9:00 p.m., seven days per week.

Parking

Parking ordinance requires that one stall be provided for each 300 square feet of office space. Approximately 1,500 square feet of the structure will remain dedicated to office use, requiring five (5) parking stalls. Adept Training will be utilizing 1,100 square feet of office space once

used by Primerica. The new fitness use will require three (3) parking stalls based on a proposal to offer classes of up to seven (7) students (at one stall per three students) and one employee (at one stall per two employees). As a condition of approval to Conditional Use Permit 2013-16 (Auto Dock), 12 parking stalls were required to be developed within the former storage yard area of the property. A total of 32 parking stalls serve the project site including one ADA compliant stall. There is adequate parking on site to serve the use.

Site Improvements

The site has been improved over the last 90 days. Landscaping has been provided with drought tolerant plants, miscellaneous building materials and broken down cars which once littered the storage yard have been cleaned up, and the slatted chain link fence has been repaired with a mesh screen. A new trash enclosure has been constructed to City standards.

This proposed conditional use permit was reviewed by various City Departments and outside agencies. The responses and recommendations have been incorporated into the recommended conditions of approval included in this report.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

The proposed business will offer residents a place to exercise. Madera 2025 **Goal HS-2** states “A healthy and fit population with access to healthcare, healthful food, and places to be active and exercise.”

RECOMMENDATION

The information presented in this report supports conditional approval of the use permit and site plan review request.

PLANNING COMMISSION ACTION

The Planning Commission will be acting on the Use Permit and minor Site Plan Review to allow for the establishment of a fitness facility, determining to either:

- approve the applications with or without conditions
- continue the hearing, or
- deny the applications

Any action by the Commission approving or denying the application is subject to appeal to the City Council within 15 calendar days of the Commission’s action.

Motion 1: Move to approve Conditional Use Permit 2015-20 and Site Plan Review 2015-24, based on and subject to the findings and conditions of approval:

Findings

- This project is categorically exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) since there will be no expansion of the existing structure.
- The establishment of a fitness facility is consistent with the purposes of the C (Commercial) General Plan designation and the C2 (Heavy Commercial) Zone District which provide for the use, subject to the issuance of a conditional use permit.

- As conditioned, there is adequate parking and site features to allow for the proposed uses.
- As conditioned, the development will be compatible with surrounding properties.
- As conditioned, the establishment, maintenance or operation of the use will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within thirty (30) days of the date of approval for this use permit.
2. Site Plan Review 2015-24 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Municipal Code or required action is taken to extend the approval before expiration date (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval).
3. The use permit may be made null and void without any additional public notice or hearing at any time upon both the benefactors of the use permit and owners of the property voluntarily submitting to the City a written request to permanently extinguish the conditional use permit.
4. The applicant's failure to utilize this use permit within one year following the date of this approval shall render the conditional use permit null and void unless a written request for extension has been submitted to and approved by the Planning Commission.
5. Conditional Use Permit 2015-20 will expire and be rendered null and void if the use is discontinued for a twelve month period unless a written request for extension has been submitted to and approved by the Planning Commission.
6. This use permit shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions of approval, Staff may schedule a public hearing before the Planning Commission within 45 days of the violation to consider revocation of the permit.
7. The site or building plans submitted for any building permit applications shall reflect changes required by the herein listed conditions of approval. Any deviation from the approved plan or any condition contained herein shall require, at a minimum, prior written request by the applicant and approval by the Planning Manager.
8. Any proposed future modifications to the site, including but not limited to building exteriors, parking/loading areas, fence/walls, new buildings or landscaping shall require an amendment to this site plan review.

9. It shall be the responsibility of the property owner and management to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.

Building Department

10. Site development shall be consistent with the approved site plan and floor plan. The uses of all rooms and activity areas shall be identified on any plans submitted for issuance of building permits.
11. Current State of California and federal handicap requirements shall apply to the entire site and all structures and parking thereon. Compliance shall be checked at permit stage, shall be confirmed at final inspection and shall apply to proposed and future development.
12. Additional items identified as not complying with current codes and ordinances which require correction or attention may be identified. Any item not in conformance with current codes and ordinances must be corrected.

Engineering Department

General

13. Nuisance onsite lighting shall be redirected as requested by the City Engineer within 48 hours of notification.
14. The developer shall pay all required fees for completion of project. Fees due may include but shall not be limited to the following: plan review, encroachment permit processing and improvement inspection fees.

Water

15. Existing water service connection must be to current City standards including Automatic Meter Read water meter located within city right-of-way and a backflow prevention device, located within private property.

Fire Department

16. A building permit may be required for change in occupancy classification. Complete plans identifying compliance with all applicable codes are required. Additional information shall be required in order to make a determination in advance of issuance of business license.
17. Portable fire extinguishers are required. A minimum of one 2A10BC rated fire extinguisher is required for each 3,000 square feet of floor area or fraction thereof.
18. The door hardware for the required means of egress must open from the inside without the use of a key or any special knowledge or effort. Panic hardware is required if the calculated occupant load reaches fifty (50). Two exits will also be required if the calculated occupant load reaches fifty (50).
19. A key must be provided for the existing key box. The key must be labeled with the suite number for identification.

Planning Department

20. This use permit allows for the establishment of a fitness facility in approximately 1,100 square feet of an existing office space.
21. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
22. No outdoor activities shall be allowed. Outdoor storage of goods and/or materials shall not be allowed.
23. The applicant shall operate in a manner that does not generate significant noise, odor or vibration that adversely affects any adjacent properties.
24. The property owner, operator and manager shall keep the property clear of all trash, rubbish and debris at all times; and dumping of refuse shall be restricted to the dumpster/refuse containers owned by the property owner.
25. The applicant shall comply with all federal, state and local laws. Material violation of any applicable laws concerning the use will be cause for revocation of this permit.
26. The business may be open from as early as 5:00 a.m. in the morning to as late as 9:00 p.m. at night, seven days a week.
27. The hosting of special events and competitions is not allowed for by this use permit. At no time shall the occupancy of the space exceed the occupancy load as determined by the Fire Official.
28. On-site parking shall be provided at all times in conformance with the Municipal Code. All required parking shall be permanently maintained.
29. The property owner shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping design that was approved by the City. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, and replacing dead or unhealthy vegetation.
30. All signage shall be in compliance with the Madera Sign Ordinance. All signage is required to have an approved Sign Permit issued by the Planning Department per MMC §10-6.

(OR)

Motion 2: Move to continue the application for Conditional Use Permit 2015-20 and Site Plan Review 2015-24 to the December 8, 2015 Planning Commission meeting.

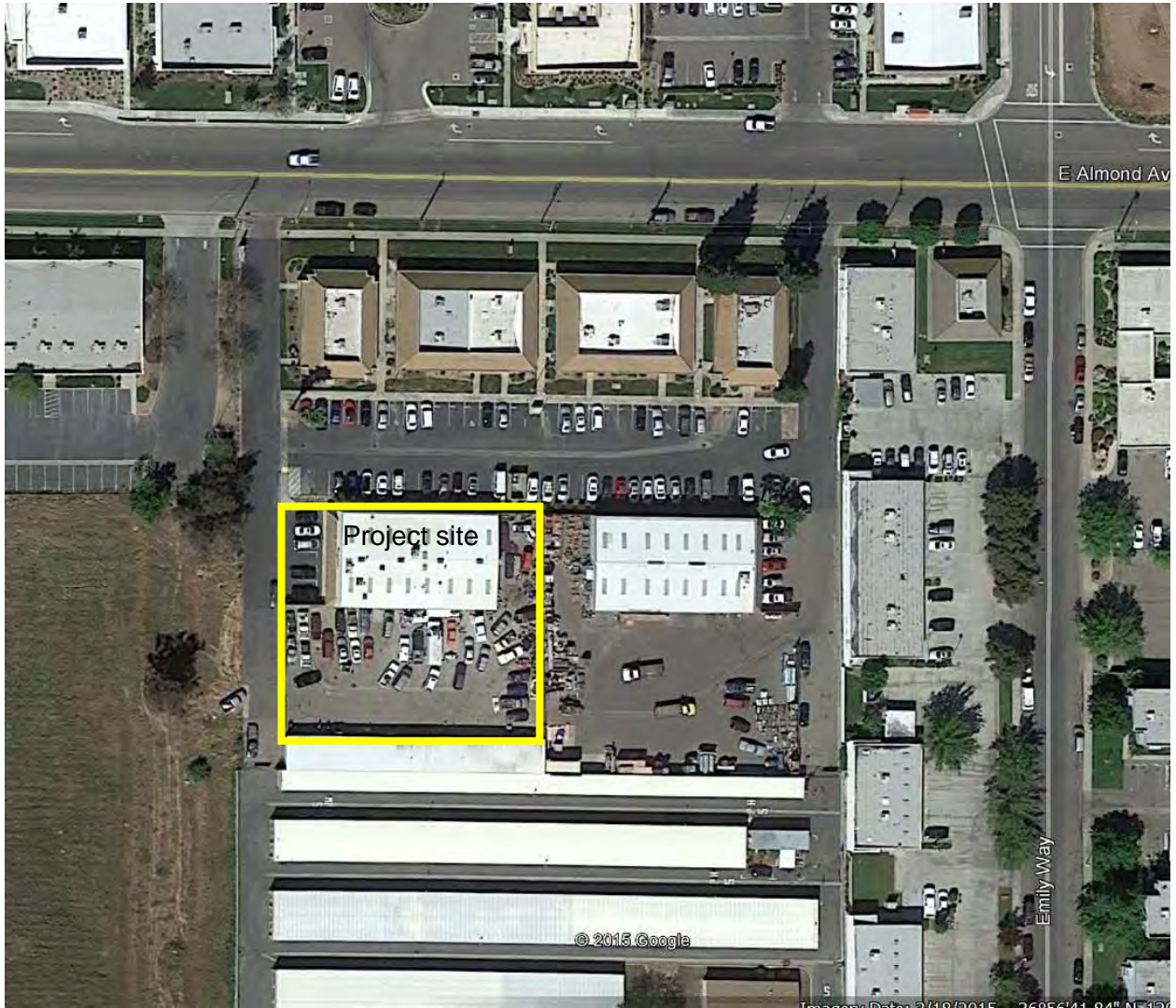
(OR)

Motion 3: Move to deny the application for Conditional Use Permit 2015-20 and Site Plan Review 2015-24, based on the following findings: (specify)

ATTACHMENTS

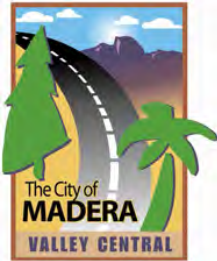
Aerial Photo
Photos of Use

Aerial



Photos





CITY OF MADERA PLANNING COMMISSION	205 W. Fourth Street Madera CA 93637 (559) 661-5430
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Staff Report: Frank’s Auto Repair
CUP 2015-27, SPR 2015-31 & Categorical Exemption
Item #3 – November 10, 2015

PROPOSAL: An application for a conditional use permit and site plan review to allow for the establishment of an auto repair shop.

APPLICANT:	Ricardo Garcia	OWNER:	Harjeet Pelia Singh
ADDRESS:	801 S. Gateway Drive	APN:	011-151-008
APPLICATION:	CUP 2015-27 & SPR 2015-31	CEQA:	Categorical Exemption

LOCATION: The site is located on the east side of South Gateway Drive near its intersection with 12th Street.

STREET ACCESS: Access to the parcel is from South Gateway Drive.

PARCEL SIZE: 14,867 square foot parcel

GENERAL PLAN DESIGNATION: I (Industrial)

ZONING DISTRICT: I (Industrial)

SITE CHARACTERISTICS: The use proposes to locate in a portion of an existing industrial building in an industrial zone. Other tenants in the building include automotive repair uses. The site is surrounded by industrial zoned properties. The UPRR right-of-way is located immediately east of the project site.

ENVIRONMENTAL REVIEW: This project is categorically exempt under §15301 (Existing Facilities) of CEQA Guidelines.

SUMMARY & RECOMMENDATION: The tenant suite has functioned as an auto repair shop for an extended period of time. The use is compatible with surrounding businesses. The site is a suitable location for an automotive repair shop. It is recommended that the conditional use permit and site plan review be approved as conditioned.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.802, I (Industrial) Zone
MMC § 10-3.1202, Parking Regulations
MMC § 10-3.1301, et seq., Use Permit Procedures

The City's Zoning Ordinance allows for the granting of a use permit by the Planning Commission subject to the Planning Commission being able to make findings that the establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

If the Commission cannot make the appropriate findings, the use should be denied. Conditions may be attached to the approval of the use permit to ensure compatibility. Project design may be altered and on or off-site improvements required in order to make the project compatible with nearby uses. In addition, the application may be subject to further review, modification or revocation by the Commission as necessary.

PRIOR ACTION

Site Plan Review 1985-01 allowed for the construction of the building. Site Plan Review 1986-12 and Site Plan Review 1987-19 were completed to allow for changes to the site to bring it to its current state of development.

ANALYSIS

Operations

The proposed use, Frank's Auto Repair, would utilize Suite D of an existing industrial building. The automotive repair shop would occupy approximately 1,200 square feet of the 5,893 square foot building. This request is to allow for heavy automotive repair including engine and transmission repair and other primary mechanical components that typically require more than a single day to complete. The applicant proposes to operate the business from 8:00 a.m. to 6:00 p.m. The proposed use is compatible with other automotive businesses currently occupying the building. It is recommended that all automotive work occur only within the interior of the building.

Parking

The site is served by a total of 14 parking stalls. Parking ordinance requires that one stall be provided for each 400 square feet of auto repair garage plus one stall per every two employees, resulting in a requirement of no less than eighteen parking stalls. Although a shortage of parking, as defined by ordinance, exists, the building has been used for automotive uses for an extended period of time and has functioned well with the provided parking. As conditioned, the proposed use will not increase parking demands on the site.

At least one onsite parking stall has been unavailable for an extended period of time due to the storage of abandoned vehicles on the site. Staff recommends a condition of approval requiring that all non-operative vehicles be removed from site as part of this entitlement. Staff additionally recommends that outdoor storage of vehicles and overnight storage not be allowed.

Site Improvements

The site plan review required as a component of the use permit request identified improvements that must be made. A two bin trash enclosure which meets City standards should be built to allow for the onsite storage of refuse containers. A number of illegal and non-permitted signs

litter the site, including freestanding signage that was constructed in the public right of way. The removal of all illegal signage is required and permits must be secured for any signage that can remain in accordance with the City of Madera Sign Ordinance.

This proposed conditional use permit was reviewed by various City Departments. The responses and recommendations have been incorporated into the recommended conditions of approval included in this report.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Though approval of an automobile repair shop is not specifically addressed in the vision or action plans, the overall project does directly support “the need for good jobs, a well-trained, well-paid workforce and a broad spectrum of business opportunities.” Moreover, **Action 115.1 and 115.2** “encourage viable economic development” and “increase retail outlets and promote Shop Madera”.

SUMMARY OF RECOMMENDATIONS

The information presented in this report supports conditional approval of the use permit and site plan review request.

PLANNING COMMISSION ACTION

The Planning Commission will be acting on the Use Permit and minor Site Plan Review to allow for the establishment of an automotive repair facility, determining to either:

- approve the applications with or without conditions
- continue the hearing, or
- deny the applications

Any action by the Commission approving or denying the application is subject to appeal to the City Council within 15 calendar days of the Commission’s action.

Motion 1: Move to approve Conditional Use Permit 2015-27 and Site Plan Review 2015-31, based on and subject to the findings and conditions of approval:

Findings

- This project is categorically exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) since there will be no expansion of the existing structure.
- The establishment of an automotive repair facility is consistent with the purposes of the I (Industrial) General Plan land use designation and the I (Industrial) Zone District.
- There is adequate parking and site features to allow for the proposed use.
- As conditioned, the allowance for an automotive repair facility will be compatible with surrounding properties.
- As conditioned, the establishment, maintenance or operation of the use will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such

proposed use, or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city.

CONDITIONS OF APPROVAL

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within thirty (30) days of the date of approval for this use permit.
2. Site Plan Review 2015-31 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Municipal Code or required action is taken to extend the approval before expiration date (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval).
3. The use permit may be made null and void without any additional public notice or hearing at any time upon both the benefactors of the use permit and owners of the property voluntarily submitting to the City a written request to permanently extinguish the conditional use permit.
4. The applicant's failure to utilize this use permit within one year following the date of this approval shall render the conditional use permit null and void unless a written request for extension has been submitted to and approved by the Planning Commission.
5. Conditional Use Permit 2015-27 will expire and be rendered null and void if the use is discontinued for a twelve month period unless a written request for extension has been submitted to and approved by the Planning Commission.
6. This use permit shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions of approval, Staff may schedule a public hearing before the Planning Commission within 45 days of the violation to consider revocation of the permit.
7. The site or building plans submitted for any building permit applications shall reflect changes required by the herein listed conditions of approval. Any deviation from the approved plan or any condition contained herein shall require, at a minimum, prior written request by the applicant and approval by the Planning Manager.
8. Any proposed future modifications to the site, including but not limited to building exteriors, parking/loading areas, fence/walls, new buildings or landscaping shall require an amendment to this site plan review.
9. It shall be the responsibility of the property owner and management to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.

Building Department

10. Site development shall be consistent with the approved site plan and floor plan. The uses of all rooms and activity areas shall be identified on any plans submitted for issuance of building permits.

Engineering Department

General

11. Nuisance onsite lighting shall be redirected as requested by the City Engineer within 48 hours of notification.
12. Improvements within the City right-of-way require Encroachment permit from Engineering Division.
13. Developer shall pay all required fees for completion of project. Fees due may include but shall not be limited to the following: encroachment permit processing and improvement inspection fees.

Water

14. Existing water service connection shall be upgraded to meet current city standards including water meter located within city right-of-way and a backflow prevention device located within private property.

Fire Department

15. Portable fire extinguishers shall be provided. A minimum of one fire extinguisher for each 3,000 square feet or fraction thereof. Maximum travel distance to reach a fire extinguisher shall not exceed 75 feet.
16. A complete analysis of the structure and its life safety components shall be submitted and approved by the Fire Marshal prior to occupancy. The submittal shall include at a minimum, a complete floorplan showing locations of uses, as well as quantities of hazardous materials, flammable liquids, gases, and waste oil and their proposed locations within the tenant area.
17. The City of Madera Building Official will apply the requirements of the code based on information submitted as part of Condition No. 16.
18. A key box shall be provided for access by emergency services personnel.

Planning Department

19. This use permit allows for the establishment of a heavy automotive repair facility in an approximately 1,200 square foot tenant suite. The applicant shall provide a revised site plan reflective of the conditions of approval herein at the time of submittal for building permits for the required trash enclosure.
20. Vandalism and graffiti shall be corrected per the Madera Municipal Code.
21. All automotive repair work shall occur inside of the structure.
22. Outdoor storage of goods and/or materials shall not be allowed.

23. Overnight parking of vehicles shall only occur within the interior of the building.
24. The applicant shall operate in a manner that does not generate significant noise, odor or vibration that adversely affects any adjacent properties.
25. A new trash enclosure with a finish and color similar to the primary structure shall be built to City standards to hold two bins. The location of the trash enclosure shall be approved by the Planning Manager.
26. The property owner, operator and manager shall keep the property clear of all trash, rubbish and debris at all times; and dumping of refuse shall be restricted to the dumpster/refuse containers owned by the property owner.
27. The applicant shall comply with all federal, state and local laws. Material violation of any applicable laws concerning the use will be cause for revocation of this permit.
28. The business may be open from as early as 7:00 a.m. in the morning to as late as 7:00 p.m. at night, seven days a week.
29. The property owner shall ensure the removal of all non-operative/abandoned vehicles from the site, prior to occupancy by Frank's Auto Repair.
30. On-site parking shall be provided at all times in conformance with the Municipal Code. All required parking shall be permanently maintained with all parking spaces as shown on the submitted site plan. Any modifications in the approved parking layout shall require approval by the Planning Commission.
31. The property owner shall maintain all landscaping in a healthy and well-manicured appearance to achieve and maintain the landscaping design that was approved by the City. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, and replacing dead or unhealthy vegetation with drought tolerant plants.
32. The property owner shall ensure all non-permitted and illegal signage is removed from the site prior to occupancy by Frank's Auto Repair.
33. All signage shall be in compliance with the Madera Sign Ordinance. All signage is required to have an approved Sign Permit issued by the Planning Department per MMC §10-6.

(OR)

Motion 2: Move to continue the application for Conditional Use Permit 2015-27 and Site Plan Review 2015-31 to the December 8, 2015 Planning Commission meeting.

(OR)

Motion 3: Move to deny the application for Conditional Use Permit 2015-27 and Site Plan Review 2015-31, based on the following findings: (specify)

ATTACHMENTS

Aerial Photo
Site Photos

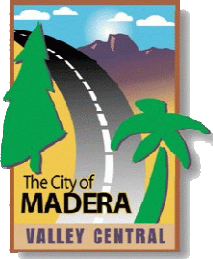
Aerial



Site Photos







CITY OF MADERA PLANNING COMMISSION	205 W. Fourth Street Madera CA 93637 (559) 661-5430
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Staff Report: DPF Filters Revocation
CUP 2015-05 & CUP 2015-06
Item #4 – November 10, 2015

PROPOSAL: A noticed public hearing to consider revocation of Conditional Use Permit 2015-05 and Conditional Use Permit 2015-06, allowing for a diesel particulate filter systems business and the storage of diesel “big rig” tractors and trailers.

APPLICANT:	Donald Holt	OWNER:	Future Investments, Ltd.
ADDRESS:	2832 North Golden State Blvd.	APN:	013-250-002
APPLICATIONS:	CUP 2015-05 & CUP 2015-06	CEQA:	Categorical Exemption

LOCATION: The project site is located on the west side of Golden State Boulevard, approximately 800 north of the Ellis Street overpass.

STREET ACCESS: The site is accessed from North Golden State Boulevard.

PARCEL SIZE: Approximately 8.25 acres

GENERAL PLAN DESIGNATION: I (Industrial)

ZONING DISTRICT: IP (Industrial Park)

SITE CHARACTERISTICS: The project site is the former auto auction yard, located immediately west of the State Route 99 freeway right-of-way. A mini-storage facility is immediately north of the site and D&L Towing is directly south. Vacant industrial land is located west of the project site.

ENVIRONMENTAL REVIEW: The current revocation of the DPF Filters use permits has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301, (Existing Facilities).

SUMMARY & RECOMMENDATION: The site is not in compliance with the conditions of approval for Conditional Use Permits 2015-05 and 2015-06. It is recommended that the Planning Commission consider this information, together with testimony provided during the public hearing, and make the appropriate findings and decision regarding the project.

APPLICABLE CODES AND PROCEDURES

MMC §10-3.1002, Industrial Zones, Uses Permitted
MMC § 10-3.1301 Use Permits

The City's Zoning Ordinance allows for the granting of a use permit by the Planning Commission subject to the Planning Commission being able to make findings that the establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

All use permits which have been granted may be revoked by the Planning Commission after a hearing as set forth below in the event the user of such permit, or his or its successor in interest to the real property in favor of which the permit was granted, breaches or fails to abide by any of the conditions designated in such permit.

PRIOR ACTION

The use permits and site plan review were approved as part of the rezoning (Rezone 2015-01) of the property from the IP (Industrial Park) Zone District to the I (Industrial) Zone District. The Planning Commission conditionally approved the entitlements on June 9, 2015. The rezone was adopted as ordinance and is not subject to this review. The Planning Commission reviewed the use permit for compliance with conditions of approval at its October 9, 2015 regular meeting and directed that a public hearing be scheduled to determine if revocation is warranted.

ANALYSIS

History

These applications were made with the intent of resolving business license citations active on the site. The diesel particulate filter system installation business and truck storage yard were not allowed uses in the IP (Industrial Park) Zone District and no business license could be approved. The business opened on the IP zoned property, even though representatives of the business had been advised of its non-permitted status. The applicant did complete the rezone to the I (Industrial) Zone District, which provided for the desired uses subject to Planning Commission approval of the conditional use permits and site plan review.

Background

The first use permit allowed for the continued operation of DPF Filters on the project site. The second use permit provided an allowance for tractor and trailer storage. Conditions of approval were applied to both uses; required improvements included installation of water meters, provision of parking, landscaping enhancements and compliance with sign regulation. These conditions of approval, adopted by the Planning Commission and agreed to by the property owner and applicant, were intended to ensure the project site would be improved to reflect the current development standards of the city, providing compatibility with surrounding uses, compliance with City and ADA standards, and conformance with the General Plan.

A primary concern for staff in supporting the requested use permits was the screening of the property frontage. Support was contingent upon the installation of landscape screening along the property frontage. The project site is highly visible from the State Route 99 freeway corridor and truck storage may not best satisfy the General Plan policies that encourage "aesthetic

value” for industrial sites in public view. The installation of landscaping was absolutely necessary to provide consistency with General Plan goals and policies for industrial development. It was recommended that the entire project frontage to North Golden State Boulevard be landscaped with screening vegetation sufficient to enhance the aesthetics of the property frontage while screening the activities within.

Findings of Review

Attached please find a matrix of the conditions of approval for Conditional Use Permit 2015-05 and Conditional Use Permit 2015-06. These conditions were evaluated by staff for compliance. Shaded conditions of approval are currently not in compliance. Of the thirty (30) conditions of approval, twelve (12) need attention in order to be in compliance with the conditions of approval. Compliance with eighteen (18) of thirty (30) conditions equates a sixty (60%) percent compliance rate.

Significant progress has not been made towards meeting the conditions aimed at resolving issues discussed during the entitlement process. Because the applicant has not completed any of the agreed upon conditions of approval, the business continues to operate without even a business license. No landscaping plans have ever been submitted and no landscaping improvements have ever been installed. No sign permit has ever been received to resolve the non-permitted whole-building signage installed without permitting. No revised site plan has been submitted to confirm truck parking layout feasibility and Fire Department approval. No deferral has been processed as required by the Engineering Department.

Communications with Applicant and Property Owner

Prior to the scheduling for review of the use permit, staff spoke with the applicant, Donald Holt, about the status of receiving signed conditions of approval, provision of landscape plans, and the general timelines for completion of required conditions of approval. During those conversations, the applicant advised that the conditions of approval were with the property owner for signature and that he did not wish to complete landscaping requirements as called out in the approval of the project. Eventually, the applicant discontinued communication with staff. The required Acknowledgement and Acceptance of Conditions of Approval were never received and no effort toward completing the required improvements was made.

Staff met with the applicant on October 19, 2015, in advance of preparation of this report. No further movement toward compliance was discerned as part of that meeting. One issue that prior to the meeting was unknown by staff was the property owners desire to strike Condition No. 25, requiring a deferral agreement for future street improvements. Although no frontage improvements were required as a part of this entitlement, participation in the cost of future street improvements would be captured within the deferral. Staff provided to the property owner all information requested concerning the nature and cost of future street improvements. Staff also advised the property owner that removal of this condition would not be supported as it would set a dangerous precedent.

One other supposition of the applicant was that landscaping could not be installed because of telephone poles currently installed in proximity to the required landscape screen. Staff remains confident that landscape screening can be successfully incorporated along the property frontage, regardless of any complications that might be associated with the presence of overhead wires.

No further contact has been made by the property owner or representative. A sign permit was received by the applicant on October 28, 2015.

SUMMARY OF RECOMMENDATIONS

It is recommended that the Planning Commission consider this information, together with testimony provided during the public hearing, and make the appropriate findings and decision regarding the conditional use permit.

The Commission would be taking action regarding Conditional Use Permit 2015-05 and 2015-06, determining to either:

- revoke the use permits
- continue the hearing, or
- find that revocation of the use permits is not warranted at this time

Any action by the Commission approving or denying the application is subject to appeal to the City Council within 15 calendar days of the Commission's action.

Motion 1: Move to revoke Conditional Use Permit 2015-05 and 2015-06 effective immediately, based on and subject to the findings:

Findings

- Conditions of approval, including Nos. 1, 9, 14, 15, 16, 17, 18, 20, 21, 24, 25 and 28 adopted by the Planning Commission and agreed to by the applicant and property owner, have not been satisfied.
- As of this date, site improvements required to be completed within ninety days have not been completed.
- Based on observations of staff and the evidence from the whole of the record, the use has not operated in compliance with conditions of approval; and
- The continued operation of the use in violation of the conditions of approval may be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city, and;
- The above findings are supported by evidence presented at the public hearing, by field observations by multiple City departments, and in staff reports during the processing and review of this entitlement; which is made a part of this record by this reference.

(OR)

Motion 2: Move to continue the review hearing of Conditional Use Permit 2015-05 and 2015-06 to a future date (specify) for the following reasons: (Specify)

(OR)

Motion 3: Move to find that revocation of Conditional Use Permit 2015-05 and 2015-06 is not warranted at this time for the following reasons: (Specify)

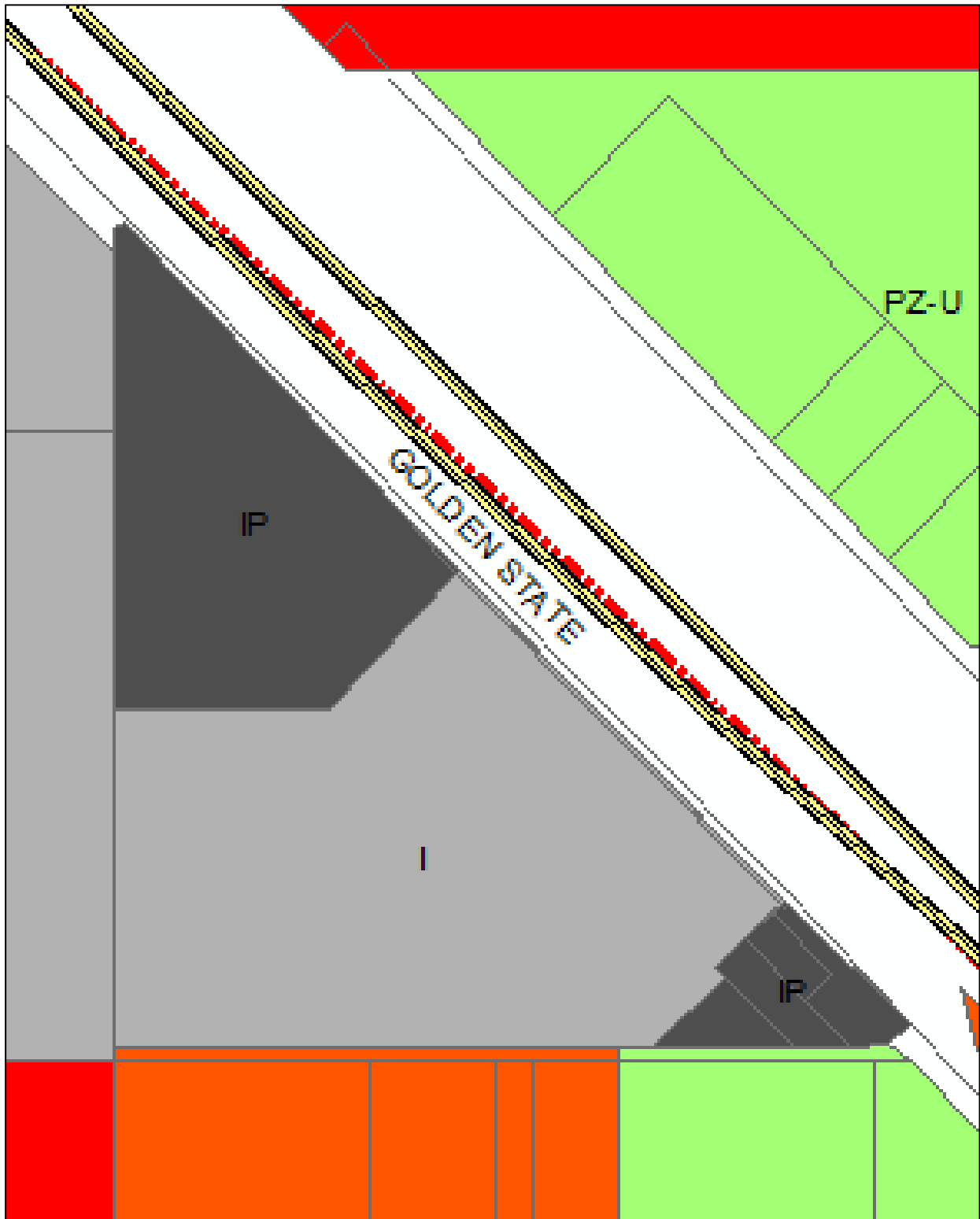
ATTACHMENTS

Aerial Map
Zoning Map
Conditions of Approval Compliance Matrix
Site Photos

Aerial Photo



Zoning Map



Conditions of Approval Compliance Matrix

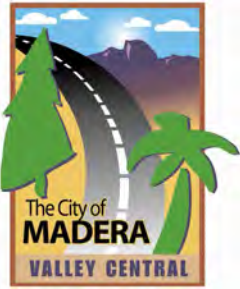
1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within thirty days of the date of approval for this use permit.	Not received
2. Conditional Use Permit 2015-05 allows for the maintenance and installation of diesel particulate filter systems on both diesel trucks and stationary diesel power generation systems, consistent with the stated conditions of approval. CUP 2015-05 will become null and void with the discontinuance of the use on the site.	Procedural
3. Conditional Use Permit 2015-06 allows for the parking/storage of diesel "big rig" tractors and trailers, consistent with the stated conditions of approval. CUP 2015-06 will become null and void with the discontinuance of the use on the site or the expiration of CUP 2015-05.	Procedural
4. Site Plan Review 2015-15 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Municipal Code or the required action is taken to extend the approval before expiration date (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval).	Procedural
5. This use permit shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions of approval, Staff may schedule a public hearing before the Planning Commission within 45 days of the violation to consider revocation of the permit.	Procedural
Planning Department	
6. Vandalism and graffiti shall be corrected per the Madera Municipal Code.	In compliance
7. The property owner, operator and manager shall keep the property clear of all trash, rubbish and debris at all times; and dumping of refuse shall be restricted to the dumpster and refuse containers owned by the property owner. Outdoor storage of goods or materials shall not be allowed.	In compliance
8. The applicant shall operate in a manner that does not generate significant noise, odor or vibration that adversely affects any adjacent properties.	In compliance
9. The applicant shall comply with all federal, state and local laws. Material violation of any applicable laws concerning the use will be cause for revocation of this permit.	No business license on file.
10. Site Data <ul style="list-style-type: none"> • One (1) parcel, approximately 8.25 acres (APN: 013-250-002) • Building Area – Approximately 7,200 square feet. • Approved Use of Buildings: <ul style="list-style-type: none"> • Diesel truck filter service and installation "Big Rig" Truck Storage (as a component of the DPF use) • Minimum Parking Requirements: 22 parking stalls • Parking Provided: There is more than sufficient parking available. • Loading Spaces Required: None 	In compliance

11. There shall be no limitation on the hours of operation for the diesel particulate filter systems business or the associated “big rig” tractor and trailer parking/storage use. The uses shall be operated as one cohesive business.	Procedural
12. When the diesel particulate filter systems business is discontinued, the associated “big rig” tractor and trailer parking/storage use shall also cease.	Procedural
13. No recreational vehicles, boats or other types of commercial or personal vehicles shall be stored on the site. Only the parking/storage of “big rig” tractors and trailers shall be permitted.	In compliance
14. The unpaved parking lot surface shall be improved with a gravel surface. The unpaved vehicle parking and traffic areas shall be maintained consistent with the San Joaquin Valley Air Pollution Control District’s Rule 8071 – Unpaved Vehicle/Equipment Traffic Areas at all times.	Insufficient surfacing
15. A parking layout for “big rig” truck storage shall be reviewed and approved by the Planning Department so as to ensure an organized truck parking field.	Not in compliance
16. The “big rig” parking field shall be screened from view by incorporation of a landscaped property frontage.	Not in compliance
17. All signage shall be consistent with the Madera Municipal Code.	Not in compliance
18. The applicant shall secure all required permits for signage and, if necessary, remove non-permitted on-building signage.	Not in compliance
19. No signage, to include banners, shall be attached to or displayed from the perimeter fencing. As an alternative, the applicant may propose to install a permanent freestanding sign as a component of permitted signage.	No signs are on perimeter fencing.
20. The entire project frontage to North Golden State Boulevard shall be landscaped with screening vegetation sufficient to enhance the aesthetics of the property frontage while screening the activities within. A landscape and irrigation plan shall be submitted to the Planning Department for review and approval with thirty (30) days. All landscaping shall be installed within ninety (90) days after Planning Department approval.	Not in compliance
21. The property owner shall maintain all landscaping in a healthy and well manicured appearance to achieve and maintain the landscaping design that was approved by the City. This includes, but is not limited to, ensuring properly operating irrigation equipment at all times, trimming and pruning of trees and shrubs, mowing lawns consistent with industry standards, and replacing dead or unhealthy vegetation.	Not in compliance
Engineering Department	
22. Nuisance onsite lighting shall be redirected as requested by the City Engineer within 48 hours of notification.	In compliance
23. Improvements within City right-of-way require an Encroachment Permit from the Engineering Department.	Procedural
24. The developer shall pay all required fees for completion of project. Fees due may include but shall not be limited to the following: agreement processing, plan review, encroachment permit processing and improvement inspection fees.	Not in compliance
25. The developer shall make application to enter into a deferral agreement for participation of constructing future street improvements along its western property line in accordance with the City of Madera Circulation Element and Airport Specific Plan.	Not in compliance
26. At such time that City water service are extended to and/or across the property frontage to the public right-of-way, the property shall make connection and pay all necessary connection and impact fees.	Procedural
27. At such time that City sewer service are extended to and/or across the	Procedural

property frontage to the public right-of-way, the property shall make connection and pay all necessary connection and impact fees.	
Fire Department Conditions	
28. Site access must be maintained around the parking lot. Fire lanes must be posted in accordance with the California Fire Code and California Vehicle Code.	Not confirmed
29. A key box will be required for emergency access.	Unknown
30. Portable fire extinguishers are required in accordance with the California Fire Code.	Unknown

Site Photographs





CITY OF MADERA PLANNING COMMISSION

205 W. Fourth Street
Madera CA 93637
(559) 661-5430

Staff Report: Universal Auto Revocation CUP 2014-21 Item #5 – November 10, 2015

PROPOSAL: A noticed public hearing to consider revocation of Conditional Use Permit 2014-21 allowing for the expansion of a used car sales lot.

APPLICANT:	Universal Auto	OWNER:	Future Investments, Ltd.
ADDRESS:	508 South Gateway Drive	APN:	010-213-001 & 002
APPLICATION:	CUP 2014-21 & SPR 2014-30	CEQA:	Categorical Exemption

LOCATION: The project site is located at the northwest corner of South Gateway Drive and Madera Avenue.

STREET ACCESS: The site has access to South Gateway Drive and Madera Avenue.

PARCEL SIZE: Two (2) parcels encompassing 0.73 acre

GENERAL PLAN DESIGNATION: C (Commercial)

ZONING DISTRICT: C2 (Heavy Commercial)

SITE CHARACTERISTICS: The overall site encompasses two parcels which were home to Universal Auto and an automobile lubrication business. Both businesses are now vacant. There are commercial uses to the east, west and north of the project site along the Gateway commercial corridor. Residential uses are located immediately south of the project site.

ENVIRONMENTAL REVIEW: The current revocation of the Universal Auto use permit and site plan review has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15301, (Existing Facilities).

SUMMARY & RECOMMENDATION: The site is not in compliance with the conditions of approval for Conditional Use Permit 2014-21. It is recommended that the Planning Commission consider this information, together with testimony provided during the public hearing, and make the appropriate findings and decision regarding the project.

APPLICABLE CODES AND PROCEDURES

MMC § 10-3.901 Heavy Commercial Zones
MMC § 10-3.4.0102 Site Plan Review Applicability
MMC § 10-3.406 Nonconforming Buildings and Uses
MMC § 10-3.1301 Use Permits

The City's Zoning Ordinance allows for the granting of a use permit by the Planning Commission subject to the Planning Commission being able to make findings that the establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

All use permits which have been granted may be revoked by the Planning Commission after a hearing as set forth below in the event the user of such permit, or his or its successor in interest to the real property in favor of which the permit was granted, breaches or fails to abide by any of the conditions designated in such permit.

PRIOR ACTION

Conditional Use Permit 2014-21 and Site Plan Review 2014-30 were approved on September 9, 2014 subject to compliance with forty-five (45) conditions of approval. The Planning Commission reviewed the use permit for compliance with conditions of approval at its October 9, 2015 regular meeting and directed that a public hearing be scheduled to determine if revocation is warranted.

ANALYSIS

Background

The use permit memorialized automotive sales activities and allowed for the intensification of those activities onto both of the project parcels. Conditions of approval were applied to both parcels and required dedication of right-of-way and installation of curb, gutter, driveways and sidewalk across the entirety of the project frontage. Other improvements included installation of water meters, provision of parking, landscaping enhancements and compliance with sign regulation. The conditions of approval adopted by the Planning Commission and agreed to by the property owner and applicant were intended to ensure the project site would be improved to reflect the current development standards of the city, providing compatibility with surrounding uses, compliance with City and ADA standards, and conformance with the General Plan

Findings of Review

Attached please find a matrix of the conditions of approval for CUP 2014-21. These conditions were evaluated by staff for compliance and remain unchanged from the October 9th review by the Planning Commission. Shaded conditions of approval indicate noncompliance. Of the forty-five (45) conditions of approval, twenty-four (24) need attention in order to be in compliance with the conditions of approval. Compliance with twenty-one (21) of forty-five (45) conditions equates a forty-seven (47%) percent compliance rate.

No significant progress has not been made towards meeting the conditions aimed at resolving issues discussed during the entitlement process. It was noted at the time of entitlement that, because the site had not undergone site plan review for more than thirty (30) years, extensive deferred improvements were required within the conditions of approval. As opposed to constructing those required improvements, the applicant vacated the site over six months ago. The associated oil change business has also been closed more than six months and the existing nonconforming status of that use has now expired. Although potential tenants investigated

establishing businesses on the property, the incomplete conditions of approval applicable to the site impacted decisions not locate on the site.

Staff met with the property owner on October 19, 2015, in advance of preparation of this report. No movement toward compliance was discerned as part of that meeting. Staff also had met with the property owner approximately six months ago. At that time, the property owner proposed a compromise to include a reduced dedication of right-of-way and a partial payment for improvements. Within the proposal, the City would then shoulder the cost of much of the required frontage improvements. This proposal was not feasible as the City neither negotiates Caltrans required dedications and improvements nor shoulders the cost of required improvements resulting from the completion of site plan review.

SUMMARY OF RECOMMENDATIONS

It is recommended that the Planning Commission consider this information, together with testimony provided during the public hearing, and make the appropriate findings and decision regarding the conditional use permit.

The Commission would be taking action regarding Conditional Use Permit 2009-14, determining to either:

- revoke the use permit
- continue the hearing, or
- find that revocation of the use permit is not warranted at this time

Any action by the Commission approving or denying the application is subject to appeal to the City Council within 15 calendar days of the Commission's action.

Motion 1: Move to revoke Conditional Use Permit 2014-21 effective immediately, based on and subject to the following findings:

Findings

- Conditions of approval, including Nos. 2, 11, 13, 17, 18, 21, and 28 through 45 adopted by the Planning Commission and agreed to by the applicant and property owner, have not been satisfied.
- As of this date, site improvements required to be completed within twelve months have not been completed.
- Based on observations of staff and the evidence from the whole of the record, the use has not operated in compliance with conditions of approval; and
- The continued operation of the use in violation of the conditions of approval may be detrimental or injurious to property and improvements in the neighborhood or general welfare of the city, and;
- The above findings are supported by evidence presented at the public hearing, by field observations by multiple City departments, and in staff reports during the processing and review of this entitlement; which is made a part of this record by this reference.

(OR)

Motion 2: Move to continue the review hearing of Conditional Use Permit 2014-21 to a future date (specify) for the following reasons: (Specify)

(OR)

Motion 3: Move to find that revocation of Conditional Use Permit 2014-21 is not warranted at this time for the following reasons: (Specify)

ATTACHMENTS

Aerial Photo

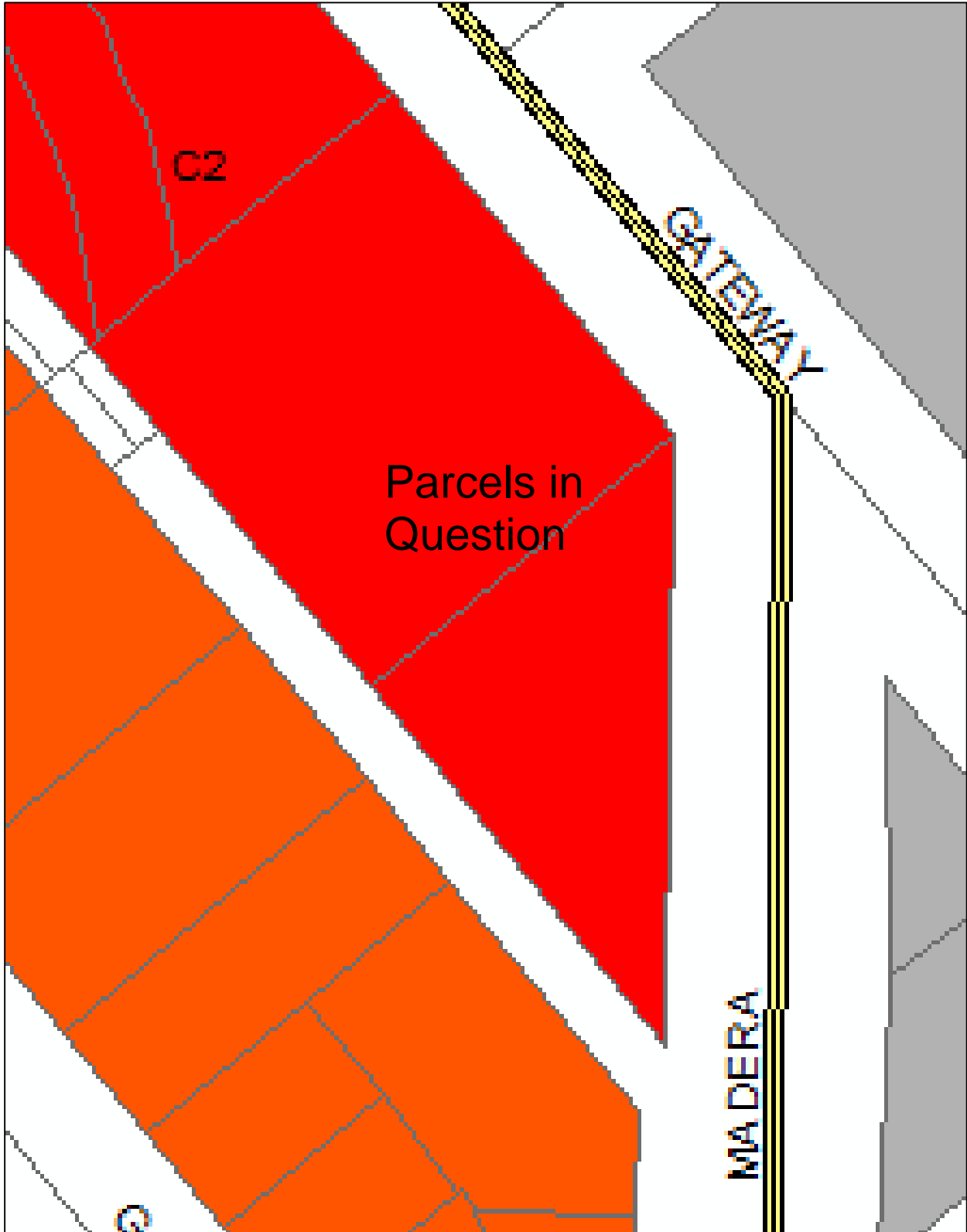
Conditions of Approval Compliance Matrix

Site Photos

Aerial Photo



Zoning Map



CONDITIONS OF APPROVAL COMPLIANCE MATRIX

General Conditions	
1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by receipt in the Planning Department of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within thirty days of the date of approval for this use permit.	Received
2. Site Plan Review 2014-30 will expire one year from date of issuance, unless positive action is taken on the project as provided in the Municipal Code or required action is taken to extend the approval before expiration date. (Municipal Code Section 10-3.4.0114, Lapse of Site Plan Approval)	Not in compliance
3. The use permit may be made null and void without any additional public notice or hearing at any time upon both the benefactors of the use permit and owners of the property voluntarily submitting to the City a written request to permanently extinguish the conditional use permit.	Procedural
4. The applicant's failure to utilize this use permit within one year following the date of this approval shall render the conditional use permit null and void unless a written request for extension has been submitted to and approved by the Planning Commission.	Procedural
5. Conditional Use Permit 2014-21 will expire and be rendered null and void if the use is discontinued for a twelve month period unless a written request for extension has been submitted to and approved by the Planning Commission.	Procedural
6. This use permit shall be subject to periodic reviews and inspection by the City to determine compliance with the conditions of approval and applicable codes. If at any time, the use is determined by Staff to be in violation of the conditions of approval, Staff may schedule a public hearing before the Planning Commission within 45 days of the violation to consider revocation of the permit.	Procedural
7. The site or building plans submitted for any building permit applications shall reflect changes required by the herein listed conditions of approval. Any deviation from the approved plan or any condition contained herein shall require, at a minimum, prior written request by the applicant and approval by the Planning Director.	Procedural
8. Any proposed future modifications to the site, including but not limited to building exteriors, parking/loading areas, fence/walls, new buildings or landscaping shall require an amendment to this site plan review and/or use permit.	Procedural
9. It shall be the responsibility of the property owner and management to ensure that any required permits, inspections and approvals from any regulatory agency shall be obtained from the concerned agency prior to establishment of the use.	Procedural

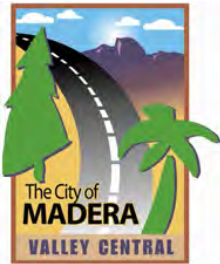
Fire Department	
10. Portable fire extinguishers are required. A minimum of one, 2A10BC-rated portable fire extinguisher is required for each 3,000 square feet of structure (minimum one per structure) within 75 feet of all areas, and which are readily visible.	In compliance when open
11. On-site fire access is required. Fire lanes must be provided and properly posting. The placement of vehicles may not be located in the designated drive aisles. A plan for the placement of such drive aisle must be provided for review and approval.	Not received
12. The existing waste oil tank located at the north end of 500 South Gateway Drive must be properly protected and placarded.	In compliance when open
Planning Department	
13. Site Data Approved Use of the 500 S. Gateway Drive property: Used Car Sales Lot Approved Use of the 508 S. Gateway Drive property: Used Car Sales Lot/Drive-thru Oil Change/Lube <ul style="list-style-type: none"> • Minimum Parking Requirements for Used Car Sales Lot: <ul style="list-style-type: none"> ▪ Six (6) parking stalls <ul style="list-style-type: none"> ▪ Two (2) stalls for employee parking ▪ Four (4) stalls for customer parking • Minimum Parking Requirements for Automotive Lubrication Business: <ul style="list-style-type: none"> ▪ Eight (8) parking stalls <ul style="list-style-type: none"> ▪ One (1) stalls for employee parking ▪ Seven (7) stalls for customer parking 	Parking not provided when opened for business.
14. The used car sales lot may operate from 9:00 am until 9:00 pm, seven days a week.	In compliance when open
15. The garage structure (508 South Gateway Drive) shall be used for light automotive service activities. These activities shall be consistent with light automotive maintenance and repair. Only vehicles intended for sale on the premises shall be worked on. Auto detailing of dealer inventory may also occur in the garage area. No heavy automotive repair shall occur in the garage area without the approval of the Building Official and the Fire Marshal.	In compliance when open
16. The (former motel) office structure (508 South Gateway Drive) shall be used for typical general office activities. Changes in use of the structure may create a change in occupancy and may cause additional improvements to the structure to be required.	In compliance when open
17. No fencing shall be allowed on the perimeter project site. The separation fence shall remain between the used car sales lot and the automotive lubrication business so as to provide for compatibility with the automotive lubrication business.	Fencing never removed

18. Landscaping shall be installed as a component of improvements to the right-of-way frontage as identified by the Engineering Department and Caltrans.	Not completed
19. The used car sales lot shall sell only used passenger cars and trucks. No recreational vehicles, boats, trailers, personal all-terrain vehicles (ATV), and the like may be marketed or sold from the site.	In compliance when open
20. No portable/temporary/mobile utility structures shall be allowed to be erected/utilized on the project site.	In compliance when open
21. All signage shall be in compliance with the Madera Sign Ordinance. All signage is required to have an approved Sign Permit issued by the Planning Department per MMC §10-6.	Not in compliance
22. Vandalism and graffiti shall be corrected per the Madera Municipal Code.	In compliance when open
23. The property owner, operator and manager shall keep the property clear of all trash, rubbish and debris at all times; and dumping of refuse shall be restricted to the dumpster and refuse containers owned by the property owner. Outdoor storage of goods or materials shall not be allowed.	In compliance when open
24. The applicant shall operate in a manner that does not generate significant noise, odor or vibration that adversely affects any adjacent properties. No amplified noise shall occur as a component of the outdoor barbeque area.	In compliance when open
25. The applicant shall comply with all federal, state and local laws. Material violation of any applicable laws concerning the use will be cause for revocation of this permit.	In compliance when open
26. Future expansion of the used car sales lot onto all or additional parts of the 500 South Gateway property may occur with approval of a minor site plan review.	Procedural
Engineering Department	
27. Nuisance onsite lighting shall be redirected as requested by the City Engineer within 48 hours of notification.	In compliance when open
28. Improvement plans for the project shall include the most recent version of the City's General Notes.	Not completed
29. Improvements within the City right-of-way require an Encroachment permit from Engineering Department.	Not completed
30. Improvements within the State right-of-way require an Encroachment Permit from Caltrans.	Not completed
31. The developer shall dedicate a thirteen (13') foot wide easement for street purposes on Gateway Drive along the entire project frontage.	Not completed
32. The developer shall dedicate a thirteen (13') foot wide easement for street purposes on Madera Avenue along the entire project frontage.	Not completed
33. Existing structures located within the thirteen foot right-of-way offer of dedication shall be allowed to remain per Caltrans.	Not completed

34. The developer shall construct sidewalk per City standards on South Gateway Drive and Madera Avenue along the entire parcel frontage. An unimpeded ADA path of travel shall be maintained at all times. Sidewalk shall be constructed with a maximum 2% cross slope.	Not completed
35. The developer shall remove existing driveway approach located at the northern property line of 500 South Gateway Drive and replace with curb and gutter.	Not completed
36. The developer shall reconstruct existing southern driveway approach of 500 South Gateway Drive to a maximum 35 foot driveway throat and construct curb and gutter.	Not completed
37. The developer shall reconstruct the existing primary driveway approach of 508 South Gateway Drive to maximum 24 foot driveway throat and construct curb and gutter.	Not completed
38. The developer shall reconstruct curb and gutter across the remainder of the 508 South Gateway Drive frontage.	Not completed
39. Parkstrip landscaping shall be installed in conjunction with the required street improvements on South Gateway Drive and Madera Avenue.	Not completed
40. The extent of improvements on the Gateway Drive and Madera Avenue project frontage shall be determined by Caltrans as Gateway Drive and Madera Avenue are a State highway.	Not completed
41. Civil improvement plans for required improvements to the project frontage shall be submitted to both Caltrans and the City Engineer no later than December 31, 2014. Improvement plan shall be approved and ready for construction no later than March 31, 2015. All work within the Caltrans right-of-way shall require the issuance of an encroachment permit by Caltrans.	Not completed
42. All Engineering Department conditions of approval shall be completed on or before August 31, 2015. Failure to complete the required improvements shall result in revocation of Conditional Use Permit 2014-21.	Not completed
43. The existing water service connection shall be upgraded to current city standards including water meter located within city right-of-way, which shall read in cubic feet, and a backflow prevention device located within private property.	Not completed
44. A separate water meter and backflow prevention device will be required for landscape consumption.	Not completed
45. The existing sewer service connection shall be upgraded to current city standards.	Not completed

Site Photographs





CITY OF MADERA PLANNING COMMISSION

205 W. Fourth Street
Madera CA 93637
(559) 661-5430

Staff Report: General Plan Amendment – GPA 2015-04 Update of the General Plan Housing Element Item #6 – November 10, 2015

PROPOSAL: A noticed public hearing to consider adoption of a resolution recommending to the City Council amendment of the 2016-2024 Housing Element of the Madera General Plan.

APPLICANT:	City of Madera	OWNER:	Citywide
ADDRESS:	N/A	APN:	N/A
APPLICATION:	GPA 2015-04	CEQA:	2009 Madera General Plan EIR and Addendum

LOCATION: Citywide

PARCEL SIZE: Not Applicable

GENERAL PLAN DESIGNATION: Not Applicable

ZONING DISTRICT: Not Applicable

ENVIRONMENTAL REVIEW: An Addendum to the 2009 General Plan Environmental Impact Report was prepared pursuant to CEQA Guidelines Section 15162 and 15164. It was considered by the Planning Commission on August 11, 2015.

SUMMARY & RECOMMENDATION: The Housing Element was recently approved by the City and forwarded to the State Department of Housing and Community Development (HCD) for final approval. Within the HCD review, a clerical error was identified. Correction of the error requires that the City amend the approved document to provide consistency with the statutory requirements of state housing law. With adoption by the City, the 2016-2024 Housing Element will be resubmitted to the state Department of Housing and Community Development Department for formal approval.

APPLICABLE CODES AND PROCEDURES

Gov. Code §65358 General Plan Amendments

Gov. Code Article 10.6 Housing Element Law

PRIOR ACTION

The Planning Commission adopted a resolution recommendation to the City Council to approve the proposed General Plan amendment updating the Housing Element on August 11, 2015. The City Council approved the updated Housing Element on September 16, 2015.

ANALYSIS

Housing elements are one of the mandatory elements of a General Plan. They are the only element that requires specific approval by the State. The State Department of Housing and Community Development “HCD” is the State agency responsible for reviewing housing elements. Every City and County is required to update and have their housing element certified on a four year cycle (Compliance with SB 375 extended this to eight years). With formal adoption of this 2015 update, the City will qualify for the eight year, 2016-2024, cycle.

The Planning Commission took action in August to recommend approval of the 2016-2024 Housing Element update and the document was subsequently approved by the City Council in September.

Upon submittal to the HCD, it was discovered that the version of the document approved by the City as the final submittal was not the correct document. Although the City and its consultant had completed certain edits recommended by the HCD at the time of release of its draft approval letter, an older version of the housing element document was erroneously attached to the approval report. Staff now returns the correct document for Planning Commission consideration and action. All of the pertinent points of the Housing Element as described to the Planning Commission in August were accurate and remain unchanged.

Need for Certification

In order to complete final certification by HCD, the Planning Commission must again adopt of a resolution recommending to the City Council adoption of the 2016-2024 Housing Element update of the Madera General Plan. The HCD has already provided a statement that the draft housing element meets the requirements and will comply with state housing element law when adopted by the City and submitted to the HCD for final approval.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

The first of the four core vision statements in the Vision Plan is “a well-planned city”. Adopting a certifiable housing element supports this essential concept. The project is also consistent with the following specific Vision 2025 strategies:

- Strategy 101.7, Create an assessment of existing housing inventory to determine the gap between affordability and income.
- Strategy 101.8, Promote and encourage development and redevelopment of low and moderate cost housing.
- Strategy 101.9, Promote development of new affordable housing oriented to the senior market.

SUMMARY OF RECOMMENDATIONS

The information presented in this report supports a recommendation to the City Council to approve the proposed General Plan amendment updating the Housing Element and providing consistency with the state housing element law. It is recommended that the Commission consider this information, together with testimony provided at the public hearing, and adopt a resolution making such recommendations to the City Council.

PLANNING COMMISSION ACTION

The Commission will be making a recommendation to the City Council regarding the proposed amendment of the Housing Element of the City's General Plan.

Motion 1: Move to adopt a resolution recommending to the City Council adopt a resolution approving General Plan Amendment 2015-04, approving the 2016-2024 Housing Element update as attached in Exhibit A.

(OR)

Motion 2: Move to continue the application to a future date (specify) for the following reasons:
(Specify)

Attachments

Exhibit "A" 2016-2024 Housing Element update (Attachment was e-mailed)
July 10, 2015 HCD Draft Approval letter
Planning Commission Resolution

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



July 10, 2015

Mr. Christopher Boyle, Planning Manager
City of Madera
205 West Fourth Street
Madera, CA 93637

Dear Mr. Boyle:

RE: City of Madera's 5th Cycle (2016-2024) Draft Housing Element

Thank you for submitting the City of Madera's draft housing element update that was received for review on May 20, 2015 along with revisions received on June 18, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a conversation on June 10, 2015 with you and Mr. Ted Holzem of Mintier Harnish.

The draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City utilized the Department's pre-approved housing element data.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2016 for MCTC localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

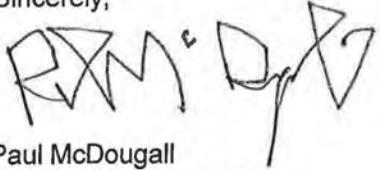
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CITY OF MADERA
PLANNING DEPARTMENT

- HCD Review of Madera's Housing Element
- July 10, 2015
- Page 2

The Department appreciates the hard work and dedication Mr. Holzem and you provided in preparation of the housing element and looks forward to receiving Madera's adopted housing element. If you have any questions or need technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in black ink, appearing to read "P. McDougall". The signature is stylized and somewhat cursive.

Paul McDougall
Housing Policy Manager

RESOLUTION NO. ____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA RECOMMENDING THE CITY COUNCIL OF THE CITY OF MADERA ADOPT A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 2015-04, ADOPTING THE 2016-2024 HOUSING ELEMENT UPDATE IN ORDER TO PROVIDE CONSISTENCY WITH THE SATE HOUSING ELEMENT LAW.

WHEREAS, the City of Madera has adopted the mandatory elements of the General Plan, as required by the State of California; and

WHEREAS, the City of Madera caused to be prepared and certified an Environmental Impact Report in adopting the update of the General Plan which included the Housing Element; and

WHEREAS, State law also provides for periodic review, updates and amendments of its General Plan; and

WHEREAS, the State of California Department of Housing and Community Development has reviewed the currently adopted Housing Element within the City of Madera's General Plan and has determined that the Housing Element will comply with Title 10.6 of the State Government Code when adopted and submitted; and

WHEREAS, an Environmental Impact Report was adopted in 2009 as a component of the 2009 update of the General Plan and an Addendum to the 2009 General Plan Environmental Impact Report has been prepared pursuant to CEQA Guidelines; and

WHEREAS, the Planning Commission has completed its final review and evaluated information contained in the Staff Report.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MADERA AS FOLLOWS:

1. The above recitals are true and correct.
2. The Addendum to the 2009 General Plan Environmental Impact Report has been adopted pursuant to CEQA Guidelines Section 15162 and 15164.
3. It is recommended that the Housing Element of the City's General Plan be amended as indicated in the attached Exhibits "A".

4. It is recommended that the City Council of the City of Madera adopt a resolution approving General Plan Amendment 2015-04, adopting the 2016-2024 Housing Element update in order to provide consistency with the state housing element law.
5. This resolution is effective immediately upon adoption.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of November, 2015, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

Kenneth Hutchings, Chairperson
City Planning Commission

Attest:

Christopher Boyle
Planning Manager

City of Madera 2016-2024 Housing Element Update

***Revised HCD Draft
June 2015***

For Information, Contact:

City of Madera Planning
205 West Fourth Street Madera, CA 93637
www.cityofmadera.org

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Table of Contents

Introduction.....	7-1
Overview Of State Requirements	7-1
<i>General Plan and Housing Element Differences.....</i>	7-4
Public Participation	7-4
<i>Focus Group Meetings.....</i>	7-5
<i>Community Forum.....</i>	7-5
Goals, Policies and Action Items	7-7
Quantified Objectives.....	7-29
Demographic and Employment Characteristics and Trends.....	7-32
Population	7-33
Employment	7-42
Housing and Household Characteristics.....	7-50
Housing Stock Characteristics	7-53
<i>Housing Tenure.....</i>	7-55
<i>Overcrowding.....</i>	7-55
<i>Housing Vacancy Rates.....</i>	7-58
<i>Housing Affordability.....</i>	7-59
Special Housing Needs	7-62
<i>Senior Households.....</i>	7-63
<i>Persons with Disabilities.....</i>	7-66
<i>Large Households.....</i>	7-69
<i>Single-Headed Households.....</i>	7-71
<i>Homeless Persons.....</i>	7-72
<i>Farmworkers.....</i>	7-76
<i>Extremely Low-Income Households.....</i>	7-78
Household Income Characteristics	7-80
<i>Housing Costs Compared to Ability to Pay.....</i>	7-80
Assisted Housing And At-Risk Units	7-85
<i>Assisted Housing.....</i>	7-85
<i>Units at Risk of Conversion.....</i>	7-87
<i>Options for Preserving or Replacing At-Risk Units.....</i>	7-87
Future Housing Needs	7-90
<i>Madera's Share of 2014-2023 Regional Housing Needs.....</i>	7-90
Housing Resources.....	7-92
Available Land Inventory	7-93
<i>Analysis of Density and Affordability.....</i>	7-94
<i>Inventory Assumptions.....</i>	7-97
<i>Rezone Program from 2007-2014 Housing Element.....</i>	7-99
<i>Units Built.....</i>	7-99
<i>Available Land Currently Planned for Residential Use.....</i>	7-101
<i>Adequacy of Public Facilities and Infrastructure.....</i>	7-105
Housing Programs.....	7-106
<i>Housing Authority.....</i>	7-106
<i>First Time Homebuyer (Down Payment Assistance Program).....</i>	7-106
<i>Owner-Occupied Rehabilitation Program.....</i>	7-107

<i>Abandoned Real Property Registration</i>	7-107
<i>Neighborhood Stabilization Program (NSP)</i>	7-108
Energy Conservation Opportunities	7-108
Potential Housing Constraints	7-111
Potential Government Constraints	7-111
<i>General Plan Designations and Zoning</i>	7-111
<i>Provision for a Variety of Housing Types</i>	7-117
<i>Parking Requirements</i>	7-130
<i>Density Bonus</i>	7-130
<i>Growth Control/Growth Management</i>	7-131
<i>Open Space Requirements</i>	7-132
<i>Building Codes and Enforcement</i>	7-133
<i>On-/Off-Site Improvement Requirements</i>	7-134
<i>Development Fees and Other Exactions Required of Developers</i>	7-135
<i>Processing and Permit Procedures</i>	7-138
Potential Non-Governmental/Market Constraints	7-141
<i>Availability of Financing</i>	7-141
<i>Federal and State Actions</i>	7-146
<i>Land Costs</i>	7-147
<i>Development Costs</i>	7-148
Appendix A: Evaluation of the 2009-2014 Housing Element	A-1
Appendix B: Sites Inventory	B-1
Appendix C: Citizen Participation	C-1

List of Tables

Table H-I-1 Summary of Quantified Objectives	7-30
Table H-1 Population	7-33
Table H-2 Population Projections.....	7-34
Table H-3 Population by Age and Sex	7-35
Table H-4 Change in Households and Families	7-37
Table H-5 Households and Families	7-38
Table H-6 Household Projections	7-38
Table H-7 Household Income	7-39
Table H-8 State Income Categories.....	7-41
Table H-9 Household Income Distribution Overview	7-42
Table H-10 Labor Force Information	7-43
Table H-11 Employment by Major Sector.....	7-44
Table H-12 Employment Projections.....	7-46
Table H-13 Top Employers	7-47
Table H-14 Fastest Growing Occupations.....	7-48
Table H-15 Population and Housing Units	7-50
Table H-16 Population and Household Trends	7-52
Table H-17 Housing Stock by Type and Vacancy	7-53
Table H-18 Housing Stock Conditions (Age of Housing)	7-54
Table H-19 Change in Households by Tenure	7-55
Table H-20 Overcrowding by Tenure	7-57
Table H-21 Number of Bedrooms by Unit	7-58
Table H-22 Vacancy Rates	7-59
Table H-23 Monthly Housing Costs.....	7-60
Table H-24 Overpaying.....	7-61
Table H-25 Senior Population	7-64
Table H-26 Housing Tenure of Senior and Non-Senior Households	7-64
Table H-27 Non-Institutionalized Disabled Population.....	7-67
Table H-28 Household Size	7-69
Table H-29 Tenure by Household Size	7-70
Table H-30 Family Households.....	7-71
Table H-31 Homeless Facilities	7-74
Table H-32 Housing Problems by Income.....	7-79
Table H-33 Ability to Pay for Housing	7-81
Table H-34 Fair Market Rents.....	7-82
Table H-35 Affordable Housing Costs for Selected Families and Occupations	7-83
Table H-36 Median Home Sale Prices.....	7-84
Table H-37 Average Rental Rates	7-85
Table H-38 Publicly-Assisted Housing Projects	7-86
Table H-39 Qualified Entities	7-90
Table H-40 Regional Housing Need Allocation	7-92
Table H-41 Relationship of Zoning to Inventoried Income Category.....	7-98
Table H-42 Units Built Since January 1, 2014.....	7-100

Table H-43 Summary of 2014-2023 RHNA	7-101
Table H-44 General Plan Land Use Designations Permitting Residential Development.....	7-112
Table H-45 Zoning Districts Permitting Residential Development	7-114
Table H-46 Housing Types Permitted by Zoning District.....	7-116
Table H-47 Potential Sites for Emergency Shelters	7-124
Table H-48 Minimum Open Space Requirements	7-133
Table H-49 Permit and Development Fees: Single Family	7-135
Table H-50 Permit and Development Fees: Multifamily.....	7-136
Table H-51 Planning Fees	7-138
Table H-52 HDMA: Change in Approvals and Denials	7-142
Table H-53 Disposition of Home Loans ¹ by Percentage of Median Income (MI) and Race/Ethnicity	7-144
Table H-54 Estimated Housing Development Costs for 2,000 Square foot Single Family Home.....	7-148
Table H-55 Estimated Housing Development Costs for an 800 Square Foot Multifamily Unit	7-149
Table H-A-1 2009-2014 Housing Program Implementation Status.....	A-2
Table H-B-1 City of Madera Vacant Sites Inventory (2014-2023).....	B-2

List of Figures

Figure H-1 Population by Race/Ethnicity.....	7-36
Figure H-2 Population By Income	7-40
Figure H-3 Employment by Sector	7-45
Figure H-4 Sites Inventory	7-103
Figure H-5 Historical Mortgage Rates	7-146

NOTE TO THE READER ABOUT STREAMLINED REVIEW

To provide a streamlined approach, both in the preparation of the updated element as well as in review by the California Department of Housing and Community Development (HCD), jurisdictions that adopted a housing element in the fourth cycle that HCD found in substantial compliance with State law may opt to use the Streamlined Update template (provided by HCD) to show where changes were made to the previously adopted housing element. The City of Madera has used the Streamlined Update template.

Use of the Streamlined Update does not relieve the jurisdiction of its obligation to address all statutory requirements of State housing element law, but rather provides a guide to updating the necessary portions of the housing element and facilitates State review of housing element submittals. For eligible jurisdictions HCD review will rely upon the element in compliance in the prior planning period and will be limited to changes that have occurred since the prior planning period.

The Streamlined Update is not available for the following areas:

- *Review and Revise (i.e., evaluation of the 2009 Housing Element policies and programs)*
- *Public Participation*
- *Policies, Programs, and Quantified Objectives*
- *Any new statutory requirements since the prior update*

For jurisdictions using the Streamlined Update template, the housing element must indicate where changes have been made. The yellow highlighting throughout this Housing Element identifies new information and information that has been changed from the previous Housing Element. The highlighting is only used in sections of the Housing Element that are subject to streamlined review.



CHAPTER 7: HOUSING ELEMENT

INTRODUCTION

The City of Madera last updated its Housing Element in August 2010. The Element was subsequently certified as legally adequate by the California Department of Housing and Community Development (HCD). This Housing Element is a comprehensive update of that 2010 Housing Element and is intended to serve a planning period from 2016 to 2024, and accommodated the City's fair share of the regional housing need for the 2014 to 2023 RHNA projection period. Upon its adoption, this Element will become part of the General Plan, which was updated in 2009.

OVERVIEW OF STATE REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires the housing element to address the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for

the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD for each city and county within its geographic jurisdiction. State housing law (Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including the extent of overcrowding and an estimate of housing stock conditions.
- A site-specific inventory of land suitable for residential development, including vacant and underutilized sites, and an analysis of the relationship of zoning, public facilities, and City services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels. These constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs populations, such as those with disabilities, the elderly, large families, farmworkers, the homeless, and single-parent households.
- Analysis of opportunities for energy conservation with respect to residential development.

The Housing Needs Assessment of this Housing Element identifies the nature and extent of the city's housing needs that in turn provide the basis for the City's response to those needs in the Policy Document.

The following sections satisfy State housing law requirements and provide the foundation for the goals, policies, implementation programs, and quantified objectives. The Housing Element Background Report is organized as follows:

- Demographics and Employment Characteristics and Trends
- Housing and Household Characteristics
- Household Income Characteristics
- Assisted Housing and At-Risk Units
- Future Housing Needs
- Housing Resources
- Energy Conservation Opportunities
- Potential Housing Constraints
- Evaluation of Existing Housing Element Accomplishments

These chapters draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2010 U.S. Census, the 2011-2013 American Community Survey (ACS), the

California Department of Finance 2014 projections, and City of Madera records. HCD also provided a pre-approved data package for Madera County, which is noted in the sources for several of the data tables in this section. Much of the data contained in the pre-approved data package is from the 2007-2011 ACS. It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Madera comes from City staff, other public agencies, and some private sources.

General Plan and Housing Element Differences

The housing element is one of seven State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic updates (8-year time frame) of the housing element. Local governments are also required to submit draft and adopted housing elements to the California Department of Housing and Community Development to review for compliance with State law. Upon satisfaction of these requirements, the State will certify that the City's housing element is legally adequate. Failure to comply with State law could result in potentially serious consequences (e.g., reduced access to infrastructure, transportation, and housing funding; vulnerability to lawsuits) that extend beyond the realm of residential land use planning.

PUBLIC PARTICIPATION

The City is completing the Housing Element Update in conjunction with the HUD Consolidated Plan update. As part of this combined effort, the City consulted with a variety of agencies, including local and regional service providers, the Housing Authority, business groups, and many others. The City held two focus groups meetings as well as a community forum to gather input. The input was used to develop strategies for the Consolidated Plan and refine the policies and programs in the Housing Element.

Focus Group Meetings

On December 18, 2014, the City held two Focus Group Meetings, one with service providers and the other with real estate development professionals. The City geared the discussion with service providers towards organizations that provide affordable housing; services to low-income households, including homeless services and housing counseling; and organizations that provide services to special needs groups, such as farmworkers, seniors, the disabled, and youth. The City geared the discussion with real estate development professionals towards individuals in the real estate sector, including for profit and non-profit developers.

The City asked the focus group participants about the most significant housing, economic, and community needs and issues affecting Madera residents and businesses and how these needs changed in the past five years. Additionally, the City asked participants about issues of housing discrimination in the city and if barriers to fair housing choice exist, as well as if any government constraints exist that discourage housing development.

The City publicized the Focus Group Meetings using email announcements, the City's Facebook page, the Madera Tribune's Community Calendar, phone calls, and flyers (in both English and Spanish) posted throughout the City Administration Building. Approximately 20 people attended the focus group discussions. See Appendix C for a detailed summary of the input.

Community Forum

On January 20, 2015, the City held a Community Forum to solicit input from residents and workers in the city on the level of need for various types of improvements and the major issues affecting the community. A total of 20 individuals participated in the Community Forum and provided input on what they considered to be the top community issues affecting Madera and provided feedback on what they considered to be the housing, economic, and community development priorities in the city.

The City publicized the Community Forum using email announcements, the City's Facebook page, phone calls, and flyers (in both English and Spanish) posted throughout City Hall, the Madera County Library and the Housing Authority of the City of Madera. In addition the City announced the forum in

the Madera Tribune, the local newspaper several weeks leading up to the forum date.

The forum engaged the community through an introductory presentation and a series of facilitated breakout groups where participants discussed community issues. Participants communicated in an open-ended dialogue, ranked the issues discussed, and offered suggestions on solutions to the issues they selected. The City did this in an effort to understand the various problems affecting local residents and workers and how the City can potentially address them. The interactive format of the forums solicited strong participation, wherein all attendees were provided the opportunity to participate in the conversation. The City provided Spanish translation services, and one of the breakout group discussions was conducted in Spanish. See Appendix C for a detailed summary of the input.

GOALS, POLICIES AND ACTION ITEMS

Under California law, the housing element must include the community's goals, policies, housing programs, and quantified objectives for the maintenance, improvement, and development of housing.

This Housing Element includes eight goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs (i.e., action items) are listed at the end of the corresponding policy or group of policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

Quantified objectives are the number of housing units that the City expects to be constructed, conserved, or rehabilitated, and the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the eight-year time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element therefore need not be identical to the identified housing need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over the eight-year time frame.

GOAL H-1**Policy H-1.1****NEW RESIDENTIAL CONSTRUCTION**

To ensure an adequate number of sites available for housing to meet the projected needs of all economic segments of the community.

AVAILABLE SITES FOR NEW CONSTRUCTION

The City shall ensure continued availability of suitable sites for construction of a variety of housing. *(Source: 2009 Housing Element, Policy H-1.1)*

Action Item H-1.1.1

The City shall develop and maintain data via its GIS system to track and maintain an inventory of vacant land by zoning classification along with a subdivision activity list for reference in the evaluation of available sites for housing development activity. This data will also be used to report housing construction and occupancy in group quarters for the State Department of Finance annual population estimates. *(Source: 2009 Housing Element, Action Item H-1.4.1)*

Responsibility: Community Development Departments

Funding Source: City General Fund

Time Frame: Ongoing updates

Action Item H-1.1.2

The City shall provide incentives and technical assistance through the processing of subdivision or larger sites located in Specific Plans and Special Planning Areas to facilitate development of a variety of housing types and developments affordable to lower-income households. The City will offer the following incentives for the development of affordable housing, including but not limited to:

- priority processing for subdivision maps that include affordable housing units;
- expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report;
- financial assistance (based on availability of Federal, State, local foundations, and private housing funds); and
- modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis. (*Source: 2009 Housing Element, Action Item H-1.1.4*)

Responsibility: Community Development Department

Funding Source: City General Fund

Objective: 200 lower-income units, subject to available resources

Time Frame: Provide ongoing assistance; review funding availability annually

Policy H-1.2**Action Item H-1.1.3**

As part of a comprehensive Zoning Ordinance update, the City will ensure compliance with “second dwelling unit law” (AB 1866) by amending the Zoning Ordinance to ensure that second units are allowed uses in all residential zones and require only ministerial review by the Zoning Administrator without any excessive burdensome conditions of approval. In addition, the City will omit the condition that precludes second unit development on lots of less than 6,000 square feet. (Source: 2009 Housing Element, Action H-4.5.4)

Responsibility: Community Development Department

Funding Source: City General Fund (staff time)

Objective: 20 Second Units, Subject to Demand

Time Frame: December 2015

Action Item H-1.1.4

As part of a comprehensive Zoning Ordinance update, the City will ensure compliance with State Mobile Home and Factory Built Housing law (Government Code Section 65852.3) by amending the Zoning Ordinance to ensure that mobile homes and factory built housing are permitted and processed the same as conventional or stick-built single family structures. (Source: New Program)

Responsibility: Community Development Department

Funding Source: City General Fund (staff time)

Objective: 5 Manufactured Housing Units, Subject to Demand

Time Frame: December 2015

The City shall promote infill development and reuse of underutilized parcels, consistent with maintaining or enhancing the positive qualities of the surrounding neighborhoods. (Source: 2009 Housing Element, Policy H-

Policy H-1.3

1.2)

Where appropriate, the City shall encourage developers/builders to develop their projects at the maximum density allowed under the General Plan land use designations and zoning provisions. *(Source: 2009 Housing Element, Policy H-1.3)*

Action Item H-1.3.1

As part of a comprehensive Zoning Ordinance update, the City shall review and potentially amend the Zoning Ordinance to include minimum densities in the medium and high density zones unless there are issues of site constraints or the affordability of the units would be compromised. *(Source: 2009 Housing Element, Action Item H-1.3.1)*

Responsibility: Community Development Department

Funding Source: General Fund (staff time)

Time Frame: December 2015

RESOURCES AND COORDINATION

To foster interagency coordination between the City, private developers, and nonprofit entities to support the creation of new affordable housing opportunities in the city.

GOAL H-2**Policy H-2.1**

The City shall encourage continuation and expansion of the programs of the Housing Authority and its affiliated non-profit organization to address the housing needs of lower-income residents. *(Source: 2009 Housing*

Element, Policy H-2.1)

Action Item H-2.1.1

The City shall continue to support the use of the Housing Authority's affiliated nonprofit housing organization (Madera Opportunities for Resident Enrichment and Services-MORES) in cooperation with the partner agencies and other stakeholders. *(Source: 2009 Housing Element, Action H-2.1.1)*

Responsibility: Community Development, Housing Authority

Funding Source: City funding along with State and Federal sources

Time Frame: Ongoing

Action Item H-2.1.2

The City shall cooperate with the Housing Authority and its affiliated non-profit organization, and other low income housing developers to identify suitable sites and projects for affordable housing throughout the city, with the intent to avoid concentrating affordable housing opportunities in a limited number of neighborhoods. *(Source: 2009 Housing Element, Action Item H-1.1.2)*

Responsibility: Community Development, Housing Authority

Funding Source: General Fund (staff time)

Time Frame: Meet biannually to identify opportunities

Policy H-2.2

The City shall continue to support the Housing Choice Voucher (Section 8) programs, administered by the Housing Authority. *(Source: 2009 Housing Element, Policy H-3.2)*

Policy H-2.3

The City shall continue to work with and assist those developers who are willing to provide low-income housing. *(Source: 2009 Housing Element,*

Policy H-2.3)

Action Item H-2.3.1

The City shall take all necessary and proper action to expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households. (*Source: 2009 Housing Element, Action H-2.3.1*)

Responsibility: Community Development Department

Funding Source: General Fund (staff time)

Time Frame: Ongoing

Action Item H-2.3.2

The City shall continue to encourage private developers to make application for State and Federal funding. The City will provide information on funding programs through various City departments and appropriate agencies. (*Source: 2009 Housing Element, Action H-2.3.2*)

Responsibility: Community Development Department

Funding Source: General Fund (staff time)

Time Frame: Ongoing

Action Item H-2.3.3

The City shall continue to provide incentives to developers and property owners for the construction of affordable housing including density bonuses for units for lower-income and senior households. (*Source: 2009 Housing Element, Action H-2.3.3*)

Responsibility: Community Development Department

Funding Source: General Fund (staff time)

Policy H-2.4

Time Frame: Ongoing

FUNDING/SUBSIDIES

The City shall continue to financially support the development of affordable housing by leveraging State and Federal funds available to the City. *(Source: 2009 Housing Element, Policy H-2.4)*

Action Item H-2.4.1

The City's Grants Administration Division will continue to increase the supply of affordable housing by obtaining State and Federal funding for housing programs, including the Down Payment Assistance Program. *(Source: 2009 Housing Element, Action H-2.4.1)*

Responsibility: Grants Administration

Funding Source: General Fund (staff time) to apply for grant funds

Time Frame: Annually, or as funding is available

GOAL H-3**PRESERVATION AND REHABILITATION OF HOUSING**

Conserve and improve the existing housing stock and the existing character and integrity of residential neighborhoods.

Policy H-3.1

The City shall use its best efforts to ensure the preservation of subsidized housing units at risk of converting to market-rate housing. *(Source: 2009*

Housing Element, Policy H-3.1)

Action Item H-3.1.1

The City, in cooperation with the Housing Authority, shall facilitate tenant education for residents of at-risk development as a part of an early warning system for tenants who are living in assisted housing units that are two years away from potentially converting to market-rate units. *(Source: 2009 Housing Element, Action H-3.1.1)*

Responsibility: Community Development Department

Funding Source: General Fund (staff time)

Time Frame: Annually beginning in June 2016; ongoing

Action Item H-3.1.2

The City, in cooperation with the Housing Authority, shall respond to notices of intent to pre-pay and will meet with property owners of local subsidized housing units when a project is at risk of converting to market rate. The City will contact the owners about their plans and, as necessary, identify potential buyers and possible sources of funding and will facilitate tenant education efforts. *(Source: 2009 Housing Element, Action H-3.1.2)*

Responsibility: Community Development Department, Housing Authority

Funding Source: General Fund (staff time)

Objective: 10 Rehabilitated Units, Subject to Available Resources/Demand

Time Frame: Annually beginning in June 2016; ongoing

IMPROVEMENT OF HOUSING

The City shall work to improve housing availability and conditions of lower-

Policy H-3.2

income households. *(Source: 2009 Housing Element, Policy H-3.4)*

Action Item H-3.2.1

The City shall continue to pursue HOME funds and other available grant programs to continue the Housing Rehabilitation Program. *(Source: 2009 Housing Element, Actions H-3.4.2)*

Responsibility: Neighborhood Revitalization Department, Grants Administration Division

Funding Source: General Fund, State and Federal Grants

Objective: 10 Rehabilitated Units, Subject to Available Resources/Demand

Time Frame: Review funding opportunities annually or as funds are available and NOFAs are released

Action Item H-3.2.2

The City shall continue to explore sources of funding for the Neighborhood Improvement Program, as well as continue to develop new programs to improve the city's neighborhoods. *(Source: 2009 Housing Element, Action H-3.4.4)*

Responsibility: Neighborhood Revitalization Department

Funding Source: City General Fund, Community Development Block Grant

Time Frame: Ongoing

Policy H-3.3**Action Item H-3.2.3**

The City shall consider the creation of a program to perform regular inspections of multi-family projects to maintain and preserve the livability of the units and to minimize the impacts of blighting influences over time. *(Source: 2009 Housing Element, Action H-3.4.5)*

Responsibility: Neighborhood Revitalization Department, Community Development Department

Funding Source: City General Fund (staff time)

Time Frame: December 2018

Action Item H-3.2.4

The City shall continue to implement an abandoned real property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties. *(Source: 2009 Housing Element, Action H-3.4.6)*

Responsibility: Neighborhood Revitalization Department, Finance Department

Funding Source: General Fund (staff time)

Time Frame: Ongoing

The City shall continue its vigorous code enforcement efforts on residential units to alleviate hazardous conditions and achieve a safe and healthful living environment for all residents. *(Source: 2009 Housing Element, Policy H-3.5)*

Action Item H-3.3.1

The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program. *(Source: 2009 Housing Element, Action H-*

Policy H-3.4**Policy H-3.5****3.4.1)**

Responsibility: Community Development Department

Funding Source: General Fund (staff time)

Time Frame: Ongoing

Action Item H-3.3.2

The City shall continue to maintain the Rental Housing Unit Business License requirement to assist in funding code compliance (Neighborhood Revitalization) efforts relative to housing maintenance violations. (*Source: 2009 Housing Element, Action H-3.5.1*)

Responsibility: Finance Department

Funding Source: Funds from license requirement

Time Frame: Ongoing

The City shall require residential project design to reflect and consider natural features, circulation, access, and the relationship of the project to surrounding uses. (*Source: 2009 Housing Element, Policy H-3.7*)

The City shall require quality design and appearance of all new development so that they add value to the community's built environment and reduce potential for community objection. (*Source: 2009 Housing Element, Policy H-3.8*)

More detailed policies and action items are contained in the Community Design element, particularly under Goal 7: Preserve and Enhance the Character of Existing Residential Neighborhoods and Goal 9: Preserve the Historic Character of the Downtown

GOAL H-4**Policy H-4.1****SPECIAL NEEDS AND EQUAL OPPORTUNITY**

To provide decent housing and quality living environment for all Madera residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level, and to provide a range of housing services for households with special needs.

EXTREMELY LOW-INCOME HOUSEHOLDS

The City shall recognize the housing needs of extremely low-income persons (30 percent of AMI) and encourage development of housing to meet these needs. *(Source: 2009 Housing Element, Policy H-4.5)*

Action Item H-4.1.1

The City shall continue to seek and pursue State and Federal funds annually, or as funding becomes available, or support funding applications by others to encourage the development of extremely-low income housing. *(Source: 2009 Housing Element, Actions H-4.5.2 and H-4.5.3, combined)*

Responsibility: Community Development Department, Grants Administration Division

Funding Source: Possible state and federal sources

Policy H-4.2

Time Frame: Pursue funding annually or as funding is available

HOMELESS

The City shall cooperate with community-based organizations that provide services or information regarding the availability of services to the homeless. *(Source: 2009 Housing Element, Policy H-4.3)*

Action Item H-4.2.1

The City shall work with the Fresno Madera Continuum of Care, the Community Action Partnership of Madera County, local faith-based organizations, and other community groups to continue to seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera. *(Source: 2009 Housing Element, Action H-4.3.2)*

Responsibility: Community Development Department, Grants Administration Division, Housing Authority

Funding Source: General Fund along with possible State and Federal sources

Objective: One Emergency Shelter, Subject to Available Resources

Time Frame: Meet at least annually to identify funding opportunities

Policy H-4.3

The City shall continue to permit emergency shelters, transitional housing, and supportive housing in accordance with State law. *(Source: 2009 Housing Element, Policy H-4.4)*

SENIORS**Policy H-4.4**

The City shall encourage affordable independent/semi-independent living accommodations for Madera's senior population. *(Source: 2009 Housing Element, Policy H-4.6)*

Policy H-4.5**Action Item H-4.4.1**

The City shall work with the Housing Authority to monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis and encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate including affordable independent/semi-independent living accommodations for Madera's senior population. *(Source: 2009 Housing Element, Action H-4.6.1)*

Responsibility: Grants Administration Division, Housing Authority

Funding Source: General Fund (staff time)

Objective: 10 Senior Units, Subject to Available Resources/Demand

Time Frame: Ongoing

PERSONS WITH DISABILITIES

The City shall encourage greater access to housing for persons with disabilities. *(Source: 2009 Housing Element, Policy H-4.7)*

Action Item H-4.5.1

The City shall create and disseminate a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website. *(Source: 2009 Housing Element, Action H-4.7.2)*

Responsibility: Community Development Department

Funding Source: General Fund

Time Frame: By June 2016

Action Item H-4.5.2

The City shall continue to work with nonprofit housing developers to

Policy H-4.6

encourage the development of rental housing for extremely low- and very low-income seniors and persons with disabilities, including developmental disabilities, through the HUD Section 202 and Section 811 programs as well as state programs, such as the Multifamily Housing Program. *(Source: 2009 Housing Element, Action H-4.1.1)*

Responsibility: Community Development Department, Housing Authority

Funding Source: General Fund (staff time)

Objective: 5 Senior Units, Subject to Available Resources/Demand

Time Frame: Ongoing

Action Item H-4.5.3

The City shall coordinate with the Central Valley Regional Center on an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website. *(Source: New Program)*

Responsibility: Grants Administration Division

Funding Source: General Fund (staff time)

Time Frame: Initiate coordination by 2018

FARM WORKERS

The City shall promote farmworker housing that meets the basic City safety standards and assists in the reduction of the total number of substandard farmworker units, by facilitating the construction, rehabilitation, and demolition of projects through expedited processing and funding assistance where applicable. *(Source: 2009 Housing Element, Policy H-4.8)*

Action Item H-4.6.1

As part of a comprehensive Zoning Ordinance update, the City shall review the Zoning Ordinance and ensure that it adequately supports the

development of farmworker housing within appropriate zoning districts. The City will review and amend the Zoning Ordinance if necessary to be compliant with Health and Safety Code Sections 17021.5 and 17021.6. Larger farmworker housing projects may be reviewed on a case-by-case basis to ensure at least all of the following criteria are appropriately addressed:

- Hours of operation of supportive services provided on-site;
- External lighting and noise;
- Traffic abatement;
- Compliance with county and state health and safety requirements for food, medical, and other supportive services provided on-site. (Source: 2009 Housing Element, Action H-4.8.2)

Responsibility: Community Development Department

Funding Source: General Fund (staff time)

Time Frame: December 2015

Action Item H-4.6.2

The City shall work with the Madera County Housing Authority to identify farmworker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs. (Source: 2009 Housing Element, Action H-4.8.1)

Responsibility: Community Development Department

Funding Source: Federal and State funds

Time Frame: Ongoing

Policy H-4.7**Action Item H-4.6.3**

The City will work closely with local agricultural employers and the Madera County Housing Authority to identify sites appropriate for farmworker housing and available funding sources, through the State Department of Housing and Community Development and United States Department of Agriculture's Rural Development programs when necessary. *(Source: 2009 Housing Element, Action H-4.8.3)*

Responsibility: Community Development Department

Funding Source: City General Fund (staff time)

Time Frame: Bi-annually contact developers and ongoing on an as-needed basis

FAIR HOUSING

The City shall work to eliminate arbitrary housing discrimination and promote housing opportunities for all persons regardless of their race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor. *(Source: 2009 Housing Element, Policy H-4.9)*

Action Item H-4.7.1

The City of Madera will provide fair housing information on its website as well as links to housing services and resources, fair housing, and consumer information on housing choices. The City will make available such information at local service centers, City offices, the Housing Authority office, the public library, and other public facilities.

Responsibility: Community Development Department

Funding Source: General Fund (staff time)

Time Frame: June 2016

Action Item H-4.7.2

The City will continue to work with local agencies to designate an organization that will act as the lead agency for fair housing issues and formalize a system for processing fair housing complaints in Madera.

Responsibility: Community Development Department

Funding Source: General Fund (staff time)

Time Frame: 2016, Ongoing Once Established

Action Item H-4.7.3

The City's Grants Administration Division shall continue to update its report on impediments to fair housing per the State's required update schedule. *(Source: 2009 Housing Element, Action H-4.9.1. modified)*

Responsibility: Grants Administration Division

Funding Source: General Fund (staff time)

Time Frame: Every five years, or as appropriate

GOAL H-5**SMART GROWTH AND ENERGY EFFICIENCY**

Facilitate smart growth patterns that lead to an efficient, safe, attractive, and vibrant community and encourage energy efficiency in all existing and new housing stock.

MIXED-USE DEVELOPMENT

The City shall examine its processes and policies to ensure facilitation of opportunities for horizontal and vertical mixed-use development in suitable areas, including the Downtown District and Cores as specified in the Land

Policy H-5.1

Use Element of the General Plan. *(Source: 2009 Housing Element, Policy H-5.1)*

JOBS HOUSING BALANCE

Policy H-5.2

The City shall make the attraction of industrial, office, commercial, and industrial development a high priority in an effort to promote the creation of new jobs in the community, improve the financial resources of residents, and create a balanced community that is more resistant to economic downturns. *(Source: 2009 Housing Element, Policy H-5.2)*

Policy H-5.3

The City shall improve the jobs/housing balance through the development of housing in proximity to jobs and both in proximity to public transportation. The City shall increase the supply of affordable housing and support efforts to match job income and housing affordability levels. *(Source: 2009 Housing Element, Action H-5.2.1)*

MOBILITY, LIVABILITY, AND TRANSIT SUPPORT

Policy H-5.4

The City shall promote residential development patterns that protect and improve air quality through alternative modes of transportation. More detailed information on mobility, livability and transit support is available in the City's updated Land Use and Circulation Elements. *(Source: 2009 Housing Element, Policy H-5.3)*

Policy H-5.5

The City shall enhance community livability by encouraging residential project sites to be designed to increase the convenience, safety, and comfort of people using public transportation, walking, or cycling; and by coordinating with transit providers to ensure that transit routes are in proximity to high density housing sites. *(Source: 2009 Housing Element, Action H-5.3.1. modified)*

Policy H-5.6**SOCIAL JUSTICE AND EQUITY**

The City shall improve conditions in disadvantaged neighborhoods, ensure environmental justice, and increase access to jobs, housing, and public services for all residents in the region. These topics are also addressed in the City's updated Sustainability Element. *(Source: 2009 Housing Element, Policy H-5.4)*

Action Item H-5.6.1

To ensure the improvement of disadvantaged neighborhoods, the City will continue its Neighborhood Revitalization program, which is designed to ensure the absence of blight, nuisances, and to maintain a clean environment for citizens. *(Source: 2009 Housing Element, Action H-5.4.2)*

Responsibility: Community Development Department, and Grants Administration Division

Funding Source: Community Development Block Grants

Time Frame: Annually

ENERGY CONSERVATION

The City shall promote the use of energy conservation measures in residential units to conserve energy as well as reduce household utility costs. *(Source: 2009 Housing Element, Policy H-5.6)*

Policy H-5.7

Action Item H-5.7.1

The City shall encourage the continuation of energy conservation programs offered through PG&E, when available, including low interest financing of energy conservation measures. *(Source: 2009 Housing Element, Action H-5.6.1)*

Responsibility: Grants Administration Division

Funding Source: State and Federal grant and private utility company programs

Time Frame: Ongoing

Action Item H-5.7.2

The City shall continue to incorporate energy conservation measures into housing rehabilitation work, especially insulation and weather stripping, and shall continue to seek out and utilize available funds for weatherization and energy conservation work in homes. *(Source: 2009 Housing Element, Actions H-5.6.2 and H-5.6.3 combined)*

Responsibility: Community Development Department and the Community Action Partnership of Madera County

Funding Source: State and Federal grant and private utility company programs

Time Frame: Ongoing (subject to availability of funds)

GOAL H-6**ADMINISTRATION AND IMPLEMENTATION**

Ensure that Housing Element programs are implemented on a timely basis and progress is monitored and evaluated annually.

Policy H-6.1

The City shall review the Housing Element annually to report on the City's progress to implement the Housing Element. *(Source: 2009 Housing Element, Policy H-2.6)*

Action Item H-6.1.1

An annual progress report will be made at a public hearing to the

Policy H-6.2

Planning Commission and City Council on the status of housing programs, recommended updates, and availability of sites to meet construction needs. The City shall submit annual reports to the California Department of Housing and Community Development and Governor's Office of Planning and Research. (*Source: 2009 Housing Element, Action H-2.6.1*)

Responsibility: Planning Department, Planning Commission, and City Council

Funding Source: General Fund (staff time)

Time Frame: By April annually

The City shall promote and publicize the City's Housing Programs. (*Source: 2009 Housing Element, Policy H-3.3*)

Action Item H-6.2.1

The City shall continue to publicize its housing programs to residents and provide information on subsidized housing within the city. The City shall use its website, newsletter, and other forms of media to provide information (e.g., affordable rental units, housing rehabilitation programs, the Down Payment Assistance Program, resources for homeless) to residents on affordable housing in Madera as well as information on fair housing services. (*Source: 2009 Housing Element, Action H-3.3.1*)

Responsibility: Grants Administration, Housing Authority

Funding Source: General Fund

Time Frame: Provide website updates bi-annually beginning in January 2016

QUANTIFIED OBJECTIVES

One of the requirements of state law (California Government Code, Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State

law recognizes that the total housing needs identified in the Regional Housing Needs Allocation (RHNA) may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs.

This RHNA is greater than the City has available resources to facilitate. In the past, the City relied heavily on Redevelopment Agency funds to subsidize affordable housing development. When the State of California abolished redevelopment agencies, the primary subsidy for affordable housing throughout California was also eliminated. This action by the State, and the effect of the significant economic downturn on general City revenues, has left the City with limited resources to meet affordable housing needs. Therefore, the City's quantified objectives for new construction, shown in Table H-I-1, are lower than the RHNA.

The quantified objectives shown in Table H-I-1 represent targets. They are estimates based on past experience, anticipated funding levels, and anticipated housing market conditions. The quantified objectives are not designed to be minimum requirements. The quantified objectives are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential to meeting the City's housing needs, but are more qualitative and difficult to quantify.

TABLE H-I-1 SUMMARY OF QUANTIFIED OBJECTIVES City of Madera 2016-2024						
Objective Category/Program	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	100	150	200	500	2,000	2,950
Conservation/Preservation Of At-Risk Units	-	67*	67*	-	-	134

TABLE H-I-1 SUMMARY OF QUANTIFIED OBJECTIVES City of Madera 2016-2024						
Objective Category/Program	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Rehabilitation	-	12	4	-	-	16
Total	100	229	271	500	2,000	3,100

* Based on the preservation of the Lakewood Terrace and the Madera Garden Apartments, which have a total of 134 subsidized units.

DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

The purpose of this discussion is to establish the baseline population and employment characteristics for the city of Madera. Some data is presented to show a trend over time (2000 to 2014 where possible) and other data is presented alongside comparable data for Madera County and the state of California depending on availability of data. This facilitates an understanding of the city's characteristics by illustrating how the city is similar to, or differs from, the county and the state in various aspects related to demographic characteristics and needs.

POPULATION

Table H-1 indicates the historic population trends for the city of Madera. As shown in the table, the largest amount of growth was in the 1940s. Recently population growth has slowed. Between 1990 and 2000, the city experienced a 48 percent population increase, an average annual change of 3.6 percent. In the next ten year period, between 2000 and 2010, the city population grew by 42 percent, an average annual change of 3.6 percent. However, the average annual change from 2010 to 2014 was 0.6 percent.

TABLE H-1 POPULATION City of Madera 1910-2013			
Year	Population	Change	Average Annual Change
1910	2,404	-	-
1920	3,444	1,040	3.7%
1930	4,665	1,221	3.1%
1940	6,457	1,792	3.3%
1950	10,497	4,040	5.0%
1960	14,430	3,933	3.2%
1970	16,044	1,614	1.1%
1980	21,732	5,688	3.1%
1990	29,281	7,549	3.0%
2000	43,207	13,926	4.0%
2010	61,416	18,209	3.6%
2014	63,008	1,592	0.6%

Source: HCD Pre-Approved Data Package; State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2010-2014; U.S. Census, 1910-2010.

Table H-2 shows population projections from the Madera County Transportation Commission (MCTC) Regional Traffic Model Socioeconomic Profile. The city's population is projected to grow by 60,836, or 79 percent, between 2010 and 2035.

TABLE H-2 POPULATION PROJECTIONS Madera Region 2010-2035			
	2010	2020	2035
Unincorporated Area	82,875	106,269	148,235
Chowchilla	15,117	19,384	27,039
Madera	77,139	98,914	137,975
Total	175,131	224,567	313,250

Source: MCTC Regional Traffic Model Socioeconomic Profile, January 20, 2010.

Table H-3 compares 2000 Census and 2013 American Community Survey (ACS) estimated data for the city of Madera for age and sex.

The population of Madera is changing. Between 2000 and 2013, the proportion of the city's population in the workforce age group (25-55 years) grew most rapidly, increasing its share from 37.7 to 56.1 percent of the total. The group with the largest percentage change was the older adults age group (55-65 years). The population of older adults grew by 2,113, or 88.3 percent. The total population increased by 44.9 percent.

Females and males accounted for 49 percent and 51 percent, respectively, of the population in the city of Madera in 2000 and 2013. In 2000 there were an estimated 601 more males than females; in 2013 there were 1,533 more males than females in the city.

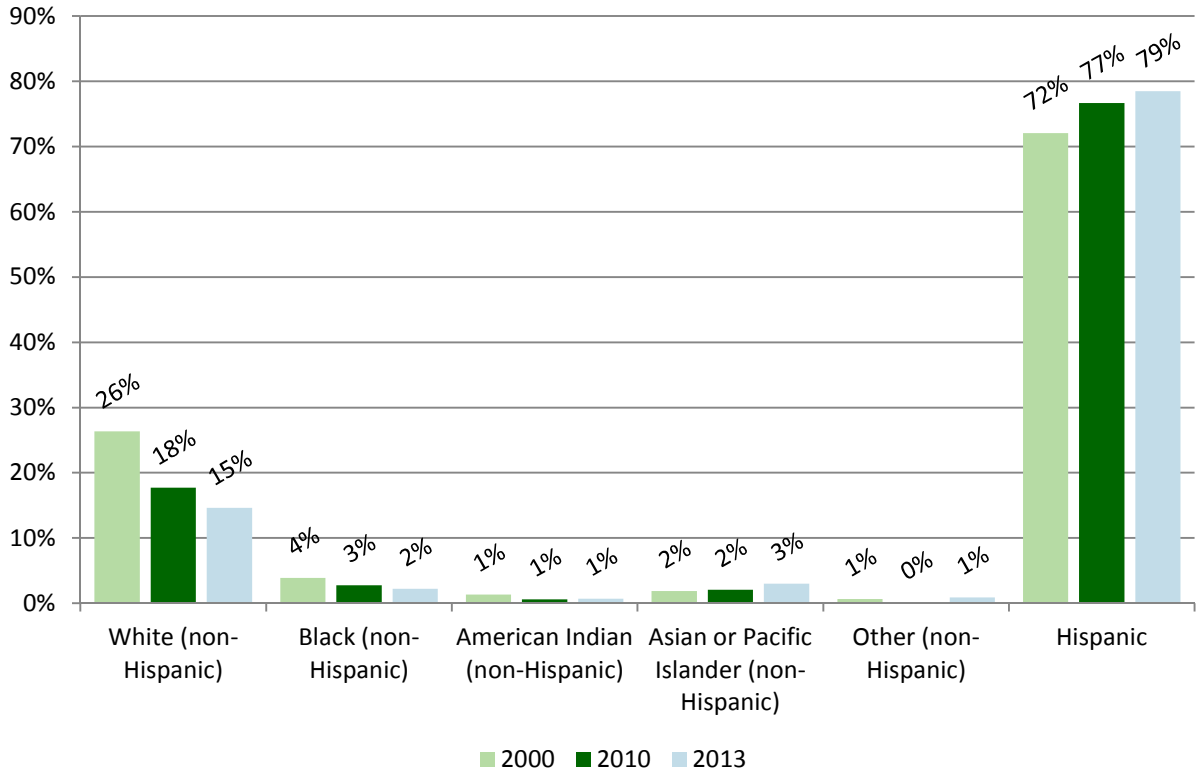
TABLE H-3 POPULATION BY AGE AND SEX City of Madera 2000-2013						
	2000		2013		Change 2000-2013	
	Number	Percent	Number	Percent	Number	Percent
0-9 years (School Age)	9,182	21.3%	12,671	29.3%	3,489	38.0%
10-19 years (School Age)	7,617	17.6%	10,746	24.9%	3,129	41.1%
20-24 years (Young Adults)	3,906	9.0%	5,330	12.3%	1,424	36.5%
25-55 years (Workforce)	16,296	37.7%	24,249	56.1%	7,953	48.8%
55-64 years (Older Adults)	2,393	5.5%	4,506	10.4%	2,113	88.3%
65+ years (Seniors)	3,813	8.8%	5,109	11.8%	1,296	34.0%
Total	43,207	100.0%	62,611	144.9%	19,404	44.9%
Median Age	26.2	--	27.2	--	1.0	3.8%
Sex						
Male	21,904	51%	32,057	51%	10,153	46.4%
Female	21,303	49%	30,524	49%	9,221	43.3%

Source: U.S. Census, 2000; 3-Year ACS, 2011-2013.

Figure H-1 shows information on the race and ethnicity of Madera residents. Persons of Hispanic origin (an ethnic category exclusive of race) showed the greatest increase, from 72 percent in 2000 to 79 percent in 2013. In comparison, according to the 2013 ACS, the Hispanic population in California accounted for 38.2 percent of the total population. The White, non-Hispanic population decreased from 26 percent of the population in 2000 to 18 percent in 2010 and 15 percent in 2013. The Black population in Madera stayed relatively stable, as did the Asian or Pacific Islander populations and American Indian populations.

FIGURE H-1 POPULATION BY RACE/ETHNICITY

**City of Madera
2000, 2010, 2013**



Source: U.S. Census, 2000; 3-Year ACS, 2011-2013.

The number of total households in Madera increased by 36.1 percent between 2000 and 2013, greatly exceeding the increase of households in the U.S. (17.0 percent). The U.S. Census divides households into two different categories, depending on their composition:

- Family households are those that consist of two or more related persons living together; and
- Non-family households include persons who live alone or in groups composed of unrelated individuals.

As demonstrated in **Table H-4**, between 2000 and 2013 the share of family households in Madera did not change.

TABLE H-4 CHANGE IN HOUSEHOLDS AND FAMILIES City of Madera 2013				
	2000		2013	
	Number	Percentage	Number	Percentage
Families	9,435	79%	12,950	79%
Non-Families	2,543	21%	3,363	21%
Total	11,978	100%	16,313	100%

Source: U.S. Census, 2000; 3-Year ACS 2011-2013.

Madera is a family-oriented city. Family households made up 79 percent of all households in 2013 (compared to the state average of 68 percent), and families with children comprised 47 percent of households (compared to the statewide average of 32 percent). **Table H-5** shows that non-family households made up less than 21 percent of households in 2013, and single-person households were only 17 percent of households.

The average household size in Madera was 3.81, almost 30 percent greater than the state average of 2.96.

TABLE H-5 HOUSEHOLDS AND FAMILIES City of Madera 2013		
	Number	Percent
Households with 1 or more People under Age 18		
Married-Couple Family	4,219	26%
Other Family, Male Householder	657	4%
Other Family, Female Householder	2,736	17%
Households with No People under Age 18		
Married-Couple Family	3,544	22%
Other Family, Male Householder	615	4%
Other Family, Female Householder	1,179	7%
Non-family household (Single Householder)	3,363	21%
Total Households	16,313	100%

Source: ACS 3-Year estimates, 2011-2013.

Table H-6 shows household projections from the MCTC Regional Traffic Model Socioeconomic Profile. Households are projected to grow by 18,976, or 79 percent, between 2010 and 2035.

TABLE H-6 HOUSEHOLD PROJECTIONS Madera Region 2010-2035			
	2010	2020	2035
Unincorporated Area	25,850	33,146	46,238
Chowchilla	4,715	6,047	8,434
Madera	24,061	30,853	43,037
Total	54,626	70,046	97,707

Source: MCTC Regional Traffic Model Socioeconomic Profile, January 20, 2010.

Table H-7 and **Figure H-2** show the income distribution of households in Madera in 2000 and 2012. All households earning less than \$35,000

increased between 2000 and 2012; they represented a smaller share of all households. Those households earning less than \$15,000 saw the greatest reduction in percentage; in 2000 this group represented 22 percent of the total population, while in 2012 this group represented 13 percent. Most of these households would be considered extremely low-income households.

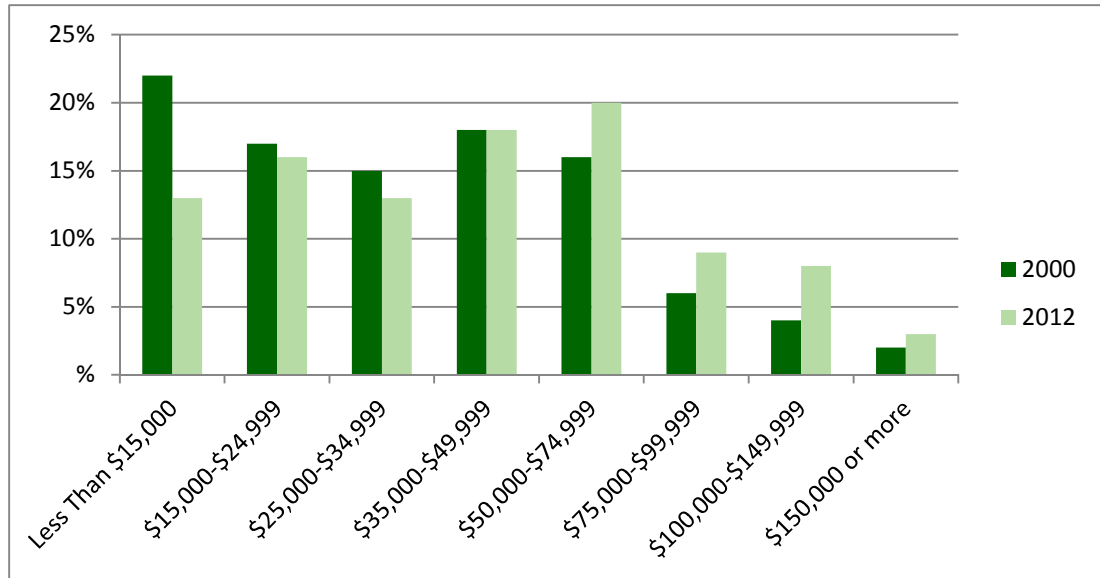
	2000		2012		2000-2012 Comparison	
	House- holds	Percent	House- holds	Percent	House- holds	Percent
Less Than \$15,000	2,072	22%	2,121	13%	49	2%
\$15,000-\$24,999	1,631	17%	2,610	16%	979	42%
\$25,000-\$34,999	1,423	15%	2,121	13%	698	40%
\$35,000-\$49,999	1,729	18%	2,936	18%	1,207	43%
\$50,000-\$74,999	1,465	16%	3,263	20%	1,798	63%
\$75,000-\$99,999	537	6%	1,468	9%	931	72%
\$100,000-\$149,999	408	4%	1,305	8%	897	91%
\$150,000 or more	209	2%	489	3%	280	52%
Total Households	9,474	100%	16,313	100%	6,839	45%

Source: U.S. Census, 2000; 3-Year ACS, 2011-2012.

The percentage of households earning \$35,000-\$50,000 remained consistent between 2000 and 2013 at 18 percent of the total population. All households earning over \$50,000 increased in percentages, with the largest percentage increase realized by those persons earning between \$100,000 and \$150,000.

FIGURE H-2 POPULATION BY INCOME

City of Madera
2000-2012



Source: 2000 U.S. Census; U.S. Census Bureau, 3-Year ACS, 2011-2013.

The median household income also increased significantly by 6 percent from \$39,330 in 2008 to \$41,845 in 2013 but remained significantly lower than the national and statewide median incomes. In 2013 the U.S median household income was \$53,046 and in California it was \$61,094.

The State and Federal government classify household income into several groupings based upon the relationship to the county area median income (AMI) adjusted for household size. These income limits determine household's eligibility for State and Federally-funded housing assistance programs. These limits are also used to analyze the income and affordability characteristics for the city in the absence of current Census numbers that provide detailed income data. The State of California uses the income groups presented in Table H-8. However, Federal housing programs use slightly different income groupings and definitions, with the highest income category generally defined as 95 percent of AMI or greater. For purposes of the Housing Element, the State income definitions are used throughout, except for the data that have been compiled by the U.S. Department of Housing and Urban Development (HUD) as noted.

TABLE H-8 STATE INCOME CATEGORIES State of California	
Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

The 2014 Area Median Income (AMI) for a family of four in Madera County, which also applies to the city, was \$57,900. The State limits are presented by income level (extremely low-, very low-, low, moderate-, and above moderate-income) and by household size in **Table H-36** in the Household Income Characteristics section.

Table H-9 shows the breakdown of households by income categories as a percent of median income, according to the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS). As shown in the table, the majority of households in the city are categorized as moderate and above-moderate-income (53 percent). However, an estimated 47 percent of households are categorized as lower-income, and over 12 percent of households are extremely low-income. Based on the 2014 Madera County State Income Limits, a family of four considered extremely low-income makes less than \$17,350.

TABLE H-9 HOUSEHOLD INCOME DISTRIBUTION OVERVIEW City of Madera 2011						
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low-Income (<30% HAMFI)	470	5.8%	1,445	18.5%	1,915	12.1%
Very Low-Income (31-50% HAMFI)	775	9.6%	1,610	20.7%	2,385	15.0%
Low-Income (51-80% HAMFI)	1,130	14.0%	2,070	26.6%	3,200	20.2%
Moderate-Income (80-100% HAMFI)	870	10.8%	815	10.5%	1,685	10.6%
Above Moderate-Income (>100% HAMFI)	4,815	59.7%	1,850	23.7%	6,665	42.1%
Total	8,060	100.0%	7,790	100.0%	15,850	100.0%

Source: CHAS Data Query Tool, 2007-2011.

EMPLOYMENT

Table H-10 illustrates the labor force data for both the county and city of Madera. The city of Madera represents an estimated 35 percent of the labor force of Madera County and has 50 percent of the total unemployed persons in the county. The 2013 unemployment rate at 16.1 percent for the city of Madera is higher than 11.4 percent countywide and 8.9 percent statewide.

In 2013 the county of Madera's unemployment rate was 10.7 percent, lower than 11.2 percent in California and slightly higher than 9.3 percent for the nation during the same period. Rising unemployment trends are not unique to Madera, as the U.S and California are also experiencing a steady increase in unemployment rates.

TABLE H-10 LABOR FORCE INFORMATION City of Madera and Madera County 2013				
Area Name	Labor Force	Employment	Unemployment	
			Number	Rate
Madera County	69,400	61,500	7,900	11.4%
City of Madera	24,600	20,700	4,000	16.1%

Source: Employment Development Department, Labor Market Information Division, 2013.

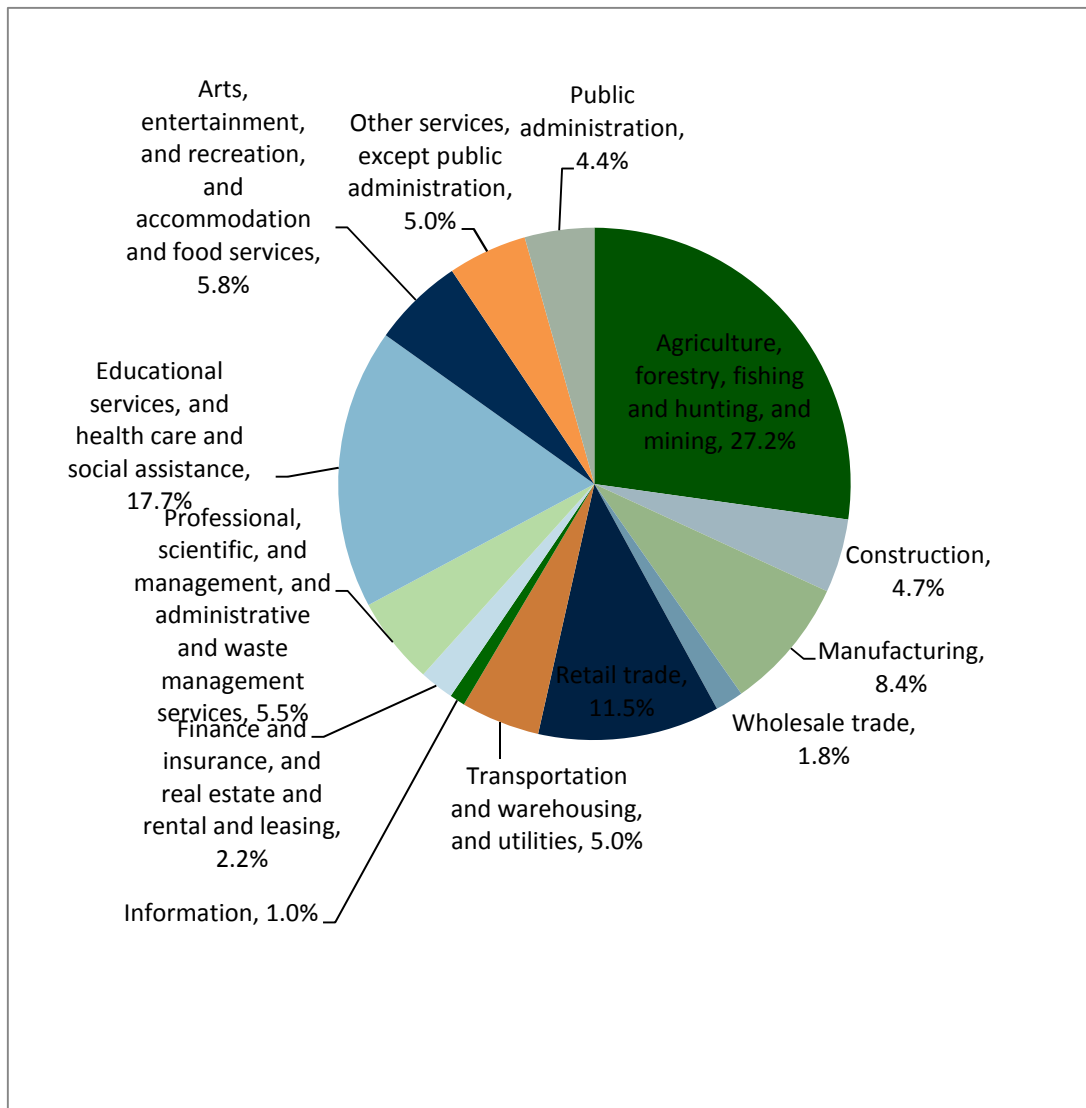
Table H-11 and **Figure H-3** show the employment by major sectors for the city of Madera in 2012. The agricultural, forestry, fishing and hunting, and mining sector was the major employment sector in the city, accounting for 27.2 percent of the city's employment. This is likely due to the city's relatively large farmworker population. As shown in the table, educational services, and health care and social assistance (17.7 percent) was also a significant employment sector in the city.

TABLE H-11 EMPLOYMENT BY MAJOR SECTOR City of Madera 2012		
Industry	Jobs	Share
Agriculture, forestry, fishing and hunting, and mining	5,992	27.2%
Construction	1,029	4.7%
Manufacturing	1,847	8.4%
Wholesale trade	390	1.8%
Retail trade	2,525	11.5%
Transportation and warehousing, and utilities	1,097	5.0%
Information	217	1.0%
Finance and insurance, and real estate and rental and leasing	478	2.2%
Professional, scientific, and management, and administrative and waste management services	1,213	5.5%
Educational services, and health care and social assistance	3,893	17.7%
Arts, entertainment, and recreation, and accommodation and food services	1,271	5.8%
Other services, except public administration	1,100	5.0%
Public administration	965	4.4%
Total	22,017	100.0%

Source: HCD Pre-Approved Data Package, ACS DP-03, 2008-2012.

FIGURE H-3 EMPLOYMENT BY SECTOR

City of Madera
2012



Source: HCD Pre-Approved Data Package, ACS DP-03, 2008-2012.

Table H-12 shows projections for the number of jobs from the MCTC Regional Traffic Model Socioeconomic Profile. The number of jobs in the city is projected to increase by 20,965 or 79 percent between 2010 and 2035.

TABLE H-12 EMPLOYMENT PROJECTIONS City of Madera 2010-2035			
	2010	2020	2035
Unincorporated area	21,650	27,756	38,718
Chowchilla	4,593	5,889	8,215
Madera	26,583	34,086	47,548
Total	52,826	67,731	94,480

Source: MCTC Regional Traffic Model Socioeconomic Profile, January 20, 2010.

Table H-13 shows the largest employers in Madera County. According to the California Economic Development Department, in 2013 government was the largest industry countywide, accounting for 24 percent of the workforce. This is the result of jobs at two state prisons: Central California Women's Facility and Valley State Prison located in Chowchilla. Together the prisons employ a total of 2,300 people.

The majority of employers employ between 250 and 499 permanent workers, but employers such as Children's Hospital and the prisons provide more than 1,000 jobs.

In October 2014 the Chukchansi Gold Resort & Casino in Coarsegold, about 30 miles northeast of Madera, closed down. This closure has had serious economic impacts to Madera since the casino was one of the largest employers, with a workforce of about 1,400 people from Madera County. In January 2015 leaders from the Tribe came together and expressed how they will continue their efforts to reopen the casino. In February 2015 the California Employment Development Department awarded the Madera County Workforce Investment Board an emergency grant of \$500,000 to assist workers laid-off from the casino closure.

TABLE H-13 TOP EMPLOYERS Madera County 2013		
Company Name	Product or Service	Persons Employed
Children's Hospital Central Ca	Hospitals	2,700
Valley State Prison For Women	Correctional Institutions	1,021
Madera Community Hospital	Hospitals	500-999
Mission Bell Winery	Wineries	500-999
Baltimore Aircoil Co	Refrigeration Equipment–Truck (Mfrs)	250-499
Certain Teed Corp	Insulation Materials–Cold & Heat	250-499
Lamanuzzi & Pantaleo	Fruits & Vegetables–Growers & Shippers	250-499
San Joaquin Wine Co Inc.	Wineries (Mfrs)	250-499
Verallia North America	Bottles (Mfrs)	250-499
Wal-Mart	Department Stores	250-499

Source: Madera County EDC, America's Labor Market Information System Employer Database, 2014 1st edition.

Table H-14 shows employment projections from 2012 through 2022 for the 10 fastest growing occupation groups in the Madera Metropolitan Statistical Area (MSA). During the 10 years, new employment with the Madera MSA is expected to be concentrated in a variety of occupations ranging from construction occupations to healthcare professions. According to HCD's annual income limits, the 2014 AMI in Madera for a family of four was \$57,900. Many of the faster growing occupations pay wages that are lower than this median income figure. For a family with only one income, these common, lower-paying jobs may cause difficulty to afford housing, but for a family with two able workers and two incomes, two of these jobs would likely allow that family to afford safe and decent housing. However, it is important to note that the occupation with the largest projected growth – farmworkers and laborers, crop, nursery, and greenhouse – also pays the least, and two workers earning these wages would earn well below median income.

TABLE H-14 FASTEST GROWING OCCUPATIONS Madera County 2012-2022					
Occupation Group	Average Annual Employment (2012)	Average Annual Employment (2022)	Numeric Change	Average Annual Percent Change	Median Annual Salary
Property, Real Estate, and Community Association Managers	130	200	70	4.4%	\$39,052
Medical Assistants	250	340	90	3.1%	\$28,708
Retail Salespersons	680	920	240	3.1%	\$22,777
Pharmacy Technicians	150	200	50	2.9%	\$44,637
Dental Assistants	120	160	40	2.9%	\$35,983
Medical Secretaries	190	250	60	2.8%	\$40,635
Management Analysts	130	170	40	2.7%	\$57,380
Heavy and Tractor-Trailer Truck Drivers	490	640	150	2.7%	\$41,757
Construction Laborers	430	560	130	2.7%	\$50,536
Medical and Health Services Managers	140	180	40	2.5%	\$117,470
Counter and Rental Clerks	140	180	40	2.5%	\$24,823
Nursing Assistants	430	550	120	2.5%	\$23,861
Billing and Posting Clerks	180	230	50	2.5%	\$35,379
Receptionists and Information Clerks	220	280	60	2.4%	\$25,476
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	8,220	10,390	2,170	2.4%	\$18,448
First-Line Supervisors of Office and Administrative Support Workers	320	400	80	2.3%	\$52,299
Carpenters	160	200	40	2.3%	N/A
Hotel, Motel, and Resort Desk Clerks	120	150	30	2.3%	\$22,469
Welders, Cutters, Solderers, and Brazers	120	150	30	2.3%	\$35,525

TABLE H-14 FASTEST GROWING OCCUPATIONS Madera County 2012-2022					
Occupation Group	Average Annual Employment (2012)	Average Annual Employment (2022)	Numeric Change	Average Annual Percent Change	Median Annual Salary
General and Operations Managers	490	610	120	2.2%	\$89,571
Light Truck or Delivery Services Drivers	170	210	40	2.1%	\$23,922
Shipping, Receiving, and Traffic Clerks	130	160	30	2.1%	\$30,215
Maintenance and Repair Workers, General	610	740	130	2.0%	\$36,213
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	710	860	150	1.9%	\$34,438
First-Line Supervisors of Production and Operating Workers	210	250	40	1.8%	\$49,471
First-Line Supervisors of Retail Sales Workers	320	380	60	1.7%	\$35,920
Accountants and Auditors	160	190	30	1.7%	\$55,969
Customer Service Representatives	280	330	50	1.7%	\$36,240
Cashiers	1,010	1,190	180	1.7%	\$19,734

Source: California Employment Development Department Occupation Employment Projections, 2014-2022.

HOUSING AND HOUSEHOLD CHARACTERISTICS

Table H-15 shows the Department of Finance-estimated population and housing units for Madera. As indicated in this table, the city experienced a period of growth in both the population and housing units during 2005 to 2007, with 2007 showing a very strong growth rate. In 2008 the city experienced a significant decrease in housing production as did the state and the U.S.

TABLE H-15 POPULATION AND HOUSING UNITS City of Madera 2000-2014						
	Population			Housing Units		
	Number	Change	Percent Change	Number	Change	Percent Change
2000	43,205	--	--	12,520	--	--
2001	44,386	1,181	2.7%	12,703	183	1.7%
2002	45,610	1,224	2.7%	12,940	237	2.2%
2003	47,239	1,629	3.5%	13,342	402	3.4%
2004	48,807	1,568	3.2%	13,748	406	3.3%
2005	50,678	1,871	3.7%	14,314	566	4.4%
2006	52,531	1,853	3.5%	14,997	683	5.0%
2007	55,475	2,944	5.3%	16,034	1,037	7.1%
2008	56,710	1,235	2.2%	16,418	384	2.6%
2009	59,868	1,101	1.9%	16,913	183	1.1%
2010	61,119	1,251	2.1%	17,039	126	0.7%
2011	61,789	670	1.1%	17,062	23	0.1%
2012	62,622	833	1.4%	17,115	53	0.3%
2013	62,960	338	0.5%	17,165	50	0.3%
2014	63,008	48	0.1%	17,240	75	0.4%

Source: HCD Pre-Approved Data Package; Department of Finance, E-8 Historical Population and Housing Estimates, 2000-2010, 2010-2014.

Table H-16 compares the city of Madera with Madera County using the 2000 and 2010 U.S. Census and 2014 Department of Finance estimates for population, household, and housing unit growth. The city of Madera experienced a 3.6 percent annual average population growth rate from 2000 to 2010, which was higher than the population growth countywide (2.1 percent) during this period. However, between 2010 and 2014, the average annual growth rate was more similar, about a half-percent, in both the city and countywide.

The average number of persons per household continues to rise. In the city of Madera, the 2000 average household size was 3.57 persons, significantly higher than its 1990 size of 2.97. By 2014 that ratio had increased to 3.87, higher than countywide.

**TABLE H-16
POPULATION AND HOUSEHOLD TRENDS
City of Madera and Madera County
2000-2014**

	City of Madera					Madera County				
	2000	2010	Average Annual Growth Rate: 2000-2010	2014	Average Annual Growth Rate: 2010-2014	2000	2010	Average Annual Growth Rate: 2000-2010	2014	Average Annual Growth Rate: 2010-2014
Population	43,207	61,416	3.6%	63,008	0.6%	123,109	150,865	2.1%	153,897	0.5%
Total Households	11,978	15,938	2.9%	16,313	0.6%	36,155	43,317	1.8%	42,247	-0.6%
Household Population	42,769	60,825	3.6%	62,417	0.6%	115,009	142,241	2.1%	145,727	0.6%
Group Quarters Population	438	591	3.0%	591	0.0%	8,100	8,624	0.6%	8,170	-1.3%
Persons Per Household	3.57	3.82	0.7%	3.87	0.3%	3.18	3.28	0.3%	3.33	0.4%
Housing Units	12,521	17,049	3.1%	17,240	0.3%	40,387	49,410	2.0%	49,584	0.1%

Sources: Department of Finance, Table 2 E-5, 2010-2014; 3-Year ACS, 2011-2013; 2010 U.S. Census (SF1); U.S. Census, 2000.

HOUSING STOCK CHARACTERISTICS

Table H-17 presents comparative data on the housing stock in the city of Madera, Madera County, and California. The table breaks out the total housing stock in each area according to the type of structures in which units are located, total occupied units, and vacancy rates. As shown in the table, single family detached housing units account for the majority of housing in the city of Madera, Madera County, and the state. However, the city of Madera has a slightly larger proportion of single family detached units than the state, and a smaller proportion than the county. From 2000 to 2014 single family detached units increased from 65 to 72 percent of the total housing stock in Madera.

TABLE H-17 HOUSING STOCK BY TYPE AND VACANCY City of Madera, Madera County, and California 2000 and 2014									
DOF Estimates	Total	Single Family		Multifamily		Mobile Homes	Occupied	Percent Vacant	
		Detached	Attached	2 to 4	5 Plus				
City of Madera									
Units	2000	12,520	8,158	742	1,292	2,027	301	11,977	-
Percent		100%	65%	6%	10%	16%	2%	96%	4%
Units	2014	17,240	12,414	324	2,167	1,886	449	16,117	--
Percent		100%	72%	2%	13%	11%	3%	93%	7%
Madera County									
Units	2000	40,387	30,876	1,336	2,107	2,691	3,377	36,155	-
Percent		100%	77%	3%	5%	7%	8%	89.42%	11%
Units	2014	49,584	39,520	659	3,377	2,614	3,414	43,717	-
Percent		100%	80%	1%	7%	5%	7%	88%	12%
State of California									
Units	2000	12,214,550	6,883,107	931,928	1,024,896	2,804,931	569,688	11,502,871	-
Percent		100%	56%	8%	8%	23%	5%	94.17	6%
Units	2014	13,845,281	8,038,217	972,976	1,119,175	3,154,907	560,000	12,731,223	-
Percent		100%	58%	7%	8%	23%	4%	92%	8%

Source: California Department of Finance (DOF), City/County Population and Housing Estimates, 2014.

In the absence of a recent housing condition survey, the City must estimate the condition of its housing stock according to age. The U.S. Census provides data on the age of a community's housing stock. This data is an acceptable indicator of the likely condition of the housing stock. As shown in **Table H-18**, 29 percent of the housing stock was built between 2000 and 2009, which accounts for a strong housing construction cycle the city experienced during this time. An estimated 44 percent of housing units were built before 1979. It is probable that many of these older units require some level of rehabilitation and some would require replacement.

TABLE H-18 HOUSING STOCK CONDITIONS (AGE OF HOUSING) City of Madera 2013		
Year Structure Built	All Housing Units	Category as Percentage of Total
Built 2010 or later	114	1%
Built 2000 to 2009	5,142	29%
Built 1990 to 1999	2,534	15%
Built 1980 to 1989	1,932	11%
Built 1970 to 1979	3,212	18%
Built 1960 to 1969	1,362	8%
Built 1950 to 1959	1,571	9%
Built 1940 to 1949	589	3%
Built 1939 or earlier	1,000	6%
Total	17,456	100%

Source: U.S. Census Bureau; 3-Year ACS, 2011-2013.

Housing Tenure

The number of households in Madera increased by nearly 30 percent between 2000 and 2007, establishing a strong growth trend that continued until the dramatic market change.. Prior to 2010, the city had a higher percentage of owner households. However, in 2013, more households are renting, as shown in **Table H-19**.

TABLE H-19 CHANGE IN HOUSEHOLDS BY TENURE City of Madera 2000-2013						
	2000		2010		2013	
	Number	Percent	Number	Percent	Number	Percent
Owner	6,352	53%	7,843	49%	7,630	47%
Renter	5,667	47%	8,061	51%	8,683	53%
Total	12,019	100%	15,904	100%	16,313	100%

Source: U.S. Census, 2000; 3-Year ACS, 2008-2010, 2011-2013.

Overcrowding

Data on housing overcrowding are available from the 2008-2012 ACS in the form of the number of persons per room in occupied housing units. **Table H-20** compares data for Madera with data for the county as a whole. Typically, a housing unit is considered to be overcrowded if there are more than 1.0 persons per room and is considered severely overcrowded if there are more than 1.5 persons per room. A “room” in this context includes bedrooms and living rooms but not kitchen or bathroom facilities. A family of five living in a three bedroom home with one living room would be calculated as 1.25 persons per room and therefore, would technically be considered “overcrowded”.

In total, 17 percent of occupied housing units in the city were overcrowded in 2012, higher than 11 percent countywide. This 17 percent is made up of the following percentage (out of the total housing units):

- 10 percent had between 1.01 and 1.50 persons per room;
- 4 percent had between 1.51 and 2.0 persons per room; and
- 3 percent had more than 2.0 persons per room.

Overcrowding is more common in renter-occupied households; 8 percent (675) of the owner-occupied households in the city were overcrowded, while an estimated 21 percent (3,397) of renter-occupied households were overcrowded. Countywide 5 percent of owner-occupied households and 29 percent of renter-occupied households were overcrowded. These statistics reveal a higher rate of owner overcrowding in the city of Madera than in the county, which can be expected of the main urban center in a rural county. However, the city of Madera had a lower rate of rental overcrowding.

TABLE H-20 OVERCROWDING BY TENURE City of Madera 2012				
Persons Per Room	City of Madera		Madera County	
	Households	Percentage	Households	Percentage
Owners				
0.50 or less	4,662	56%	16,999	66%
0.51 to 1.00	3,013	36%	7,513	29%
1.01 to 1.50	464	6%	942	4%
1.51 to 2.00	156	2%	388	1%
2.01 or more	55	1%	68	0%
Total	8,350	100%	25,910	100%
Persons Per Room	Households	Percentage	Households	Percentage
Renters				
0.50 or less	6,222	39%	2,139	28%
0.51 to 1.00	6,534	40%	3,328	43%
1.01 to 1.50	1,964	12%	1,166	15%
1.51 to 2.00	743	5%	519	7%
2.01 or more	690	4%	544	7%
Total	16,153	100%	7,696	100%
Persons Per Room	Households	Percentage	Households	Percentage
All Households				
0.50 or less	10,884	44%	19,138	57%
0.51 to 1.00	9,547	39%	10,841	32%
1.01 to 1.50	2,428	10%	2,108	6%
1.51 to 2.00	899	4%	907	3%
2.01 or more	745	3%	612	2%
Total	24,503	100%	33,606	100%

Source: HCD Pre-Approved Data Package; ACS Table B25014, 2008-2012.

Table H-21 shows the number of bedrooms by housing unit in Madera in 2013. In 2000 an estimated 52 percent of homes in the city contained more than three bedrooms. In 2008 this number greatly increased to 68 percent, and in 2013 it was almost 70 percent. Less than 10 percent of the housing units have one bedroom.

TABLE H-21 NUMBER OF BEDROOMS BY UNIT City of Madera 2013		
	Number	Percent
1 Bedroom	1,438	8.4%
2 Bedrooms	3,832	22.3%
3 Bedrooms	8,646	50.4%
4 Bedrooms	2,707	15.8%
5 or More Bedrooms	527	3.1%
Total	17,150	100.0%

Source: U.S. Census Bureau, 3-Year ACS, 2011-2013.

Housing Vacancy Rates

Vacant units are essential to the healthy function of the housing market. Vacancies are necessary to facilitate population mobility. They also have an important role in market pricing mechanisms. Too few vacancies can have an undesirable upward effect on prices. Conversely, excessive vacancy rates can have an inhibiting effect on investment in housing, including maintenance of rental properties. There are several types of vacancy rates. For determining shortages and surpluses in the housing market, the most important of these is the “market vacancy rate.” This term refers to the number of vacant units that are for sale or rent as a percentage of the market (all occupied units and all vacant for sale or rent units).

Optimal vacancy rates differ between rental housing and for-sale housing. For rental housing a 5 percent vacancy rate is considered necessary to permit ordinary rental mobility. For for-sale housing a 2 percent vacancy rate is considered the threshold to permit ordinary mobility. If vacancy rates are below these levels, residents will have a difficult time finding appropriate units and competition for units will drive up housing prices. There are vacant units

that are not for sale or rent, such as second homes, units held off the market, seasonal units, and units for migratory workers. Collectively, these types of vacant units are often referred to as "other vacant" units. The vacancy rates which include these vacant units are called "gross vacancy rates."

Vacancy rates in Madera were similar to the desired rate in 2013 for owner-occupied units with a 1.6 percent vacancy rate. The owner-occupied vacancy rate is lower than the countywide rate but the same as the statewide rate. Renter-occupied units had a similar vacancy rate to the desired rate at 5.8 percent. The renter-occupied vacancy rate is similar to the countywide rate but higher than the statewide rate.

TABLE H-22 VACANCY RATES City of Madera, County of Madera, California 2013	
	Percentage
City of Madera	
Owner-Occupied	1.6%
Renter-Occupied	5.8%
Madera County	
Owner-Occupied	2.1%
Renter-Occupied	5.7%
California	
Owner-Occupied	1.6%
Renter-Occupied	4.5%

Source: U.S. Census Bureau, 3-Year ACS, 2011-2013.

Housing Affordability

Table H-23 identifies the housing costs reported for the city of Madera in 2013. It is important to note that the greatest majority of the population, almost 30 percent, pays between \$1,000 and \$1,500 per month for housing costs. At \$12,000 to \$18,000 per year, this cost can equate to a large portion of a household's monthly expenses. Considering that the median household income in 2014 was \$57,900, these housing costs equate to 21 to 31 percent

of a household's income, not adjusted for inflation. An estimated 16 percent of the population in 2013 paid more than this for their housing costs.

TABLE H-23 MONTHLY HOUSING COSTS City of Madera 2013		
	Households	Percentage
Less than \$100	40	0%
\$100 to \$199	394	2%
\$200 to \$299	762	5%
\$300 to \$399	528	3%
\$400 to \$499	802	5%
\$500 to \$599	921	6%
\$600 to \$699	1,354	8%
\$700 to \$799	1,122	7%
\$800 to \$899	1,395	9%
\$900 to \$999	1,580	10%
\$1,000 to \$1,499	4,702	29%
\$1,500 to \$1,999	1,619	10%
\$2,000 or more	903	6%
No cash rent	191	1%
Total	16,313	100%

Source: U.S. Census Bureau, 3-Year ACS, 2011-2013.

A household that pays more than 30 percent of gross monthly income for rent or a mortgage payment is considered to be overpaying for housing. Households that pay more than 50 percent on housing costs are considered to be severely overpaying.

Table H-24 provides a summary of households that overpay for housing as a percentage of household income. An estimated 47 percent of households currently overpay for housing. An estimated 51 percent of all renter-occupied households overpaid for housing in 2011, which was 7 percent higher than the percentage of owner-occupied households (44 percent) overpaying for housing. An estimated 1,915 of the 7,510 households that overpaid for housing were extremely low-income households, which represented 21 percent of all households overpaying; 83 percent of extremely low-income households were overpaying for housing, including 86 percent of extremely low-income renters and 76 percent of extremely low-income owners. The high percentage of extremely low-income households that were overpaying for housing highlights the housing burden experienced by lower wage earners.

TABLE H-24 OVERPAYING City of Madera 2011				
	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
Extremely Low Income (<30% HAMFI)				
Total	470	100%	1,445	100%
With cost burden >30%	355	76%	1,240	86%
With cost burden >50%	230	49%	1,140	79%
Very Low Income (30%-50% HAMFI)				
Total	775	100%	1,610	100%
With cost burden >30%	540	70%	1,265	79%
With cost burden >50%	425	55%	450	28%
Low Income (50%-80% HAMFI)				
Total	1,130	100%	2,070	100%
With cost burden >30%	760	67%	1,030	50%
With cost burden >50%	425	38%	200	10%
All Lower Incomes (<80% HAMFI)				
Total	2,375	100%	5,125	100%
With cost burden >30%	1,655	70%	3,535	69%

TABLE H-24 OVERPAYING City of Madera 2011				
	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
With cost burden >50%	1,080	45%	1,790	35%
Higher Incomes (>80% HAMFI)				
Total	5,685	100%	2,665	100%
With cost burden >30%	1,915	34%	405	15%
With cost burden >50%	405	7%	55	2%
Total (All Households)				
Total	8,060	100%	7,790	100%
With cost burden >30%	3,570	44%	3,940	51%
With cost burden >50%	1,485	18%	1,845	24%

Source: CHAS Data Query Tool, 2007-2011.

SPECIAL HOUSING NEEDS

Within the general population, there are several groups of people who have special housing needs. This section identifies the special needs households in the city of Madera. This review is essential because a major part of the City's role in providing opportunities for affordable housing is to preclude barriers to residents whose needs are not normally met by the private sector. This segment of the city's population is constrained by the housing market not only because of lower incomes, but also because of the lack of housing that is suitable to their special needs. When the housing market does not meet their needs, families or individuals must settle for substandard housing or must pay more than they can afford. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(7)). Specifically, special housing needs groups include:

- senior households;
- persons with disabilities, including developmental disabilities;

- large households;
- single-headed households;
- homeless persons; and
- farmworkers.

In addition, this Housing Element discusses the needs of extremely low-income households. Where possible, estimates of the population or number of households in Madera falling into each group are presented.

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. **Table H-25** below presents a comparison of the number of persons over the age of 65 years in Madera, in 2000 and 2013. While the number of seniors increased by 33 percent, the proportion of seniors in the city decreased from 9 percent to 8 percent in Madera between 2000 and 2013. The male senior population increased by 52 percent, while the female population increased by 22 percent.

In 2000, 495 seniors were 85 years and older, which made up 1 percent of the Madera population as a whole. In 2013, this number increased to 656 seniors 85 years and older, still representing 1 percent of the Madera population as a whole.

In 2013 the majority of senior households in Madera were owner-occupied (69 percent). Only 31 percent of senior households were renter-occupied. In contrast, the households headed by a non-senior person have a higher proportion of renters, (58 percent). This indicates many seniors have purchased their homes and are less inclined to move than younger populations.

**TABLE H-25
SENIOR POPULATION**

**City of Madera
2000-2013**

	2000		2013		Change (2000-2013)	
	Number	Percent	Number	Percent	Number	Percent
Number of Persons 65 years and over	3,813	9%	5,079	8%	1,266	33%
Number of Persons 85 years and over	495	1%	656	1%	161	33%
Males 65 years and over	1,400	3%	2,126	3%	726	52%
Females 65 years and over	2,413	6%	2,953	5%	540	22%
Total Population	43,207	--	62,581	100%	19,374	45%

Source: U.S. Census, 2000; 3-Year ACS, 2011-2013.

Although there are many more senior homeowners, it is the renters who often experience the greatest housing needs due to low, fixed incomes and rising rental rates. Senior homeowners, however, face the problem of maintaining their homes, often on fixed incomes.

**TABLE H-26
HOUSING TENURE OF SENIOR AND NON-SENIOR HOUSEHOLDS**

**City of Madera
2013**

Household Type and Tenure	Number	Percent
Senior Renter	847	31%
Senior Owner	1,907	69%
Total Senior-Headed Households	2,754	100%
Non Senior Renter	7,836	58%
Non Senior Owner	5,723	42%
Total Households Headed by a Non-Senior Person	13,559	100%
All Renters	8,683	53%
All Owners	7,630	47%
Total All Households	16,313	100%

Source: U.S. Census Bureau, 3-Year ACS, 2011-2013.

According to the 2011-2013 American Community Survey in, 4,347 households receive Social Security Income (SSI) in the city of Madera. (Note that this figure includes seniors who may have qualified for SSI before age 65 because of a disability.) SSI is a needs-based program that pays monthly benefits to persons who are 65 years of age or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. SSI is often the only source of income for a number of low-income seniors. As of January 2015, the maximum monthly Federal payment is \$733 for an eligible individual and \$1,100 for a couple. SSI is often the only source of income for a number of low-income elderly persons and while the benefit amount has increased over the years, with these maximum monthly benefit amounts, SSI recipients are likely to continue having difficulty finding housing that fits within their budgets.

Information from Service Providers

The Senior Services Division, which is part of the City's Parks and Community Services Department, provides services countywide for senior citizens 55 years and older. Services include recreation, meals, special outings, health services, and information and referral. The Senior Nutrition Program, funded in part by the Fresno-Madera Area Agency on Aging (FMAAA), serves hot meals at two centers in Madera, the Frank Bergon Senior Center and the Pan Am Community Center. The FMAAA serves over 300,000 congregate meals and approximately 600,000 home-delivered meals annually throughout the Fresno and Madera area. The senior coordinator and staff at the centers made the following observations regarding seniors' housing needs:

- There is not enough affordable housing for seniors. The waiting lists for the existing senior projects are too long.
- Many seniors have extremely low incomes, such as from SSI, and cannot afford to pay much rent.
- Many of the units with rents low enough so that they are affordable to seniors with extremely low incomes are substandard.
- Some seniors need more services than are currently provided at the existing senior developments. They need assistance with

housekeeping, transportation to medical appointments, and other supportive services that could be arranged through a services coordinator, if such services were provided for residents.

There are currently (2015) 412 senior housing units in eight developments in Madera; 77 units of senior housing are public housing. The senior housing developments in the city of Madera are as follows:

- Valle de las Brisas: 80 units (all low income);
- Yosemite Manor: 76 units (all low income);
- Madera Gardens: 65 units (63 low income);
- PH-800 E. Yosemite: 50 units (all available to low-income households, the elderly, and persons with disabilities);
- PH-131 Mace Street: 20 units (all available to low-income households, the elderly, and persons with disabilities);
- PH-123 Santa Cruz: 4 units (all available to low-income households, the elderly, and persons with disabilities);
- PH-1022 Clinton: 3 units (all available to low-income households, the elderly, and persons with disabilities); and
- Cedar Creek: 114 units (0 low income);

There are waiting lists for all of these units.

Persons with Disabilities

Table H-27 presents information from the 2011-2013 American Community Survey on the disability status of persons 5 years and older. An estimated 4 percent of those aged 5 to 17 have a disability. The most common disability is vision. An estimated 10.8 percent of Madera's population 18 to 64 years of age has a disability. The most common disability is an ambulatory disability. The percentage of seniors (65 years and older) with a disability is much larger at 51.2 percent. The most common disability for seniors is ambulatory followed by a hearing difficulty.

**TABLE H-27
NON-INSTITUTIONALIZED DISABLED POPULATION**

City of Madera
2013

	Number	Percentage	Percentage of Group
Population 5 years and over	56,087	93.3%	
With a disability	7,014	11.7%	12.5%
Population 5 to 17 years	15,187	25.3%	
With a disability	611	1.0%	4.0%
With a hearing difficulty	87	0.1%	0.6%
With a vision difficulty	360	0.6%	2.4%
With a cognitive difficulty	192	0.3%	1.3%
With an ambulatory difficulty	79	0.1%	0.5%
With a self-care difficulty	87	0.1%	0.6%
Population 18 to 64 years	35,989	59.9%	
With a disability	3,889	6.5%	10.8%
With a hearing difficulty	776	1.3%	2.2%
With a vision difficulty	1,158	1.9%	3.2%
With a cognitive difficulty	1,346	2.2%	3.7%
With an ambulatory difficulty	1,524	2.5%	4.2%
With a self-care difficulty	510	0.8%	1.4%
With an independent living difficulty	1,159	1.9%	3.2%
Population 65 years and over	4,911	8.2%	
With a disability	2,514	4.2%	51.2%
With a hearing difficulty	1,296	2.2%	26.4%
With a vision difficulty	467	0.8%	9.5%
With a cognitive difficulty	557	0.9%	11.3%
With an ambulatory difficulty	1,567	2.6%	31.9%
With a self-care difficulty	568	0.9%	11.6%
With an independent living difficulty	900	1.5%	18.3%
Total Population	60,117	100.0%	
Total Population with disability	5,361	8.9%	

Source: U.S. Census Bureau, 3-Year ACS, 2011-2013.

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.

Many developmentally-disabled persons are able to live and work. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

According to the Department of Developmental Services, there were 813 residents in Madera receiving services in 2014. The majority of these (626 or 77 percent) lived in their own home.

Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially-adapted housing to accommodate disabilities.

The Madera County Department of Behavioral Health Service provides and coordinates housing services for people who are mentally ill. The department works closely with facility and service providers in the county, such as the Madera County Community Action Agency and the Rescue Mission, to ensure that clients receive housing services and other supportive services.

Housing programs for persons with disabilities are primarily available through the Madera Housing Authority. Many of the units identified for seniors are also available to persons with disabilities.

Large Households

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. These households usually require housing with four or more bedrooms, which is rare especially among apartment units and rentals in general. According to **Table H-28**, there were **3,328** large families (five or more members) living in Madera in 2000, or **28** percent of the total number of households in the city. **By 2013** this number had increased to **4,156**, **26** percent of all households. An estimated **839** households had seven or more members. This is a **slight decrease** from the figures in the 2000 Census, where **10** percent of all households (**1,151**) had seven or more members. Two-person households made up the highest percentage of the demographic makeup of the community in 2000 although in 2013 four-person households had a higher percentage.

TABLE H-28 HOUSEHOLD SIZE City of Madera 2000-2013				
	2000		2013	
	Total	Percentage	Total	Percentage
1 Person	2,013	17%	2,737	17%
2 Persons	2,836	24%	3,332	20%
3 Persons	1,866	16%	2,508	15%
4 Persons	1,935	16%	3,580	22%
5 Persons	1,347	11%	2,056	13%
6 Persons	830	7%	1,261	8%
7 Persons or more	1,151	10%	839	5%
Total	11,978	100%	16,313	100%

Source: U.S. Census Bureau, 3-Year ACS, **2011-2013**, 2000 U.S. Census.

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that

cannot afford to buy or rent single family houses, as apartment and condominium units are most often developed with childless, smaller households in mind.

Table H-29 illustrates tenure according to the 2013 American Community Survey. In 2013 there were 1,902 large households (12 percent) that were owner-occupied while 1,683 were renter-occupied (10 percent). For renter-occupied households, four-person households tended to be more common. However, for owner-occupied households, two-person households tended to be more common.

TABLE H-29 TENURE BY HOUSEHOLD SIZE City of Madera 2013		
Household Size	Number	Percent
Owner occupied	7,630	47%
1 person	1,120	7%
2 persons	2,112	13%
3 persons	961	6%
4 persons	1,535	9%
5 persons	1,048	6%
6 persons	591	4%
7 persons or more	263	2%
Renter occupied	8,683	53%
1 person	1,617	10%
2 persons	1,220	7%
3 persons	1,547	9%
4 persons	2,045	13%
5 persons	1,008	6%
6 persons	670	4%
7 persons or more	5	0%
Total	16,313	100%

Source: U.S. Census Bureau, 3-Year ACS, 2011-2013.

Single-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. As shown in **Table H-30**, the **2013 ACS** estimate indicated that there were **3,915** households headed by a female, representing **24** percent of all Madera households. The majority (**70** percent) of these female-headed households (**2,736**) have children living in them who are under 18 years of age.

Due to lower incomes, single-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, single-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, youth services, medical facilities, or senior services.

TABLE H-30 FAMILY HOUSEHOLDS City of Madera 2013		
	Number	Percent
Total Households	16,313	100%
Households with 1 or more children under Age 18		
Married-Couple Family	4,219	26%
Other Family, Male Householder	657	4%
Other Family, Female Householder	2,736	17%
Households with no children under Age 18		
Married-Couple Family	3,544	22%
Other Family, Male Householder	615	4%
Other Family, Female Householder	1,179	7%
Non-Family	3,363	21%

Source: ACS 3-Year estimates, 2011-2013.

Homeless Persons

As elsewhere in the nation, homelessness is usually the end result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, along with an inability to access the services and long-term support needed to address these conditions.

The cities and counties of Madera and Fresno have joined to form the Fresno Madera Continuum of Care (FMCoC) to work together to prevent, reduce, and end homelessness in the San Joaquin Valley. Among the Continuum of Care's goals are the following:

- Enhance and stabilize the homeless service and housing provider organizations within the area.
- Increase the amount of affordable, long-term housing for families that are completing transitional housing programs.
- Work with Community Development Corporations in Fresno and Madera to increase the inventory of affordable housing in revitalization areas.
- Implement a Homeless Management Information System to be used for tracking, reporting and coordinating available resources and need.
- Develop and conduct a Homeless Survey to collect data required for gaps analysis and to secure funding.

The FMCoC completed a Point-In-Time (PIT) Homeless Street Count in the Fresno and Madera region on January 27, 2014. A total of 412 volunteers from the Fresno and Madera area dedicated over 1,500 hours to this effort. The major findings from the PIT count survey were as follows:

- In the entire Fresno-Madera region, a total of 2,597 homeless individuals were counted. Of those, 714 (27 percent) were sheltered

and the majority, 1,883 (73 percent) were unsheltered homeless individuals.

- In the city of Madera, a total of 270 homeless individuals were counted. Of those, 105 (39 percent) were sheltered and 165 (61 percent) were unsheltered.
- Roughly 14 percent of sheltered and 9 percent of unsheltered homeless individuals counted during the PIT count were located in the city of Madera.
- Among the unsheltered population in the Fresno-Madera region, 24.3 percent had been homeless seven or more years, 21 percent four to six years, 20.1 percent two to three years, 14.2 percent one to two years, and 20.4 percent had been homeless for less than one year.

A number of private, public, and nonprofit organizations operate housing for the homeless and provide services to the homeless, such as job training, childcare, and counseling.

Currently (2015) there are 278 shelter beds operated by several programs, including emergency, transitional, and permanent supportive housing programs (see Table H-31 below). Specific facilities are available to each of these subgroups: chronically homeless, homeless families with children, veterans and their families, and unaccompanied youth. The names of these facilities and the number of beds are presented below in the following table.

Table H-31 detailed the breakdown of specific homeless facilities operated by various organizations in Madera. As the table shows, there are a total of 278 beds, of which 86 beds are for households with children, 192 beds are for households without children, 20 beds are for children, and 85 beds are for Veterans. The beds available for different types of households or individuals exceeds the total number of beds because many facilities have beds available for multiple purposes rather than beds reserved for one type of household or individual.

**TABLE H-31
HOMELESS FACILITIES**

**City of Madera
2014**

Organization name	Project name	Beds for households w/ children	Units for households w/ children	Beds for households w/out children	Child beds	Veteran beds	Year-round beds	Total beds
Permanent Supportive Housing								
Community Action Partnership of Madera	Shunammite Place	0	0	15	15	0	15	15
The Housing Authority of the City of Madera	VASH Madera	48	13	37	5	85	85	85
<i>Permanent Supportive Housing Subtotal</i>		48	13	52	20	85	100	100
Transitional Housing								
Madera Rescue Mission	Disciples Housing Program	0	0	24	N/A	0	0	24
Madera Rescue Mission	Women's Transitional Center	0	0	8	N/A	0	0	8
<i>Transitional Housing Subtotal</i>		0	0	32	0	0	0	32
Emergency Shelter								
Community Action Partnership of Madera	Martha Diaz Shelter	2	1	16	N/A	0	0	18
Madera Rescue Mission	Family Emergency Shelter	20	4	0	N/A	0	0	20

**TABLE H-31
HOMELESS FACILITIES**

**City of Madera
2014**

Organization name	Project name	Beds for households w/ children	Units for households w/ children	Beds for households w/out children	Child beds	Veteran beds	Year-round beds	Total beds
Madera Rescue Mission	Men's Emergency Shelter	0	0	76	N/A	0	0	76
Madera Rescue Mission	Women & Children Emergency Shelter	16	5	16	N/A	0	0	32
<i>Emergency Shelter Subtotal</i>		38	10	108	0	0	0	146
GRAND TOTAL (ALL FACILITIES)		86	23	192	20	85	100	278

Source: Fresno Housing Authority, 2014.

Farmworkers

Farmworker households are often comprised of extended family members or single male workers. Many farmworker households tend to have difficulties securing safe, decent, and affordable housing due to low incomes, seasonal incomes, and large family size.

A special report prepared for the Madera Housing Authority and the Darin M. Camarena Health Centers Inc. provided information on the needs of farmworkers in Madera County. The study included surveys of agricultural workers to assess the health and housing options for agricultural workers in Madera and to identify some of the problems that they are facing. The special study consisted of surveys of 200 agricultural workers, the Immigrant Voice Survey, and the Agricultural Worker Health and Housing Program (AWHHP) survey, as well as three focus group sessions to discuss current and future health and housing needs of these farmworkers.

Findings from this special study include the following:

- *Large and Growing Families.* Average family size was 5.8 persons. Most of the households had at least one child under the age of 10.
- *Household Income.* A reasonable estimate of the typical hourly pay (or piece work equivalent) for these agricultural workers would be \$6.75 to \$8 per hour. This, combined with the high level of underemployment, results in very low household incomes. The average household income for AWHHP participants was \$12,055.
- *Living Arrangements.* The majority of the AWHHP participants were living in houses (67), followed by apartments (24), single rooms (6), and mobile homes (1).
- *Housing Quality.* Almost half of the AWHHP respondents reported problems with insects or vermin infestation. Other problems included heating and cooling, plumbing, electrical wiring, and sewer. Approximately 10 percent in both surveys cited poor quality housing as the reason for their last move.

- *Lack of Affordable Housing.* The need for more affordable housing options, as either apartment complexes or homes, was the focus of much of the discussion at the three focus group meetings.
- *Exploitation by Landlords.* With their low incomes and in some cases undocumented status, many workers are vulnerable to being exploited by landlords. Landlords may fail to make necessary repairs, leaving tenants to make repairs on their own. In addition, rental deposits are often excessive.

The study concludes that the very low wages paid to agricultural workers, the seasonal nature of farm labor, and the rising housing costs in the Central Valley pose serious constraints on the ability of Madera's agricultural workers to secure decent and affordable housing. The ineligibility of undocumented workers for government-sponsored housing programs is a serious problem as well.

As shown earlier in **Table H-11**, the estimated number of Madera residents employed in agriculture, farming, fishing, and forestry jobs in 2012 was 5,992, which was about 27 percent of the workforce (persons aged 16 and older).

According to the USDA Census of Agriculture, there were over 14,000 hired farm laborers in the County of Madera in 2012. More specifically, 7,110 of those farmworkers worked 150 days or more, while 6,940 worked fewer than 150 days. Statistics on farmworkers is often difficult to gather because the population moves to other cities following the crops based on the seasons.

The Housing Authority of the City of Madera is responsible for providing assisted rental housing through its public housing farmworker rental units. The Housing Authority owns 100 rural development units of farm labor housing located in three different sites: the 28 units at 1110 Kennedy Street, 28 units at 800 Lilly Drive, and 44 units at 337 Knox Drive. Residency is restricted to farm labor families that are U.S. citizens or have residency. According to the Housing Authority, the public housing farmworker rental units have a one percent vacancy rate all year and typically have a waiting list over 20 names long. Based on this demand, the City has an unmet need for farmworker housing.

Extremely Low-Income Households

Extremely low-income households are defined as households with incomes under 30 percent of the area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions, and have specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and shared housing, and rental subsidies or vouchers. In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

The area median income is \$57,900, according to HCD. For extremely low-income households, this results in an income of \$17,350 or less for a four-person household or \$12,150 or less for a one-person household. Minimum wage in California is \$9.00 an hour. A full-time minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$18,000 or less. Occupations that make about minimum wage include: education, training and library workers; agricultural graders and sorters; waiters and waitresses; and food preparation and serving related workers. The minimum wage will rise to \$10.00 by January 2016 in California, well above the current Federal minimum wage of \$7.25 an hour. With a minimum wage of \$10.00, workers will receive an annual salary of \$20,000, which by today's income limits would be very low income.

In 2011 there were an estimated 1,915 extremely low-income households in the city (12.1 percent). Most (76 percent) extremely low-income households are renters and also experience a higher incidence of housing problems, defined as: a cost burden greater than 30 percent of income, overcrowding, and/or a home without complete kitchen or plumbing facilities. As shown in **Table H-32**, 90 percent of extremely low-income renter households experienced housing problems, compared to 76 percent of extremely low-income owners. For both owners and renters, however, the percentage of households with one or more housing problem significantly declines as income increases.

**TABLE H-32
HOUSING PROBLEMS BY INCOME**

**City of Madera
2011**

	Household has at least 1 Housing Problems		Household has no Housing Problems		Total	
	Number	Percent	Number	Percent	Number	Percent
Income by Housing Problems (Owners and Renters)						
HH (Household) Income <= 30% HAMFI	1,650	86%	105	5%	1,915	100%
HH Income >30% to <=50% HAMFI	1,970	83%	415	17%	2,385	100%
HH Income >50% to <=80% HAMFI	2,365	74%	835	26%	3,200	100%
HH Income >80% to <=100% HAMFI	1,020	61%	670	40%	1,685	100%
HH Income >100% HAMFI	2,105	32%	4,560	68%	6,665	100%
Total	9,105	57%	6,580	42%	15,850	100%
Income by Housing Problems (Owners only)						
HH (Household) Income <= 30% HAMFI	355	76%	40	9%	470	100%
HH Income >30% to <=50% HAMFI	555	72%	220	28%	775	100%
HH Income >50% to <=80% HAMFI	785	69%	345	31%	1,130	100%
HH Income >80% to <=100% HAMFI	560	64%	315	36%	870	100%
HH Income >100% HAMFI	1,575	33%	3,240	67%	4,815	100%
Total	3,825	47%	4,155	52%	8,060	100%
Income by Housing Problems (Renters only)						
HH (Household) Income <= 30% HAMFI	1,295	90%	65	4%	1,445	100%
HH Income >30% to <=50% HAMFI	1,415	88%	195	12%	1,610	100%
HH Income >50% to <=80% HAMFI	1,580	76%	490	24%	2,070	100%
HH Income >80% to <=100% HAMFI	460	56%	355	44%	815	100%
HH Income >100% HAMFI	530	29%	1,320	71%	1,850	100%
Total	5,280	68%	2,425	31%	7,790	100%

Note: HAMFI=HUD Area Median Family Income

Source: Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

HOUSEHOLD INCOME CHARACTERISTICS

Housing Costs Compared to Ability to Pay

The following section discusses the ability to pay for housing at different income levels compared with housing costs. Housing is classified as “affordable” if households do not pay more than 30 percent of income (35 percent for moderate-income households) for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage (including taxes).

Table H-33 shows the 2014 State income limits for Madera County by the number of persons in the household. **Table H-33** also provides the maximum affordable monthly rents and maximum affordable purchase prices for a home, assuming that the households do not pay more than 30 percent of their income (or 35 percent for moderate-income) for housing expenses. The amounts of the maximum rent were calculated by taking the annual income of each category, dividing that amount by 12, and then multiplying by 30 percent (or 35 percent for moderate-income). For example, a four-person household is classified as very low-income (50 percent of AMI) if the household had an income of \$28,950. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$724.

The calculation of maximum purchase price assumes a 5 percent down payment, 5 percent annual interest rate, 30-year mortgage, and 21 percent for taxes, mortgage insurance, and homeowners insurance. A very low-income four-person household with an income of \$28,950 could afford to purchase a house that was priced at an estimated \$116,936 or less.

**TABLE H-33
ABILITY TO PAY FOR HOUSING
Madera County
2014**

Extremely Low-Income (Households at 30% of Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150
Max. Monthly Gross Rent	\$304	\$348	\$391	\$434	\$469	\$504
Max. Purchase Price	\$49,077	\$56,146	\$63,214	\$70,081	\$75,736	\$81,391
Very Low-Income (Households at 50% of Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$20,250	\$23,150	\$26,050	\$28,950	\$31,250	\$33,600
Max. Monthly Gross Rent	\$506	\$579	\$651	\$724	\$781	\$840
Max. Purchase Price	\$81,795	\$93,509	\$105,223	\$116,936	\$126,227	\$135,719
Low-Income (Households at 70% of AMI for Sale and 60% of AMI for Rental)						
Household Size	1	2	3	4	5	6
Income Level for Sale (70% MFI)	\$28,350	\$32,400	\$36,500	\$40,550	\$43,750	\$47,000
Income Level for Rental (60% MFI)	\$24,300	\$27,800	\$31,250	\$34,750	\$37,500	\$40,300
Max. Monthly Gross Rent	\$608	\$695	\$781	\$869	\$938	\$1,008
Max. Purchase Price	\$114,513	\$130,872	\$147,433	\$163,792	\$176,717	\$189,845
Median-Income (Households at 100% of Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150
Max. Monthly Gross Rent	\$1,014	\$1,158	\$1,303	\$1,448	\$1,564	\$1,679
Max. Purchase Price	\$163,792	\$187,018	\$210,445	\$233,873	\$252,656	\$271,236
Moderate-Income (Households at 120% of Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600
Max. Monthly Gross Rent	\$1,419	\$1,622	\$1,824	\$2,027	\$2,189	\$2,351
Max. Purchase Price	\$229,261	\$262,013	\$294,765	\$327,516	\$353,671	\$379,825

Note: Max Monthly Gross Rent calculation assumes that 30 percent of income (or 35 percent for moderate-income households) is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

Max Purchase Price calculation assumes 95 percent loan at 5 percent annual interest rate and 30-year term with taxes and mortgage insurance at about 21 percent.

Source: State of California Department of Housing and Community Development, Official State Income Levels for 2014.

Table H-34 below shows 2015 HUD-defined fair market rent levels (FMR) for Madera County. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. The rents are drawn from the distribution of rents of all units that are occupied by recent movers in the area. Adjustments are made to exclude public housing units, newly-built units, and substandard units.

As noted above, a four-person low-income household with an annual income of up to \$34,750 (60 percent of median) could afford to pay \$869 monthly gross rent (including utilities). The FMR for a three-bedroom unit is \$1,280, which is not quite affordable to this household. They would likely have to live in a two-bedroom unit, which would be considered overcrowded. The gap between affordability and rental prices widens drastically for very low-income families. A four-person household classified as very low-income (50 percent of median) with an annual income of up to \$28,950 could afford to pay only \$724 monthly gross rent and could not afford the FMR rent of \$1,280 for a three-bedroom unit.

TABLE H-34 FAIR MARKET RENTS Madera County 2015					
	Bedrooms in Unit				
	0 BR	1 BR	2 BR	3 BR	4 BR
Fair Market Rent	\$647	\$651	\$881	\$1,280	\$1,404

Source: Data Sets, www.huduser.org, 2015.

Table H-35 is an abbreviated list of common occupations and their annual associated mean annual incomes for Madera residents. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices they could afford to pay for a home.

TABLE H-35 AFFORDABLE HOUSING COSTS FOR SELECTED FAMILIES AND OCCUPATIONS Madera County 2014			
Category	Annual Mean Income	Monthly Affordable Rent ¹	Affordable House Price ²
Single Earners			
Retail Salesperson	\$27,620	\$691	\$111,564
Office Clerk, General	\$29,340	\$734	\$118,512
Machinist	\$41,080	\$1,027	\$165,933
Farmworkers and Laborers	\$17,840	\$446	\$72,060
Registered Nurse	\$94,340	\$2,359	\$381,063
Correctional Officer	\$65,240	\$1,631	\$263,521
Childcare Worker	\$22,080	\$552	\$89,187
Maintenance Worker	\$29,220	\$731	\$118,027
Civil Engineering Technician	\$61,020	\$1,526	\$246,475
Two Wage Earners			
Maintenance Worker and Office Clerk	\$58,560	\$1,464	\$236,539
Farmworker and Childcare Worker	\$39,920	\$998	\$161,247
Retired—Average Social Security			
One-person household with only SS	\$15,936	\$398	\$64,370
Two-person household—both retired—only SS	\$26,112	\$653	\$105,473
Minimum Wage Earners (\$9.00 per hour)			
Single Wage Earner	\$18,000	\$450	\$72,707
Two Wage Earners	\$36,000	\$900	\$145,413
SSI (Aged or Disabled)			
One-person household with only SSI	\$13,980	\$350	\$56,469
Couple with SSI	\$23,712	\$593	\$95,779

¹Max Monthly Gross Rent calculation assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

²Max Purchase Price calculation assumes 95 percent loan at 5 percent annual interest rate and 30-year term with taxes and mortgage insurance at about 21 percent.

Source: *Employment Development Department Labor Market Information, 2014.*

Home Sale Prices

Home sale prices for the City of Madera were compiled using data provided by DataQuick, an agency that monitors real estate activity nationwide and provides information to consumers, educational institutions, public agencies, lending institutions, title companies, and industry analysts. According to DataQuick, the median sale price for a home in the city of Madera in 2013 was \$152,000. One year later in 2014, the median sale price had increased by 18 percent to \$179,000. This was similar to the 2014 median sale price in Madera County: \$185,000. The median home sale price includes resale single family homes, new single family homes, and condominiums. Comparing the income data and maximum home purchase price based on the income limits established for low-income households in Table H-36 with the median home sale prices reported by DataQuick (2014), low-income households would be able to purchase a home at this price.

**TABLE H-36
MEDIAN HOME SALE PRICES**

**Madera County
2014**

Jurisdiction	2014 Units Sold	2014 Average Price	2013 Average Price	Change
Chowchilla	202	\$160,550	\$125,000	28.44%
Coarsegold	193	\$211,750	\$179,500	17.97%
Madera	880	\$179,000	\$152,000	17.76%
Oakhurst	162	\$205,000	\$166,500	23.12%
County Total	1,571	\$185,000	\$156,500	18.21%

Source: DataQuick, dqnews.com, "California Home Sale Price Activity by City", 2014.

Table H-37 displays the median market rate rental prices by bedroom based on an online rent survey. One-bedroom apartments were renting for an estimated \$650-\$875 per month, which a single person with an income in the very low-income category would be unable to afford. Rent for a two-bedroom home or apartment was an estimated \$537-\$1,175. A low-income family of four would likely be able to afford a rent at the low end of this range, but a very low- or low-income household would not. These are indications of the continued need to pursue programmatic solutions to the supply of housing affordable to all income levels.

**TABLE H-37
AVERAGE RENTAL RATES**

City of Madera
2015

Number of Bedrooms	Single Family		Multifamily	
	Number	Rent Range	Number	Rent Range
Studio bedroom	1	\$600	0	N/A
1 bedroom	1	\$775	2	\$650-\$875
2 bedroom	1	\$875	11	\$537-\$1,175
3 bedroom	7	\$725-\$1350	7	\$695-\$1295
4 bedroom	8	\$1,000-2,200	3	\$797-\$965
5+ bedroom	1	\$600	0	N/A

Note: Average rental rates are weighted averages based on 2009-2013 American Community Survey (ACS) data. Average rent of three- and four-bedroom units could not be calculated due to the format of the ACS data.

Sources: trulia.com, Craigslist, as of February 24, 2015.

ASSISTED HOUSING AND AT-RISK UNITS

Assisted Housing

Assisted housing is defined as units in which all or part of the costs are subsidized by the public sector so that housing is available to lower-income households at more affordable costs. The Department of Housing and Community Development (HCD) defines assisted housing developments as multifamily rental housing projects that receive financial assistance through State and Federal funding sources including HUD programs, State and local bond programs, redevelopment programs, and those restricted as part of inclusionary or density bonus programs. There are a total of 825 assisted units in the city in 14 properties.

**TABLE H-38
PUBLICLY-ASSISTED HOUSING PROJECTS
City of Madera
2015**

Property	Address	Total # of Units	# of Affordable Units	Funding	Target Population	Affordability Expiration Date	Risk Level
Cottonwood Creek	2236 Tozer	40	39	LIHTC, County of Madera HOME Program	Special Needs	2055	Not at risk
Valle de Las Brisas	101 E. Adell St.	81	80	LIHTC, HUD, RDA	Senior	9/2052	Not at Risk
Madera Apartments	1525 E. Cleveland Ave.	68	67	LIHTC, USDA	Non-targeted	2067	Not at risk
Madera Garden Apartments	1600 N. Lake St.	65	58	USDA	Non-targeted	8/31/2001	Expired
Sunrise Terrace	601 Sunrise Ave.	52	52	LIHTC, RDA	Large Family	9/2049	Not at risk
Sherwood Pointe Apartments	338 Sherwood Way	81	80	LIHTC	Large Family	2058	Not at risk
The Crossings at Madera	120 W. Adell St.	64	63	LIHTC, RDA	Large Family	9/2063	Not at risk
Lakewood Terrace	1995 North Lake St.	76	76	LIHTC	Large Family	6/26/2010	Expired
Valley Vista	1832 Merced St.	60	60	LIHTC	Large Family	2054	Not at risk
Yosemite Manor	108 P St.	76	76	HFDA/8 NC, HUD, LIHTC, RDA	Seniors and Disabled	12/2063	Not at risk
Madera Family Apartments	785 Milano	40	40	LIHTC, State HOME, AHP	Families	7/2068	Not at risk
The Village of Madera	501 Monterey St.	75	74	LIHTC	Large Family	8/2069	Not at risk
Arborpoint Apartments	300 W. Clark St.	64	32	LIHTC, HUD, USDA, RDA	Large Family	11/2066	Not at risk
Madera Villa Apartments	2190 Schnoor	136	28	LIHTC	Families	2048	Not at risk
Total		978	825				
Total At Risk		--	0				
Total Expired		--	134				

Source: City of Madera, 2015.

In addition to these assisted multifamily units, there are hundreds of units, many of which are single family homes that were assisted with former Redevelopment Agency funding. These units have affordability restrictions for a variety of lengths from 30 to 55 years. Unfortunately, if a home goes into foreclosure, the affordability covenant is broken. According to Jim Taubert, Executive Director of the Successor Agency to the Redevelopment Agency, there have been close to 35 or 40 foreclosures.

Units at Risk of Conversion

At-risk projects are considered to be those projects that are subject to governmental regulatory agreements and where the project owners can cancel the regulatory agreement and convert the affordable rents to market-rate rents within the next 10-year planning period.

According to the best information available, none of the units are at risk of expiring in the 10-year planning period. The expiration dates for two of the developments, Lakewood Terrace and Madera Garden Apartments, have already passed. It is possible, although highly unlikely based on in-depth research from multiple sources, that these developments had additional sources of funding that extended the affordability expiration dates. Because information on these units is not available, the 134 units are considered at risk.

Options for Preserving or Replacing At-Risk Units

Generally, the cost of preserving assisted housing units is estimated to be significantly less than replacing units through new construction. The following analysis compares estimated costs for preserving or replacing the 134 at-risk units.

Acquisition and Rehabilitation

In the event that the affordability terms expire on an at-risk development and the property owners of the projects decide to convert the rental rates of the units to market rental rates, interested parties (nonprofit or for profit) may purchase and rehabilitate the property in order to maintain the affordability of the units. Purchasing the at-risk units depends on the owners' willingness to sell, interested parties to purchase the project, and available funding assistance.

Currently, loopnet.com advertises two multifamily complexes for sale, both in the city of Madera: a 12-unit complex of two-bedroom apartments for \$1,155,000 (\$96,250 per unit) and a 16-unit complex of three-bedroom apartments for \$1,795,000 (\$112,188 per unit). Since the majority of the at-risk units are two bedrooms or fewer, \$96,250 per unit is likely a more accurate estimate of the cost of acquiring the units. The average rehabilitation cost for each unit is estimated at \$20,000, which means that the estimated total cost to acquire and rehabilitate each unit is \$116,250. Roughly, the total cost to acquire and rehabilitate the 134 units is \$15.6 million. Actual acquisition costs depend on several variables such as condition, size, location and availability of financing (government and market).

Preservation

The ongoing cost to preserve affordability is determined by identifying the gap (subsidy) between the assisted rent and the market rent. The exact amount is difficult to estimate because the rents are based on a tenant's income and, therefore, would depend on the size and income level of the household. The following are some general examples of expected subsidies.

An extremely low-income person can only afford up to \$304 per month and the fair-market rental rate in the city for a one-bedroom unit is \$651 per month. The subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated \$347 per month, or \$4,164 per year. For 30 years, the subsidy would be about \$124,920 for one household. Subsidizing all 134 units at an extremely low-income rent for 30 years would cost an estimated \$16.7 million.

A very low-income family of three can afford \$651 a month and the fair-market rent in the city for a two-bedroom unit is \$881. The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated \$230 per month, or \$2,760 per year. For 30 years, the subsidy would be about \$82,800 for one household. Subsidizing all 134 units at a very low-income rent for 30 years would cost an estimated \$11.1 million.

A low-income family of four (at 60 percent AMI) could afford up to \$869 per month, and the fair market rent for a three-bedroom unit is \$1,280. The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated \$411 per month, or \$4,932 per year. For

30 years, the subsidy would be about \$147,960 for one household. Subsidizing all 134 units at a low-income rent for 30 years would cost an estimated \$19.8 million.

Replacement

The City also has the option of replacing converted units through the construction of a new affordable housing project. The cost of developing a new affordable housing project is typically much higher than acquiring and rehabilitating an existing project, due to development fees and the price of purchasing land.

Arborpoint, one of the newest multifamily development in the city of Madera, cost about \$17 million to build the 64-unit development, or \$265,625 per unit. To replace all 134 units at risk, this would total approximately \$35.6 million.

Qualified Entities

California Government Code Section 65863.10 requires that owners of Federally-assisted properties must provide notice of intent to convert their properties to market rate 12 months and six months prior to the expiration of their contract, opt-outs, or prepayment. The California First Right of Refusal Program allows these owners to accept a bona fide offer to purchase the property from one who does not intend to maintain required affordability and use restrictions (nonqualified entity), subject to the "First Right of Refusal" process. This process requires the owner to notify qualified entities (bidders who intend to maintain affordability and use restrictions) of the terms and conditions on the pending offer, and accept a bid from the qualified entity that is the same as that offered by the nonqualified bidder, unless the nonqualified entity agrees to maintain affordability and use restrictions. In addition, the owner must notify the State one year in advance of intention to remove the affordability of the units.

Table H-39 lists five qualified entities that may be interested in participating in California's First Right of Refusal Program for Madera County, as determined by the California Department of Housing and Community Development.

TABLE H-39 QUALIFIED ENTITIES Madera County 2014		
Organization	City	Phone Number
ACLC, Inc.	Stockton	(209) 466-6811
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6714
Housing Assistance Corporation	Fresno	(559) 445-8940
ROEM Development Corporation	Santa Clara	(408) 984-5600
Self-Help Enterprises	Visalia	(559) 651-1000

Source: California Department of Housing and Community Development, 2014.

There are over 100 other organizations that serve California that may be interested in participating in California's First Right of Refusal Program.

FUTURE HOUSING NEEDS

Under State housing element requirements, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs. Previous sections of this chapter have identified existing needs and needs of special groups. This section focuses on projected housing needs through 2024.

Madera's Share of 2014-2023 Regional Housing Needs

State law (Government Code Section 65583(a)) requires each jurisdiction in California to demonstrate the availability of adequate sites with appropriate zoning and development standards and with available public services and facilities. Each jurisdiction must also provide policy and regulatory guidance to accommodate a variety of housing types at a variety of income levels. This section demonstrates that Madera has adequate sites to accommodate the projected housing need for the 2014-2023 Regional Housing Needs Assessment (RHNA), which covers a 10-year period of January 1, 2014, to December 31, 2023.

The RHNA promotes the following housing objectives:

- Increase the housing supply and mix of housing types;
- Infill development;
- Housing socioeconomic equity;
- Protect environmental and agriculture resources;
- Efficient development patterns; and
- Improve jobs/housing relationships.

The California Department of Housing and Community Development (HCD) apportions statewide housing demand to each of the state's regional governing bodies. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households. The allocation of projected housing demand is divided into four income categories:

- Very Low-Income – up to 50 percent of the median area income;
- Low-Income – 51 to 80 percent of the median area income;
- Moderate-Income – 81 to 120 percent of the median area income; and
- Above Moderate-Income – more than 120 percent of the median area income.

Adjusting the allocation by income category allows for a balanced distribution of lower-income households between jurisdictions. Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of the total need for very low-income households. The City of Madera must demonstrate it has or will make available adequate sites with appropriate zoning and development standards, as well as services and facilities to accommodate the RHNA. The residential sites inventory shows how the City will meet this requirement through adopted specific plans and other vacant land.

For the 2014-2023 RHNA projection period, HCD assigned 12,895 units (2,890 very low-income, 2,230 low-income, 2,310 moderate-income, and 5,465 above moderate-income) to all of Madera County. The Madera County Transportation Commission (MCTC) is the Regional Transportation Planning Agency for Madera County. However, because MCTC is not a council of governments, the City of Madera's RHNA is prepared by HCD.

Table H-40 shows the RHNA for Madera. The city's share, as determined by HCD, is 6,099 units, including 1,352 very low-income units, 1,056 low-income units, 1,091 moderate-income units, and 2,600 above moderate-income units. To calculate the projected housing needs for extremely low-income households, the City assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, of the needed 1,352 very low-income units, Madera has a projected need of 676 extremely low-income units.

TABLE H-40 REGIONAL HOUSING NEED ALLOCATION City of Madera January 1, 2014 to December 31, 2023		
Income Category	Housing Units	Percentage of Total Units
Extremely Low	676	11%
Very Low	676	11%
Low	1,056	17%
Moderate	1,091	18%
Above Moderate	2,600	43%
Total	6,099	100%
Average Yearly Need	610	--

Source: MCTC RHNA Methodology, 2014.

HOUSING RESOURCES

This section assesses the availability of land and services to meet the 2014-2023 RHNA. This section includes an inventory of Madera's available residentially designated land, calculates the buildout potential of this land, and reviews the adequacy of services to support future housing development.

AVAILABLE LAND INVENTORY

State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element contain “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites” (Government Code Section 65583(a)(3)).

The residential land inventory is required “to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code Section 65583.2(a)). The phrase “land suitable for residential development” includes vacant and underutilized sites zoned for residential use as well as vacant and underutilized sites zoned for nonresidential use that allow residential development. All parcels (or portions of parcels) in the vacant and underutilized sites inventory were reviewed by City staff and the Consultants to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints (e.g., flood zones and steep slopes), and other possible constraints to development feasibility.

To identify sites that can accommodate a local government’s share of the RHNA for lower-income households, housing elements must include an analysis that demonstrates the appropriate density to encourage and facilitate the development of housing for lower-income households. The statute (Government Code Section 65583.2(c)(3)) provides two options for demonstrating appropriate densities:

- Provide a detailed market-based analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the “default density standards” that are “deemed appropriate” in State law to accommodate housing for lower-income households given the type of the jurisdiction. Madera is considered a “suburban

jurisdiction” with a default density standard of 20 units per acre. HCD is required to accept sites that allow for zoning at this density as appropriate for accommodating a jurisdiction’s share of the regional housing need for lower-income households.

Sites zoned PD (1500), PD (2000), and R3 have maximum densities of at least 20 units per acre, deeming them appropriate for lower-income households. The City of Madera also has a large number of sites zoned PD (3000), which is described as appropriate for multifamily and mobile home parks. The PD (3000) zone allows for up to 15 dwelling units per acre, which is lower than HCD’s “default” density of 20 dwelling units per acre. However, the City has found that developments in this zone are often affordable to lower-income households. Because the City’s allowable density in the PD (3000) zone is lower than the default density, an analysis of market demand/trends, financial feasibility, and recent development experience in the PD (3000) zone must be provided to demonstrate that lower-income housing production is feasible in this zone.

Analysis of Density and Affordability

Recent Development Experience and Market Trends

The City experienced a dramatic slowdown in residential development activity as a result of the economic recession and housing crisis in 2008. In 2005 the City issued 133 multifamily building permits and by 2008 the number of multifamily permits declined by 92 percent to 11 permits. However, recent projects located in the PD (3000) zone demonstrate that a variety of housing demands can be achieved. Arbor Point, constructed in 2012, is a deed-restricted 65-unit development that is 13 units per acre. Valley Vista, constructed in 1999, is a 60-unit affordable housing project also in the PD 3000 zone. At 15.3 units per acre, this development is deed-restricted. Projects like this provide tangible proof that affordable housing projects are appropriate in the PD (3000) zone.

According to City staff, there has not been great interest from affordable housing developers to develop the high-density sites. The densities that affordable housing developers seem to prefer is in the 12 to 14 units per acre range. Clay McReynolds, the developer for the Valley Vista Apartments in Madera, stated that when land costs are reasonably low (as is the case in

Madera), medium-density development (12 to 14 units per acre) is far more financially feasible to construct because higher-density housing costs more to build overall. He stated that higher densities are only feasible when high land costs force an increase in densities. Mr. McReynolds used an example project in Flagstaff, Arizona, where a project has received funding, but the City is demanding higher densities that would increase project costs. The project is currently in jeopardy of not being developed because of the insistence on higher densities. In this case, the requirement of higher-density housing can serve as a constraint on the development of affordable housing.

Financial Feasibility

In an effort to measure affordability at varying densities, the City compared the La Jolla Estates (7 units per acre), Valley Vista (15 units per acre), and Sherwood Family (20 units per acre). For these three developments, increasing density by 25 percent has an insignificant impact on the affordability of the housing units. With a 25 percent density increase, the average monthly mortgage drops from \$650 to \$636 for La Jolla Estates, and the required average monthly rent per units drops from \$915 to \$909 for Valley Vista and from \$1,055 to \$1,044 for Sherwood Family. This assumes that everything else remains equal. The minimal cost savings may not be recouped by the developer as the smaller units may be less marketable. They may also have less open space/community living space and/or parking.

The Valley Vista development ended up costing over 13 percent less per unit than the Sherwood Family development even though Valley Vista was developed at a lower density. In addition, the monthly mortgage of \$0.38 per square foot is much lower than the required average monthly rent per square foot of \$0.91 for La Jolla and \$0.99 for Sherwood Family. On a square foot basis, the construction and soft costs per square foot increase as the density increases.

The Arbor Point project is the most recent example of a 100 percent affordable housing project in the PD 3000 zone. According to the developer of this project (Pacific Companies) and the City of Madera Housing Authority (co-partner in the project), 15 units per acre is the most ideal density in Madera to achieve economies of scale that allow developers to provide affordable housing units. This is largely due to the relatively lower cost of land in the area and the higher construction costs associated with building more

than two stories. The land costs are very low, often representing an estimated 5 percent of the total development cost. This means that development costs are the primary factor for determining housing affordability, not land costs. The allowed density in the PD (3000) zone best facilitates the development of housing affordable to lower-income households.

According to the City and local developers, the price of raw land in Madera is less expensive than overall construction costs, allowing developers to construct multifamily housing with units affordable to lower-income households. Three-story developments are permitted and encouraged by the City but developers typically only build up to two stories at 80 percent (12 dwelling units per acre) of the maximum allowed density (15 dwelling units per acre) due to the relatively low cost of land. In addition, a third story often requires the installment of elevators, which add to the overall cost of the development. In addition to the allowed density of housing developments in the PD (3000) zone, flexible regulations of Planned Unit Developments (PUD) encourage the development of affordable housing.

Another important consideration is the ability of the project to incorporate amenities. As a smaller, more rural jurisdiction, Madera does not have the available amenities that larger urban areas have. In order to offset this deficiency, larger projects often incorporate amenities such as pools, open space, outdoor play areas, barbeque pits, and tot lots into multifamily developments. This is very difficult to do at densities higher than 15 units per acre. A recent example of this is the Madera Family Apartments. The project, built in PD 2000 at 22.5 units per acre, failed on two additional TCAC applications and is struggling to get a second phase funded. At these high residential densities, it is difficult to include open space and other amenities that enhance livability. The PD 3000 zone better allows for enhancements that make improve the quality of the project.

Summary of Market Analysis

The following bullets summarize the reasons why density is not a critical factor in providing affordable housing in Madera and why the PD 3000 zone is, at least in part, able to accommodate housing:

- Land costs as a percentage of total development cost are very low for medium- and high-density projects in Madera.

- Increasing density by 25 percent has an insignificant impact on the cost of housing units in Madera.
- As density increases in Madera, the construction and soft costs per square foot increase.
- There have been very few requests for density bonuses from developers in the last decade.
- Affordable housing developers have expressed that they prefer projects in the 12 to 14 units per acre range. Medium-density multifamily development in districts like the PD 3000 zone is far more feasible to construct because higher-density construction costs more to build overall.
- Higher-density developments in Madera require a greater subsidy per unit than lower-density units. In the examples above, the single family home project, La Jolla Estates, was affordable to low-income households, while the multifamily development needed a considerable amount of subsidy to be affordable. Madera is providing homeownership opportunities for lower-income households with a lower per-unit subsidy than higher-density affordable housing projects.
- In some cases, the insistence of higher-density housing can serve as a constraint on the development of affordable housing.
- Multifamily projects in Madera typically include open space and other amenities that are difficult to incorporate into the project at densities higher than 15 units per acre.

Inventory Assumptions

Table H-41 provides a breakdown of the relationship between Madera's zoning districts, appropriate income categories, and inventoried density. Sites that were larger than a half-acre and zoned PD (1500), PD (2000), and R3 were inventoried as lower-income. Based on the analysis above, the PD (3000) zone is, at least in part, appropriate for accommodating lower-income housing. Sites zoned PD (3000) were conservatively inventoried as 50 percent lower-income and 50 percent moderate-income. Sites zoned R2 and PD (4500) were inventoried as moderate-income. Regardless of zone, small sites (less than 0.5 acres) were conservatively inventoried as above-

moderate-income. All other sites were inventoried as above-moderate-income. All sites were inventoried at **85** percent of the maximum density based on recent development that has occurred in the city over the past decade.

Flood concerns are the largest environmental constraint to housing in Madera. The sites inventory documents whether or not each parcel lies within, or partially, within the FEMA 100-year flood zone. If the site lies entirely within the flood zone, no units were counted. If the site lies partially within the flood zone, the inventory only counts the number of units that could be accommodated outside the flood zone. The exception to this assumption is the Ventura Specific Plan, which includes 1,444 units and lies almost entirely within the 100-year flood zone. Since the Specific Plan addresses flooding and other environmental constraints in the Specific Plan EIR, The inventory includes all 1,444 units anticipated in the Specific Plan area.

**TABLE H-41
RELATIONSHIP OF ZONING TO INVENTORIED INCOME CATEGORY**

**City of Madera
2014**

Zone	Maximum Density	Inventoried Density¹	Inventoried Income Category
PD (1500)	29.0	24.7	Lower-Income
R3	24.2	20.6	Lower-Income
PD (2000)	21.8	18.5	Lower-Income
PD (3000)	14.5	12.3	Lower-/Moderate-Income ²
R2	14.5	12.3	Moderate-Income
PD (4500)	9.7	8.2	Moderate-Income
PD (6000)	7.3	6.2	Above Moderate-Income
R1	7.3	6.2	Above Moderate-Income
PD (8000)	5.4	4.6	Above Moderate-Income
PD (12000)	3.6	3.1	Above Moderate-Income

¹ **85** percent of maximum density

² **50 percent lower-income and 50 percent moderate-income.**

Source: Mintier Harnish, 2014.

Rezone Program from 2007-2014 Housing Element

While the City of Madera adopted a State-certified Housing Element for the 2007-2014 cycle, it included a rezone program in order to meet the 2007-2014 RHNA. The rezone included sites that were identified in Action Item H-1.1.3 of the 2009 Housing Element as well as some additional sites that were designated for high density residential development in the 2009 General Plan Land Use Diagram. The City rezoned 34 sites, 20 of which were identified in Action Item H-1.1.3 and 13 that were rezoned independent of Action Item H-1.1.3. In total, the City rezoned 76 new acres to PD (1500) and 44 acres to PD (4500). This resulted in a net gain of 1,663 lower-income units and allowed the City to accommodate the 2007-2014 RHNA.

Units Built

Since the RHNA projection period runs from January 1, 2014, to December 31, 2023, Madera's RHNA can be reduced by the number of units built since January 1, 2014. Table H-42 shows units built since January 1, 2014 in Madera. There were 15 single family units built, all of which were inventoried as above-moderate income.

TABLE H-42 UNITS BUILT SINCE JANUARY 1, 2014 City of Madera 2014				
APN	Lower-Income	Moderate	Above Moderate	Total Units
005-011-018			1	1
005-011-019			1	1
009-581-011			1	1
009-581-012			1	1
009-581-013			1	1
009-581-014			1	1
009-581-015			1	1
009-581-016			1	1
009-581-017			1	1
009-581-018			1	1
009-581-019			1	1
009-581-020			1	1
009-581-021			1	1
012-421-012			1	1
012-421-013			1	1
Total	0	0	15	15

Source: Mintier Harnish, 2014.

Available Land Currently Planned for Residential Use

Table H-43 summarizes the City of Madera’s ability to meet its RHNA for the 2014-2023 projection period. **Figure H-4** shows the locations of the sites summarized in **Table H-43**. The vacant land inventory identifies over 370 sites (covering 872.6 acres) that are zoned for residential and considered vacant. The complete list of available sites to meet the City RHNA is included in Appendix H-A. The table in this appendix provides the Assessor’s Parcel Number (APN), acreage, zoning, General Plan designation, constraints, maximum capacity, and realistic capacity numbers. The Ventana Specific Plan, adopted in January 2007, is the largest site in the inventory. The Plan contains two parcels (047-014-005 and 047-014-007) and provides for nine neighborhoods. As shown in **Table H-B-1**, these neighborhoods include 42.7 acres of PD (3000), 29.6 acres of PD (4500), and 149.7 acres of PD (6000) for a total of 1,444 units. After accounting for all vacant sites, the City of Madera has a RHNA surplus of 1,548 units.

TABLE H-43 SUMMARY OF 2014-2023 RHNA City of Madera 2014-2023					
Income Category	Very Low	Low	Moderate	Above Moderate	Total Units
2014-2023 RHNA	1,352	1,056	1,091	2,600	6,099
Units Built Since January 1, 2014		0	0	15	15
Vacant Land Inventory		2,989	1,805	2,853	7,647
Surplus/(Deficit)		581	714	253	1,548

Source: Mintier Harnish, 2014.

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FIGURE H-4 SITES INVENTORY

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Adequacy of Public Facilities and Infrastructure

Water

The City's water supply system consists of a network of interconnected sub-systems serving specific areas in accordance with City policy. Water is supplied by 18 water wells, all of which are located inside the city limits. Two or three wells are planned over the next two years to increase the city's supply of water. The City also has a 1 million gallon elevated water storage tank. According to Danny Martin, Water/Sewer Operations Manager, the City has a current (June 2014) pumping capacity of 24,089 gallons per minute (gpm) and an average daily usage of 13 million gallons per day (mgd) during the summer and 5 mgd during the winter. With 13,407 water service connections the City is currently following Stage 3 water use regulations due to severe drought conditions in California. At this time the City does not foresee any critical water supply issues or problems and does not anticipate there will be any constraints within the Housing Element planning period (2016-2024) to accommodate the City's current RHNA. The City has recognized the long term constraints to providing adequate infrastructure related to groundwater overdraft issues. The General Plan and corresponding EIR mitigate the groundwater issues associated with housing production beyond the planning period.

Sewer

The City of Madera's Wastewater Treatment Plant is located at 13048 Road 21½ in Madera and is a secondary treatment facility. Sewer collection pipelines in the City range between 8 and 42 inches. According to Dave Underwood of the City of Madera's Wastewater Treatment Plant, the Wastewater Treatment Plant has a maximum design capacity of 10.1 million gallons per day (mgd). During wet weather periods where heavy rainfall occurs for an extended amount of time, the flow can increase significantly due to inflow and infiltration. The treatment facility has seen increases in flow of up to 1.0 million gallons per day during rainy periods. The City has taken measures to mitigate the inflow and has reduced it significantly. The current average flow the plant is receiving is 5.8 million gallons per day. Plant expansion was completed in March 2008. The plant should not exceed its design capacity for several years to come and is expected to accommodate the City's current RHNA.

To comply with Senate Bill (SB) 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

HOUSING PROGRAMS

Housing Authority

The Housing Authority is the primary provider of affordable housing in Madera. The Housing Authority's two main programs, Public Housing and Housing Choice Vouchers (HCV), provide some housing opportunities for extremely low-, very low-, low-, and moderate-income families and individuals as well as housing for people with other special needs (e.g., senior citizens). The demand for the Housing Authority's programs and services is evidenced by the program waiting lists.

As of December 2014 the Housing Authority of the City of Madera (HACM) operates 244 Public Housing units. In addition HACM administers a total of 791 Housing Choice Vouchers (Section 8). There are currently (December 2014) 1,287 households on the waiting list for public housing and 1,106 households on the waiting list for the HCV program.

First Time Homebuyer (Down Payment Assistance Program)

The City of Madera promotes homeownership among first-time homebuyers through a down payment assistance program for households making less than 80 percent of the Madera County area median income. The program, which is funded using HOME funds, is available to individuals or households that have not owned a home within the past three years and the requirements include finding a home within the city limits, contributing at least one month's worth of income toward the purchase price, completion of homeownership classes, securing a good faith estimate or pre-approval letter for a loan within 30 days. The home may not exceed the Federal Housing Administration's mortgage limits (currently \$271,050). Since 2010 a total of 20 households have been helped through the City's Downpayment Assistance Program (excluding NSP3), of which two households were extremely low-income, nine households were very low-income and eight were low-income. Only one moderate-income household received assistance through the program.

Owner-Occupied Rehabilitation Program

The City's Owner-Occupied Rehabilitation Program, funded by HOME funds, provides both zero-interest loans and grants to income eligible families whose homes are in need of repairs to ensure the health and safety of occupants. Zero-interest loans are provided to qualified homeowners whose annual gross incomes do not exceed 80 percent of the area median income for Madera. These loans are deferred, payable when there is a change in title to the property.

Emergency repair grants are available to households earning up to 50 percent of the area median income. To be eligible, an applicant's property must be owner-occupied, within the city limits, and need rehabilitation to meet the Uniform Building Code or "safe, decent, and sanitary" standards. If within the 100-year floodplain, properties must meet flood insurance requirements. If an overcrowding problem is demonstrated, a room addition may be authorized. The City provides recipients with a Rehabilitation Construction Management Contractor to assist them in determining a priority list of rehabilitation needs and a plan to fit those needs within the funding available.

Abandoned Real Property Registration

The City recently (2008) adopted an ordinance that established a foreclosure monitoring program to prevent potential blight from abandoned properties in the city. The ordinance requires property owners to register their property if it is in any stage of the foreclosure process and is abandoned. Once a property enters into foreclosure, its owner or trustee must inspect it monthly and if it becomes vacant, they must register the property with the City's Neighborhood Revitalization Coordinator within 10 days. This requirement remains in effect and an annual registration fee applies as long as the property is vacant. While the property is vacant, the owner or trustee must ensure the property is maintained and secure and must post a 24-hour contact information for people to call to report any problems at the property. If maintenance and security requirements are not met, a fine of \$1,000 per day will be issued. The money collected from fine payments helps pay for the administration of the program. Neighborhood revitalization staff monitor properties in the city on a proactive basis as part of this program.

As of December 31, 2014, there were 41 abandoned vacant units and a combined 244 REO/Abandoned REO properties in the city of Madera based on City records.

Neighborhood Stabilization Program (NSP)

The City, in collaboration with the County of Madera, administers the Neighborhood Stabilization Program 3 (NSP3). NSP3 is limited to the HUD target area, which is the Parkwood subdivision area in southern Madera. The loans are provided in the form of deferred payment “silent” second priority loans as “gap” financing toward the purchase price and closing costs of affordable housing units. While the HOME funded loans are available to households with low incomes (up to 80 percent of AMI), the NSP-funded loans may be awarded to moderate-income households earning up to 120 percent of AMI. NSP-funded loans may not be granted for homes built prior to 1978.

ENERGY CONSERVATION OPPORTUNITIES

State Housing Element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Volatile energy markets have led to renewed widespread interest in energy conservation approaches. Pacific Gas and Electric (PG&E) provides gas and electricity services in the city of Madera. PG&E offers incentives to help consumers save energy and money through a variety of rebate programs and by providing energy-saving tips and educational materials to its consumers.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). Energy-efficiency requirements are enforced by local governments through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made.

In 2010 the State of California Building Standards Commission published and mandated CALGreen. The 2013 California Green Building Standards Code (“CALGreen”) became effective throughout the state on January 1, 2014. CALGreen creates uniform regulations for new residential and non-residential California buildings that are intended to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impacts during and after construction.

Residential buildings subject to CALGreen include multifamily residences and one-and two-family dwellings that have three or fewer stories.

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

Section 66475.3: For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:

- 1) Specifies the standards for determining the exact dimensions and locations of such easements.
- 2) Specifies any restrictions on vegetation, buildings, and other objects which would obstruct the passage of sunlight through the easement.
- 3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.
- 4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.

- 5) Specifies that the ordinance is not applicable to condominium projects which consist of the subdivision of airspace in an existing building where no new structures are added.

The City has adopted the uniform solar energy codes introduced by the International Association of Plumbing and Mechanical Officials. However, the number of installations of solar panels within the community has not been as great as expected. This is due to certain factors. The initial cost of installation of a solar unit is beyond the limits of many families within the community. Furthermore, the prevalence of the fog during winter months reduces the effectiveness of the solar unit. The City and PG&E play a role in implementation of various other energy conservation measures.

The City is currently (2015) in the process of creating a Climate Action Plan to identify the sources and amounts of greenhouse gas emissions in the community and develop strategies to reduce them in the future.

POTENTIAL HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental and market factors that may serve as potential constraints to housing development and improvement in Madera.

POTENTIAL GOVERNMENT CONSTRAINTS

Local governments have little or no influence upon the national economy or the Federal monetary policies which influence it. Yet these two factors most significantly impact the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. One purpose of the Housing Element is to review and evaluate local conditions and regulations that may impact the housing market, and identify actions the City can take to that protect the public's health and safety without unduly adding to the cost of housing production.

Governmental constraints are those imposed by the government which either limit the number of housing units to be built or increase the costs of those units which are built. Constraints increase costs by either adding direct specific expenses, such as street improvements or development fees, to the cost of a housing unit or by increasing the time necessary to build the unit, thereby increasing the builder's incidental costs such as interest payments or labor costs. All costs are ultimately passed on to the occupant of the housing unit either in higher mortgage payments or rent.

General Plan Designations and Zoning

As shown in **Table H-44** below, the General Plan land use designations that allow residential development include four residential designations that permit a range of residential development types. The City of Madera General Plan allows a range of single family and multifamily residential uses up to 50 units per acre. The residential densities allowed by the City of Madera General Plan are not an impediment to affordable housing.

**TABLE H-44
GENERAL PLAN LAND USE DESIGNATIONS PERMITTING RESIDENTIAL DEVELOPMENT**

**City of Madera
2014**

General Plan Designation	Residential Use	Density	Minimum Lot Size	Corresponding Zoning Districts
Residential Land Use Designations				
Very Low Density Residential (VLD)	Single family units	0-2 (target density 1.5) per net acre	0.5 acres	UR, U
Low Density Residential (LD)	Single family units	2.1-7 (target density 5.25) units/net acre	6,000 sq. ft.	RA, R-1, PD-6000, PD-8000, PD-12000, PD-4500
Medium Density Residential (MDR)	Zero-lot line single family units and all multifamily units	7.1-15 (target density 11.25) units/net acre	None	R-2, PD-4500, PD-3000
High Density Residential (HD)	Single family and multifamily units; intended to be applied to lands within walking distance of existing or planned shopping districts and in Village Centers	15.1-50(target density 22.5) units/net acre	None	R-3, PD-2000, PD-1500
Residential Reserve (overlay)	Intended for development after the year 2015	Per underlying land use designation	Per underlying land use designation	R-A, R-1, R-2, PD
Commercial Land Use Designation				
Community Commercial	Single family and multifamily units	N/A residential allowed with special review		Mixed-Use Overlay
Mixed Use Designations				
Village Mixed Use	This category provides for a mix of uses generally corresponding to the Medium Density Residential, High Density Residential, Neighborhood Commercial, and Community Commercial land use categories. This designation is to be applied in the Village Centers and implemented through standard zoning districts, specific plans, planned development, or other methods.	Villages: 6-8 du/acre; Village Centers: 8-18 du/acre	N/A	C-R, C-N, C-1, C-2, C-H, PO, PD Zones

**TABLE H-44
GENERAL PLAN LAND USE DESIGNATIONS PERMITTING RESIDENTIAL DEVELOPMENT
City of Madera
2014**

General Plan Designation	Residential Use	Density	Minimum Lot Size	Corresponding Zoning Districts
Village Reserve	This category applies to lands in Villages which require additional comprehensive planning prior to the submission of development projects.	Per underlying land use designation	Per underlying land use designation	All Districts

Source: City of Madera Land Use Element, 2014.

The City is tasked with allowing for the development of an array of housing types that are suitable for all economic segments of the community. The Housing Element must describe how the City's Municipal Code allows for different types of housing to meet the needs of its residents. Housing types include single family dwellings, duplexes, guest dwellings, mobile homes, group residential homes, multifamily dwellings, convalescent homes, accessory structures, supportive housing, and single-room occupancy units. **Tables H-45 and H-46** below summarize the housing types permitted by right and those that require a use permit under the City Municipal Code.

As shown in **Table H-45** below, there are 11 residential zoning districts and four commercial zoning districts that allow residential development in the city of Madera. The table shows the residential uses permitted in each district, as well as the minimum lot sizes for each district. Secondary dwelling units are permitted on any lot over 6,000 square feet where one single family detached dwelling is permitted and exists. Manufactured housing is also allowed in these zoning districts with a zoning administrator permit.

The Planned Development Zones are intended to provide maximum design flexibility (within the density restrictions) for residential subdivisions. In the P-D zone, special residential developments such as clustering and density transfers are encouraged and unique zoning standards may be considered, such as zero side yard and common-wall developments. All developments in the P-D zone require the approval of a precise plan by the Planning Commission.

**TABLE H-45
ZONING DISTRICTS PERMITTING RESIDENTIAL DEVELOPMENT**

**City of Madera
2014**

Zoning District	Residential Uses Permitted	Minimum Lot Area	Minimum Setback (front/side/rear)	Building Height Limits
RA	Single family dwellings	12,000 sq. ft.	15/5/15	35 ft.
R-1	Single family and multifamily dwelling units	6,000 sq. ft.	15/5/15	35 ft.
R-2	Single family and multifamily dwelling units	3,000 sq. ft.	15/5/15	35 ft.
R-3	Single family and multifamily dwelling units	1,800 sq. ft.	15/5/15	50 ft.
PD (1500)	Single family and multifamily dwelling units	1,500 sq. ft.	Varies ¹	Varies ¹
PD (2000)	Single family and multifamily dwelling units	2,000 sq. ft.	Varies ¹	Varies ¹
PD (3000)	Single family and multifamily dwelling units	3,000 sq. ft.	Varies ¹	Varies ¹
PD (4500)	Single family dwellings	4,500 sq. ft.	Varies ¹	Varies ¹
PD (6000)	Single family dwellings	6,000 sq. ft.	Varies ¹	Varies ¹

**TABLE H-45
ZONING DISTRICTS PERMITTING RESIDENTIAL DEVELOPMENT**

**City of Madera
2014**

Zoning District	Residential Uses Permitted	Minimum Lot Area	Minimum Setback (front/side/rear)	Building Height Limits
PD (8000)	Single family dwellings	8,000 sq. ft.	Varies ¹	Varies ¹
PD (12000)	Single family dwellings	12,000 sq. ft.	Varies ¹	Varies ¹
C-1	Single family and multifamily dwelling units (CUP required)	1,800 sq. ft.	Front setback applies when partially in R zone. 10 ft. (side/rear) abutting Residential	50 ft.
C-2	Single family and multifamily dwelling units (CUP required)	1,800 sq. ft.	Front setback applies when partially in R zone. 10 ft. (side/rear) abutting Residential	65 ft.
C-N	Single family; multifamily (CUP required)	5,000-6,000 sq. ft. (interior/corner lots)	10 ft. front and side (15ft. when next to R or PD); no rear (except when next to R or PD)	35 ft.
C-R	Single family and multifamily dwelling units (CUP required)	5,000-6,000 sq. ft. (interior/corner lots)	10 front, 10 side, no rear except when adjacent to R or PD	24 ft.

¹Special residential developments such as clustering and density transfers are encouraged, and variations from normal zoning standards may be considered, such as zero side yard and common wall developments. Through the Planned Development process, special residential design standards may be established which regulate the subdivision rather than the typical residential standards of the Municipal Code.

Source: *City of Madera Zoning Ordinance, 2014.*

Table H-46 below shows the residential and commercial zone districts and the residential uses that are permitted by administrative approval (P) (requiring no application), permitted through Zoning Administrator approval (ZA), or permitted via conditional use permit (CUP) approved by the City of Madera Planning Commission. In all cases, the residential district for which a use is requested must provide the minimum required square footage for the use to be considered. The conditions of the use permit are specific to each use. Generally, the conditions are designed to make the housing for the requested use and the surrounding uses compatible. The use permit process provides an opportunity for the proponents of the use to have a dialogue with the neighbors and meet their reasonable concerns or remove the concerns

through information. The City recently (2015) updated its Zoning Ordinance to comply with State law requirements for emergency shelters and transitional and supportive housing. Transitional and Supportive housing are now excluded from the use table below and simply defined in the definitions section of the Madera Municipal Code. Emergency shelters, as shown below, are permitted by right in the C-2 zone.

**TABLE H-46
HOUSING TYPES PERMITTED BY ZONING DISTRICT
City of Madera
2014**

Land Use	RA	R1	R2	R3	C-1 ¹	C-2 ¹	C-R ²	C-N	I ⁴	UR
Farm employee housing										P ⁵
Single family housing	P	P	P	P	ZA	ZA	P	P ³	CUP	P ⁵
Emergency shelters						P				
Second dwelling unit	ZA	P	ZA		ZA	ZA	P		CUP	
Detached dwellings with no kitchen	P	P	P	P	ZA	ZA	P		CUP	
Multifamily housing			P	P	ZA	ZA			CUP	
Two-family housing/duplexes			P	P	ZA	ZA			CUP	
Mobile homes/ manufactured homes	P	P	P	P	ZA	ZA	P		CUP	
Assisted living facilities for elderly		CUP	CUP	CUP	ZA	ZA	CUP		CUP	
Foster homes, rehabilitation facilities, day care centers, and other related facilities, <6 persons	P	P	P	P	ZA	ZA	P		CUP	
Foster homes, rehabilitation facilities, day care centers, and other related facilities, 7 or more persons		CUP	CUP	CUP	ZA	ZA	CUP		CUP	
Senior citizen congregate care housing			CUP	P	ZA	ZA			CUP	
Rooming/boarded houses				CUP	ZA	ZA			CUP	

**TABLE H-46
HOUSING TYPES PERMITTED BY ZONING DISTRICT**

**City of Madera
2014**

Land Use	RA	R1	R2	R3	C-1 ¹	C-2 ¹	C-R ²	C-N	I ⁴	UR
Hotels, motels, bungalow courts, and dwelling groups				CUP	ZA	ZA			CUP	
Rest homes and convalescent hospitals				CUP	ZA	ZA			CUP	
Dormitory				CUP	ZA	ZA			CUP	
Fraternity/sorority				CUP	ZA	ZA			CUP	
Group Homes	CUP P	CUP	CUP	CUP	CUP	CUP	CUP		CUP	

CUP=Conditional Use Permit

P= Permitted

ZA=Zoning Administrator. Any matter considered by the Zoning Administrator shall be subject to such conditions as will assure that the adjustments or modifications thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and Zone District in which subject property is situated, and such other conditions as deemed necessary to carry out the purposes of this section.

¹ Any use permitted in any R zone may be permitted in the C-1 or C-2 zone subject to approval by the Zoning Administrator.

²Residential structures provided for in the R-1 zone along with customary accessory buildings are permitted in C-R. Residential structures provided for in the R-2 zone along with customary accessory buildings require a conditional use permit in C-R.

³Residential uses are permitted on the same site as a permitted commercial use, consisting of a one-family dwelling above the first floor or on the rear half of the same lot. A single family dwelling not in conjunction with a principal permitted use requires a CUP.

⁴ Uses permitted in any R zone are permitted in I with a use permit.

⁵When incidental to a permitted or conditional use.

Source: City of Madera Zoning Ordinance, 2014.

Provision for a Variety of Housing Types

State Law (Government Code Section 65583(c)(a)) requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. The following is a brief analysis of the availability of land for other types of housing.

Multifamily Housing

Multifamily housing includes duplexes, apartments, condominiums, or townhomes, and can be an important source of affordable housing. Multifamily housing is permitted by right in the R2 and R3 zones, with Zoning Administrator Approval in C-1 and C-2, and with a CUP in the I zone.

Multifamily housing is also permitted with a site plan review in PD 1500, PD 2000, and PD 3000.

Secondary Dwelling Units

One type of housing appropriate for lower-income persons is second dwelling units. "Second unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary single family dwelling. A second unit also includes attached or detached efficiency units, or manufactured homes, as defined in Sections 17958.1 and 18007 of the Health and Safety Code.

State law requires localities to permit second units ministerially without discretionary review or hearings in zones allowing single family units. To be considered a ministerial review, the process used to approve second units must "apply predictable, objective, fixed, quantifiable, and clear standards." Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

The second unit law established maximum standards for second units on lots zoned for residential use that contain existing single family dwellings. No other standards can be applied to the approval of second units than those listed in Section 95852.2(b) of the Government Code, except the City may require that the primary structure be owner-occupied. The City may apply the following standards:

- The unit is not intended for sale and may be rented;
- The lot is zoned for single family or multifamily use;
- The lot contains an existing single family dwelling;
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;
- The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area;

- The total area of floor space for a detached second unit shall not exceed 1,200 square feet;
- Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located;
- Local building code requirements which apply to detached dwellings, as appropriate; and
- Approval by the local health officer where a private sewage disposal system is being used, if required.

According to the City's Municipal Code, detached dwellings without kitchen facilities are permitted in all residential zones. Second dwelling units with kitchen facilities are permitted on any lot over 6,000 square feet where one single family detached dwelling is permitted and exists with a minor site plan review subject to the following standards:

- One secondary dwelling unit is allowed on a parcel 6,000 square feet or greater containing a single-family dwelling.
- Secondary dwelling units are not allowed on lots with two or more dwellings.
- Any applicant seeking approval for a secondary dwelling unit shall be both the owner and current resident of the property for which a secondary dwelling unit is proposed. An exception to the occupancy requirement is allowed where a secondary dwelling unit is to be constructed concurrent with the principal dwelling, and the owner will reside on the property upon completion of construction.
- Secondary dwelling units may be contained as an addition to the principal dwelling or as a detached building.
- Any illegal building additions or accessory structures on the parcel shall be brought into compliance with the City Code prior to approval of the secondary dwelling unit.

- Either the primary or secondary unit may be for rental purposes and neither unit may be sold separately. At no time shall both units be rented.
- The design shall be architecturally consistent with the principal dwelling including form, exterior siding, trim and color, roof materials, and window placement and type. It shall also be compatible with the height, mass, and general design of buildings in the immediate vicinity of the site;
- The entrance to the secondary dwelling unit shall not be located on the same building elevation as the entrance to the principal dwelling. The secondary dwelling unit entry shall be clearly subordinate to that of the principal dwelling. The appearance of a duplex shall be avoided;
- Exterior stairways, secondary dwelling floor entries, or balconies for secondary dwelling units shall only be allowed where privacy impacts on adjacent lots are insignificant, as determined by the Planning Director;
- The minimum landscaped open space requirements for the applicable zone shall not be reduced as a result of any secondary dwelling unit.
- The increased floor area of an attached secondary unit shall not exceed 30 percent of the existing living area. The total area of floor space for a detached secondary unit shall not exceed 1,200 square feet.
- An additional 500 square feet of useable open space shall be required for the secondary unit, bringing the total open space requirement for both the primary residence and the secondary unit to 1,500 square feet.
- Utilities:
 - 1) All detached secondary residential units shall have completely separate utilities, such as sewer, water, gas, and refuse collection.

- 2) All utilities shall be adequate to serve both residential units. This shall be based on an evaluation by the Community Development Director/City Engineer of the existing level of development in the neighborhood, and the potential for increased density related to the existing capacity in the utilities serving the neighborhood.
- 3) Secondary units shall not be located over underground utilities serving the primary unit.
- Secondary units shall be provided with at least one covered parking space, in addition to parking required for the existing residence.
- Development impact fees to be charged shall be based on the multifamily rate.
- The application for a permit processed under the provisions of this section shall be limited to owner-occupants.
- In addition to the on-site parking required for the primary dwelling unit, one additional covered parking space shall be provided as an integral element of the secondary dwelling unit.

The secondary unit ordinance was passed in 2003. The City will update the Zoning Ordinance to allow second units in all residential zones to comply with AB 1866. In addition, the City will omit the condition that precludes second unit development of lots less than 6,000 square feet. This requirement serves as a potential constraint to the development of secondary dwelling units in residential zones outside of the R-1 zone, which conflicts with the second unit law.

Manufactured Housing

Manufactured housing can provide quality housing at a reasonable price. The recent trend in State legislation has been to encourage homeowners to place and finance manufactured homes on single family lots. As a result, mobile homes as well as factory-built housing may now be taxed as real estate and may be set on permanent foundations, in common with conventional site-built housing.

California SB 1960 (1981) prohibited local jurisdictions from excluding manufactured homes from all lots zoned for single family dwellings; in other words, limiting the location of these homes to mobile home parks is forbidden. However, SB 1960 does allow the local jurisdiction to designate certain single family lots for manufactured homes based on compatibility for this type of use.

The City of Madera Zoning Ordinance permits manufactured housing in most residential zones upon approval by the Zoning Administrator. While the Zoning Ordinance treats manufactured housing no differently than single family dwelling in other zones when it comes to locational requirements, it does require a Zoning Administrator approval, which is not a requirement for stick-built single family dwellings. This is inconsistent with State law and could be a constraint to manufactured housing. As part of the Housing Element, the City has included a program to remove the Zoning Administrator approval requirement for manufactured housing and to treat manufactured housing no differently from other single family dwellings.

Emergency Shelters

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- 1) The maximum number of beds or persons permitted to be served nightly by the facility;

- 2) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- 3) The size and location of exterior and interior on-site waiting and client intake areas;
- 4) The provision of on-site management;
- 5) The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart;
- 6) The length of stay;
- 7) Lighting; and
- 8) Security during hours that the emergency shelter is in operation.

The City is currently (2015) updating its Zoning Ordinance to comply with State law. The City Council is scheduled to adopt the revised Zoning Ordinance at their regularly scheduled May 20, 2015 meeting.

The City has identified the C-2 (Heavy Commercial) zone as an appropriate zone for emergency shelters because it is close to transportation corridors and it permits a variety of retail and other services that are permitted in the Light Commercial (C-1) district, such as barber services, banks, drug stores, food store, offices, restaurants, laundromats, and a variety of others uses. In addition, the development standards for the C-2 district facilitates the development of an emergency shelter as there are no setbacks or yard requirements unless it abuts a residential area; there is a very low minimum lot size requirement (2,000 square feet); and the district allows building heights of up to 65 feet by right.

The City analyzed vacant land zoned C-2 in the city and found the following potential sites for emergency shelters. There is a total of 212.7 vacant acres of C-2 land in the city.

TABLE H-47 POTENTIAL SITES FOR EMERGENCY SHELTERS City of Madera 2014	
APN	Acreage
038-040-005	97.9
013-010-005	5.8
013-210-003	1.0
013-010-025	10.3
013-050-003	19.8
013-230-002	1.0
013-230-003	1.0
013-230-004	1.0
013-230-005	1.7
013-160-005	5.2
013-160-016	15.3
033-210-001	2.1
003-194-008	2.7
003-194-010	2.4
007-184-010	0.4
011-300-004	7.9
012-133-022	4.9
012-133-028	2.9
012-133-029	4.9
012-133-031	3.4
012-133-032	1.4
012-320-004	8.1
012-133-038	9.4
012-133-039	2.2
Total	212.7

Source: City of Madera, Mintier Harnish, 2015.

The City has set forth six criteria for the administrative review of emergency shelters. Each provision is set to ensure consistency with local ordinances and State health and safety standards and is compliant with the requirements of SB 2.

A) Facility compliance with applicable state and local standards and requirements.

(1) Federal, State, and local licensing as required for any program incidental to the emergency shelter.

(B) Physical Characteristics.

(1) Compliance with applicable State and local uniform housing and building code requirements.

(2) The facility shall have on-site security during all hours when the shelter is open.

(3) Facilities shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.

(4) Facilities shall provide secure areas for personal property.

(C) Limited Number of Beds per Facility. Emergency shelters shall not exceed 50 beds.

(D) Limited Terms of Stay. The maximum term of staying at an emergency shelter is 6 months in a consecutive 12-month period.

(E) Parking. The emergency shelter shall provide on-site parking at a rate of 2 spaces per facility for staff plus 1 space per 6 occupants allowed at the maximum capacity.

(F) Emergency Shelter Management. A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approved by the planning, inspections, and permitting department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical

standards of this chapter. The operator of each emergency shelter shall annually submit the management plan to the planning, inspections and permitting department with updated information for review and approval. The city council may establish a fee by resolution, to cover the administrative cost of review of the required management plan.

Transitional and Supportive Housing

“Transitional housing” is defined as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. They may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

“Supportive housing” is defined as housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code.

The City is currently (2015) in the process of updating the Zoning Ordinance to include definitions of both transitional and supportive housing to comply with State law. The definitions emphasize that transitional and supportive housing are allowed in all zones allowing residential uses (including non-residential zones allowing residential uses) subject to the same restrictions and requirements that apply to other residential uses of the same type in the same zone. The Madera City Council is expected to adopt the revised Zoning Ordinance at their regularly scheduled May 20, 2015 meeting.

Group Homes

Currently (2014), the Madera Zoning Ordinance allows group homes and other related facilities (six or fewer persons) in residential zones upon administrative approval. Administrative approval does not require any kind of application or staff review. Group homes that provide housing for more than six persons are allowed in residential zones upon obtaining a conditional use permit from the Planning Commission. These facilities are also allowed with a use permit in the Light Commercial (C-1) and Heavy Commercial (C-2) zones. Group homes are not permitted in any other zones.

Farmworker Housing

In Madera, permanent rental housing affordable to low- and very low-income households is the main type of housing for permanent farmworkers. Locations identified for multifamily residential would provide sites for this group. Most housing specifically for farmworkers exists in the unincorporated county.

The Housing Authority of the City of Madera is responsible for providing assisted rental housing through its public housing farmworker rental units. The Housing Authority owns 100 rural development units of farm labor housing located in three different sites. Residency is restricted to farm labor families that are U.S. citizens or have residency. The farmworker sites operated by HACM are: the 28 units at 1110 Kennedy Street, 28 units at 800 Lilly Drive, and 44 units at 337 Knox Drive.

The provisions of Section 17020 (*et seq.*) of the California Health and Safety Code (Employee Housing Act) relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Such housing is allowed in all jurisdictions in California pursuant to the regulations set forth in Section 17020.

The Employee Housing Act requires jurisdictions to permit employee housing for six or fewer employees as a single family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or

other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone. In addition, in any zone where agriculture is a permitted or conditional use, employee housing containing up to 36 beds and 12 units must be a permitted or conditional use, as applicable.

The Madera Zoning Ordinance does not differentiate farm employee housing and single family homes, and therefore is not in conflict with the Employee Housing Act. However, the City's Zoning Ordinance does not permit employee housing in zones where agriculture is a permitted or conditional use.

Single Room Occupancy

Single Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without a rental deposit, and can provide an entry point into the housing market for extremely low-income individuals, formerly homeless, and disabled persons.

The City is currently (2015) in the process of updating its Zoning Ordinance to add a definition of SROs:

A structure that provides living units that have separate sleeping areas and some combination of shared bath or toilet facilities. The structure may or may not have separate or shared cooking facilities for the residents. SRO includes structures commonly called residential hotels and rooming houses.

Housing for Persons with Disabilities

As part of a governmental constraints analysis, Housing Element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

The City provides for a variety of housing intended to care for the special needs of the disabled. Group home housing types that house six or fewer people are allowed by right in all residential zones and those that house more than seven persons are permitted with a conditional use permit in the R-1, R-2 and R-3 zones. There are no restrictions on the location of any group care homes in the city and there are no special conditions specifically for larger group homes. Even though a conditional use permit is required, the same public notices are posted as other use permits. Additionally, the City has occupancy standards for unrelated persons with a family definition as follows: “one or more persons living as a single housekeeping unit in a dwelling unit, including necessary domestic servants”. (Note: the City is in the process of preparing a comprehensive Zoning Code update that would amend this definition of “family” to remove reference to domestic servants.)

Both the current (2015) and proposed draft definition of family are vague and do not prevent unrelated individuals from sharing the same home. It does not reference any requirement for a type of relationship or limit the occupancy to a certain number of persons.

Other potential constraints on housing for persons with disabilities are not present in the city including: the City continually monitors its zoning laws, policies and practices for compliance with fair housing law and will continue to maintain compliance. The City allows reductions in parking requirements for developments that contain special needs housing. The City has adopted the 2007/2008 Uniform Building Code and has not added any local provisions. While it has considered universal design elements, the City has not adopted these into its code.

If a person with a disability wants to request housing retrofit for accessibility, they must apply for a building permit. There is an active ADA advisory committee created to advise the City Council on issues related to the needs of individuals with disabilities. The City is currently (2015) in the process of revising the Zoning Ordinance to adopt a formal reasonable accommodation procedure. The Madera City Council is expected to adopt the revised Zoning Ordinance at their regularly schedule May 20, 2015 meeting.

A request for reasonable accommodation must be submitted to the Director of the Community Development Department. The Director or his/her designee must make a determination within 45 days.

Although the City does not have any local building requirements for disabled persons' accessibility, the City does follow California's accessibility laws, which require the following for multifamily residential developments:

- Multifamily developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multifamily developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units is accessible.
- Single family residential developments are exempt from accessibility requirements, but accessibility features for a single family home may be added at the request of a homeowner.

Parking Requirements

The City requires 1.5 parking spaces for each one-bedroom single family unit and two spaces for single family units containing more than one bedroom. In each instance, one space per unit must be covered. In addition to the parking spaces required for single family units, all projects with six or more units are required to provide off-street parking for visitors. For these units, one space for the first four units and one space for each four units thereafter is required. For secondary dwelling units, each unit shall be provided with at least one covered parking space, in addition to the parking required for the main residence.

For senior citizen housing projects, one covered parking space for each unit is required. In addition, one guest parking space is required to be provided at the rate of one space for every four units. Furthermore, employee parking is required to be provided at a rate of one space for every two employees, and parking for a manager's quarters is required at the standard residential rate.

Density Bonus

State law (California Government Code Section 65915) requires local governments to grant a density bonus and/or financially equivalent incentives to developers who agree to provide a specified percentage of affordable housing, senior citizen housing, or child care facilities for lower-income

families as part of a residential development. The amount of bonus units or incentives depends on the percentage of affordable housing units provided. In 2004 Senate Bill (SB) 1818 altered density bonus provisions throughout the state. Effective January 1, 2005, SB 1818 increased the maximum bonus from 25 to 35 percent and changed the eligibility thresholds for projects. It also required localities to grant additional incentives and allowed bonuses for land donation. Under the new density bonus law, there are provisions for projects that include affordable housing (to low- and very low-income), senior housing, donations of land, condominium conversions, and child care facilities. The law also allows for concessions and incentives, waivers and reductions, or reduced parking requirements. A developer may apply for one to three concessions or incentives on a sliding scale depending on how many affordable units are proposed. Concessions include reduction in site development standards and modifications of zoning and architectural design requirements, mixed-use zoning, or other regulatory incentives or concessions. In addition, a developer may ask for waivers of any number of development standards if they can demonstrate the waiver is needed to make the project economically feasible. A reduction in parking requirements is also allowed for senior projects or developments that provide affordable units.

The City is currently (2015) in the process of updating its Zoning Ordinance to comply with State law. The Madera City Council is expected to adopt the revised Zoning Ordinance at their regularly schedule May 20, 2015 meeting.

Growth Control/Growth Management

The 2009 General Plan Land Use element includes growth management policies. Specifically, the City will support new annexation only when it determines that there is sufficient public infrastructure, facilities, and services.

Open Space Requirements

Land use controls that can impact the ability to provide affordable housing include open space and off-street parking requirements. Because these on-site improvements are land-intensive, they increase the cost of land development by reducing the unit density while adding landscaping and parking area development costs. Open space standards are typically determined by surveying similar communities and what the local experience has indicated is appropriate.

Open space standards do not exceed those used in other cities of comparable size. In Madera, these standards reflect a strong community value in open space and the role it plays in the overall quality of life of the city's residents. The standard for conventional single family residential lot-by-lot development is 60 percent open space (or 40 percent coverage). This requirement is inclusive of driveways, uncovered patios and swimming pools, or other hardscape intended for outdoor use. In considering a minimum 4,500 square foot lot, the site coverage would need to be in excess of 1,800 square feet to exceed this standard. Planned development procedures provide for the clustering of residential units and the concentration of open space for common use. For each residential unit in a planned residential development there must be a minimum 750 square feet of open space exclusive of driveways and off-street parking areas. Indeed, the City has consistently encouraged this type of development as one method of providing different housing types at more affordable levels.

The minimum useable open space for each residential zone is shown in **Table H-48**.

**TABLE H-48
MINIMUM OPEN SPACE REQUIREMENTS**

**City of Madera
2014**

Zoning District	Square Footage per unit
R-A	2,000 sq. ft.
R-1	1,000 sq. ft.
R-2	750 sq. ft.
R-3	500 sq. ft.
PUD	750 sq. ft.

Note: an additional 500 square feet of useable open space is required for a secondary unit bringing the total open space requirement for both the primary residence and the secondary unit to 1,500 square feet..

Source: *City of Madera Zoning Ordinance, 2014.*

In addition to the minimum open space requirements above, the City requires that buildings located on a lot in an R-1 zone shall not exceed a cumulative floor area of 1,400 square feet plus 20 percent of the site area on which those buildings are located.

For apartment projects containing 50 or more units, one or more amenities are required such as a community room, storage facility, basketball court, swimming pool, tennis court, putting green, lawn bowling, tot lot, or outdoor cooking facilities or barbecues.

Building Codes and Enforcement

Building standards are essential to ensure safe housing, although some codes and standards may constrain the development or preservation of affordable housing. The City of Madera has adopted the 2007 California Building Code.

Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement could potentially act as a constraint on the amount of housing and its affordability. The City operates a code enforcement program employing seven full-time and three part-time Code Enforcement Officers.

Enforcement involves ensuring that development within the city conforms to the standards contained in the Madera Municipal Code.

However, the codes enforced by Madera are similar to the codes enforced by most other cities in the region and are necessary to promote the minimum standards of safety and accessibility to housing. The codes are not considered to be an undue constraint on housing investment. The code enforcement process is initiated both by resident complaints and through the observation of code violations by enforcement staff.

On-/Off-Site Improvement Requirements

The City requires that developers complete certain site improvements in conjunction with new housing development. The following are required improvements for residential subdivisions with five or more parcels according to City Standard Specifications:

- Storm drainage system;
- Sanitary sewer system and domestic water system including water meters;
- Electric, telephone, and cable facilities; and
- Street infrastructure including curb and gutters, sidewalks, streetlights, and fire hydrants.

On-site improvements vary with the type of project proposed. The improvements are guided by City Code and Standard Specifications. The right-of-way improvements can be a major cost of development; but they are essential to orderly development, the provision of services, and the health and safety of residents. An action taken by the City to reduce these costs to some extent was the adoption of the 50-foot Residential Access Street Standard. This standard allows for a narrower pavement width and contiguous sidewalk, along with a narrower right-of-way, all of which will lower the cost of residential development.

The General Plan also recommends automatic irrigation systems for medium- and high-density residential projects. This recommendation, along with low-maintenance and drought-tolerant plants, should reduce the long-term costs

for these types of projects. The State, in its mandatory water efficiency regulations, indicates that the cost of installing and maintaining water-efficient landscapes should not exceed the costs of other landscaping. Any actual differential should be offset by lower maintenance costs in a very short time.

Development Fees and Other Exactions Required of Developers

Table H-49 indicates the building and impact fees in 2014 for a recent single family home in the city of Madera. The sewer and water fees vary depending on which one of the four quadrants the development will be located. The example provided in **Table H-49** is based on fees for the Southeast quadrant, where much of the housing development has tended to occur in recent years.

TABLE H-49 PERMIT AND DEVELOPMENT FEES: SINGLE FAMILY City of Madera 2014	
State Green Building Development Fund	\$7.00
Permit Prep Fees	\$19.03
SFD Energy 0-2,500 sq. ft.	\$75.00
Construction Water	\$9.00
SFD Waste Water Treatment Plant	\$1,314.00
SFD Water Wells Impact Fee	\$562.00
SFD Water Pipes Fee	\$283.00
SFD Transportation Facilities	\$951.00
SFD Traffic Signal Fee	\$235.00
SFD 16 ft Median Island Fee	\$388.00
SFD 24 ft Collector Street Fee	\$697.00
SFD 12 ft Arterial Street Lane	\$697.00
SFD Public Works Impact Fee	\$324.00
SFD Parks and Recreation Impact Fee	\$2,653.00
SFD General Government Fee	\$231.00
SFD Fire Impact Fee	\$337.00
SFD Administrative Impact Fee	\$94.00

**TABLE H-49
PERMIT AND DEVELOPMENT FEES: SINGLE FAMILY**

**City of Madera
2014**

SFD Police Impact Fee	\$542.00
State Residential Seismic Fee	\$20.02
Inspection for Unlisted Item	\$1,944.29
SFD Storm Drain Existing Area	\$1,132.00
SFD Additional Sewer Existing Area	\$135.00
School District Impact Fees (\$3.88/sq. ft.)	\$5,820
Total Building Permit and Impact Fees	\$18,469.34

Notes: Based on a recent single family home in the city of Madera

Sources: City of Madera Community Development Department-Building Division, 2014.

Table H-50 lists the building fees for a recent 20-unit multifamily development in Madera. The building and development impact fees shown are not considered constraints to development of multifamily housing because the per-unit fees for “typical” multifamily projects are an estimated half of the fees applied to a single family unit.

**TABLE H-50
PERMIT AND DEVELOPMENT FEES: MULTIFAMILY**

**City of Madera
2014**

Building Permit Valuation Fee (Per Standard Tables)	\$3,827.80
State Green Building Development Fund	\$36.99
State Commercial Seismic Fee	\$192.56
Permit Prep	\$31.00
Archival (pages <8.5 x 14 inches)	\$1.20
Multifamily Residential Elect	\$319.28
Service 400 amps to 999 amps	\$54.50
Subpanel <200 Amps <600 V	\$1,302.00
Subpanel 200<99<600V	\$81.50

TABLE H-50 PERMIT AND DEVELOPMENT FEES: MULTIFAMILY City of Madera 2014	
MF Energy First Unit	\$75.00
MF Energy Additional Unit	\$475.00
Residential Units (751-1,500 sq. ft.)	\$336.00
MFD Plumbing One Bath	\$288.00
MFD Plumbing Two Bath	\$240.00
MFD Construction Water	\$180.00
MFD Waste Water Treatment Plant	\$18,460.00
MFD Water Well Impact Fee	\$6,020.00
MFD Water Pipes Fee	\$3,020.00
MFD Transportation Facilities	\$11,680.00
MFD Traffic Signal Fee	\$2,900.00
MFD 16 ft Median Island Fee	\$4,760.00
MFD 24 ft Collector Street Fee	\$8,560.00
MFD 12 ft Arterial Street Fee	\$8,560.00
MFD Storm Drain Existing Area	\$10,920.00
MFD Add Sewer Existing Area	\$1,880.00
MFD Public Works Impact	\$1,980.00
MFD Police Impact Fee	\$7,980.00
MFD Parks and Recreation Impact Fee	\$38,900.00
MFD General Government Fee	\$3,380.00
MFD Fire Impact Fee	\$4,940.00
Total Fees for Development	\$141,380.83
Total Fees per unit	\$7,069.04

Sources: City of Madera Community Development Department-Building Division, 2015.

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these costs are summarized in **Table H-51** below. Again, cost increases have occurred since 2002.

TABLE H-51 PLANNING FEES City of Madera 2014			
	2002	2008	2014
General Plan Amendment	\$2,070	\$3,630	\$4,243
Rezoning (minor/major)	\$1,860/\$2,220	\$2,630/\$3,630	\$4,200/\$6,251
Use Permit (for residential zones only)	0-25 units-\$1,090	\$1,680	\$2,404
	25+units-\$1,710	\$1,830	\$2,829
Site Plan Review 0-25 units	\$370/\$620	\$920/\$1,560	\$1,355
Site Plan Review 25+units	\$1,280	\$2,290+50% of Full	\$2,387
Negative Declaration	\$350	\$270	\$360
Environmental Impact Report	\$1,170+cost	\$1,180+10% of Cost	\$0

Source: City of Madera Community Development Department, 2002, 2008, and 2014.

Processing and Permit Procedures

Processing time for projects in the City of Madera is generally minimal. Multifamily projects in residential zones are permitted uses and, therefore, require only administrative review. A project can be approved and under way for building permit applications in as little as **two to four weeks**. This procedure, identified as a site plan review application, was established in 1988. It better defines application procedures and project requirements and streamlines the process for many larger developments that might otherwise be subject to use permit approval.

In Planned Development zones, a precise plan is required for the project and must be approved by the Planning Commission. The formal review period is **four weeks**. The time before approval typically ranges from **four to six weeks** and varies with time between the submittal date and the next regularly

scheduled Planning Commission meeting. Use permits are required for residential uses in commercial zones. The review period is the same as that for precise plans. It cannot be reduced due to the public hearing and environmental review notification requirements. Use permits have a 15-day appeal period and are void after one year unless building permits are obtained. Extensions of this time frame may be requested if a project requires a longer period of time in which to obtain financing and prepare building and improvement plans.

The formal review period for tentative subdivision maps is **four to six weeks**. The applicant's preparation time and preliminary staff review may increase the time frames for subdivisions. The time frame often depends on the accuracy and adequacy of the initial plans. A requirement for an environmental impact report (EIR) will lengthen the process but an EIR can be processed simultaneously with the map. Review and processing times for tentative maps are minimal in the city of Madera since the City Council has delegated the decision-making process to the Planning Commission. Parcel maps for less than five parcels are approved by the City's Development Review Committee so processing time is only limited to the public hearing notification time frame.

The processing time for projects has been kept to a minimum. Staffing levels in the various departments responsible for development review are also kept to a minimum and may result in a slight increase in the time for processing of projects when the workload is heavy. The adequacy and accuracy of plans varies significantly among the various developers. Procedural guidelines have been developed and checklists have been made available for applicants to reduce time in the preliminary plan preparation phases. Revised application forms have also been created which contain an outline of procedures and application submittal requirements.

Multifamily Residential Permit Processing and Procedures

Multifamily residential development (3 or more units) proposed for the R-1, R-2, and R-3 zoning districts require a site plan review application that requires administrative approval, which typically takes an estimated **two to four weeks**. Multifamily development proposed in the Commercial and Planned Development zones requires Planning Commission approval, which can take an estimated **one to two months**. Conditional use permits are also required

for residential development in Planned Development zones and all Commercial zones with the exception of the Neighborhood Commercial (C-N) zone.

Planned Unit Developments (PUD Zone) Districts

The review of a precise plan for a PUD zone district is essentially the same review as in a standard site plan review for other zone districts; both look at the same issues of design, neighborhood compatibility, and functionality. However, rather than having to hold to the standard development criteria of a given zone, Planned Unit Developments "PUD" zone districts allows projects to be developed in consideration of the context of the specific site and the project's design features. The City's standards are allowed to be replaced with provisions that allow for more creative and efficient use of space and resources such as clustering, density transfers, reduced setbacks, shared facilities, etc. The City also has provisions that allow special needs housing to increase densities and decrease requirements such as parking and open space.

In an effort to streamline the processing of developments in the PUD zone, the City has development design guidelines in place and developers are encouraged to utilize previously set standards. These tools allow developers to utilize new innovations in designs and technologies to create quality housing without being solely limited to status-quo development regulations, while at the same time providing them with quick ready-made options and guidance for standards that are acceptable for development in the city.

Homes in the PUD zone districts typically are developed as one- or two-story units, but there are no height restrictions. The PUD zones require open space equal to the R-3 zone district (750 square feet per unit). However, PUD zones do not have the minimum dimension requirements as in all other residential zone districts. Parking requirements are the same for all residential zones, but may be reduced in a precise plan if the type and design of the project warrant it.

Processing of precise plans generally take **4 to 6 weeks** from submission to Planning Commission Decision. This is slightly longer than processing a by-right application in a non-PUD zone district (**3 to 4 weeks**). Projects that are concerned with expediting the required approvals necessary to begin

construction are allowed to process the checking of improvement plans simultaneously, which takes the same amount of time or longer than the approval of a precise plan. Hence, a precise plan does not delay development. The cost to process a precise plan is actually slightly less than processing a site plan in a non-PUD zone district.

Overall a PUD zone district allows development more flexibility and can reduce unneeded development requirements. The processing does not cost any more than the standard development process or delay final construction approval.

Following initial plan approval from either administrative staff or the Planning Commission, application for required building permits may commence. A site utility and grading permit and electrical, mechanical, and plumbing permit are the permits required for multifamily residential developments.

POTENTIAL NON-GOVERNMENTAL/MARKET CONSTRAINTS

All resources needed to develop housing in Madera are subject to the laws of supply and demand, meaning that these resources may not always be available at prices that make housing development attractive. Cost factors are the primary non-governmental constraints upon development of housing in Madera. This is particularly true in the case of housing for low- and moderate-income households, where basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.

Availability of Financing

The ability for individual persons or households to obtain financing for homeownership is also a potential constraint to lower-income households obtaining affordable housing. The Home Mortgage Disclosure Act (HMDA) is a Federal law enacted in 1975 that requires mortgage lenders to collect, report, and disclose information about their mortgage applications, originations, and purchases. HMDA was designed to provide the public with loan data that can be used to assess how financial institutions are serving the housing needs of their communities. HMDA record provides some measure of the availability of financing for homes in Madera.

Table H-52 displays the aggregate loan applications processed in the Madera Metropolitan Statistical Area (MSA) as reported by individual lending institutions within the MSA for the years 2007 and 2013. In 2007 there were 2,937 applications completed, a decline of 54 percent from the previous year. Of the total applications completed in 2007, 59 percent were approved. In 2013 there were fewer applications submitted but a higher percentage were approved (almost 69 percent).

TABLE H-52
HDMA: CHANGE IN APPROVALS AND DENIALS
Madera-Chowchilla MSA
2013

Home Purchase Loans							
Year	Approved		Denied		Withdrawn/ Incomplete		Total Loan Applications
	Madera MSA	% Total Loan Applications	Madera MSA	% Total Loan Applications	Madera MSA	% Total Loan Applications	Madera MSA/MD
2007	1,738	59.2%	844	28.7%	355	12.1%	2,937
2013	1,027	68.8%	224	15.0%	241	16.2%	1,492

Source: Federal Financial Institutions Examination Council: Home Mortgage Disclosure Act, 2007 and 2013.

As shown in **Table H-53**, 700 households applied for conventional home loans in the Madera-Chowchilla MSA in 2013. The majority of loan applicants (51.3 percent) were upper-income households earning 120 percent or more of the area median income (AMI). Moderate-income households (80 to 119 percent of AMI) and lower-income households (less than 80 percent of AMI) accounted for 11.4 percent and 12.6 percent of loan applicants, respectively.

Analysis of loan application disposition considers both approval and denial rates, primarily because withdrawal of applications can significantly affect these rates. Analyzing both approval and denial rates provides a clearer view of loan activity and trends by allowing multiple points of comparison. The approval rate of conventional loans increased with income, as expected.

For nearly every income category applying for conventional loans, White applicants had higher approval rates and lower denial rates than non-White applicants (except for 100-119 percent median income, where non-Whites

had a higher approval rating). The nine percent difference in approval rates between White applicants and non-White applicants is similar to the difference in approval rates based on income. This indicates that race and ethnicity may be a similar factor of loan approval rates than income in the Madera-Chowchilla MSA.

Federally-backed loans are those guaranteed or insured by a Federal government agency, such as FHA or VA home loans. Because these loans are Federally-guaranteed, they offer additional means of acquiring financing for home purchases for those unable to qualify for conventional home loans. As shown in **Table H-53**, 792 applications were made for government-backed loans to purchase homes within the Madera-Chowchilla MSA in 2013. Upper-income applicants represented 30.4 percent of these loan applications, while moderate-income households represented 13.3 percent of applicants, and lower-income households comprised 45.6 percent of applicants. Overall, denial rates are slightly higher for government-backed loans than conventional loans. The approval rates varied by income and by race. White applicants had higher approval rates than non-White applicants. The overall availability of financing in Madera is not a constraint for residents to become homeowners.

**TABLE H-53
DISPOSITION OF HOME LOANS¹ BY PERCENTAGE OF MEDIAN INCOME (MI) AND RACE/ETHNICITY
Madera-Chowchilla MSA
2013**

		Less than 50 percent MI		50 to 79 percent MI		80 to 99 percent MI		100 to 119 percent MI		120 percent or more MI		Total		Total	
		White ²	Non-White ³	White ²	Non-White ³	White ²	Non-White ³	White ²	Non-White ³	White ²	Non-White ³	White ²	Non-White ³		
Conventional Home Purchase Loans	Total Applications Received	20	31	49	73	54	34	47	33	251	108	421	279	700	
	Approved ⁴	#	13	19	33	34	39	20	31	23	186	79	302	175	477
		%	65.0%	61.3%	67.3%	46.6%	72.2%	58.8%	66.0%	69.7%	74.1%	73.1%	71.7%	62.7%	68.1%
	Applications Denied ⁵	#	6	8	8	18	8	6	4	5	25	13	51	50	101
		%	30.0%	25.8%	16.3%	24.7%	14.8%	17.6%	8.5%	15.2%	10.0%	12.0%	12.1%	17.9%	14.4%
	Other ⁶	#	1	4	8	21	7	8	12	5	40	16	68	54	122
		%	5.0%	12.9%	16.3%	28.8%	13.0%	23.5%	25.5%	15.2%	15.9%	14.8%	16.2%	19.4%	17.4%
	Government Insured Home Purchase Loans	Total Applications Received	14	71	45	182	55	79	46	59	133	108	293	499	792
Approved ⁴		#	8	41	31	120	39	55	42	39	97	78	217	333	550
		%	57.1%	57.7%	68.9%	65.9%	70.9%	69.6%	91.3%	66.1%	72.9%	72.2%	74.1%	66.7%	69.4%

**TABLE H-53
DISPOSITION OF HOME LOANS¹ BY PERCENTAGE OF MEDIAN INCOME (MI) AND RACE/ETHNICITY
Madera-Chowchilla MSA
2013**

			Less than 50 percent MI		50 to 79 percent MI		80 to 99 percent MI		100 to 119 percent MI		120 percent or more MI		Total		Total
			White ²	Non-White ³	White ²	Non-White ³	White ²	Non-White ³	White ²	Non-White ³	White ²	Non-White ³	White ²	Non-White ³	
Applications Denied ⁵	#	3	15	8	32	7	12	1	9	20	16	39	84	123	
	%	21.4%	21.1%	17.8%	17.6%	12.7%	15.2%	2.2%	15.3%	15.0%	14.8%	13.3%	16.8%	15.5%	
Other ⁶	#	3	15	6	30	9	12	3	11	16	14	37	82	119	
	%	21.4%	21.1%	13.3%	16.5%	16.4%	15.2%	6.5%	18.6%	12.0%	13.0%	12.6%	16.4%	15.0%	

¹Refinance loans are excluded from the analysis. Loans are also made by lenders that are not subject to HMDA. Data on these loans are unavailable.

² White, non-Hispanic.

³ Non-White, others including Hispanics.

⁴ Does not include applications approved but not accepted.

⁵ Does not include applications withdrawn or files closed for incompleteness.

⁶ Includes applications approved but not accepted, withdrawn by applicant, and incomplete applications.

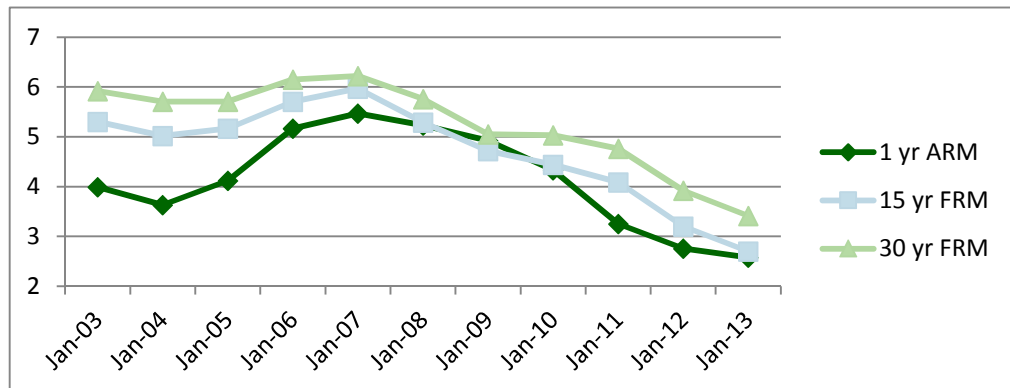
Source: Home Mortgage Disclosure Act (HMDA) data, 2013.

Federal and State Actions

While financing availability is a non-governmental constraint, various State and Federal government policies can have significant impacts on the affordability of housing. Most important of these policies are those Federal monetary policies that influence interest rates. Interest rates affect both construction costs (construction loans) and long-term mortgage costs, thereby having a significant direct impact on the affordability of housing. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

As shown in **Figure H-5**, mortgage rates have continued to decrease nationwide since 2007, hitting a historic low in 2013. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

FIGURE H-5 HISTORICAL MORTGAGE RATES
January 2003-January 2013



Mortgage Rates:
 ARM-Adjustable Rate Mortgage
 FRM- Fixed Rate Mortgage

Source: Freddie Mac Primary Mortgage Market Survey.

The volatility of interest rates is demonstrated by the fact that within the last 20 years, mortgage rates have been as high as 9 percent and as low as 3 percent. Construction financing has been even more volatile. The Federal government has increased the per-capita limits on tax-exempt bonds and the Low Income Housing Tax Credit Program. That change provides more allocation authority for states, which simply means more supply of funds. The Federal government has significantly reduced its involvement in direct construction programs to meet the housing needs of low- and very low-income households. However, it has worked with local housing authorities to make the Section 8 program more efficient and effective. Additionally, HUD has worked aggressively with private sector owners of older assisted housing projects in an effort to keep them affordable. It is now much easier for owners to sell to nonprofits and for-profits who are willing to enter into new regulatory agreements.

Land Costs

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangements made between the buyer and seller.

According to realtor.com, lot prices in Madera on February 23, 2015 for the 9 residential lots available within the city limits ranged from \$75,000 for a 0.17 acre lot to \$225,000 for an 11.3 acre lot. The median price was \$177,450. Prices per acre ranged from \$19,947 to \$441,176. The median price per acre was \$124,500. The land cost per developed unit can be lowered by choosing high-density projects.

In addition to the cost of the raw land, new housing prices are influenced by the cost of holding land while development permits are processed. The shorter the period of time that it takes a local government to process applications for building, the smaller the effect inflation will have on the cost of construction and labor. Permit processing times are discussed earlier in this chapter in the context of governmental constraints on the development of affordable housing.

Development Costs

Construction Costs

Based on nationwide building valuation data compiled by the International Code Council (ICC), a one- and two-family residential building would cost an estimated \$118 per square foot. This equals a rough estimate of \$236,000 for a 2,000 square foot single family home. In 2014 RS Means (a reliable published source for construction industry costs) estimated that the hard construction costs in the Fresno area were \$148 per square foot for a typical one- to three-story multifamily residential construction with wood siding and frames. For a building with a floor area of 33,750 square feet, this totals \$4,995,000. Assuming there are 30 units in the building, this would equal roughly \$166,500 per unit in construction costs.

Total Housing Development Costs

Table H-54 shows a rough estimate of the total development cost for a 2,000 square foot single family home on a 5,000 square foot lot in Madera. Based on the assumptions below, a typical home would cost an estimated \$288,759 to build, including land costs, construction costs, site improvements, and impact fees.

TABLE H-54 ESTIMATED HOUSING DEVELOPMENT COSTS FOR 2,000 SQUARE FOOT SINGLE FAMILY HOME City of Madera 2014	
Type of Cost	Amount (Per Unit)
Land Costs ²	\$14,290
Site Improvement Costs	\$20,000
Construction Costs ³	\$236,000
Development Impact Fees ⁴	\$18,469
Total Development Costs	\$288,759

¹Assumes a 2,000 square foot single family home built on a 5,000 square foot lot

²Assumes an average cost of \$124,500 per acre, according to realtor.com

³Assumes \$118 per square foot construction costs, based on International Code Council

⁴See **Table H-49**

Source: Mintier Harnish, City of Madera, 2015.

Table H-55 shows a rough estimate of the total development cost for an 800 square foot unit in a small multifamily development in Madera. Based on the assumptions below, a multifamily unit would cost an estimated \$201,869 to build, including land and construction costs, site improvements, and impact fees.

TABLE H-55 ESTIMATED HOUSING DEVELOPMENT COSTS FOR AN 800 SQUARE FOOT MULTIFAMILY UNIT City of Madera 2014	
Type of Cost	Amount (Per Unit)
Land Costs ²	\$8,300
Site Improvement Costs	\$20,000
Construction Costs ³	\$166,500
Development Impact Fees ⁴	\$7,069
Total Development Costs	\$201,869

¹Assumes a 30-unit multifamily building on two acres with average unit size of 800 square feet (i.e., 15 units per acre)

²Assumes an average cost of \$124,500 per acre, according to realtor.com

³Assumes multifamily building is 33,750 total square feet and construction costs are \$148 per square foot based on RS Means, a reliable source for construction industry costs.

⁴See **Table H-50**

Source: Mintier Harnish, City of Madera, 2015.

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**APPENDIX A: EVALUATION OF THE 2009-2014
HOUSING ELEMENT**

This section reviews and evaluates the City's progress in implementing the 2009 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-1.1.1</p> <p>The City shall continue to maintain an inventory of land owned by the City, Housing Authority, and Redevelopment Agency within the City and its sphere of influence and will analyze that land for potential housing sites.</p>	Ongoing	The City completed an inventory, however, with reduced resources/personnel, it may not be possible to keep it up to date.	Question for staff: Is there any City owned land left?
<p>Action Item H-1.1.2</p> <p>The City will cooperate with the Redevelopment Agency, Housing Authority, and its affiliated non profit organization, and other low-income housing developers to identify suitable sites and projects for affordable housing throughout the City, with the intent to avoid concentrating affordable housing opportunities in a limited number of neighborhoods.</p>	Ongoing	This is a continuing effort that is periodically discussed among the remaining principal parties.	Remove reference to Redevelopment Agency
<p>Action Item H-1.1.3</p> <p>To fulfill the requirements of its regional housing need allocation, the City will rezone the following parcels of land to PD (4500), or equivalent zone district with allowances for equal or greater density, with the intention of making these parcels appropriate for the development of housing types affordable to moderate-income households:</p> <ul style="list-style-type: none"> • 19.09 acres of land currently zoned R1 (APN 012-480-009) • 19.55 acres of land currently zoned R1 (APN 012-460-001) • 17.3 acres of land currently zoned R1 (APN 012-460-002) • 2.75 acres of land currently zoned R1 (APN 005-220-006) • 38.34 acres of land currently zoned R1 (APN 008-180-005) <p>The location of these sites is illustrated in the map contained in Appendix A–Housing Element Appendix.</p>	Completed	The City completed the rezoning to implement the 2009 Housing Element.	Delete

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-1.1.4</p> <p>Most assisted housing developments utilizing State or Federal financial resources include 50 to 150 units. The City will provide incentives and technical assistance through the processing of subdivision or larger sites located in Specific Plans and Special Planning Areas to facilitate development of a variety of housing types and affordability consistent with typical developments affordable to lower income households. The City will offer the following incentives for the development of affordable housing including but not limited to: priority processing for subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assistance (based on availability of Federal, State, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.</p>	<p>Ongoing</p>	<p>The City continues to implement this action item. In 2010 the City facilitated the approval of a multi-unit low-income project and successfully applied for a HOME grant for the project.</p>	<p>Maintain</p>
<p>Action Item H-1.2.1</p> <p>The City shall identify potential infill sites including smaller (parcels less than one quarter of an acre) vacant and underutilized parcels. The City shall create an inventory of these sites and make the list available at the Planning and Building Department permit counter.</p>	<p>Ongoing</p>	<p>The City funded the beginning of this effort through CDBG funds in 2010. The GIS Mapping and database are set up, but the majority of the data still needs to be collected. The Housing Element provides an inventory of available parcels for development.</p>	<p>This program is accomplished through the Housing Element Sites Inventory. Delete program.</p>

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-1.2.2 In cooperation with the Redevelopment Agency and Housing Authority and its affiliated nonprofit organization, the City shall work with interested for-profit and non-profit developers in consolidating infill parcels designated for multifamily residential development.</p>	No longer feasible	While this started out as a feasible effort, the State's grab of Redevelopment funds and subsequent elimination of the Redevelopment Agency have made this less likely to occur in the future.	Delete
<p>Action Item H-1.2.3 The City will explore the feasibility of establishing a housing fee program that would provide fiscal incentives for infill and affordable housing projects.</p>	Deemed infeasible	The concept has not been feasible in this difficult economic period.	Delete
<p>Action Item H-1.2.4 The City will ensure compliance with the State Density Bonus by amending its Zoning Ordinance to reflect the provisions of the 2004 amendment to State Density Bonus law.</p>	Completed	The City is currently (2015) in the process of updating its Zoning Ordinance to comply with State law. These amendments will be adopted in 2015.	Delete
<p>Action Item H-1.3.1 The City shall review and potentially amend its Zoning Ordinance to include minimum densities in the medium- and high-density zones unless there are issues of site constraints or the affordability of the units would be compromised. Policy LU-6 in the City's draft Land Use Element states that the City will establish density ranges and encourage a target density within that range by requiring an explanation for not building at the higher end of the range.</p>	In process	The language has been drafted as part of a comprehensive update of the Ordinance that is planned for after the adoption of the Housing Element.	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-1.4.1</p> <p>The City shall develop and maintain data via its GIS system to track and maintain an inventory of vacant land by zoning classification along with a subdivision activity list for reference in the evaluation of available sites for housing development activity. This data will also be used to report housing construction and occupancy in group quarters for the State Department of Finance's preparation of annual population estimates.</p>	Ongoing updates	The City funded the beginning of this effort through CDBG funds in 2010. The GIS Mapping and database are set up, and data has been collected for general plan, land use, and zoning.	Maintain
<p>Action Item H-1.5.1</p> <p>The City shall cooperate with developers, property owners, and other stakeholders to complete major public facilities identified in public service master plans, including the Avenue 16 and Ellis Avenue interceptor.</p>	Partially completed	The Ellis Avenue overcrossing of State Route 99 and its intersection with Kennedy Street were completed in 2012. Other projects have not been initiated due to a lack of development activity.	Update based on most recent Capital Improvement Plan
<p>Action Item H-2.1.1</p> <p>The City shall continue to support the use of Housing Authority's affiliated nonprofit housing organization (Madera Opportunities for Resident Enrichment and Services-MORES) in cooperation with the partner agencies and other stakeholders.</p>	Ongoing	The City continues to partner with all interested parties in looking to provide affordable housing.	Maintain
<p>Action Item H-2.1.2</p> <p>The City shall consider establishing a Staff Advisory Committee consisting of staff representatives from the City, Housing Authority, and Redevelopment Agency to coordinate housing activities and programs, to advise the respective agencies on affordable housing issues, to help set priorities for funding, to recommend policies for administration of the affordable units, and to identify regulatory barriers to affordable housing.</p>	Not completed	The Redevelopment Agency was dissolved in 2012. The City has daily working relationships with the Housing Authority that provide opportunities to coordinate on projects as needed	Delete

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-2.2.1</p> <p>The City shall continue to coordinate with the County of Madera and the Madera County Local Agency Formation Commission (LAFCO) to ensure an orderly pattern of urban growth with adequate provision of urban services as well as consistency with all rezoning and annexation applications. For more details on how the City is addressing these issues, please refer to the updated Land Use and Circulation elements.</p>	Ongoing	The City continues to partner with Madera County and LAFCO on annexation issues as they arise.	Delete. This is already fully addressed in the Land Use Element.
<p>Action Item H-2.3.1</p> <p>The City shall take all necessary and proper action to expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households.</p>	Ongoing	In 2010 the City facilitated the approval of a multi-unit low-income project and successfully applied for a HOME grant for the project.	Maintain
<p>Action Item H-2.3.2</p> <p>The City shall continue to encourage private developers to make application for State and Federal tax credits, USDA funding, or California Housing Finance Agency Subsidized Rental allocations which provide subsidized interest rates and operation subsidies to developers of rental housing projects. Information on the program will be provided through various City departments and appropriate agencies.</p>	Ongoing	The City continues to implement this action item. In 2010 the City facilitated the approval of a multi-unit low-income project and successfully applied for a HOME grant for the project.	Maintain
<p>Action Item H-2.3.3</p> <p>The City shall continue to provide incentives to developers and property owners for the construction of affordable housing including density bonuses for units for lower-income, senior, and large-family households.</p>	Ongoing	The City is currently (2015) in the process of updating its Zoning Ordinance to comply with State law regarding density bonuses.	Maintain as a policy
<p>Action Item H-2.3.4</p> <p>The City shall establish implementation policies for its Development Impact Fee Program which specify how adjustments, credits, or waivers will be made for infill projects that involve redeveloping and/or remodeling existing residential units.</p>	Completed	Completed.	Delete

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-2.4.1</p> <p>The City’s Grants Administration Division will continue to increase the supply of affordable housing by obtaining State and Federal funding for programs including the Down Payment Assistance Program, which provides long-term support for lower-income families and first-time homebuyers.</p>	Ongoing	The City continues to apply for grant funding. In 2010, the City facilitated the approval of a multi-unit low income project and successfully applied for a HOME grant for the project.	Maintain
<p>Action Item H-2.4.2</p> <p>The City shall work cooperatively with its Redevelopment Agency to ensure housing set-aside funds are utilized to reach common goals of the two entities including the purchase of infill lots for very low- and low-income housing, and the development of housing for special needs groups.</p>	Eliminated	The Redevelopment Agency was dissolved in 2012.	Delete
<p>Action Item H-2.5.1</p> <p>The City shall, in cooperation with the Housing Authority, maintain and expand a comprehensive annual monitoring program to document the affordability levels (sales price or rental rates) for all new units constructed each year. The City shall also regularly monitor housing sales price trends of existing units.</p>	Determined infeasible	Due to shrinking resources and staff, this action item was not completed.	Delete
<p>Action Item H-2.6.1</p> <p>An annual progress report will be made to the Planning Commission and City Council on the status of housing programs, recommended updates, and availability of sites to meet construction needs. The City shall submit annual reports to the California Department of Housing and Community Development. The City shall also review the General Plan to retain internal consistency.</p>	Ongoing	The Housing Element contains this information.	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-3.1.1</p> <p>The City, in cooperation with the Housing Authority, shall facilitate tenant education for residents of at-risk development as a part of an early warning system for tenants who are living in assisted housing units that are two years away from potentially converting to market-rate units.</p>	Ongoing	This is an ongoing program implemented by the Housing Authority.	Maintain
<p>Action Item H-3.1.2</p> <p>The City, in cooperation with the Housing Authority, shall respond to notices of intent to pre-pay and will meet with property owners of local subsidized housing units when a project is at risk of converting to market rate. The City will contact the owners about their plans and, as necessary, identify potential buyers and possible sources of funding and will facilitate tenant education efforts.</p>	Ongoing	This is an ongoing program implemented by the Housing Authority.	Maintain
<p>Action Item H-3.2.1</p> <p>In the past, there has been a need to inform rental property owners, landlords, and property managers about the benefits of participating in the Housing Choice Voucher (Section 8) programs. Presently, this is not the case in Madera but the City will work with the Housing Authority to make the Housing Choice Voucher (Section 8) program as successful as possible, given the annual allocation of vouchers and funding by HUD.</p>	Ongoing	This action is not necessary. Currently (2014), the Housing Authority administers 16 Project-based and 708 Tenant-based vouchers. The most recent (December 2014) information provided by the Housing Authority indicates that there were 1,106 household applicants on the waiting list for the HCV program in the city of Madera.	Delete

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-3.2.2 The City shall continue to administer the Housing Choice Voucher (Section 8) Housing Program to provide housing opportunities for lower-income households.</p>	<p>Ongoing program of Housing Authority</p>	<p>The Housing Authority administers 791 Housing Choice Vouchers. The most recent (December 2014) information provided by the Housing Authority indicates that there were 1,106 household applicants on the waiting list for the HCV program in the city of Madera.</p>	<p>Delete. The City does not administer this program.</p>
<p>Action Item H-3.3.1 The City shall continue to publicize its housing programs to residents and provide information on subsidized housing within the city. The City shall use its website, newsletter, and other forms of media to provide information (e.g., for information on affordable rental units (Not done by the City), housing rehabilitation programs, the Down Payment Assistance Program, resources for homeless, etc.) to residents on affordable housing in Madera as well as information on fair housing services. As staff and budget resources permit, the City should consider providing information through periodic mailings to residents.</p>	<p>Ongoing</p>	<p>Information is posted on the website. Alternative formats and assistance is available.</p>	<p>Maintain</p>

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-3.4.1</p> <p>The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program.</p>	Ongoing	This is an ongoing task performed through our Code Enforcement Division. The City operates a code enforcement program employing seven full-time and three part-time Code Enforcement Officers. The code enforcement process is initiated both by resident complaints and through the observation of code violations by enforcement staff.	Maintain
<p>Action Item H-3.4.2</p> <p>The City shall continue the Housing Rehabilitation Program in the city and rehabilitate and, therefore, preserve at least 10 housing units through rental agreements and/or deed restrictions for targeted income families.</p>	Ongoing, as funds become available	The elimination of the Redevelopment Agency in 2012 has constrained the funding for these efforts. The most recent single family rehab was in 2009.	Delete
<p>Action Item H-3.4.3</p> <p>The City shall continue to explore funding sources other than Community Development Block Grant funds to promote housing rehabilitation throughout the community.</p>	Ongoing as funds are available and NOFAs are released	The City has not received any alternative funding sources for housing rehabilitation. The City has access to HOME and CalHome funds.	Maintain
<p>Action Item H-3.4.4</p> <p>The City shall continue to explore sources of funding for the Neighborhood Improvement Program, as well as continue to develop new programs to improve the city's neighborhoods.</p>	Ongoing	CDBG funds were distributed to the City's Neighborhood Revitalization Program which is responsible for graffiti abatement program and code enforcement.	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-3.4.5 The City shall consider the creation of a program to perform regular inspections of multifamily projects to maintain and preserve the livability of the units and to minimize the impacts of blighting influences over time.</p>	<p>Ongoing</p>	<p>The City's Neighborhood Revitalization Program is responsible for graffiti abatement program and code enforcement. It receives CDBG funding.</p>	<p>Maintain</p>
<p>Action Item H-3.4.6 The City shall continue to implement an abandoned real property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties.</p>	<p>Adopted ordinance May 2009; Ongoing</p>	<p>The City adopted an ordinance (The Abandoned Real Property Registration) that established a monitoring program to prevent potential blight from abandoned properties in the city. The City maintains a log of all abandoned properties and requires that owners register their properties with the City within 90 days of vacating. As of December 31, 2014, there were 41 abandoned vacant units and a combined 244 REO/Abandoned REO properties in the city of Madera based on City records.</p>	<p>Maintain</p>
<p>Action Item H-3.5.1 The City shall continue to maintain the Rental Housing Unit Business License requirement to assist in funding code compliance (Neighborhood Revitalization) efforts relative to housing maintenance violations.</p>	<p>Ongoing</p>	<p>The City has continued to maintain the Rental Housing Unit Business License requirement and as of January 1, 2015 the City had opened 100 rental license accounts. Within these 100 accounts, there are approximately 360 rental units.</p>	<p>Maintain.</p>

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-3.5.2 The City shall continue the Comprehensive Street Maintenance Program and other service system maintenance and improvement programs.</p>	Ongoing	The City continued to use the comprehensive street maintenance program and other programs to maintain and improve services (water, sewer, drainage) in residential areas through the use of Capital Improvement Programs (CIPs) and Community Facilities Districts (CFDs).	Maintain
<p>Action Item H-3.6.1 The City shall support efforts to preserve and restore historically- and architecturally-significant structures through cooperative efforts with private individuals and groups by providing staff assistance on planning and code issues.</p>	Ongoing	The City continues to support efforts to preserve significant structures.	Maintain
<p>Action Item H-3.7.1 The City will consider amending its zoning ordinance and adopting design guidelines that require residential project designs to reflect and consider natural features, circulation, access, and the relationship of the project to surrounding uses.</p>	Completed	The City created design and development guidelines in 2009. The design guidelines are not a specific requirement for development and are not part of the Zoning Ordinance. However, they assist potential developers in creating a project that will be approved.	Delete
<p>Action Item H-3.8.1 The City will consider amending its zoning ordinance and adopting design guidelines that requires project designs to reflect and consider natural features, circulation, access, and the relationship of the project to surrounding uses.</p>	Completed	Same as above	Delete

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-4.1.1</p> <p>The City shall continue to work with nonprofit housing developers to encourage the development of rental housing for extremely low- and very low-income seniors and persons with disabilities through the HUD Section 202 and Section 811 programs as well as state programs, such as the Multifamily Housing Program.</p>	Ongoing	Since the previous Housing Element, Madera Family Apartments and Arborpoint Apartments were built, with help from the City, which provide rental housing to lower-income families. No new affordable housing was built targeted to seniors and persons with disabilities.	Maintain
<p>Action Item H-4.1.2</p> <p>The City will continue to encourage voluntary implementation of adaptability measures in to new and major rehabilitation units and advocate the use of Universal Design features that can be incorporated into new houses, condominiums and townhomes. The City, Redevelopment Agency, or Housing Authority may consider adopting ordinances or policies to require publicly funded housing to incorporate such features.</p>	Partially complete	The Redevelopment Agency was dissolved in 2012. The City continues to encourage adaptability measures. New building code requirements ensure accessibility.	Delete
<p>Action Item H-4.2.1</p> <p>The City shall provide incentives, such as, density bonuses and reduced set backs to assist developers of affordable single family and multifamily residential projects that build a portion of their units for large families.</p>	Ongoing	The City is currently (2015) in the process of updating its Zoning Ordinance to comply with State law regarding density bonuses for lower-income, senior, and large family households.	Maintain as a policy
<p>Action Item H-4.3.1</p> <p>The City shall continue to recognize and encourage the efforts of the Community Action Partnership of Madera County and the Rescue Mission to feed and house the homeless.</p>	Ongoing	The City has allocated CDBG funds to the FMCoC.	Maintain as a policy

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-4.3.2 The City shall work with the Fresno Madera Continuum of Care, the Community Action Partnership of Madera County, local faith-based organizations, and other community groups to continue to seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera.</p>	Ongoing	The City has allocated CDBG funds to the FMCoC.	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-4.4.1</p> <p>To ensure compliance with Chapter 633, Statutes of 2007 (SB 2), the City will amend its zoning ordinance to explicitly allow for emergency shelters by providing a definition of “emergency shelter” as included in the California Health and Safety Code Section 5080.1, which is “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”</p> <p>The City shall also amend its zoning ordinance to administratively allow emergency homeless shelters in the C-2 (Heavy Commercial) zone district in accordance with Government Code Section 65582 subject to the following criteria:</p> <ul style="list-style-type: none"> • Shelters shall not be located within 300 feet of another Shelter. • Shelters shall limit the duration of individual's stays to preclude long term housing. • Shelters shall be limited to a maximum occupancy of 30 beds or less. • Shelter shall have qualified supervision on site during all hours of operation. • Shelter facilities shall have adequate lighting and security features to deter criminal activity at its facilities. • Shelters shall not be located within 2,000 feet of any public or private school or park, or any designated facility where children gather. <p>The C-2 (Heavy Commercial) zone is appropriate for this use as it allows for a variety of retail and other service uses that accommodate the needs of residents of emergency shelters. Emergency shelters in the C-2 shall only be subject to the same development and management standards that apply to other allowed uses in the zone. There are approximately 212 acres of vacant C-2 land, much of which is located along major transportation corridors.</p>	<p>Completed</p>	<p>The City is currently (2015) in the process of updating its Zoning Ordinance to comply with State law regarding emergency shelters. The amendments will be adopted in 2015 to permit emergency shelters in the C-2 zone.</p>	<p>Delete</p>

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-4.4.2 The City shall provide assistance to the development of local emergency shelters by expediting permit processing for any applications required under the local Zoning Ordinance.</p>	Completed	The City is currently (2015) in the process of updating its Zoning Ordinance to allow emergency shelters by right in the C-2 zone.	Delete
<p>Action Item H-4.4.3 The City shall support legislation that creates funds for emergency shelters that include administration costs and/or are of sufficient amounts that allow for program start-up and acquisition of emergency housing facilities.</p>	Ongoing	The intent of the program was accomplished by supporting SB 2, which requires more flexible zoning for emergency shelters and transitional housing.	Delete
<p>Action Item H-4.4.4 Transitional and supportive housing types are also considered under the “foster homes, rehabilitation facilities, day care centers, and other related facilities which provide housing for six or fewer unrelated persons” category and are allowed without review in all residential zones. However, to ensure compliance with SB 2, the City will add specific definitions of both “transitional” and “supportive” housing as defined in Sections 50675.2 and 50675.14, respectively, of the Health and Safety Code, which does not specify the number of persons, and will ensure both housing types are regulated the same as other uses of the same type in the same zone.</p>	Complete	The City is currently (2015) in the process of updating its Zoning Ordinance to comply with State law regarding transitional and supportive housing. These amendments will be adopted in 2015.	Delete
<p>Action Item H-4.5.1 The City will amend its Zoning Ordinance to clarify the definition of single-room occupancy units, which are similar to the current use category of boardinghouses and guest dwellings. The amendment will also describe specific development standards for these units.</p>	In process	The language has been drafted as part of a comprehensive update of the Ordinance that is planned for after the adoption of the housing element.	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-4.5.2 To support the creation of housing affordable to extremely low-income households. The City shall continue to seek and pursue State and Federal funds annually, or as funding becomes available, and will prioritize a portion of the redevelopment set-aside funds to encourage the development of extremely-low income housing.</p>	<p>Ongoing; RDA eliminated</p>	<p>The Redevelopment Agency was dissolved in 2012. The City continues to seek and pursue funding. In 2010 the City facilitated the approval of a multi-unit low-income project and successfully applied for a HOME grant for the project.</p>	<p>Remove reference to RDA funds and combine with other programs to pursue funding for lower-income housing.</p>
<p>Action Item H-4.5.3 Use State and Federal programs for which the City would be the applicant, or a co-sponsor, and work with nonprofit and for-profit developers to make use of those programs directed to homebuilders. In particular, the City will seek available funding or support funding applications by others to provide for housing for extremely- low income households, including transitional housing. For some of these programs, the City would act as a sponsor for an interested developer. Specific programs which the City may use, funding permitting, are:</p> <ul style="list-style-type: none"> • Community Development Block Grant Program, • California Housing Finance Agency programs, • Department of Housing and Urban Development programs to finance housing, and • State and Federal programs aimed at providing housing and related services to homeless individuals. 	<p>Ongoing</p>	<p>The City continues to seek and pursue funding. The City's 2014 CDBG entitlement was \$867,134. The City also pursued HOME funds.</p>	<p>Combine with other programs to pursue funding for lower-income housing.</p>

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-4.5.4</p> <p>The City will ensure compliance with “second dwelling unit law” (AB 1866) by reviewing and amending its Zoning Ordinance to consider second dwelling units permitted uses in all residential zones ministerially, that is, without any discretionary review or a public hearing. The amendment will ensure that second units are allowed uses in all residential zones and require only ministerial review by the Zoning Administrator without any excessive burdensome conditions of approval. In addition, the City will omit the condition that precludes second unit development on lots of less than 6,000 square feet. This requirement serves as a potential constraint to the development of secondary dwelling units in residential zones outside of the R1 zone, which conflict with the second unit law.</p>	In process	The language has been drafted as part of a comprehensive update of the Ordinance that is planned for after the adoption of the housing element.	Maintain
<p>Action Item H-4.6.1</p> <p>The City shall monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis and encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate including affordable independent/semi-independent living accommodations for Madera’s senior population.</p>	Ongoing	<p>There are 412 senior housing units in eight developments in Madera. 77 units of senior housing are public housing. There are waiting lists for all of these units.</p> <p>This indicates that there is an unmet demand for senior housing.</p>	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-4.7.1 Government Code Section 65583(c)(3) requires the housing element provide a program to “address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.” A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. The City currently evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis. The City will develop a more formalized reasonable accommodation procedure that will provide an administrative exception process in building and land use matters for housing for persons with disabilities. The process may include minimal review by the Planning Director and may include the following criteria...</p>	<p>By December 2010</p>	<p>The City is currently (2015) in the process of amending its Zoning Ordinance to comply with State law requirements for reasonable accommodation. The reasonable accommodation ordinance will be adopted in 2015.</p>	<p>Delete</p>
<p>Action Item H-4.7.2. The City shall continue to work to create and disseminate a public information brochure on reasonable accommodation for disabled persons and provide that information on the City’s website.</p>	<p>Not yet completed</p>	<p>This will be distributed after adoption of the new ordinance.</p>	<p>Maintain</p>

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-4.8.1</p> <p>The City shall identify farmworker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs.</p>	Ongoing	This is an ongoing task performed through our Code Enforcement Division. The City operates a code enforcement program employing seven full-time and three part-time Code Enforcement Officers. The code enforcement process is initiated both by resident complaints and through the observation of code violations by enforcement staff.	Maintain
<p>Action Item H-4.8.2</p> <p>The City shall review the Zoning Ordinance and ensure that it adequately supports the development of farmworker housing within appropriate zoning districts. The City will review and amend the Zoning Ordinance if necessary to be compliant with Health and Safety Code Sections 17021.5 and 17021.6. Larger farmworker housing projects may be reviewed on a case-by-case basis to ensure at least all of the following criteria are appropriately addressed:</p> <ul style="list-style-type: none"> • Hours of operation of supportive services provided on-site; • External lighting and noise; • Traffic abatement; • Compliance with county and State health and safety requirements for food, medical, and other supportive services provided on-site. 	In process	The language has been drafted as part of a comprehensive update of the Ordinance that is planned for after the adoption of the housing element.	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-4.8.3 The City will work closely with local agricultural employers to identify sites appropriate for farmworker housing and available funding sources, through the State Department of Housing and Community Development and United States Department of Agriculture's Rural Development programs when necessary.</p>	<p>Not completed</p>	<p>This program was not implemented due to limited staff resources and a lack of State and Federal funding for farmworker housing.</p>	<p>Maintain</p>
<p>Action Item H-4.9.1 The City's Grants Administration Division shall continue to update its report on impediments to fair housing per the State's required update schedule and act in support of equal housing opportunities for all persons in Madera through enforcement of, and direct response to, all claims of unlawful practices prohibited by the Fair Housing Policy through the FHCC or other similar service provider.</p>	<p>Completed</p>	<p>The City updated the AI in 2011 and is currently (2015) working on another update to the AI.</p>	<p>Delete. Report was recently updated.</p>
<p>Action Item H-4.9.2 The City shall maintain its contract with the Fair Housing Council of Central California (FHCCC) or provide services in an alternative manner in order to provide fair housing education services, complaint resolution, and silent buyer services.</p>	<p>Eliminated</p>	<p>The City had a contract with FHCCC which expired in 2007. The City and its consultants interviewed representatives from the FHCCC to gain further understanding of fair housing issues for the update to the Housing Element, Analysis of Impediments to Fair Housing, and the Consolidated Plan in 2015.</p>	<p>Replace with program to establish formal complaint process.</p>
<p>Action Item H-5.1.1 The City will continue to support innovative ways to incorporate mixed uses in new development. The program will also be supported by the creation of the Village Mixed Use designation in the General Plan update.</p>	<p>Project-by-project basis; ongoing</p>	<p>The City continues to support mixed-use development. The Village Mixed Use Designation permits densities up to 18 units/acre.</p>	<p>Maintain as a policy</p>

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-5.2.1</p> <p>The City shall improve the jobs/housing balance through the development of housing in proximity to jobs and both in proximity to public transportation. The City shall increase the supply of affordable housing and support efforts to match job income and housing affordability levels.</p>	Project-by-project basis; ongoing	The City continues to support the development of affordable housing. Two affordable projects have been built since the last Housing Element: Arborpoint and Madera Family Apartments.	Maintain as a policy
<p>Action Item H-5.3.1</p> <p>The City shall enhance community livability by promoting:</p> <ul style="list-style-type: none"> • Opportunities for transit use including improved bus access and enhanced walking and biking facilities. • Increased connectivity between residential and non-residential uses (i.e., commercial, industrial, and institutional uses). • Encourage residential project sites to be designed to increase the convenience, safety, and comfort of people using public transportation, walking, or cycling and coordinate with transit providers to ensure that transit routes are in proximity to high-density housing sites. 	Ongoing	The City continues to encourage community livability and transit connectivity.	Maintain as a policy
<p>Action Item H-5.4.1</p> <p>To ensure equal access to housing and jobs, the City will work with the Fair Housing Council of Central California (FHCCC) or other service provider to update its report on impediment to fair housing.</p>	Completed	The City updated the AI in 2011 and is currently (2015) working on another update to the AI.	Delete. Report was recently updated.
<p>Action Item H-5.4.2</p> <p>To ensure the improvement of disadvantaged neighborhoods, the City will continue its Neighborhood Revitalization program, which is designed to ensure the absence of blight, nuisances, and to maintain a clean environment for citizens.</p>	Ongoing	CDBG funds were distributed to the City's Neighborhood Revitalization Program which is responsible for graffiti abatement program and code enforcement.	Maintain. Combine with other actions related to the Neighborhood Revitalization program.

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-5.5.1</p> <p>The City shall continue to review development proposals for consistency with the General Plan, including the Housing Element, in addition to maintaining internal consistency between the mandatory elements of the General Plan. The City shall prepare annual reports for submission to the California Department of Housing and Community Development.</p>	Ongoing	The City continues to review proposals for consistency. This report is part of that effort.	Maintain as a policy
<p>Action Item H-5.6.1</p> <p>The City shall encourage the continuation of energy conservation programs offered through PG&E, when available, including low interest financing of energy conservation measures.</p>	Ongoing	The City continues to encourage PG&E's energy conservation and rebate programs.	Maintain
<p>Action Item H-5.6.2</p> <p>The City shall continue to incorporate energy conservation measures into housing rehabilitation work, especially insulation and weather stripping.</p>	Ongoing	An insulation program promoted by the City has become very popular in the community. Under the program, households below poverty level are eligible for insulation free of charge, and low-income households are eligible nearly free of charge.	Maintain
<p>Action Item H-5.6.3</p> <p>The City shall continue to seek out and utilize available funds for weatherization and energy conservation work in homes.</p>	Ongoing (subject to availability of funds)	The City continues to seek out funding for energy conservation.	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
<p>Action Item H-5.6.4</p> <p>The City shall consider the adoption of a program which requires all publicly funded residential projects involving new construction and major renovation to utilize and/or incorporate energy efficient appliances.</p>	<p>Not needed with the adoption of the new building code</p>	<p>All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). Energy efficiency requirements are enforced by Madera through the building permit process.</p>	<p>Delete</p>
<p>Action Item H-5.6.5</p> <p>The City shall consider the adoption of a Voluntary Energy Independence Program which allows property owners to install solar equipment (or major energy efficient appliances/building systems) with up-front costs financed by public or private funding. Under this program, the costs of the equipment would be paid off by the property owner through a special tax attached to the property tax bill.</p>	<p>December, 2011</p>	<p>The City has adopted uniform solar energy codes. However, the number of installations of solar panels within the community has not been as great as expected. This is due to certain factors. The initial cost of installation of a solar unit is beyond the limits of many families within the community. Furthermore, the prevalence of the fog during winter months reduces the effectiveness of the solar unit. The County of Madera launched the HERO Property Assessed Clean Energy (PACE) Program in 2014 to enable homeowners to pay off energy- and water-efficiency improvements through their property tax bill.</p>	

APPENDIX B: SITES INVENTORY

Table H-B-1 summarizes the location, size, and the estimated number of housing units which could be accommodated on each site. **Figure H-4 (map)** shows the location of the sites referred to in **Table H-B-1**. The table provides a list of sites by zoning and General Plan designation to illustrate each site's appropriateness for the "inventoried income category" indicated in the far-right column.

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
005-320-043	3.24	PD (1500)	HD	No	29.0	94	80	Lower-Income
008-142-034	4.3	PD (1500)	HD	No	29.0	125	106	Lower-Income
009-600-004	4.46	PD (1500)	HD	No	29.0	129	110	Lower-Income
009-600-005	4.52	PD (1500)	HD	No	29.0	131	111	Lower-Income
36 Subdivided Parcels (005-320-023 through 005-320-039, 005-320-041 through 005-320-045, 005-320-050 through 005-320-060, 005-320-063 through 005-320-065)	2.56	PD (1500)	HD	No	29.0	74	63	Lower-Income
005-180-001	3.52	PD (1500)	HD	No	29.0	102	87	Lower-Income
006-250-014	0.96	PD (1500)	HD	No	29.0	28	24	Lower-Income
012-253-001	4.21	PD (1500)	HD	No	29.0	122	104	Lower-Income

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
012-253-002	2.44	PD (1500)	HD	No	29.0	71	60	Lower-Income
012-260-003	1.83	PD (1500)	HD	No	29.0	53	45	Lower-Income
003-240-001	2.15	PD (1500)	HD	No	29.0	62	53	Lower-Income
003-240-002	2.01	PD (1500)	HD	No	29.0	58	50	Lower-Income
012-390-015	2.61	PD (1500)	HD	No	29.0	76	64	Lower-Income
045-142-017	4.08	PD (1500)	HD	No	29.0	118	101	Lower-Income
003-260-042	1.01	PD (1500)	HD	No	29.0	29	25	Lower-Income
003-260-043	4.08	PD (1500)	HD	No	29.0	118	101	Lower-Income
003-260-044	0.51	PD (1500)	HD	No	29.0	15	13	Lower-Income
003-260-045	0.71	PD (1500)	HD	No	29.0	21	18	Lower-Income
012-480-005	8	PD (1500)	HD	No	29.0	232	197	Lower-Income
011-143-006	1.01	PD (1500)	HD	No	29.0	29	25	Lower-Income
011-143-007	2.1	PD (1500)	HD	No	29.0	61	52	Lower-Income
011-320-006	3.97	PD (1500)	HD	No	29.0	115	98	Lower-Income
006-250-013	1.42	PD (1500)	HD	No	29.0	41	35	Lower-Income
006-360-012	0.94	PD (1500)	HD	No	29.0	27	23	Lower-Income
006-360-013	0.75	PD (1500)	HD	No	29.0	22	18	Lower-Income

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
006-360-014	0.7	PD (1500)	HD	No	29.0	20	17	Lower-Income
006-360-015	1.62	PD (1500)	HD	No	29.0	47	40	Lower-Income
012-260-004	1.38	PD (1500)	HD	No	29.0	40	34	Lower-Income
012-260-007	1.39	PD (1500)	HD	No	29.0	40	34	Lower-Income
012-270-002 ²	7.52	PD (1500)	HD	No	29.0	218	185	Lower-Income
013-070-013 ²	2.11	PD (2000)	MDR	No	21.8	46	39	Lower-Income
006-070-003	3.54	R3	HD	No	24.2	86	73	Lower-Income
003-160-024	0.98	R3	HC	No	24.2	24	20	Lower-Income
006-190-048	0.64	R3	HD	No	24.2	15	13	Lower-Income
011-032-014	1.32	PD (1500)	HD	No	29.0	38	33	Lower-Income
047-014-005	42.7	PD (3000)	MDR (Ventana Specific Plan)	Yes	14.5	619	433	Lower-/Moderate-Income ³
012-480-005 ²	9.59	PD (3000)	MDR	Partially	14.5	139	59	Lower-/Moderate-Income ³
045-142-009	20.75	PD (3000)	MDR	No	14.5	301	256	Lower-/Moderate-Income ³
045-142-019	4.56	PD (3000)	MDR	No	14.5	66	56	Lower-/Moderate-Income ³
045-142-020	4.48	PD (3000)	MDR	No	14.5	65	55	Lower-/Moderate-Income ³
012-260-001	8.92	PD (3000)	MDR	No	14.5	129	110	Lower-/Moderate-Income ³

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
012-260-002	5.87	PD (3000)	MDR	No	14.5	85	72	Lower-/Moderate-Income ³
013-070-042	15.12	PD(3000)	MDR	No	14.5	219	186	Lower-/Moderate-Income ³
011-330-001 ²	8.76	PD (3000)	MDR	No	14.5	127	108	Lower-/Moderate-Income ³
005-210-002	4.67	PD (3000)	MDR	No	14.5	68	58	Lower-/Moderate-Income ³
005-210-001	4.03	PD (3000)	MDR	No	14.5	58	50	Lower-/Moderate-Income ³
005-210-003	3.42	PD (3000)	MDR	No	14.5	50	42	Lower-/Moderate-Income ³
012-254-001	2.58	PD (3000)	MDR	No	14.5	37	32	Lower-/Moderate-Income ³
012-254-002	2.49	PD (3000)	MDR	No	14.5	36	31	Lower-/Moderate-Income ³
038-142-012	1.7	PD (3000)	LD	No	14.5	25	21	Lower-/Moderate-Income ³
038-142-015	1.51	PD (3000)	LD	No	14.5	22	19	Lower-/Moderate-Income ³
012-270-001	1.49	PD (3000)	MDR	No	14.5	22	18	Lower-/Moderate-Income ³
012-270-002 ²	1.45	PD (3000)	MDR	No	14.5	21	18	Lower-/Moderate-Income ³
012-280-013	1.43	PD (3000)	MDR	No	14.5	21	18	Lower-/Moderate-Income ³
038-142-011	1.43	PD (3000)	LD	No	14.5	21	18	Lower-/Moderate-Income ³
038-134-005	0.52	PD (3000)	LD	No	14.5	8	6	Lower-/Moderate-Income ³
008-051-009	0.76	PD (3000)	LD	No	14.5	11	9	Lower-/Moderate-Income ³
003-200-003	4.93	R2	MDR	No	14.5	71	61	Moderate-Income

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
008-051-022	0.61	R2	LD	No	14.5	9	8	Moderate-Income
008-052-022	0.54	R2	LD	No	14.5	8	7	Moderate-Income
012-200-044	0.24	PD (1500)	HD	No	29.0	7	6	Moderate-Income
005-220-006	2.75	PD (4500)	MDR	No	9.7	27	23	Moderate-Income
008-180-005	38.34	PD (4500)	MDR	No	9.7	372	316	Moderate-Income
004-170-009	2.51	PD (4500)	MDR	No	9.7	24	21	Moderate-Income
013-070-013 ²	2.23	PD(4500)	MDR	No	9.7	22	18	Moderate-Income
038-162-002	5.08	PD (4500)	LD	No	9.7	49	42	Moderate-Income
038-133-001	5.02	PD (4500)	MDR	No	9.7	49	41	Moderate-Income
038-161-015	2.74	PD (4500)	LD	No	9.7	27	23	Moderate-Income
038-162-008	2.69	PD (4500)	LD	No	9.7	26	22	Moderate-Income
008-022-022	2.66	PD (4500)	LD	No	9.7	26	22	Moderate-Income
005-014-002	2.56	PD (4500)	LD	No	9.7	25	21	Moderate-Income
038-161-002	2.51	PD (4500)	LD	No	9.7	24	21	Moderate-Income
038-090-036	2.38	PD (4500)	LD	No	9.7	23	20	Moderate-Income
004-170-002	2.35	PD (4500)	LD	No	9.7	23	19	Moderate-Income
005-140-048	2.26	PD (4500)	LD	No	9.7	22	19	Moderate-Income

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
038-133-004	2.21	PD (4500)	LD	No	9.7	21	18	Moderate-Income
038-162-005	0.93	PD (4500)	LD	No	9.7	9	8	Moderate-Income
038-162-006	0.9	PD (4500)	LD	No	9.7	9	7	Moderate-Income
038-161-003	0.9	PD (4500)	LD	No	9.7	9	7	Moderate-Income
038-161-008	0.88	PD (4500)	LD	No	9.7	9	7	Moderate-Income
038-162-007	0.83	PD (4500)	LD	No	9.7	8	7	Moderate-Income
012-260-005	0.54	PD (4500)	LD	No	9.7	5	4	Moderate-Income
047-014-005 and 047-014-007 ²	29.6	PD (4500)	LD (Ventana Specific Plan)	Yes	9.7	287	200	Moderate-Income
011-320-005	0.3	PD (1500)	HD	No	29.0	9	7	Above Moderate
012-280-015	0.27	PD (3000)	MDR	No	14.5	4	3	Above Moderate
005-015-006	0.37	PD (4500)	LD	No	9.7	4	3	Above Moderate
038-133-009	0.36	PD (4500)	LD	No	9.7	3	3	Above Moderate
038-133-008	0.35	PD (4500)	LD	No	9.7	3	3	Above Moderate
012-260-009	0.33	PD (4500)	LD	No	9.7	3	3	Above Moderate
008-062-006	0.28	PD (4500)	LD	No	9.7	3	2	Above Moderate
008-062-024	0.26	PD (4500)	LD	No	9.7	3	2	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
003-093-006	0.15	R3	HD	No	24.2	4	3	Above Moderate
003-051-008	0.15	R3	HD	No	24.2	4	3	Above Moderate
003-093-008	0.15	R3	HD	No	24.2	4	3	Above Moderate
003-093-003	0.14	R3	HD	No	24.2	3	3	Above Moderate
003-051-011	0.14	R3	HD	No	24.2	3	3	Above Moderate
008-061-028	0.17	R2	MDR	No	24.2	4	3	Above Moderate
010-212-001	0.2	R3	HD	No	24.2	5	4	Above Moderate
010-052-011	0.17	R3	MDR	No	24.2	4	3	Above Moderate
008-061-008	0.34	R2	MDR	No	24.2	8	7	Above Moderate
007-022-003	0.26	R3	HD	No	24.2	6	5	Above Moderate
007-022-002	0.24	R3	HD	No	24.2	6	5	Above Moderate
010-212-002	0.23	R3	HD	No	24.2	6	5	Above Moderate
010-191-001	0.22	R3	HD	No	24.2	5	5	Above Moderate
007-022-014	0.29	R3	HD	Yes	24.2	7		Above Moderate
010-192-004	0.32	R3	HD	No	24.2	8	7	Above Moderate
006-010-006	0.37	R3	HD	Yes	24.2	9		Above Moderate
012-480-009	19.09	R1	LD	No	7.3	139	118	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
012-460-001	19.55	R1	LD	No	7.3	143	121	Above Moderate
006-360-017	0.75	R1	MDR	No	7.3	5	5	Above Moderate
011-330-001 ²	0.47	R1	MDR	No	7.3	3	3	Above Moderate
012-054-005	0.4	R1	MDR	No	7.3	3	2	Above Moderate
006-360-019	0.25	R1	MDR	No	7.3	2	2	Above Moderate
012-043-015	0.22	R1	MDR	No	7.3	2	1	Above Moderate
006-360-016	0.71	R1	MDR	No	7.3	5	4	Above Moderate
012-480-005 ²	47.36	PD (6000)	LD	Partially	7.3	346	147	Above Moderate
006-450-011	31.44	PD (6000)	LD	No	7.3	230	195	Above Moderate
006-380-026 ²	10.87	PD (6000)	LD	No	7.3	79	67	Above Moderate
006-390-011	9.34	PD (6000)	LD	No	7.3	68	58	Above Moderate
006-380-022	7.88	PD (6000)	LD	No	7.3	58	49	Above Moderate
012-133-044	7.35	PD (6000)	LD	No	7.3	54	46	Above Moderate
006-380-006	5.44	PD (6000)	LD	Yes	7.3	40		Above Moderate
012-133-009	5.16	PD (6000)	LD	No	7.3	38	32	Above Moderate
006-451-019	0.95	PD (6000)	LD	No	7.3	7	6	Above Moderate
006-380-009	23.39	PD (8000)	LD	No	5.4	126	107	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
006-380-010	43.09	PD (8000)	LD	No	5.4	233	198	Above Moderate
006-380-026 ²	2.68	PD (8000)	LD	No	5.4	14	12	Above Moderate
006-430-033	1.94	PD (8000)	LD	No	5.4	10	9	Above Moderate
006-433-005	0.32	PD (8000)	LD	Yes	5.4	2		Above Moderate
006-431-041	0.27	PD (8000)	LD	No	5.4	1	1	Above Moderate
006-511-020	0.25	PD (8000)	LD	No	5.4	1	1	Above Moderate
006-433-002	0.23	PD (8000)	LD	No	5.4	1	1	Above Moderate
006-380-011	4.72	PD (12000)	LD	Partially	3.6	17	7	Above Moderate
011-330-001 ²	8.68	R1	LD	No	7.3	63	54	Above Moderate
035-180-015	7.69	R1	LD	No	7.3	56	48	Above Moderate
035-180-011	6	R1	LD	No	7.3	44	37	Above Moderate
035-150-018	5.84	R1	LD	No	7.3	43	36	Above Moderate
035-180-008	5.36	R1	LD	No	7.3	39	33	Above Moderate
035-180-007	5.24	R1	LD	No	7.3	38	33	Above Moderate
009-440-007	5	R1	LD	No	7.3	37	31	Above Moderate
035-150-017	4.04	R1	LD	No	7.3	29	25	Above Moderate
008-130-009	3.14	R1	LD	No	7.3	23	19	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
011-260-004	2.37	R1	LD	No	7.3	17	15	Above Moderate
006-460-009	1.18	R1	LD	No	7.3	9	7	Above Moderate
009-460-004	1.13	R1	LD	No	7.3	8	7	Above Moderate
005-110-020	1.07	R1	LD	No	7.3	8	7	Above Moderate
006-460-005	1.04	R1	LD	No	7.3	8	6	Above Moderate
009-460-002	1.04	R1	LD	No	7.3	8	6	Above Moderate
006-460-011	1.02	R1	LD	No	7.3	7	6	Above Moderate
006-460-012	1.01	R1	LD	No	7.3	7	6	Above Moderate
006-460-003	0.96	R1	LD	No	7.3	7	6	Above Moderate
009-460-015	0.94	R1	LD	No	7.3	7	6	Above Moderate
009-460-016	0.93	R1	LD	No	7.3	7	6	Above Moderate
011-254-026	0.9	R1	LD	No	7.3	7	6	Above Moderate
003-130-002	0.81	R1	LD	No	7.3	6	5	Above Moderate
009-460-010	0.78	R1	LD	No	7.3	6	5	Above Moderate
009-460-005	0.75	R1	LD	No	7.3	5	5	Above Moderate
009-460-012	0.74	R1	LD	No	7.3	5	5	Above Moderate
009-460-009	0.7	R1	LD	No	7.3	5	4	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
008-081-026	0.63	R1	LD	No	7.3	5	4	Above Moderate
012-360-003	0.58	R1	LD	No	7.3	4	4	Above Moderate
012-450-012	0.53	R1	LD	No	7.3	4	3	Above Moderate
006-460-014	0.53	R1	LD	No	7.3	4	3	Above Moderate
012-450-013	0.49	R1	LD	No	7.3	4	3	Above Moderate
011-233-001	0.46	R1	LD	No	7.3	3	3	Above Moderate
012-450-014	0.45	R1	LD	No	7.3	3	3	Above Moderate
009-490-061	0.36	R1	LD	No	7.3	3	2	Above Moderate
011-131-001	0.35	R1	LD	No	7.3	3	2	Above Moderate
006-100-002	0.34	R1	LD	No	7.3	2	2	Above Moderate
005-303-018	0.34	R1	LD	No	7.3	2	2	Above Moderate
003-032-001	0.33	R1	LD	No	7.3	2	2	Above Moderate
012-092-001	0.31	R1	LD	No	7.3	2	2	Above Moderate
011-212-009	0.29	R1	LD	No	7.3	2	2	Above Moderate
005-062-007	0.29	R1	LD	No	7.3	2	2	Above Moderate
011-254-023	0.28	R1	LD	No	7.3	2	2	Above Moderate
011-211-022	0.27	R1	LD	No	7.3	2	2	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
008-082-049	0.27	R1	LD	No	7.3	2	2	Above Moderate
011-292-044	0.27	R1	LD	No	7.3	2	2	Above Moderate
011-292-008	0.27	R1	LD	No	7.3	2	2	Above Moderate
009-020-055	0.26	R1	LD	No	7.3	2	2	Above Moderate
011-163-003	0.26	R1	LD	No	7.3	2	2	Above Moderate
010-081-004	0.26	R1	O	No	7.3	2	2	Above Moderate
010-081-005	0.26	R1	O	No	7.3	2	2	Above Moderate
006-124-003	0.25	R1	LD	No	7.3	2	2	Above Moderate
012-450-011	0.24	R1	LD	No	7.3	2	1	Above Moderate
011-272-012	0.24	R1	LD	No	7.3	2	1	Above Moderate
011-211-046	0.23	R1	LD	No	7.3	2	1	Above Moderate
012-440-031	0.23	R1	LD	No	7.3	2	1	Above Moderate
011-272-020	0.23	R1	LD	No	7.3	2	1	Above Moderate
012-450-020	0.23	R1	LD	No	7.3	2	1	Above Moderate
009-260-075	0.22	R1	LD	No	7.3	2	1	Above Moderate
005-110-031	0.22	R1	LD	No	7.3	2	1	Above Moderate
004-092-014	0.22	R1	LD	No	7.3	2	1	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
005-110-022	0.22	R1	LD	No	7.3	2	1	Above Moderate
005-160-055	0.22	R1	LD	No	7.3	2	1	Above Moderate
008-102-010	0.21	R1	LD	No	7.3	2	1	Above Moderate
008-102-011	0.21	R1	LD	No	7.3	2	1	Above Moderate
011-091-010	0.21	R1	LD	No	7.3	2	1	Above Moderate
003-112-004	0.21	R1	LD	No	7.3	2	1	Above Moderate
012-120-022	0.21	R1	LD	No	7.3	2	1	Above Moderate
009-220-037	0.21	R1	LD	No	7.3	2	1	Above Moderate
008-102-023	0.2	R1	LD	No	7.3	1	1	Above Moderate
008-102-018	0.2	R1	LD	No	7.3	1	1	Above Moderate
008-102-022	0.2	R1	LD	No	7.3	1	1	Above Moderate
012-450-019	0.2	R1	LD	No	7.3	1	1	Above Moderate
011-272-019	0.2	R1	LD	No	7.3	1	1	Above Moderate
012-470-076	0.19	R1	LD	No	7.3	1	1	Above Moderate
012-470-075	0.19	R1	LD	No	7.3	1	1	Above Moderate
012-470-054	0.19	R1	LD	No	7.3	1	1	Above Moderate
011-212-038	0.19	R1	LD	No	7.3	1	1	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
008-082-035	0.19	R1	LD	No	7.3	1	1	Above Moderate
011-292-028	0.19	R1	LD	No	7.3	1	1	Above Moderate
011-192-017	0.19	R1	LD	No	7.3	1	1	Above Moderate
012-440-014	0.18	R1	LD	No	7.3	1	1	Above Moderate
011-162-006	0.18	R1	LD	No	7.3	1	1	Above Moderate
006-411-017	0.18	R1	LD	No	7.3	1	1	Above Moderate
011-292-018	0.18	R1	LD	No	7.3	1	1	Above Moderate
006-220-051	0.18	R1	LD	No	7.3	1	1	Above Moderate
011-081-012	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-450-021	0.18	R1	LD	No	7.3	1	1	Above Moderate
011-233-009	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-002	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-450-015	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-003	0.18	R1	LD	No	7.3	1	1	Above Moderate
005-140-041	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-004	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-005	0.18	R1	LD	No	7.3	1	1	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
012-470-006	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-450-018	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-079	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-007	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-078	0.18	R1	LD	No	7.3	1	1	Above Moderate
011-091-008	0.18	R1	LD	No	7.3	1	1	Above Moderate
011-192-015	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-077	0.18	R1	LD	No	7.3	1	1	Above Moderate
008-082-051	0.18	R1	LD	No	7.3	1	1	Above Moderate
011-123-004	0.18	R1	LD	No	7.3	1	1	Above Moderate
011-233-023	0.18	R1	LD	No	7.3	1	1	Above Moderate
011-233-019	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-074	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-073	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-072	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-071	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-049	0.18	R1	LD	No	7.3	1	1	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
011-233-021	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-063	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-064	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-065	0.18	R1	LD	No	7.3	1	1	Above Moderate
011-051-011	0.18	R1	LD	No	7.3	1	1	Above Moderate
008-081-012	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-057	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-470-058	0.18	R1	LD	No	7.3	1	1	Above Moderate
008-082-052	0.18	R1	LD	No	7.3	1	1	Above Moderate
012-450-009	0.17	R1	LD	No	7.3	1	1	Above Moderate
011-292-043	0.17	R1	LD	No	7.3	1	1	Above Moderate
011-233-003	0.17	R1	LD	No	7.3	1	1	Above Moderate
008-081-009	0.17	R1	LD	No	7.3	1	1	Above Moderate
011-233-026	0.17	R1	LD	No	7.3	1	1	Above Moderate
006-411-018	0.17	R1	LD	No	7.3	1	1	Above Moderate
011-232-011	0.17	R1	LD	No	7.3	1	1	Above Moderate
010-081-003	0.17	R1	LD	No	7.3	1	1	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
011-233-016	0.17	R1	LD	No	7.3	1	1	Above Moderate
011-193-006	0.17	R1	LD	No	7.3	1	1	Above Moderate
011-213-025	0.17	R1	LD	No	7.3	1	1	Above Moderate
047-014-005 and 047-014-007 ²	149.7	PD (6000)	LD (Ventana Specific Plan)	Yes	7.3	1093	811	Above Moderate
038-142-006	0.17	PD (3000)	LD	No	14.5	2	2	Above Moderate
006-251-025	0.16	PD (3000)	LD	No	14.5	2	2	Above Moderate
006-251-057	0.13	PD (3000)	LD	No	14.5	2	2	Above Moderate
006-251-053	0.13	PD (3000)	LD	No	14.5	2	2	Above Moderate
006-252-044	0.11	PD (3000)	LD	No	14.5	2	1	Above Moderate
006-252-037	0.1	PD (3000)	LD	No	14.5	1	1	Above Moderate
006-252-036	0.1	PD (3000)	LD	No	14.5	1	1	Above Moderate
011-342-040	0.1	PD (3000)	MDR	Yes	14.5	1	0	Above Moderate
011-341-009	0.09	PD (3000)	MDR	Yes	14.5	1	0	Above Moderate
011-341-008	0.09	PD (3000)	MDR	Yes	14.5	1	0	Above Moderate
006-251-022	0.09	PD (3000)	LD	No	14.5	1	1	Above Moderate
006-251-004	0.09	PD (3000)	LD	No	14.5	1	1	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
006-251-028	0.09	PD (3000)	LD	No	14.5	1	1	Above Moderate
013-131-007	0.16	PD(4500)	MDR	No	9.7	2	1	Above Moderate
008-022-024	0.25	PD (4500)	LD	No	9.7	2	2	Above Moderate
005-014-001	0.23	PD (4500)	LD	No	9.7	2	2	Above Moderate
006-500-002	0.21	PD (4500)	LD	Yes	9.7	2	0	Above Moderate
012-431-015	0.21	PD (4500)	LD	Yes	9.7	2	0	Above Moderate
008-062-007	0.19	PD (4500)	LD	No	9.7	2	2	Above Moderate
008-023-003	0.18	PD (4500)	C	No	9.7	2	1	Above Moderate
003-230-026	0.15	PD (4500)	LD	No	9.7	1	1	Above Moderate
003-230-025	0.15	PD (4500)	LD	No	9.7	1	1	Above Moderate
006-440-007	0.27	PD (6000)	LD	Yes	7.3	2	0	Above Moderate
006-580-038	0.24	PD (6000)	LD	No	7.3	2	1	Above Moderate
012-420-001	0.23	PD (6000)	LD	No	7.3	2	1	Above Moderate
006-580-035	0.23	PD (6000)	LD	No	7.3	2	1	Above Moderate
006-561-033	0.23	PD (6000)	LD	No	7.3	2	1	Above Moderate
006-562-012	0.23	PD (6000)	LD	No	7.3	2	1	Above Moderate
006-561-032	0.22	PD (6000)	LD	No	7.3	2	1	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
006-561-031	0.22	PD (6000)	LD	No	7.3	2	1	Above Moderate
006-580-024	0.21	PD (6000)	LD	No	7.3	2	1	Above Moderate
006-421-041	0.2	PD (6000)	LD	No	7.3	1	1	Above Moderate
006-580-023	0.2	PD (6000)	LD	No	7.3	1	1	Above Moderate
006-580-025	0.19	PD (6000)	LD	No	7.3	1	1	Above Moderate
009-340-004	0.19	PD (6000)	LD	No	7.3	1	1	Above Moderate
009-310-029	0.19	PD (6000)	LD	No	7.3	1	1	Above Moderate
006-440-003	0.19	PD (6000)	LD	Yes	7.3	1	0	Above Moderate
012-420-069	0.18	PD (6000)	LD	No	7.3	1	1	Above Moderate
006-580-016	0.18	PD (6000)	LD	No	7.3	1	1	Above Moderate
013-130-011	0.17	PD (6000)	LD	No	7.3	1	1	Above Moderate
013-130-055	0.17	PD (6000)	LD	No	7.3	1	1	Above Moderate
013-130-014	0.17	PD (6000)	LD	No	7.3	1	1	Above Moderate
013-130-013	0.17	PD (6000)	LD	No	7.3	1	1	Above Moderate
013-130-022	0.17	PD (6000)	LD	No	7.3	1	1	Above Moderate
011-112-005	0.17	R2	LD	No	14.5	2	2	Above Moderate
010-043-013	0.17	R2	LD	No	14.5	2	2	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
010-043-012	0.17	R2	LD	No	14.5	2	2	Above Moderate
008-071-002	0.16	R2	LD	No	14.5	2	2	Above Moderate
005-011-014	0.16	R2	LD	No	14.5	2	2	Above Moderate
011-094-018	0.16	R2	LD	No	14.5	2	2	Above Moderate
008-052-037	0.16	R2	LD	No	14.5	2	2	Above Moderate
008-052-038	0.15	R2	LD	No	14.5	2	2	Above Moderate
008-101-011	0.15	R2	LD	No	14.5	2	2	Above Moderate
008-071-020	0.15	R2	LD	No	14.5	2	2	Above Moderate
007-203-010	0.15	R2	LD	No	14.5	2	2	Above Moderate
005-012-007	0.14	R2	LD	No	14.5	2	2	Above Moderate
007-201-019	0.14	R2	LD	No	14.5	2	2	Above Moderate
003-022-017	0.14	R2	LD	No	14.5	2	2	Above Moderate
008-062-003	0.14	R2	LD	No	14.5	2	2	Above Moderate
008-052-017	0.13	R2	LD	No	14.5	2	2	Above Moderate
007-065-003	0.12	R2	LD	No	14.5	2	1	Above Moderate
010-141-009	0.12	R2	LD	No	14.5	2	1	Above Moderate
008-061-011	0.11	R2	MDR	No	14.5	2	1	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
008-091-011	0.11	R2	LD	No	14.5	2	1	Above Moderate
008-031-020	0.09	R2	LD	No	14.5	1	1	Above Moderate
005-110-026	0.23	PD (3000)	LD	No	14.5	3	3	Above Moderate
012-280-009	0.21	PD (3000)	O	No	14.5	3	3	Above Moderate
005-110-025	0.21	PD (3000)	LD	No	14.5	3	3	Above Moderate
008-013-021	0.15	R3	LD	No	24.2	4	3	Above Moderate
003-062-003	0.15	R3	LD	No	24.2	4	3	Above Moderate
008-013-022	0.15	R3	LD	No	24.2	4	3	Above Moderate
003-031-008	0.14	R3	LD	No	24.2	3	3	Above Moderate
004-012-018	0.14	R3	LD	No	24.2	3	3	Above Moderate
004-011-011	0.14	R3	LD	No	24.2	3	3	Above Moderate
003-031-009	0.14	R3	LD	No	24.2	3	3	Above Moderate
003-031-017	0.14	R3	LD	No	24.2	3	3	Above Moderate
003-031-018	0.14	R3	LD	No	24.2	3	3	Above Moderate
011-031-010	0.23	R2	LD	No	14.5	3	3	Above Moderate
008-072-011	0.23	R2	LD	No	14.5	3	3	Above Moderate
008-022-020	0.22	R2	LD	No	14.5	3	3	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
004-013-006	0.22	R2	LD	No	14.5	3	3	Above Moderate
008-091-009	0.21	R2	LD	No	14.5	3	3	Above Moderate
008-101-012	0.2	R2	LD	No	14.5	3	2	Above Moderate
008-091-028	0.19	R2	LD	No	14.5	3	2	Above Moderate
003-021-011	0.19	R2	LD	No	14.5	3	2	Above Moderate
010-043-011	0.18	R2	LD	No	14.5	3	2	Above Moderate
008-022-001	0.18	R2	LD	No	14.5	3	2	Above Moderate
011-074-020	0.18	R2	LD	No	14.5	3	2	Above Moderate
008-092-006	0.18	R2	LD	No	14.5	3	2	Above Moderate
008-072-012	0.18	R2	LD	No	14.5	3	2	Above Moderate
008-092-005	0.18	R2	LD	No	14.5	3	2	Above Moderate
011-112-017	0.17	R2	LD	No	14.5	2	2	Above Moderate
008-071-007	0.17	R2	LD	No	14.5	2	2	Above Moderate
008-062-002	0.17	R2	LD	No	14.5	2	2	Above Moderate
011-132-010	0.17	R3	LD	No	24.2	4	3	Above Moderate
004-011-017	0.16	R3	LD	No	24.2	4	3	Above Moderate
003-062-013	0.16	R3	LD	No	24.2	4	3	Above Moderate

**TABLE H-B-1
CITY OF MADERA VACANT SITES INVENTORY (2014-2023)**

APN	Acres	Zone	General Plan Designation	Constraints (Flood Plain)	Maximum Density	Maximum Capacity (Housing Units)	Realistic Unit Capacity (Housing Units) ¹	Inventoried Income Category
008-051-005	0.33	R2	LD	No	14.5	5	4	Above Moderate
011-032-021	0.29	R2	LD	No	14.5	4	4	Above Moderate
003-022-004	0.28	R2	LD	No	14.5	4	3	Above Moderate
010-042-005	0.26	R2	LD	No	14.5	4	3	Above Moderate
004-011-019	0.22	R3	LD	No	24.2	5	5	Above Moderate
008-062-008	0.43	R2	LD	No	14.5	6	5	Above Moderate
008-062-005	0.4	R2	LD	No	14.5	6	5	Above Moderate
011-133-002	0.35	R2	LD	No	14.5	5	4	Above Moderate
008-062-010	0.34	R2	LD	No	14.5	5	4	Above Moderate
Total							7,647	

¹Realistic unit capacity based on 85 percent of maximum allowed density

²Parcel is split by zoning districts. Acreage reflects only the part of the parcel in said zone.

³PD (3000) Zone is conservatively inventoried as 50 percent lower-income and 50 percent moderate-income.

APPENDIX C: CITIZEN PARTICIPATION

The City is completing the Housing Element in conjunction with the HUD Consolidated Plan update. The City made a diligent effort to include public participation throughout this process, with focus groups and community forums.

Focus Group Meetings

On December 18, 2014, the City held two Focus Group Meetings, one with service providers and the other with real estate development professionals. The City held the Focus Group Meetings at City Hall located at 205 West 4th Street, Madera, California from 10 a.m. to noon and the other from 2 p.m. to 4 p.m. The City geared the discussion with service providers towards organizations that provide affordable housing; services to low-income households, including homeless services and housing counseling; and organizations that provide services to special needs groups, such as farmworkers, seniors, the disabled, and youth. The City geared the discussion with real estate development professionals towards individuals in the real estate sector, including for profit and non-profit developers. These discussions solicited input from the two groups on the level of need for various types of housing, community, and economic development improvements.

The Focus Group Meetings began with introductions and a presentation of the project. The presentation outlined the importance of public participation during the planning process. The City asked the focus group participants about the most significant housing, economic, and community needs and issues affecting Madera residents and businesses and how these needs changed in the past five years. Additionally, the City asked participants about issues of housing discrimination in the city and if barriers to fair housing choice exist, as well as if any government constraints exist that discourage housing development.

The City publicized the Focus Group Meetings using email announcements, the City's Facebook page, the Madera Tribune's Community Calendar, phone calls, and flyers (in both English and Spanish) posted throughout the City Administration Building. Approximately 20 people attended the focus group

discussions held at City Hall located at 205 West 4th Street, Madera California from 10 a.m. to noon and the other from 2 p.m. to 4 p.m.

Participants identified the following major needs in the community:

- More extremely low-income and very low-income units;
- More single room occupancy, studios, and dormitory style units for single adults, specifically for former foster youth, veterans, and disabled individuals who may prefer and may be accustomed to living individually;
- More transitional housing options for individuals who have left homeless shelters but are on the waitlist for a Housing Choice Voucher;
- More homeless shelters for men, especially returning veterans;
- More transitional housing for single men;
- Social services to be provided on-site at affordable housing facilities; and
- More Housing Choice Vouchers in an effort to reduce the number of individuals/families on the waitlist.
- More job specific training programs, specifically machinist, mechanics and welders.
- The need to educate residents about fair housing
- The need to better connect social programs and educational services with students and families at the school district
- The need for more public improvements: sidewalks, roads, public art

Community Forum

On January 20, 2015, the City held a Community Forum to provide an introduction to the City's five-year Consolidated Plan and the Federal CDBG program, and to solicit input from residents and workers in the city on the level of need for various types of improvements and the major issues

affecting the community. A total of 20 individuals participated in the Community Forum and provided input on what they considered to be the top community issues affecting Madera and provided feedback on what they considered to be the housing, economic, and community development priorities in the city.

The City held the Community Forum at the Frank Bergon Senior Center located at 238 South D Street, Madera California from 5:30 pm to 7:30 pm.

The City publicized the Community Forum using email announcements, the City's Facebook page, phone calls, and flyers (in both English and Spanish) posted throughout City Hall, the Madera County Library and the Housing Authority of the City of Madera. In addition the City announced the forum in the Madera Tribune, the local newspaper several weeks leading up to the forum date.

The forum engaged the community through an introductory presentation and a series of facilitated breakout groups where participants discussed community issues. Participants communicated in an open-ended dialogue, ranked the issues discussed, and offered suggestions on solutions to the issues they selected. The City did this in an effort to understand the various problems affecting local residents and workers and how the City can potentially address them. The interactive format of the forums solicited strong participation, wherein all attendees were provided the opportunity to participate in the conversation. The City provided Spanish translation services, and one of the breakout group discussions was conducted in Spanish.

The top three issues identified by the first breakout group include:

- Need more advocates to support the development of permanent supportive housing for the homeless.
- Need more affordable housing for re-entry populations, including: former foster youth leaving foster care, Veterans, Prop 47 released individuals, mental health patients.
- Need more housing options for single individuals.

Solutions to the issues above:

- Need more advocates to support the development of permanent supportive housing for the homeless.
 - More advocates
 - More funding
 - Land to determine if single units can be built or leased
 - HUD matching dollars
- Need more affordable housing for re-entry populations, including: former foster youth leaving foster care, Veterans, Prop 47 released individuals, mental health patients.
 - Find land and housing for affordable housing units.
 - Give preference for housing to re-entry population to ensure they transition instead of falling through the cracks.
 - Recommendation to obtain donations for furniture for publicly assisted units.
 - Ensure rules and regulations are in place.
- Need more housing options for single individuals.
 - Build more single units using funds from the government.
 - The top three issues identified by the second breakout group include:
 - Lack of affordable housing units, especially for the lowest income categories.
 - Lack of youth programs and outreach.
 - Lack of knowledge on fair housing issues and the ability to file a complaint.

Solutions to the issues above:

1. Lack of affordable housing units, especially for the lowest income categories
 - Increase housing inventory by building more units at all levels of income
 - Reform eligibility requirements to include additional communities (i.e., Undocumented people who may not be eligible because of President Obama's deferred action plan)
2. Lack of youth programs and outreach
 - Increase funding for more tutors and staff at the centers
 - Increase funding for centers so they can increase the number of students they can help
3. Lack of knowledge on fair housing issues and the ability to file a complaint
 - Hold community workshops specifically for fair housing education
 - Educate the public on what fair housing issues are, then educate them on how to file a complaint
 - Provide a computer with internet access at a center for people who do not have the internet/computer but may still want to file a fair housing complaint

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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Sacramento, CA 95833
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www.hcd.ca.gov



July 10, 2015

Mr. Christopher Boyle, Planning Manager
City of Madera
205 West Fourth Street
Madera, CA 93637

Dear Mr. Boyle:

RE: City of Madera's 5th Cycle (2016-2024) Draft Housing Element

Thank you for submitting the City of Madera's draft housing element update that was received for review on May 20, 2015 along with revisions received on June 18, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a conversation on June 10, 2015 with you and Mr. Ted Holzem of Mintier Harnish.

The draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City utilized the Department's pre-approved housing element data.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2016 for MCTC localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

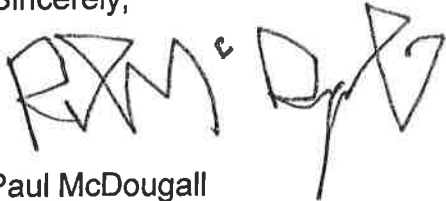
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CITY OF MADERA
PLANNING DEPARTMENT

- HCD Review of Madera's Housing Element
 - July 10, 2015
- Page 2

The Department appreciates the hard work and dedication Mr. Holzem and you provided in preparation of the housing element and looks forward to receiving Madera's adopted housing element. If you have any questions or need technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in black ink, appearing to read "P. McDougall". The signature is stylized and somewhat cursive, with the first name "P." and the last name "McDougall" clearly visible.

Paul McDougall
Housing Policy Manager

RESOLUTION NO. ____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MADERA RECOMMENDING THE CITY COUNCIL OF THE CITY OF MADERA ADOPT A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 2015-04, ADOPTING THE 2016-2024 HOUSING ELEMENT UPDATE IN ORDER TO PROVIDE CONSISTENCY WITH THE SATE HOUSING ELEMENT LAW.

WHEREAS, the City of Madera has adopted the mandatory elements of the General Plan, as required by the State of California; and

WHEREAS, the City of Madera caused to be prepared and certified an Environmental Impact Report in adopting the update of the General Plan which included the Housing Element; and

WHEREAS, State law also provides for periodic review, updates and amendments of its General Plan; and

WHEREAS, the State of California Department of Housing and Community Development has reviewed the currently adopted Housing Element within the City of Madera's General Plan and has determined that the Housing Element will comply with Title 10.6 of the State Government Code when adopted and submitted; and

WHEREAS, an Environmental Impact Report was adopted in 2009 as a component of the 2009 update of the General Plan and an Addendum to the 2009 General Plan Environmental Impact Report has been prepared pursuant to CEQA Guidelines; and

WHEREAS, the Planning Commission has completed its final review and evaluated information contained in the Staff Report.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MADERA AS FOLLOWS:

1. The above recitals are true and correct.
2. The Addendum to the 2009 General Plan Environmental Impact Report has been adopted pursuant to CEQA Guidelines Section 15162 and 15164.
3. It is recommended that the Housing Element of the City's General Plan be amended as indicated in the attached Exhibits "A".

4. It is recommended that the City Council of the City of Madera adopt a resolution approving General Plan Amendment 2015-04, adopting the 2016-2024 Housing Element update in order to provide consistency with the state housing element law.
5. This resolution is effective immediately upon adoption.

* * * * *

Passed and adopted by the Planning Commission of the City of Madera this 10th day of November, 2015, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

Kenneth Hutchings, Chairperson
City Planning Commission

Attest:

Christopher Boyle
Planning Manager