



City of Madera

2025/26 *Fiscal Year*

Community Development Block Grant and HOME Investment Partnership Program Annual Action Plan



Expected Resources

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

Introduction

The City’s total Program Year 2025/26 eligible funding total is \$999,791 and includes three financial resources:

1. The City’s CDBG annual entitlement award in the amount of \$989,791.
2. The City’s HOME entitlement allocation in the amount of \$353,556.54.
3. The City’s Prior Year’s Resources: Unexpended balance from the 2024/25 Program Year in the amount of \$10,000.

Anticipated Resources

The table below provides detail related to the financial resources the City expects to receive during the 2025/26 Program Year (PY).

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-------------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 989,791.00 | \$4,000 | \$10,000 | \$1,003,791 | \$3,975,164 | The City was allocated \$989,791 for the 2025/26 PY. The City anticipates receiving approximately \$4,000 in program income from outstanding Revolving Loan Program recipients throughout the PY. The City will be reallocating \$10,000 of unexpended funds from the Program Year 2024/25. These funds will be allocated towards the Jim Taubert Park. |

| | | | | | | | | |
|------|------------------|----------------------------|--------------|------|------|--------------|-------------|---|
| HOME | public - federal | Admin and Planning Housing | \$353,556.54 | 0.00 | 0.00 | \$353,556.54 | \$1,414,220 | The City was allocated \$353,556.54 for the 2025/26 PY. |
|------|------------------|----------------------------|--------------|------|------|--------------|-------------|---|

Table 1 - Expected Resources – Priority Table

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

The City does not have a matching fund requirement for either the CDBG or HOME programs.

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

Discussion

The City of Madera Parks Department was awarded \$1,990,000 for constructing a new park from multiple state funding sources. Currently, the City Parks Department is in the procurement phase of developing a new park, James Taubert Park. To support the City's timeliness and meet local needs, unexpended funds from Program Year 2024/25 in the amount of \$10,000 will be reallocated to support this project.

The City could also use some CDBG funding to acquire such land over the course of the planning period. With the recently awarded HOME funds, the City may consider the use of public land for the development of affordable housing units.

Discussion

The projects described above support two of the goals identified in the 2025/29 Consolidated Plan.

The highest local need is increase of the affordable housing stock. HOME funds will be used toward increasing housing stock and/or improving the existing housing stock in the community. This may be met through the implementation of an owner-occupied rehabilitation program and/or through the development of new affordable housing.

Increasing assets in the community is also a non-housing goal established in the 2025/29 Consolidated Plan. The addition of a public park in an underserved area is in line with this goal.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

The City is obligated to identify annual goals that support the current Consolidated Plan. The table below provides detail related to the goals for the 2025/6 PY.

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|--------------------------------|-------------------------------|-----------------|-----------------------------|--|
| 1 | Low- to moderate-income citizens will have access to safe, decent, and affordable housing | 2025 | 2029 | Affordable Housing | City of Madera City limits | Housing needs | CDBG: HOME: \$318,200 | Housing benefit: 4 persons assisted |
| 2 | Improve the quality and access to programs and facilities for health and safety, transportation, and recreation services | 2025 | 2029 | Non-homelessness special needs | City of Madera City limits | Public services | CDBG: \$55,022.45 | 1,700 persons assisted |

| | | | | | | | | |
|----------|--|------|------|-----------------------------------|----------------------------|--|--|---|
| 3 | Enhance the economic well-being of all citizens through education and training, employment opportunities, and business development | 2025 | 2029 | Non-housing Community Development | City of Madera City limits | Community and economic development | CDBG: \$33,446.20 | 30 persons assisted |
| 4 | Enhance the quality and use of the physical infrastructure of Madera | 2025 | 2029 | Non-housing Community Development | City of Madera City limits | Public improvements and public infrastructure | CDBG: \$643,364.15 Prior Year's Resources: \$10,000 | Households: 10,000 |
| 5 | Prevent and reduce homelessness | 2025 | 2029 | Homeless | City of Madera City limits | Homeless needs and services | CDBG: \$60,000 | Homelessness prevention: 34 people assisted |
| 6 | Administration | 2025 | 2029 | Administration | City of Madera City Limits | Housing Needs Community Services Public Improvements and Public Infrastructure Homeless Needs and Services | CDBG: \$198,758.20 HOME: \$35,355.55 | Other: 0 Other |

Table 2 – Goals Summ

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Goal 1: Low-to moderate- income citizens will have access to safe, decent, and affordable housing. |
| | Goal Description | The activities tied to this goal will work to preserve and expand the supply of affordable housing for different population groups within the City. |
| 2 | Goal Name | Goal 2: Improve the quality and access to programs and facilities for health and safety, transportation and recreation services. |
| | Goal Description | Will help to address basic needs as well as provide important services to the community. |
| 3 | Goal Name | Goal 3: Enhance the economic well-being of all citizens through education and training, employment opportunities, and business development. |
| | Goal Description | The activities tied to this goal will work to increase residents' job readiness through skill training, promotion of business, educational opportunities, and other strategies that may serve low-income populations in their attempts to seek economic opportunities. |
| 4 | Goal Name | Goal 4: Enhance the quality and use of the physical infrastructure of Madera |
| | Goal Description | The investment in publicly owned facilities and infrastructure improves the community and neighborhoods in which they serve. This investment directly impacts housing development and economic growth of communities. The activities tied to this goal may include improvements to parks, streets, sidewalks, lighting, ADA accessibility, among other infrastructure and/or facilities that serve residents. |
| 5 | Goal Name | Goal 5: Prevent and Reduce Homelessness |
| | Goal Description | The activities tied to this goal will support getting individuals and families out of homelessness as well as preventing individuals and families from becoming homeless. |
| 6 | Goal Name | Administration |
| | Goal Description | Provide Administrative Services to Achieve Madera 2025-2029 Consolidated Plan Goals |

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

| # | Project Name |
|----|---|
| 1 | City of Madera CDBG Admin 25/26 |
| 2 | City of Madera HOME Admin 25/26 |
| 3 | CAPMC Administration- Fresno Madera Continuum of Care, PIT Count |
| 4 | OLIVE Charitable Organization- The Bennet House |
| 5 | City Parks Department- Seniors Nutrition & Recreational Programs |
| 6 | Community Action Partnership- Housing Stabilization |
| 7 | Madera Coalition for Community Justice- Youth Environmental Stewardship Project |
| 8 | Madera County Workforce- In-home Child Care |
| 9 | Project Run Madera |
| 10 | City Public Works- Sidewalk and ADA Corner Ramp (2025) |
| 11 | City Parks Department- Centennial Park Pool |
| 12 | James Taubert Park |
| 13 | Project HOME |

Table 3 - Project Information

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

The projects that were prioritized were housing, homelessness, and infrastructure. These priorities were identified through the data analysis and citizen participation feedback for the 2025/29 Consolidated Plan. While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. The economic challenges facing the nation have forced many nonprofits to cut services at a time when governmental entities and others are least able to provide them.

AP-38 Project Summary

Project Summary Information – *Proposed*

| | | |
|----------|--|--|
| 1 | Project Name | City of Madera CDBG Admin 25/26 |
| | Target Area | City of Madera city limits |
| | Goals Supported | Goal 6: Administration |
| | Needs Addressed | Housing Needs Community Services Public Improvements and Public Infrastructure Homeless Needs and Services |
| | Funding | CDBG: \$177,958.20 |
| | Description | The City of Madera provides full oversight of the CDBG program. Administrative funding will be applied to personnel costs associated with providing such oversight. Examples of operating tasks associated with oversight include: subrecipient invoice processing, subrecipient monitoring, revising policies and procedures, and daily program management tasks. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | This activity provides administration oversight of the CDBG program; therefore, an estimated number of participants isn't proposed. |
| | Location Description | CDBG staff are housed at the City of Madera, City Hall building. |
| | Planned Activities | CDBG administration includes all program monitoring of subrecipients of CDBG funds and grantee oversight of the annual CDBG allocation. |
| 2 | Project Name | City of Madera HOME Admin 25/26 |
| | Target Area | City of Madera city limits |
| | Goals Supported | Goal 6: Administration |
| | Needs Addressed | Housing Needs |

| | | |
|----------|--|---|
| | Funding | HOME: \$35,355.55 |
| | Description | The City of Madera provides full oversight of the HOME program. Administrative funding will be applied to personnel costs associated with providing such oversight. |
| | Target Date | 06/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | This activity provides administration oversight of the CDBG program; therefore, an estimated number of participants isn't proposed. |
| | Location Description | HOME staff are housed at the City of Madera, City Hall building. |
| | Planned Activities | HOME administration includes all program development and implementation. It involves reimbursement processing and monitoring of the HOME grant for compliance. |
| 3 | Project Name | CAPMC Administration- Fresno Madera Continuum of Care, PIT Count |
| | Target Area | City of Madera city limits |
| | Goals Supported | Goal 6: Administration |
| | Needs Addressed | Community Services |
| | Funding | CDBG: \$20,000.00 |
| | Description | The Fresno Madera Continuum of Care (FMCoC) works collaboratively to reduce homelessness within Madera and Fresno Counties. Community Action Partnership of Madera County, Inc. is applying for CDBG funding in order to continue to pay for membership to the FMCoC in order to have 2 CAPMC staff to attend the FMCoC meetings which are held once a month. CAPMC has remained an active member in good standing with the FMCoC and is also an active participant on the FMCoC, board thanks to the CDBG funding. |
| | Target Date | 6/30/2026 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | Administration for the program focusses on assessing the homeless need in the community. This assessment comes in the form of a Point In Time count. However, the PIT count is not funded by the CDBG grant. Staff paid for through this grant prepare for the annual PIT count. |
| | Location Description | Staff are housed at the Community Action Partnership office. |
| | Planned Activities | This grant pays for the planning of an annual homeless point in time survey count survey as well as staff participation in the Fresno Madera Continuum of Care. |
| 4 | Project Name | OLIVE Charitable Organization- The Bennet House |
| | Target Area | City of Madera city limits |
| | Goals Supported | Goal 5: Prevent and Reduce Homelessness |
| | Needs Addressed | Homeless Needs and Services |
| | Funding | CDBG: \$15,000.00 |
| | Description | Olive Charitable Organization is an anti-trafficking agency that was founded by law enforcement in 2015. OLIVE offers safe housing, case management and advocacy to victims of human sex trafficking locally. The goal is to provide safety and assistance navigating through the different available resources to each client. The services are 'client centered' in that clients are encouraged to choose their own recovery pathway. A 'program' is not offered in the safe house, instead clients are offered a platform for supportive services for recovery. Tenants in the safe house are required to undergo random and regular drug and alcohol testing, progression in their services of choice, and random room inspections. OLIVE assists with maintaining all parole, probation and court orders as well. Deviation from these orders by clientele in not allowed. Measurements for success differ from each client as each person is different. Other activities promoted are education to the general public or any government or non-government agency and an outreach education related to trafficking and sexual exploitation to purchasers of commercial sex. OLIVE also hosts awareness campaigns such as the 'Red Sand Project'. |
| | Target Date | 6/30/2026 |

| | | |
|---|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 24 individuals are expected to be served by this project. The individuals are victims of human trafficking. On occasion, a child is housed along with the parent. |
| | Location Description | The services rendered are to victims living in the city limits of Madera. |
| | Planned Activities | OLIVE will provide temporary, transitional safe housing for victims of human sex trafficking. The goal of the project is to connect clients to available resources that will enable them to become self-sufficient. Resources included but are not limited to drug/alcohol rehabilitation, licensed therapy for trauma, life coaching, transportation, assistance with probation/parole, assistance through court ordered services, obtaining proper identification, medical services, and applying for employment/school assistance. |
| 5 | Project Name | City Parks Department- Seniors Nutrition & Recreational Programs |
| | Target Area | City of Madera city limits |
| | Goals Supported | Goal 2: Improve the quality and access to programs and facilities for health and safety, transportation, and recreation services |
| | Needs Addressed | Community Services |
| | Funding | CDBG: \$40,022.45 |
| | Description | The City of Madera Parks & Community Services Department offers a wide range of programs and services to enhance the quality of life of the senior citizens aged 60 and over living in Madera. The Frank Bergon Senior Center and The Pan-American Community Center provide a wide range of services and programs to the community. These include educational opportunities, health and wellness classes, volunteer opportunities, social events, nutrition education and meals, games, arts and crafts, one-day trips and excursions, as well as access to a library and computer lab. |
| | Target Date | 6/30/2026 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 1,200 seniors who reside in the community will benefit from this project. |
| | Location Description | Activities for this project take place at the John Wells Youth Center. The Center is located in a residential disadvantaged area of the community. Additionally, there are Public Housing senior apartments within walking distance of the Center |
| | Planned Activities | The project will provide congregate meals, exercise and wellness classes, technology classes, and educational classes. Additionally, the participants will take part in a Senior Health & Wellness Fair that is focused on ageing. Educational day trips are also provided. |
| 6 | Project Name | City Public Works- Sidewalk and ADA Corner Ramp (2025) |
| | Target Area | City of Madera city limits |
| | Goals Supported | Goal 4: Enhance the quality and use of the physical infrastructure of Madera |
| | Needs Addressed | Public Improvements and Public Infrastructure |
| | Funding | CDBG: \$230,047.00 |
| | Description | This activity will provide maintenance and repair of existing pedestrian facilities including sidewalks, access curb ramps, and drive approaches. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | An estimated 37,465 low-moderate income individuals are expected to benefit from this activity. |
| | Location Description | The project includes various location in the City of Madera within CDBG eligible census tracts. |
| | Planned Activities | The project includes necessary emergency and minor rehabilitation of sidewalks of 100 yards or more annually. |

| | | |
|---------------------------|--|---|
| 7 | Project Name | City Parks Department- Centennial Park Pool Complex Deck & Facility Improvements |
| | Target Area | City of Madera city limits |
| | Goals Supported | Goal 4: Enhance the quality and use of the physical infrastructure of Madera |
| | Needs Addressed | Public Improvements and Public Infrastructure |
| | Funding | \$413,317.15 |
| | Description | Centennial Park Pool Complex is located at the John Wells Youth Center. The pool complex needs repair and rehabilitation. The deck surface around the pool is in poor condition and isn't draining properly. Additionally, the storm-drain system needs repair. e Canopy covered areas are necessary as well as the addition of new tables and pool equipment. The building needs reconstruction as much of the equipment is exposed to the weather elements. General remodeling, including restrooms, paint, and other repairs will also be completed. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | This project will assist approximately 5,793 people |
| | Location Description | The Centennial Pool is located at the John Wells Youth Center which is located in a low-moderate income residential area. It is in walking distance from Public Housing apartments. |
| Planned Activities | Repairs and rehabilitation work at the Centennial Pool Complex located at the John Wells Youth Center. | |
| 8 | Project Name | Community Action Partnership- Housing Stabilization |
| | Target Area | City of Madera city limits |
| | Goals Supported | Goal 5: Prevent and Reduce Homelessness |
| | Needs Addressed | Homeless Needs and Services |
| | Funding | CDBG: \$45,000 |

| | | |
|---|--|---|
| | Description | The number of people experiencing homelessness in Madera County continues to be an issue and has become a crisis. Community Action Partnership of Madera County, Inc. (CAPMC) intends to provide assistance such as outreach services, emergency housing, and deposit and rental assistance to individuals and families that find themselves homeless or at-risk of becoming homeless. For those individuals and families found during outreach efforts that find themselves homeless, CAPMC will assist with providing temporary emergency housing. Because some homeless individuals have emotional support animals, funding will also be used to pay for pet fees charged by the motels. For those individuals and families that are in need of assistance to keep their housing, for example, have fallen behind on rent or are in need of assistance with a deposit in order to move into housing, CAPMC will assist with prevention and diversion, assisting with the amount to help get them caught up with rent or moved in. This funding will also be utilized to assist those that are hard to place due to a variety of circumstances such as domestic violence cases. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | A total of 10 low-moderate income individuals/households will be served by this project. |
| | Location Description | The Community Action Partnership of Madera County office is centrally located within the City. This allows easy access to individuals in need. |
| | Planned Activities | This project will pay for emergency housing (hotel stays) for those individuals/households that have exhausted all other means of assistance. |
| 9 | Project Name | Madera Coalition for Community Justice- Madera Microenterprise Education Project |
| | Target Area | City of Madera city limits |

| | | |
|----|--|--|
| | Goals Supported | Goal 3: Enhance the economic well-being of all citizens through education and training, employment opportunities, and business development |
| | Needs Addressed | Economic Development/Community Services |
| | Funding | CDBG: \$15,000 |
| | Description | The project seeks to provide knowledge of business ownership fundamentals, rules and regulations and licensing and permit requirements. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | This program aims to assist a total of 20 individuals. |
| | Location Description | This program is located within the City of Madera. |
| | Planned Activities | MMEP will provide guidance for entrepreneurs in areas such as: business ownership fundamentals, rules and regulations and licensing permit requirements. |
| 10 | Project Name | Madera County Workforce Investment Corporation- In home Child Care Pilot Program |
| | Target Area | City of Madera Limits |
| | Goals Supported | Goal 3: Enhance the economic well-being of all citizens through education and training, employment opportunities, and business development |
| | Needs Addressed | Economic Development/Community services |
| | Funding | \$18,446.20 |
| | Description | This program will offer scholarships to individual to get a CA State license to become an in-home day care provider |
| | Target Date | 6/30/2026 |

| | | |
|----|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | This program aims to assist a total of 10 individuals. |
| | Location Description | This program is located within the City of Madera. |
| | Planned Activities | Madera County Workforce Investment Corporation will offer scholarships to support training for home-based childcare entrepreneurs through Nurture, a 501(c)3 and Community Development Financial Institution. Successful completion of this on-line 12-week program will result in a CA State license to become an in-home day care provider with the opportunity to access start-up capitol upon completion. The program will ensure that low-come underserved residents have equitable access to the workforce system. |
| 11 | Project Name | Project Run Madera |
| | Target Area | City of Madera city limits |
| | Goals Supported | Improve the quality and access to programs and facilities for health and safety, transportation, and recreation services |
| | Needs Addressed | Community Services |
| | Funding | CDBG: \$15,000 |
| | Description | The project provides running resources such as running shoes, shorts, shirts and sports bras to middle & high school runners; we also host community events such as our summer track clinic for grade k-12, where athletes learn and improve track skills. Purposes of project is to keep the youth off the streets, in the sport of running, and ultimately school. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated this allocation will assist 500 children within the City of Madera. |

| | | |
|----|--|---|
| | Location Description | This will assist middle school and high school students in the City of Madera. |
| | Planned Activities | Project Run Madera provides running resources such as running shoes, shorts, shirts and sports bras to middle & high school runners. |
| 12 | Project Name | James Tauber Park |
| | Target Area | City of Madera city limits |
| | Goals Supported | Goal 2: Improve the quality and access to programs and facilities for health and safety, transportation, and recreation services |
| | Needs Addressed | Residents in an underserved area will gain access to a new park which increase access to recreation services. |
| | Funding | \$10,000 |
| | Description | The scope of work for the James Taubert Park includes demolition and site preparation, providing site amenities and features, site utilities, concrete and playground installation, surfacing, shade structures, planting and irrigation, and drainage. The CDBG funds will support the scope of work for this project. |
| | Target Date | 06/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | There are 4,295 low-moderate income residents in the census block of the exact location of the park and immediately adjacent to the north of the proposed project location. |
| | Local Description | The park will be built in an underserved area in the eastern side of Madera. |
| | Planned Activities | Funds will be applied toward the design and development of the park. |
| 13 | Project Name | Project HOME |
| | Target Area | City of Madera city limits |
| | Goals Supported | Goal 1: Low- to moderate-income citizens will have access to safe, decent, and affordable housing |

| | |
|--|---|
| Needs Addressed | The activities tied to this goal will work to preserve and expand the supply of affordable housing for different population groups within the City. |
| Funding | HOME: 318,200.97 |
| Description | Project HOME will serve low-to-moderate-income households through the development of affordable housing and/or through rehabilitating existing housing stock. The City is in the planning phase of planning for affordable housing development but understands the need to increase/improve housing stock. Therefore, this project is designed to develop housing and/or rehabilitate existing housing. |
| Target Date | 06/30/26 |
| Estimate the number and type of families that will benefit from the proposed activities | 4 |
| Location Description | City limits of the City of Madera |
| Planned Activities | Acquisition, development, or rehabilitation of housing stock. |

AP-50 Geographic Distribution – 91.220(f)

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

The City of Madera does not direct assistance geographically.

Geographic Distribution

| Target Area | Percentage of Funds |
|----------------------------|----------------------------|
| City of Madera City Limits | 100 |

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale is driven by Madera's identified priority needs. All CDBG funds are allocated either to city-wide services and programs or within eligible census tracts.

Discussion

The City has not designated specific geographic areas within its jurisdiction to target or provide direct assistance.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City understands the critical need to increase the affordable housing stock as well as assist in maintaining housing and/or prevent homelessness. There are two programs funded with CDBG monies and one funded with HOME monies this PY. The CDBG program will fund the OLIVE Charitable Organization and Community Action Partnership of Madera County. While the HOME program will fund Project HOME.

Details related to the goals of each activity are in the tables below.

| One Year Goals for the Number of Households to be Supported | |
|---|----|
| Homeless | 34 |
| Non-Homeless | |
| Special-Needs | |
| Total | |

Table 5 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance | |
| The Production of New Units | 2 |
| Rehab of Existing Units | 2 |
| Acquisition of Existing Units | |
| Total | |

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The reduction or prevention of homelessness is one of the highest rated local needs in the 2025-2029 Consolidated Plan.

The CDBG program is funding two programs that support housing security and reduction/homeless prevention. The goal is to assist a total of 34 persons across both programs.

The HOME funds will be used to target the highest rated need, affordable housing. The City

recognizes the need to work toward this goal. While the production of affordable housing is time-consuming, the City intends on supporting this need through a two-pronged approach: 1) affordable housing development and 2) restoration/rehabilitation of existing housing stock. A total of 4 households may be served by this project.

AP-60 Public Housing – 91.220(h)

Introduction

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

Public housing needs are addressed through the Housing Authority of the City of Madera (HACM). The HACM is independent of the City of Madera, and the City retains no control over its funding or implementation programs.

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

During the stakeholder meetings held for the development of this Action Plan, HACM staff highlighted the impact of the shortage of affordable housing units. While, they have voucher availability, it is difficult for those clients to located affordable housing units.

Staff will continue strategizing with HACM staff during the 2025/26 PY to discuss how to effectively address public housing needs as described in the HACM Public Housing Annual Plan and those identified in the City's 2025-2029 Consolidated Plan. Specifically, the City is actively participating in multiple community groups in partnership with the HACM including Housing our Homeless and Strategic Housing Needs.

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

The Housing Authority is not designated as troubled and is in good standing under 24 CFR 902.

Discussion

For any additional information or inquiries about the Housing Authority's Public Housing Plan, requests can be sent to 205 North "G" Street, Madera, CA 93637.

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

Introduction

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations is focused on providing funding to the Fresno/Madera Continuum of Care (FMCoC).

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

In the 2025/26 Annual Action Plan, the City will be providing funding to the Community Action Partnership of Madera County (CAPMC) to continue its participation in the FMCoC.. This funding supports the FMCoC annual Point-in-Time survey count, which assesses the needs of the homeless population. It will also support FMCoC outreach and education efforts to make sure homeless individuals and those at-risk of becoming homeless are aware of the resources available to them.

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

CAPMC works closely with the FMCoC to help address reaching a functional zero with homelessness. Currently, the FMCoC has a by-name registry list that includes all homeless individuals encountered that are willing to complete a Vulnerability-Index Service Prioritization Decision Tool survey. The survey prioritizes the vulnerability of the individual on the basis of chronic homelessness, medical history, mental health issues, substance use history, veteran status, and various other factors. The target is to be able to coordinate housing the most vulnerable and the most chronic homeless in housing program vacancies. The FMCoC currently operates the Multi-agency Access Program Point (MAPP), located in Fresno that is a one-stop service and referral for all homeless. The FMCoC is working to establishing a MAPP in Madera County to enhance the utilization of the coordinated entry and by-name registry list.

Addressing the emergency shelter and transitional housing needs of homeless persons

The FMCoC applies for and receives almost \$6 million annually in HUD homeless funds. Providing CDBG funding for CAPMC participation in the FMCoC will ensure that Madera remains eligible for HUD funds to address homelessness.

Additionally, the Madera Rescue Mission is a subrecipient of Permanent Local Housing Allocation (PLHA) funds. The Mission provides emergency and rapid rehousing services. During the 2022/23 program year, the City of Madera awarded the mission monies for the facility

improvements and ongoing operation costs. The mission has not exhausted these funds and will continue these improvements during this PY.

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

Homelessness is a challenging obstacle to address. Through partnership with CAPMC, the City will collaborate efforts towards reducing the homeless population and recidivism back into a homeless state. The City is encouraged by CAPMC's program focus on transitional housing.

As previously mentioned, the Madera Rescue Mission also assists homeless persons in transitioning to permanent housing. During the 2023/24 the Mission announced the availability of six Tiny Homes. These homes serve as a source of transitional/rapid rehousing. Case management is provided to the persons living in these homes.

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

The funding for the FMCoC will support efforts to bring community awareness to the homeless populations and provide outreach and education on the resources available for residents at-risk of becoming homeless. The Homeless Awareness Day Event in the City of Madera is a good example of this outreach and education.

Discussion

The City recognizes the need for strong and ongoing partnerships to continue the efforts in reducing and preventing homelessness. As one of the highest needs in the community, it is imperative to collaborate with local stakeholders, share assets, and strategize as a community to work toward this goal.

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

Introduction:

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately affect lower-income households due to their limited resources for absorbing the costs. Local jurisdictions have little influence over the market factors, such as the cost of labor and construction materials, cost of land, and the availability of financing, or statewide and national policies, such as prevailing wage requirements and environmental protection. As discussed in the Market Analysis, other local factors that could impede affordable housing development include:

- Land Use Controls
- Residential Development Standards
- Off-site Improvement Requirements
- Permit and approval process

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

The City is undertaking several actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. In its 2024 – 2023 Housing Element, the City describes planned efforts to mitigate housing barriers. These include the following:

- In February 2025, the City updated its Accessory Dwelling Unit (ADU) Ordinance to encourage ADU production.
- To address the time constraint in the planning review and processing timeline, the City has developed an expedited permit processing for qualifying affordable housing projects.
- Finally, to streamline the development review and impact fee process, the City has compiled all development standards in an easily accessible online location.

Discussion:

The City is aware of the barriers to affordable housing and the impact it has on the community. Correcting these issues would work toward reducing the barriers to accessing affordable housing. The impact of the above-mentioned changes will be continuously monitored and

assessed.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Madera uses a range of strategies to address the housing, homeless, and community development goals identified in the Consolidated Plan. This section discusses actions planned to foster and maintain affordable housing, to reduce lead-based paint hazards, to reduce the number of poverty-level families in Madera, and to coordinate activities in these areas with other entities.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is the limited amount of Federal, State, and local resources available to meet the many needs in the community. The City of Madera will continue to pursue State and Federal resources as available to meet underserved needs and support efforts of nonprofits serving the community.

Actions planned to foster and maintain affordable housing

The City will continue to foster and maintain affordable housing through the following programs:

- The Downpayment Assistance Program for First Time Homebuyers
- Counseling for first time homebuyers
- The Owner-Occupied Residential Rehabilitation Program
- HOME investment partnership program

Actions planned to reduce lead-based paint hazards

Lead-based paint hazards are identified and abated prior to construction or close of escrow when the City assists a housing unit built before 1978. Also, the City will continue to provide deferred, zero-interest loans through the Owner-Occupied Residential Rehabilitation Program (OOR) to abate lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy is based on addressing and preventing homelessness and providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce. For the 2025/26 PY, four activities are proposed

for funding to address this need. These activities are:

- The Community Action Partnership of Madera County and Fresno- Housing Stabilization Project
- OLIVE Safe House Project
- Madera County Workforce- In-home Child Care Pilot Program Project
- Madera Coalition for Community Justice- Madera Microenterprise Education Project

Actions planned to develop institutional structure

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

The City of Madera also relies on the non-profit service sector to provide emergency shelter and transitional housing. The City of Madera will continue to support eligible organizations and their activities with local, state and federal funding as it's made available and upon their governing entity's approval.

Discussion:

The City's anti-poverty plan is focused on promoting the work force and increasing access to direct services. In this manner, persons in the community will benefit from job training and/or employment. Direct services will support the employment. Together, these strategies can assist in reducing poverty in the community.

Program Specific Requirements

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

Introduction:

The City of Madera strives to allocate CDBG funding to low-moderate income residents. The City has allocated all anticipated revenues in the PY 2025/26 Annual Action Plan.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

| | |
|---|-----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 248220.02 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | |
| 3. The amount of surplus funds from urban renewal settlements | |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | |
| 5. The amount of income from float-funded activities | |
| Total Program Income: | \$4,000 |

Other CDBG Requirements

- | | |
|---|------|
| 1. The amount of urgent need activities. | 100% |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income: | |

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

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

The City of Madera will not use HOME funds for anything other than the eligible activities identified in section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds

when used for homebuyer activities as required in 92.254, is as follows:

The City just became a HOME participating jurisdiction and is still in the process of developing HOME investment partnership program guidelines. However, they will closely relate to the City's current CalHOME guidelines.

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

As previously mentioned, HOME guidelines are still in the process of being developed since the City just became a participating jurisdiction.

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

As the City updates its existing Calhome guidelines, the refinancing of debt will be included to comply with 24 CFR. 92.206.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

The City is not planning to implement a TBRA project.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

As mentioned, the City is not planning a HOME TBRA program.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)).**

Note: Preferences cannot be administered in a manner that limits the opportunities of persons

The City is not implementing any preference or limitation for rental housing projects.

Discussion:

The City will use all CDBG and HOME funds to assist low, moderate-income individuals. CDBG and HOME policies and procedures are continuously reviewed for compliance. Special requirements for both programs are reviewed by staff for understanding and implementation.