

REGULAR MEETING OF THE MADERA CITY COUNCIL

205 W. 4th Street, Madera, California 93637

NOTICE AND AGENDA

**Wednesday, September 16, 2015
6:00 p.m.**

**Council Chambers
City Hall**

CALL TO ORDER

ROLL CALL: Mayor Robert L. Poythress
Mayor Pro Tem William Oliver
Council Member Charles F. Rigby
Council Member Sally J. Bompreszi
Council Member Andrew J. Medellin
Council Member Donald E. Holley
Council Member Derek O. Robinson Sr.

INVOCATION: Associate Pastor Don Caballero, The Clay Church

PLEDGE OF ALLEGIANCE:

PUBLIC COMMENT:

The first fifteen minutes of the meeting are reserved for members of the public to address the Council on items which are within the subject matter jurisdiction of the Council. 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 Mayor 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 Council 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 Council does not respond to public comment at this time.

PRESENTATIONS

1. Proclamation Recognizing Hispanic Heritage Month
2. Proclamation Recognizing Old Timers' Week

INTRODUCTIONS

1. Richard Gonzales, Police Officer
2. Clay Hoover, Police Officer

A. WORKSHOP

There are no items for this section.

B. CONSENT CALENDAR

- B-1 Minutes – There are no minutes for consideration.
- B-2 Information Only – Warrant Disbursement Report
- B-3 Consideration of a Resolution Approving an Agreement between the City of Madera and Kings View - Skills4Success Program for Occupation and Use of Facilities at the John W. Wells Youth Center and Authorizing the Mayor to Execute the Agreement on Behalf of the City (Report by Mark Etheridge)
- B-4 Consideration of a Resolution Approving an Agreement with Moore Twining Associates, Inc. for Professional On-Demand Services for Quality Assurance and Materials Testing Services for Sanitary Sewer and Storm Drain Improvements – Various Locations, Bid Package 2, City Project No. S 10-01, CDBG-2014-2217-5072 (Report by Keith Helmuth)
- B-5 Consideration of a Resolution Approving Membership by the City of Madera in the California Enterprise Development Authority (CEDA) as an Associate Member and Authorizing CEDA, through Figtree Financing, to Offer their Program and Levy Assessments within the City of Madera and Authorizing Execution of the Associate Membership Agreement and Indemnity Agreement (Report by Sonia Hall)
- B-6 Consideration of a Resolution Approving the Assignment of Chateau at the Vineyards – Phase IV Subdivision and Approval of an Indemnity Agreement between City of Madera and UCP Chateau Grove, LLC (Report by Keith Helmuth)

C. HEARINGS, PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENT

- C-1 Public Hearing and Consideration of a Resolution Approving the 2014/2015 Community Development Block Grant Consolidated Annual Performance and Evaluation Report and Financial Summary (Report by Jorge Rojas)
- C-2 A Noticed Public Hearing to Consider Adoption of a Resolution of the City Council of the City of Madera Adopting 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 (Report by Chris Boyle)

D. WRITTEN COMMUNICATIONS

There are no items for this section.

E. ADMINISTRATIVE REPORTS

- E-1 Request to Designate a Voting Delegate and Alternate for the League of California Cities Annual Conference (Report by Sonia Alvarez)
- E-2 Weekly Water Conservation Reports (Report by Dave Randall)

F. COUNCIL REPORTS

G. CLOSED SESSION

G-1 Closed Session Announcement – City Attorney

G-2 Conference with Legal Counsel – Existing Litigation. Subdivision (d)(1) of Government Code §54956.9

One case: City of Madera v. Roy Roberts et al.
Madera Superior Court Case No. MCV062827

G-3 Closed Session Report – City Attorney

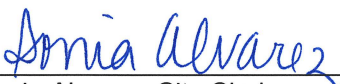
ADJOURNMENT – Next regular meeting October 7, 2015

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

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Request for additional accommodations for the disabled, signers, assistive listening devices, or translators needed to assist participation in this public meeting should be made at least seventy two (72) hours prior to 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 Service.

Para asistencia en Español sobre este aviso, por favor llame al (559) 661-5405.

I, Sonia Alvarez, City Clerk for the City of Madera, declare under penalty of perjury that I posted the above agenda for the regular meeting of the Madera City Council for September 16, 2015, near the front entrances of City Hall at 3:00 p.m. on September 11, 2015.



Sonia Alvarez, City Clerk

Office of the Mayor

*City of Madera
State of California
2015*

Proclamation

OLD TIMERS' WEEK

WHEREAS, the 84th anniversary of Old Timers' Day will be celebrated in Madera on Saturday, September 26, 2015; and

WHEREAS, it has long been the tradition to honor citizens who have been residents of the City or County of 50 years or more with week-long activities, a parade down Yosemite Avenue, and a community-wide Day in the Park celebration on Saturday; and

WHEREAS, it is fitting to recognize the contributions made by Madera's Old Timers in the creation and development of the City and County of Madera.

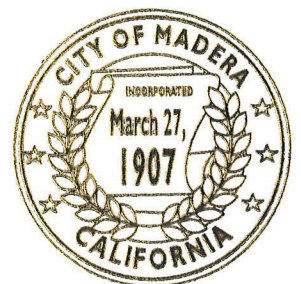
NOW, THEREFORE, I, Robert L. Poythress, Mayor of the City of Madera, do hereby proclaim September 22 – 26, 2015 to be

"OLD TIMERS' WEEK"

in Madera and take great pleasure in honoring the Old Timers of our City and County in conveying our sincere gratitude and appreciation for their dedicated efforts and contributions in helping to shape our local history.

Signed and dated this 16th day of September, 2015.

Mayor



Agenda: September 16, 2015

Item: B-1

**There are no Minutes for
consideration.**

City of Madera

Council Meeting Of	<u>September 16, 2015</u>
Agenda Item No.	<u>B-2</u>

Memorandum To: The Honorable Mayor,
City Council and City Administrator

From: Office of the Director of Finance

Subject: Listing of Warrants Issued

Date: 9/16/15

Attached, for your information, is the register of the warrants for the City of Madera covering obligations paid during the period of:

August 21, 2015 to September 3, 2015

Each demand has been audited and I hereby certify to their accuracy and that there were sufficient funds for their payment.

General Warrant:	200920-201079	\$	1,234,487.82
Wire Transfer	Union Bank Payroll and Taxes	\$	570,850.27
Wire Transfer	SDI	\$	1,474.71
Wire Transfer	Cal Pers	\$	370,935.36

Respectfully submitted,



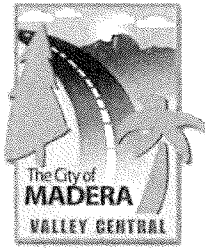
Tim Przybyla
Financial Services Director

CITY OF MADERA
REGISTER OF AUDITED DEMANDS FOR BANK #1-UNION BANK GENERAL ACCOUNT
September 4th, 2015

CHECK	PAY DATE	ISSUED TO	DESCRIPTION	AMOUNT
200920	8/27/2015	AECOM	PROF SVS CNG STATION EXPANSION	2,062.80
200921	8/27/2015	CALIFORNIA DEPARTMENT OF JUSTICE	4TH QUARTER CLETS BILLING APR- JUN 2015	1,876.98
200922	8/27/2015	CENTRAL VALLEY PRESORT	05/15 UB STATEMENTS	6,743.56
200923	8/27/2015	MADERA COUNTY	ASSET FORFEITURE ACCT 601000	23,627.08
200924	8/27/2015	RAFTELIS FINANCIAL CONSULTANTS, INC.	CONSULTING SVS DRAINAGE RATE STUDY	13,373.26
200925	8/27/2015	YOSEMITE CHRISTIAN CENTER	PARK DEPOSIT REFUND	50.00
200926	8/27/2015	AECOM	PROFESSIONAL SVS CNG STATION EXPANSION	59.40
200927	8/27/2015	ALL VALLEY ADMINISTRATORS	ADMIN FEES FOR AUGUST 2015	121.50
200928	8/27/2015	ALL VALLEY ADMINISTRATORS	MEDICAL & CHILD CARE EXP 08/28/15 PR	771.59
200929	8/27/2015	AMERICAN MOBILE SHREDDING	SHREDDING SVS	280.00
200930	8/27/2015	BSK ASSOCIATES	PERMIT COMPLIANCE LAB	39.00
200931	8/27/2015	TRUJILLO, GABRIELA	PARK DEPOSIT REFUND	50.00
200932	8/27/2015	BEST TOURS AND TRAVEL	SENIOR TRIP TO BLACK OAK 08/08/15	1,060.00
200933	8/27/2015	BLUE SHIELD OF CALIFORNIA	CITY PAID BLUE SHIELD AUGUST 2015	255,119.27
200934	8/27/2015	BRAME SPECIALTY COMPANY INC.	PLAN BAGS FOR STORAGE/MAILING	353.08
200935	8/27/2015	BUGGY SHOWER CAR WASH	PD CAR WASHES	374.50
200936	8/27/2015	CALIFORNIA CLIMATE CONTROL, INC.	HVAC REPAIR	633.71
200937	8/27/2015	CALIFORNIA DEPARTMENT OF JUSTICE	FINGERPRINTING	311.00
200938	8/27/2015	CALIFORNIA SURVEYING AND DRAFTING SUPPLY	PAPER FOR WIDE FORMAT COPIER	63.32
200939	8/27/2015	MADERA TROPHY	YOUTH BASKETBALL JERSEYS	33.60
200940	8/27/2015	CD PUBLICATIONS	CD PUBLICATIONS- 1 YEAR	799.00
200941	8/27/2015	CBCINNOVIS, INC	ACCESS FEE	16.00
200942	8/27/2015	CENTRAL CAL COMMUNICATION	DATA CABLE PROJECT	1,673.25
200943	8/27/2015	CENTRAL VALLEY PRESORT	08/15 AR STATEMENTS	12,933.07
200944	8/27/2015	CLEARPOINT FINANCIAL SOLUTIONS, INC.	REIMB FOR FIRST TIME HOMEBUYER WORKSHOP	1,200.00
200945	8/27/2015	COLONIAL LIFE & ACCIDENT INSURANCE CO	E700482-3 FOR 08/28/2015 PAYROLL	1,042.49
200946	8/27/2015	COMCAST	08/14- 09/13 PD SVS 8155500320092096	210.84
200947	8/27/2015	CONCENTRA MEDICAL CENTERS	DOT TESTING	759.50
200948	8/27/2015	DIAMOND COMMUNICATIONS	YOUTH CENTER ALARM REPAIRS	237.50
200949	8/27/2015	ADMINISTRATIVE SOLUTIONS INC.	CITY PD RETIREE PRESC BILL 09/15 SKEELS	119.20
200950	8/27/2015	GARCIA JAVIER AND MARIA	Utility Billing Deposit Refund	23.69
200951	8/27/2015	WHITE IVAN A AND HINES JULIA	Utility Billing Credit Refund	172.78
200952	8/27/2015	MC BRIDE VALISHA	Utility Billing Deposit Refund	70.72
200953	8/27/2015	OCHOA VICTOR	Utility Billing Credit Refund	225.72
200954	8/27/2015	ORTEGA DIANA	Utility Billing Credit Refund	219.66
200955	8/27/2015	MYINT LAURA C/O NEWTON PROPERTY MANAGEMENT	Utility Billing Deposit Refund	27.94
200956	8/27/2015	TORRALBA DE VARGAS ISABEL	Utility Billing Credit Refund	238.15
200957	8/27/2015	OROZCO MARIA LUISA	Utility Billing Credit Refund	54.96
200958	8/27/2015	CORNELISON PAULA	Utility Billing Deposit Refund	25.23
200959	8/27/2015	CHIA MAYRA	Utility Billing Credit Refund	17.66
200960	8/27/2015	MC GRAW JONATHON W	Utility Billing Credit Refund	228.03
200961	8/27/2015	ANDERSON DENISE OR CITY OF MADERA	Utility Billing Credit Refund	156.27
200962	8/27/2015	DETJEN WILLIAM AND MARISOL	Utility Billing Credit Refund	221.67
200963	8/27/2015	ELIZALDE FERNANDO	Utility Billing Credit Refund	209.44
200964	8/27/2015	REYES SOLEDAD AVE OR CITY OF MADERA	Utility Billing Credit Refund	150.76
200965	8/27/2015	FLATHERS PHILLIP	Utility Billing Credit Refund	88.21
200966	8/27/2015	TARIN MICHAEL AND CONNIE	Utility Billing Credit Refund	54.11
200967	8/27/2015	FARRELL AUDREY	Utility Billing Credit Refund	259.65
200968	8/27/2015	MESA MONICA OR CITY OF MADERA	Utility Billing Credit Refund	150.32
200969	8/27/2015	MARTINEZ JUAN	Utility Billing Credit Refund	150.31
200970	8/27/2015	CRAM JOHNNIE MAE	Utility Billing Credit Refund	49.23
200971	8/27/2015	LIMON MAYRA A	Utility Billing Credit Refund	124.36
200972	8/27/2015	LAWSON, DINO	PER DIEM POST CHIEFS EXECUTIVE WORKSHOP	231.00
200973	8/27/2015	ESPINOZA SEWER SERVICE	SERVICE OF RESTROOM	50.00
200974	8/27/2015	F. LODUCA CO.	LAUREL ST BIKE PATH PK-12 PROG PMT #1	53,722.50
200975	8/27/2015	FRAZIER, STEVE	PER DIEM POST CHIEFS EXECUTIVE WORKSHOP	231.00
200976	8/27/2015	FRESNO BEE, THE	JOB POSTINGS	695.50
200977	8/27/2015	FRESNO COUNTY ECONOMIC OPPTY. COMMISSION	JULY 2015 ADC MEALS	490.16
200978	8/27/2015	GOLDEN STATE OVERNIGHT	OVERNIGHT SHIPPING	118.54
200979	8/27/2015	HERITAGE K9	BI-MONTHLY MAINTENANCE TRAINING	866.67

200980	8/27/2015 JOHN DEERE LANDSCAPES, LLC	PRESSURE FILTER	327.65
200981	8/27/2015 JORGENSEN COMPANY	RECHARGE FIRE EXTINGUISHERS	129.92
200982	8/27/2015 FIRST TRANSIT INC.	FIRST TRANSIT JULY 2015	72,328.70
200983	8/27/2015 LANGUAGE LINE SERVICES, INC.	INTERPRETATION SVS	113.46
200984	8/27/2015 LAW & ASSOCIATES	EMPLOYMENT BACKGROUND CHECK	600.00
200985	8/27/2015 LIEBERT CASSIDY WHITMORE	LEGAL FEES	8,695.50
200986	8/27/2015 LINCOLN AQUATICS INC.	CHLORINE FOR POOL	1,115.33
200987	8/27/2015 LYNN PEAVEY COMPANY	SUPPLIES	622.70
200988	8/27/2015 MUNISERVICES, LLC	STARS SERVICE FOR QTR 1 2015 REPORTS	1,255.27
200989	8/27/2015 M A C E A	AUGUST 2015 MONTHLY DUES	27.00
200990	8/27/2015 CITY OF MADERA RESIDENTIAL REHAB	REIMB BANK 49 FOR PMTS AT 915 DAULTON	75.00
200991	8/27/2015 M.C.E.A.	AUGUST 2015 MONTHLY DUES	370.00
200992	8/27/2015 MADERA CLEANERS & LAUNDRY	YOUTH CENTER FLOOR MAT SERVICE	32.30
200993	8/27/2015 MADERA HONDA SUZUKI	OIL CHANGE	630.83
200994	8/27/2015 M P O A	AUGUST 2015 MONTHLY DUES	7,377.40
200995	8/27/2015 MADERA PRIVATE SECURITY PATROL	SECURITY SVS	956.34
200996	8/27/2015 MADERA TRIBUNE	PH NOTICE RIVERSIDE VILLAS	55.80
200997	8/27/2015 MADERA TRIBUNE	JOB ADVERTISING	43.65
200998	8/27/2015 MADERA UNIFORM & ACCESSORIES	UNIFORM ACCESSORIES	140.02
200999	8/27/2015 METRO UNIFORM	UNIFORM ACCESSORIES	293.98
201000	8/27/2015 N.P.C.-ORCHARD TRUST COMPANY	PLAN #340227-01 FOR 08/28/2015 PAYROLL	6,044.09
201001	8/27/2015 N.P.C.-ORCHARD TRUST COMPANY	PLAN #340227-02 FOR 08/28/2015 PAYROLL	3,132.36
201002	8/27/2015 OPERATING ENGINEERS, LOCAL #3	AUGUST 2015 MONTHLY DUES	4,576.00
201003	8/27/2015 P G AND E	08/15 SVS 6690755760-8	114.86
201004	8/27/2015 PECK'S PRINTERY	CHECK ENVELOPES	810.00
201005	8/27/2015 FERNANDEZ, ELSIE OR ARREDONDO, THERESA	UTILITY BILLING DEPOSIT REFUND	32.69
201006	8/27/2015 GIDEON, KEN	FIELD DEPOSIT CANCELLATION	320.00
201007	8/27/2015 RESERVE ACCOUNT	PREPAID POSTAGE METER USAGE MAY- AUG 15	1,200.00
201008	8/27/2015 Principal Life Insurance Company	SEPTEMBER 2015 DENTAL BILL	15,936.13
201009	8/27/2015 PVP COMMUNICATIONS	HELMET SENSOR	88.08
201010	8/27/2015 RBC CAPITAL MARKETS	REMARKETING AGREEMENT 05/01/15- 08/02/15	864.35
201011	8/27/2015 RAFTELIS FINANCIAL CONSULTANTS, INC.	CONSULTING SVS- DRAINAGE RATE STUDY	469.14
201012	8/27/2015 REGENCE BLUECROSS BLUESHIELD OF UTAH	CITY PD RETIREE PRESC BILL 09/15 CHUMLEY	296.70
201013	8/27/2015 RON'S TOWING & ROAD SERVICE	ROAD SERVICE	745.00
201014	8/27/2015 SPARKLETT'S	DRINKING WATER	166.32
201015	8/27/2015 STATE WATER RESOURCES CONTROL BOARD	DRINKING WATER SYSTEM DISCHARGES TO WATR	2,062.00
201016	8/27/2015 Superior Vision Inc	AUGUST 2015 VISION PLAN	2,221.38
201017	8/27/2015 TELFER HIGHWAY TECHNOLOGIES	SURFACE SEAL ST 14-08 PROGRESS PMT #1	326,180.97
201018	8/27/2015 TESEI PETROLEUM, INC.	FUEL	547.34
201019	8/27/2015 TESEI PETROLEUM INC.	VEHICLE FUEL	13,287.26
201020	8/27/2015 THRIVE FITNESS	AUGUST 2015 MONTHLY DUES	81.00
201021	8/27/2015 TRU-TRAILERS, INC.	LANDSCAPE TRAILER	6,390.15
201022	8/27/2015 VANTAGEPOINT TRANSFER AGENTS-457	PLAN #302351 CONTRIBS FOR 08/28/15 PR	20,152.94
201023	8/27/2015 VERIZON WIRELESS	DATA PLAN COUNCIL IPADS JUL 11- AUG 10	304.08
201024	8/27/2015 WILDLIFE CONTROL TECHNOLOGY, INC.	JULY 2015 RODENT CONTROL SVS	1,035.00
201025	9/3/2015 NEWTON PROPERTIES	UTILITY BILLING CREDIT REFUND	122.35
201026	9/3/2015 AT&T	07/15 SVS 2384518373511	317.42
201027	9/3/2015 AECOM	PROFESSIONAL SVS CNG STATION EXPANSION	1,485.00
201028	9/3/2015 AMERICAN LEGAL PUBLISHING CORPORATION	ONLINE VERSION OF MMC UPDATE	2,062.15
201029	9/3/2015 BSK ASSOCIATES	QUARTERLY SAMPLING- 3RD QUARTER 2015	575.00
201030	9/3/2015 BUSHONG, JASON	MILEAGE REIMBURSEMENT 8/17/15 & 8/21/15	31.80
201031	9/3/2015 CENTRAL VALLEY PRESORT	PRINT/MAILING OF WATER RATE ADJ NOTICES	10,060.12
201032	9/3/2015 DIAMOND COMMUNICATIONS	FIRE ALARM INSPECTION	572.50
201033	9/3/2015 ADMINISTRATIVE SOLUTIONS INC.	MONTHLY ADMINISTRATION FEE AUGUST 2015	3,015.00
201034	9/3/2015 FLORES RALPH	Utility Billing Deposit Refund	36.22
201035	9/3/2015 MOSQUEDA GUADALUPE C/O NEWTON PROPERTIES	Utility Billing Deposit Refund	9.35
201036	9/3/2015 EARLS TERRY AND MICHAEL	Utility Billing Deposit Refund	83.51
201037	9/3/2015 ALVARADO DAVID	Utility Billing Credit Refund	485.97
201038	9/3/2015 ROWE RONALD OR CITY OF MADERA	Utility Billing Credit Refund	217.88
201039	9/3/2015 GARCIA SEANN C/O NEWTON PROPERTY MANAGEMENT	Utility Billing Deposit Refund	29.71
201040	9/3/2015 ARREDONDO RICARDO OR CITY OF MADERA AND ALYSSIA OR	Utility Billing Credit Refund	219.15
201041	9/3/2015 COUNTRY LIVING PARK	Utility Billing Credit Refund	2,341.03
201042	9/3/2015 DAVIS MARK	Utility Billing Credit Refund	62.27
201043	9/3/2015 REYES MARIAN	Utility Billing Credit Refund	87.56
201044	9/3/2015 KLAIR PAUL	Utility Billing Deposit Refund	5.81

201045	9/3/2015 LOMAS MIRANDA	Utility Billing Credit Refund	139.74
201046	9/3/2015 YOUNG LESLIE RENEE	Utility Billing Deposit Refund	765.06
201047	9/3/2015 KSA REALTY INC	Utility Billing Deposit Refund	159.12
201048	9/3/2015 MAYA JESUS	Utility Billing Credit Refund	82.48
201049	9/3/2015 FREEDOM MANAGEMENT INC	Utility Billing Deposit Refund	75.00
201050	9/3/2015 ROBERTS RICHARD C/O NEWTON PROPERTY MANAGEMENT	Utility Billing Deposit Refund	6.87
201051	9/3/2015 ESPINOZA SEWER SERVICE	RESTROOM SERVICE	50.00
201052	9/3/2015 FEDERAL EXPRESS	SHIPPING SVS	35.64
201053	9/3/2015 FIRE SAFETY SOLUTIONS, LLC	FIRE PROTECTION ENG SVS 8/16- 08/31/15	9,168.75
201054	9/3/2015 HALL, SONIA	GRANT ADMINISTRATOR SVS 8/16- 08/31/15	2,750.00
201055	9/3/2015 MACK, ROBERT	TUITION REIMBURSEMENT	1,800.00
201056	9/3/2015 CITY OF MADERA	AUGUST UTILITIES 123 N E ST #102	66.37
201057	9/3/2015 CITY OF MADERA	AUGUST UTILITIES 123 N E ST #101	63.07
201058	9/3/2015 CITY OF MADERA	AUGUST UTILITIES 123 N E ST	45.02
201059	9/3/2015 MADERA COUNTY TREASURER	JULY 2015 PARKING PENALTIES	117.00
201060	9/3/2015 MADERA COUNTY PLANNING	REMIT PROCEEDS FRM SALE 1990 TANGERINE	179,799.26
201061	9/3/2015 STINNETT, SHELLY	TURF REPLACEMENT REBATE	750.00
201062	9/3/2015 MADERA UNIFIED SCHOOL DISTRICT	SWEEPER FUEL USAGE	316.05
201063	9/3/2015 MINTIER HARNISH PLANNING CONSULTANTS	HE SVS 06/01- 07/31/15	963.23
201064	9/3/2015 PACIFIC GAS & ELECTRIC	07/15 SVS 9920095153-3	39,577.96
201065	9/3/2015 P G AND E	08/15 SVS 4090863272-8	54.42
201066	9/3/2015 ALANIS, ROYANN M	WATER REBATE FOR TWO LOW FLOW TOILETS	100.00
201067	9/3/2015 EDELBACHER, CHRIS	TURF REPLACEMENT REBATE	750.00
201068	9/3/2015 MCCLARAN, EVERETT	TURF REPLACEMENT REBATE	750.00
201069	9/3/2015 RODRIGUEZ, SAL AND ELOISE	TURF REPLACEMENT REBATE	750.00
201070	9/3/2015 BEEM, NORMAN	TURF REPLACEMENT REBATE	750.00
201071	9/3/2015 PHOENIX GROUP INFO SYS	CITATIONS JULY 2015	195.60
201072	9/3/2015 PRAXAIR DISTRIBUTION, INC.	CYLINDER DEMURRAGE	912.56
201073	9/3/2015 QUAD-KNOPF ENGINEERING	LOVE'S EIR 06/21- 07/18/15	19,286.47
201074	9/3/2015 SCHAEFFER MFG. CO.	EQUIPMENT LUBRICATION	2,476.05
201075	9/3/2015 STEVE DOVALI CONSTRUCTION	PROJ NO W12-01 PROGRESS PMT #6	11,098.50
201076	9/3/2015 SUNEDISON, LLC	SOLAR ELECTRIC UTILITY JULY 2015	32,798.65
201077	9/3/2015 TESEI PETROLEUM INC.	FUEL CHARGES 08/11/15- 08/20/15	15,130.76
201078	9/3/2015 VILLA GARDENING SERVICE INC	AUGUST GARDENING SVS 1990 TANGERINE AVE	100.00
201079	9/3/2015 VERIZON WIRELESS	CITY CELL PHONE CHARGES JUL 11- AUG 10	3,216.96
Bank # 1 - Union Bank General Account Total			1,234,487.82



REPORT TO CITY COUNCIL

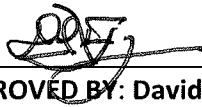
COUNCIL MEETING OF September 16, 2015
AGENDA ITEM NUMBER B-3



REPORT BY: Mark Etheridge
Business Manager, Parks & Community Services Department



APPROVED BY: Mary Arne Seay
Director, Parks & Community Services Department



APPROVED BY: David Tooley
City Administrator

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF MADERA AND KINGS VIEW – SKILLS4SUCCESS PROGRAM FOR OCCUPATION AND USE OF FACILITIES AT THE JOHN W. WELLS YOUTH CENTER AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY

RECOMMENDATION:

Staff recommends Council adopt the resolution approving the Agreement between the City of Madera and Kings View – Skills4Success (S4S). Staff further recommends Council authorize the Mayor to execute the Agreement on behalf of the City.

SUMMARY AND DISCUSSION:

The John W. Wells Youth Center has been in operation for over five years. The facility was constructed to develop Madera's youth through services that vary from drop-in recreation programs to workforce preparedness, technology, athletics, leadership, intergenerational programming, exposure to the arts,

as well as fitness and programs that address general wellness. Part of the PCS Department's service delivery plan for the Youth Center is to partner with outside agencies that have a similar youth-oriented mission by providing office and program space within the center; these on-site partners are called "Co-Locators".

Within weeks of opening on May 20, 2010, the City entered into a Co-Locator Agreement with Kings View – Ready, Set, Go (RSG) program. RSG was a community-based youth development service provider overseen by Kings View and affiliated with the Madera County Workforce Investment Board (MCWIB). This year Kings View supplanted RSG with the Skills4Success (S4S) program, which maintains its relationship with MCWIB and offers similar programming for 16 to 24 year olds including:

- GED/High School Diploma Completion
- Occupational Skills Training
- Paid Work Experience
- Entrepreneurial Skills Training
- Resume and Cover Letter Writing
- Job Attainment Assistance
- Internships
- Help with School/Job Supplies, School Books, Certification/School Fees
- Other Job/School Preparation Assistance

Kings View wishes to maintain its presence in the Youth Center as the S4S staff and space needs are identical to the former RSG requirements.

Kings View staff are active participants in the Madera Vision 2025 Plan, the agency has a demonstrated commitment to improvement of the overall community, and a willingness to engage Madera's youth in positive programming that aligns with the PCS Department's Mission Statement and Vision Madera 2025. RSG has provided direct training, workforce preparedness and job shadowing opportunities to hundreds of in-school and out-of-school youth over the past five years and the expectation is the same will hold true for the S4S program. In addition they have provided substantial service outside the Youth Center, including program participant and volunteer hours for community plantings, cleanups, and community events.

The PCS Department is pleased with the partnership that has developed with the Kings View agency and recommends Council approve the Co-Locator Agreement for a one-year term beginning September 16, 2015 and ending September 15, 2016. The attached Agreement outlines shared space, facility use, and other parameters of the S4S occupancy.

FINANCIAL IMPACT:

The recommended action has a positive impact on the City's General Fund in the form of \$10,206 per year in rental revenue.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN:

Strategy 332	Youth Services: Expand comprehensive services for Madera's youth, including employment opportunities, community activities, sports programs, performing arts and after-school programs.
Strategy 335	Career Path Programs: Develop career-path programs, such as internships and job-shadowing, to promote career development.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MADERA, CALIFORNIA APPROVING AN AGREEMENT
BETWEEN THE CITY OF MADERA AND KINGS VIEW
SKILLS4SUCCESS PROGRAM FOR OCCUPATION AND
USE OF FACILITIES AT THE JOHN W. WELLS YOUTH
CENTER AND AUTHORIZING THE MAYOR TO EXECUTE
THE AGREEMENT ON BEHALF OF THE CITY**

WHEREAS, the Kings View – Skills4Success (S4S) Program partners with the City of Madera in youth development activities; and

WHEREAS, S4S offers direct services to both in-school and out-of-school youth to train and prepare them for employment; and

WHEREAS, S4S is prepared to lease space from the City of Madera at the John W. Wells Youth Center to provide employment readiness programs to the youth of Madera; and

WHEREAS, the partnership between the City and S4S represents a direct benefit to the Madera Community.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA HEREBY finds, orders and resolves as follows:

1. The above recitals are true and correct.
2. The proposed Agreement between the City of Madera and Kings View – Skills4Success, a copy of which is on file in the Office of the City Clerk and is referred to for full particulars, is hereby approved.
3. The Mayor of the City of Madera is authorized to execute the Agreement on behalf of the City.
4. This resolution is effective immediately upon adoption.

* * * * *

AGREEMENT BETWEEN THE CITY OF MADERA AND
KINGS VIEW – SKILLS4SUCCESS (S4S) PROGRAM FOR
OCCUPATION AND USE OF FACILITIES AT THE JOHN W.
WELLS YOUTH CENTER

This Agreement is made this 16th day of September, 2015, by and between the City of Madera, hereinafter referred to as "City," and Kings View – Skills4Success (S4S), hereinafter referred to as "Co-Locator".

RECITALS:

1. The City has constructed and owns the John W. Wells Youth Center (the “Center”).
2. The primary function of the Center is to provide space for recreational and educational programming that benefits young residents of Madera and their families.
3. Provisions were made in the planning, design and construction of the Center for office, meeting and work space that could be made available to non-City agencies such as Co-Locator providing desired services to youth in the City.
4. Said Co-Locator shall provide direct services, programming, advocacy or other activities that benefit the youth of the City of Madera.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, it is agreed by and between the City and Co-Locator as follows:

I. PURPOSE:

Co-Locator desires to occupy and use certain real and personal property (“Facilities”) located at 701 East 5th Street, Madera, California, which is owned by the City of Madera. The City wishes to formalize terms and conditions of use and occupancy through a lease agreement (the “Lease”). The City of Madera agrees to permit Co-Locator to use the specified facilities subject to the terms and conditions set forth herein.

II. TERM:

The term of this Lease (“Term”) shall be for a period commencing on September 16th of 2015, and ending on September 15th of 2016, for a total of twelve (12) months.

III. FACILITIES:

The Facilities to be rented at the Center shall include:

- a. 1 enclosed office, Suite 109, for a total of 200 square feet described more particularly in the Rental Conditions Sub-Agreement (**Attachment A**).
- b. 1 enclosed office, Suite 115, for a total of 170 square feet described more particularly in the Rental Conditions Sub-Agreement (**Attachment A**).
- c. 1 enclosed office, Suite 116, for a total of 170 square feet described more particularly in the Rental Conditions Sub-Agreement (**Attachment A**).

In addition, the rental includes shared or conditional use of certain other facilities of the Center as specified in the Rental Conditions Sub-Agreement (**Attachment B**).

IV. PERMITTED USE:

Co-Locator shall use the Facilities solely and exclusively for activities related to the education, recreation or well-being of the City's youth and/or their families in accordance with the mission and purpose of the John W. Wells Youth Center. The City of Madera agrees to allow Co-Locator the sole and uninterrupted use of the rented Facilities described herein, and reasonable use of the common areas as described in **Attachment B**. Reasonable use shall be determined by the sole judgment of the City.

Any other use of the rented Facilities, common areas or grounds of the Youth Center must be pre-approved by the Director of Parks and Community Services, and shall be immediately terminated upon notice from the Director. Prohibited activities include, but are not limited to:

- a. Any activity that in the judgment of the City threatens the health and welfare of the public; clients; neighbors; City employees, contractors and volunteers; and any other Youth Center co-locator or tenant.
- b. Any activity that is in violation of Local, State or Federal law, or City administrative policy.
- c. Profit making activities without prior approval and consent of the City.
- d. Political activities.
- e. Activities that may damage any finish, surface, landscape, fixture or equipment of the building or grounds.

- f. Storing, manufacturing or selling any inherently dangerous or illegal substances, chemicals, things or devices.
- g. Any activity or practice that discriminates on the basis of gender, race, color, ethnicity, national origin, marital status, religion, sexual orientation, or physical disability.

V. ACCESS:

Co-Locator shall have access to their rented Facilities to perform general administrative responsibilities during the Center's regular open hours (seasonably variable). Co-Locator shall receive one key per employee stationed at the Center, not to exceed 3 keys which shall not be duplicated by Co-Locator, and a unique security code per employee for the electronic entry system. As a condition of this Agreement, Co-Locator agrees to adhere to all requirements of the City's Youth Center Opening and Closing Procedure (**Attachment C**).

Use of the Facilities and/or common areas outside of open hours shall be requested from Parks and Community Services Administration in writing at least 72 hours prior to the use by using the Parks and Community Services reservation system. It is understood by all parties that normal programming and operation of the Center shall have priority over Co-Locator's use of the Facilities and/or common areas. The Co-Locator may be charged an hourly rate (including travel time) for Emergency call-out of City employees outside of normal operating hours.

VI. COMMON AREAS:

Co-Locator shall have reasonable access to those common areas of the Center described in **Attachment B**. Co-Locator agrees to cooperate with the City and other tenants to achieve efficient scheduling and equitable use of common areas.

VII. PUBLIC EVENTS AND GATHERINGS:

If Co-Locator proposes to host a public event/gathering at the Center, Co-Locator shall make such request in writing on a City reservation form at least 30 days prior to the event. Further, it is a requirement that City staff be on duty any time the Center is open for public events or gatherings; and that the City is provided the opportunity to appear as a co-sponsor on any media, or in printed material promoting the event. Co-Locator agrees to abide by all requirements of the Center Rental and Use Policy (**Attachment D**) for Public Events and Gatherings. Use of the Center for gatherings is on a first-come, first-served basis subject to the

right of City to determine all use of the Center solely in the judgment of the City. Fees collected by the City for Center use may be waived with the approval of the Director of Parks and Community Services and at the direction of City Council.

VIII. OPERATION OF CONCESSION FACILITIES:

Subject to certain restrictions in the sole discretion of City, the Co-Locator may be permitted to operate concessions ("Concessions") at stands ("Concession Stands") located within the Center for the purpose of selling food and drink related products. Such operation shall be performed in accordance with all applicable state and local laws governing the sale of such products. The Co-Locator shall secure any permits from state or local agencies which are necessary to operate the Concession Stands.

The City shall have the right to operate the Concessions for the benefit of City. In the event that City elects not to operate the Concessions, the City shall have the right to permit other approved non-profit groups to operate Concessions.

Compensation. Co-Locator shall pay to the City for the right to operate the Concession Stands on City property an amount equal to twenty five percent (25%) of the net proceeds generated from the operation of the Concession Stands. Payment shall be made on or before the 30th day subsequent to the operation of the Concession.

Independent Contractor. In the operation of the Concession Stands by the Co-Locator as contemplated herein, the Co-locator is acting as an independent contractor and not as an employee or agent of the City.

IX. PARKING:

During the term of this Lease, Co-Locator shall have the non-exclusive use in common with City, other tenants of the building and their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by City. Parking is extremely limited at the facility and Co-Locator shall not be provided reserved parking spaces. City reserves the right to designate parking areas adjacent to the Center or in reasonable proximity thereto, for Co-Locator and Co-Locator's agents and employees. City reserves the sole right to designate specific parking spaces for vendors, visitors, clients, ADA accessibility and other uses as the City sees fit. Co-Locator shall provide City with a list of all license numbers for the cars owned by Co-Locator and Co-Locator's employees and agents.

Co-Locator shall notify City at least 14 days in advance of any event or occurrence that is likely to increase their need for on-site parking. City reserves the right in all circumstances to restrict or control parking to accommodate conflicting needs of the Youth Center.

X. BUILDING RULES: Co-Locator will comply with the rules for use of the Center as adopted and amended by City from time to time and will cause all of its agents, employees, invitees and visitors to do so. Changes or amendments to such rules will be sent by City to Co-Locator in writing. The initial rules for use of the Center are attached hereto as **Attachment E** and incorporated herein for all purposes.

XI. FEES:

Fixed Fees. Co-Locator agrees to pay a fee of \$850.50 per month for the use of enclosed offices during the term of the Agreement payable to City. The total per month fee of \$850.50 shall include the following charges:

Rent: \$1.25 x 540 sq. ft =	<u>\$675.00</u> per month
Utilities and Janitorial =	<u>\$135.00</u> per month
Phone and DSL Service - not included (to be provided at co-locator's expense)	
Subtotal:	<u>\$810.00</u> per month
5% Indirect/Administrative	<u>\$ 40.50</u> per month
Total:	<u>\$850.50</u> per month

City Staff are not available to perform volunteer or paid work for Co-Locator. In the event an emergency necessitates the use of City staff by Co-Locator; Co-Locator agrees to pay the City the fully burdened rate for each hour (rounded up to the next whole hour) of employee time used plus a 15% administrative fee.

Each payment shall be due in advance on the first day of each calendar month during the lease term to City at 205 W. 4th Street, Madera, CA 93637 or at such other place designated by written notice from City or Co-Locator. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.

Fees for Services. Co-Locator shall have access to a photo copier, postage machine and fax service, all of which will be provided by City. These services are not included in the minimum monthly rent set forth above and Co-Locator shall reimburse City for the use of these services at the following rates:

Photocopier	\$0.10 per page – limited to reasonable office use, large jobs should be contracted with a commercial printer
Postage Meter	Actual charges + 10% Administrative Fee
Fax Machine	Co-Locator shall have access to fax machines at no additional charge

Co-Locator acknowledges and agrees that City shall have no liability whatsoever to Co-Locator for damages and/or losses suffered as a result of the failure of services provided by City including, but not limited to, failed fax transmittal, documents damaged and/or destroyed by the photocopier, or other related services.

XII. DEFAULT:

Co-Locator shall be in default of this Lease if Co-Locator fails or refuses to pay rent in full when due to City as herein provided; default for non-payment of rent may be cured by Co-Locator within fifteen (15) days after written notice thereof is given to Co-Locator by City by full payment of all rent due and owing to City. Default shall also occur if any of the covenants or conditions contained in this Lease are not kept, observed and performed by Co-Locator, and such default shall continue for thirty (30) days after notice thereof in writing to Co-Locator by City without correction thereof then having been commenced and thereafter diligently prosecuted. In the event of default as provided herein, City may declare the term of this Lease ended and immediately terminated by giving Co-Locator written notice of such termination, and if possession of the Leased Premises is not surrendered by Co-Locator, City may reenter said premises upon delivery of such notice of termination. City shall have, in addition to the remedy above provided, any other right or remedy available to City for default by Co-Locator, either in law or equity. City shall use reasonable efforts to mitigate its damages.

XIII. QUIET POSSESSION:

City covenants and warrants that upon continued performance by Co-Locator of its obligations hereunder, City will keep and maintain Co-Locator in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the leased Facilities as contemplated herein during the term of this Lease.

XIV. CONDEMNATION:

If any legally, constituted authority condemns the Center or such part thereof which shall make the leased Facilities unsuitable for leasing, this Lease shall cease when the public authority takes possession, and City and Co-Locator shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

XV. SUBORDINATION:

Co-Locator accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the leased Facilities, or upon the Center and to any renewals, refinancing and extensions thereof, but Co-Locator agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. City is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the leased Facilities of the Center, and Co-Locator agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as City may request. In the event that Co-Locator should fail to execute any instrument of subordination herein required to be executed by Co-Locator promptly as requested, Co-Locator hereby irrevocably authorizes City to act as its attorney-in-fact to execute such instrument in Co-Locator's name, place and stead, it being agreed that such power is one coupled with an interest. Co-Locator agrees that it will from time to time upon request by City execute and deliver to such persons as City shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that City is not in default hereunder (or if Co-Locator alleges a default stating the nature of such alleged default) and further stating such other matters as City shall reasonably require.

XVI. PROPERTY TAXES:

City shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the leased Facilities, and all personal property taxes with respect to City's personal property, if any, on the leased Facilities. Co-Locator shall be responsible for paying all personal property taxes with respect to Co-Locator's personal property at the leased Facilities.

XVII. SUBLEASE AND ASSIGNMENT:

Co-Locator shall not sublease all or any part of the leased Facilities, or assign this Lease in whole or in part without City's written consent.

XVIII. REPAIRS:

During the Lease term, Co-Locator shall make, at Co-Locator's expense, all necessary repairs to the leased Facilities. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the leased Facilities damaged or worn through other than normal occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

XIX. ALTERATIONS AND IMPROVEMENTS:

Subject to City's written consent in City's sole discretion, Co-Locator may remodel, redecorate, and make additions, improvements and replacements of parts of the leased Facilities from time to time, provided the same are made in a workmanlike manner and utilizing good quality materials. Co-Locator shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the leased Facilities, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Co-Locator at the commencement of the Lease term or placed or installed on the leased Facilities by Co-Locator thereafter, shall remain Co-Locator's property free and clear of any claim by City. Co-Locator shall have the right and responsibility to remove the same at any time during the term of this Lease or upon termination provided that all damage to the leased Facilities caused by such removal shall be repaired by Co-Locator at Co-Locator's expense. Failure by Co-Locator to remove any such property, fixtures or installations from the Facilities upon termination of the Lease shall be deemed abandonment thereof, whereupon City shall have the right to remove such items at Co-Locator's expense.

XX. SIGNS:

Any sign or signs to be placed on the Center or the leased Facilities by Co-Locator shall require the City's written consent, which consent shall not be unreasonably refused or delayed. Sign placement and installation shall comply with all City policies and building regulations for the Center. Co-Locator shall repair all damage to the leased Facilities or to Center property caused by the placement of signs thereon, or resulting from the removal of signs installed by Co-Locator.

XXI. DISCRIMINATION:

Co-Locator will serve its target population in an environment that encourages diversity and shall not discriminate on the basis of gender, race, color, ethnicity, national origin, marital status, religion, sexual orientation, or physical disability.

XXII. CONFIDENTIALITY:

Co-Locator shall comply with all Federal, State, and County laws related to the confidentiality of information. Co-Locator shall not publish, disclose, use, or permit or cause to be published, disclosed, or used confidential information pertaining to an individual or recipient without their express written permission.

XXIII. MAINTENANCE:

City shall provide ordinary maintenance, lighting, and janitorial services to the Center. City shall maintain improvements to the Center and the premises and repair any damage or destruction due to fire, the elements, acts of God, or other causes not the fault of Co-Locator or any persons in or about the premises with the expressed or implied consent of Co-Locator. The rent payable by Co-Locator pursuant to this Lease shall be abated to the extent such damage or destruction renders the Facilities uninhabitable by Co-Locator until the necessary repairs are made. In the event that the cost of repairing or restoring any buildings or improvements so damaged or destroyed exceed fifty (50) percent of the replacement value of all buildings and improvements now located on the property, City may, at its option, either cancel this lease and return any unearned rent previously paid under this lease by Co-Locator or continue this lease and abate the rent as set forth in this section until such time as the necessary repairs to the Facilities and/or the Center have been made.

Co-Locator shall be responsible for the cleaning and maintenance of the Facilities and that portion of the property which is leased and/or used exclusively by Co-Locator.

Notwithstanding anything in this section to the contrary, Co-Locator agrees that it shall also be solely responsible for cleaning all common areas after each event or other use of said areas by Co-Locator. It is the responsibility of Co-Locator to report any damage to relevant space or equipment. Damage shall be reported to City staff immediately to facilitate timely repair for others to use.

XXIV. DAMAGES:

Co-Locator agrees to reimburse City for damage sustained to the Facilities other than ordinary wear and tear, to include building, furniture, equipment, or supplies, if such damage is caused by Co-Locator or the agents, officers, members, partners, clients, volunteers, and/or employees of Co-Locator. If the leased Facilities, or any part thereof or any appurtenance thereto, is so damaged by fire, casualty or structural defects that the same cannot be used for Co-Locator's purposes, then Co-Locator shall have the right within ninety (90) days following damage to elect by written notice to City to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Facilities not caused by the acts or omissions of Co-Locator or the agents, officers, members, partners, clients, volunteers, and/or employees of Co-Locator which does not render the Leased Premises unusable for Co-Locator's purposes, City shall promptly repair such damage at the cost of the City. In making the repairs called for in this paragraph, City shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of City. Co-Locator shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy or use, in whole or in part, for Co-Locator's purposes. Rent and other charges paid in advance for any such period shall be credited on the next ensuing payment, if any, but if no further payments are made, any such advance payment shall be refunded to Co-Locator.

XXV. ENTRY BY CITY:

Co-Locator shall permit City and City's agents to enter onto and upon the Facilities without notice in the case of an emergency as defined by the Parks and Community Services Director or her designee. Otherwise, City will provide Co-Locator with twenty-four (24) hours advanced notice prior to entry for the purposes of inspection, compliance with the terms of this lease, exercise of all rights under this lease, and for posting notices. Such entry shall not impair the operation of the Co-Locator's business.

XXVI. INDEMNIFICATION:

City will defend, indemnify, and hold harmless Co-Locator, its agents, officers and employees, against all suits and claims that may be based on injury to persons or property that is the result of an error, omission, or negligent act of City and its officers, agents, or employees in the performance of this contract.

Co-Locator will defend, indemnify, and hold harmless City, its agents, officers and employees, against all suits and claims that may be based on injury to persons or property that is the result of an error, omission, or negligent act of Co-Locator and its officers, agents, or employees in the performance of this contract.

XXVII. INSURANCE:

Co-Locator shall procure and maintain for the duration of the agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the Co-Locator's operation and use of the Facilities. The cost of insurance shall be borne by the Co-Locator.

Minimum Scope and Limits of Insurance

Co-Locator shall maintain limits no less than:

- \$1,000,000 General Liability (including operations, products and completed operations) per occurrence for bodily injury, personal injury and property damage at least as broad as Insurance Services Office (ISO) Commercial General Liability coverage (occurrence Form CG 00 01).

If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

- \$1,000,000 Automobile Liability per accident for bodily injury or property damage at least as broad as ISO Form CA 00 01 covering Automobile Liability, code 1 (any auto).
- Worker's Compensation as required by the State of California.
- \$1,000,000 Employer's Liability per accident for bodily injury or disease.
- Property Insurance for full replacement cost with no coinsurance penalty provision.

If Co-Locator maintains higher limits than the minimums required above, the entity shall be entitled to coverage at the higher limits maintained by Co-Locator.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the entity.

Other Insurance Provisions

The general liability policy is to contain, or be endorsed to contain, the following provisions:

- The entity, its officers, officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of ownership, maintenance or use of Co-Locator's leased portion of Facilities.
- Co-Locator's insurance coverage shall be primary insurance as respects the entity, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the entity, its officers, officials, employees or volunteers shall be excess of the Co-Locator's insurance and shall not contribute with it.
- Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the entity.

Acceptability of Insurers

Insurance is to be placed with California admitted insurers with a current AM Best's rating of no less than A:VII, unless otherwise acceptable to the entity.

Verification of Coverage

Co-Locator shall furnish the entity with copies of original certificates and endorsements, including amendatory endorsements, effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the entity before occupancy or work commences; however, failure to do so shall not operate as a waiver of these insurance

requirements. The entity reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

XXVIII. MISCELLANEOUS:

The undersigned hereby acknowledges that he/she has read and fully understands the terms. The person signing for each party represents that he/she has the full authority to act for the entity on whose behalf this Agreement is signed.

XXIX. CONTINGENT UPON APPROVAL:

The parties recognize that the effectiveness of this Agreement is contingent upon approval by the City Council. This Agreement will be presented to the Madera City Council to be ratified at a lawfully called meeting.

XXX. OTHER DOCUMENTS:

All parties agree to cooperate fully in the execution of any additional documents that may be necessary to finalize this Agreement.

XXXI. EXECUTION BY FACSIMILE OR IN COUNTERPARTS:

A copy or an original, with all signatures appended together, shall be deemed a fully executed agreement. A facsimile version of any party's signature shall be deemed an original signature.

XXXII. NOTICES:

Any notice to be given to either party by the other party shall be in writing and shall be served either personally or by the U.S. Postal services to the following addresses:

To the City:

Parks & Community Services
City of Madera
205 W. Fourth Street
Madera, CA 93637

To Co-Locator:

Kings View Skills4Success Program
701 E. 5th Street
Madera, CA 93638
(559) 662-4500

XXXIII. SEVERABILITY:

If any provision of this Agreement is held to be void, or unenforceable, the remaining portions of the Agreement shall remain in full force and effect.

XXXIV. TERMINATION:

City may, by written notice to Co-Locator, terminate this lease in whole or in part at any time, by notice in writing to Co-Locator or its officers or agents, whether for City's convenience or because of the failure of Co-Locator to fulfill the obligations herein. Upon receipt of written notice, Co-Locator shall discontinue all programs at the Center, vacate the Facilities and the Center in no more than 30 days from the date of delivery of written notice, and remove all personal property of Co-Locator from the Center. Delivery of written notice may be effectuated by posting at the Facilities or by First Class Mail to the address of Co-Locator provided herein.

XXXV. INTERPRETATION:

The language of all parts of this Agreement shall, in all cases, be construed as a whole, according to its fair meaning, and not strictly for or against either party.

XXXVI. WAIVER:

No waiver of any default of City or Co-Locator hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by City or Co-Locator shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

XXXVII. SUCCESSORS:

The provisions of this Lease shall extend to and be binding upon City and Co-Locator and their respective legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement at
Madera, California, the day and year first above written.

City OF MADERA

Co-Locator

By: _____
Mayor, Robert L. Poythress

By: _____

Title: _____

ATTEST:

By: _____
Sonia Alvarez
City Clerk

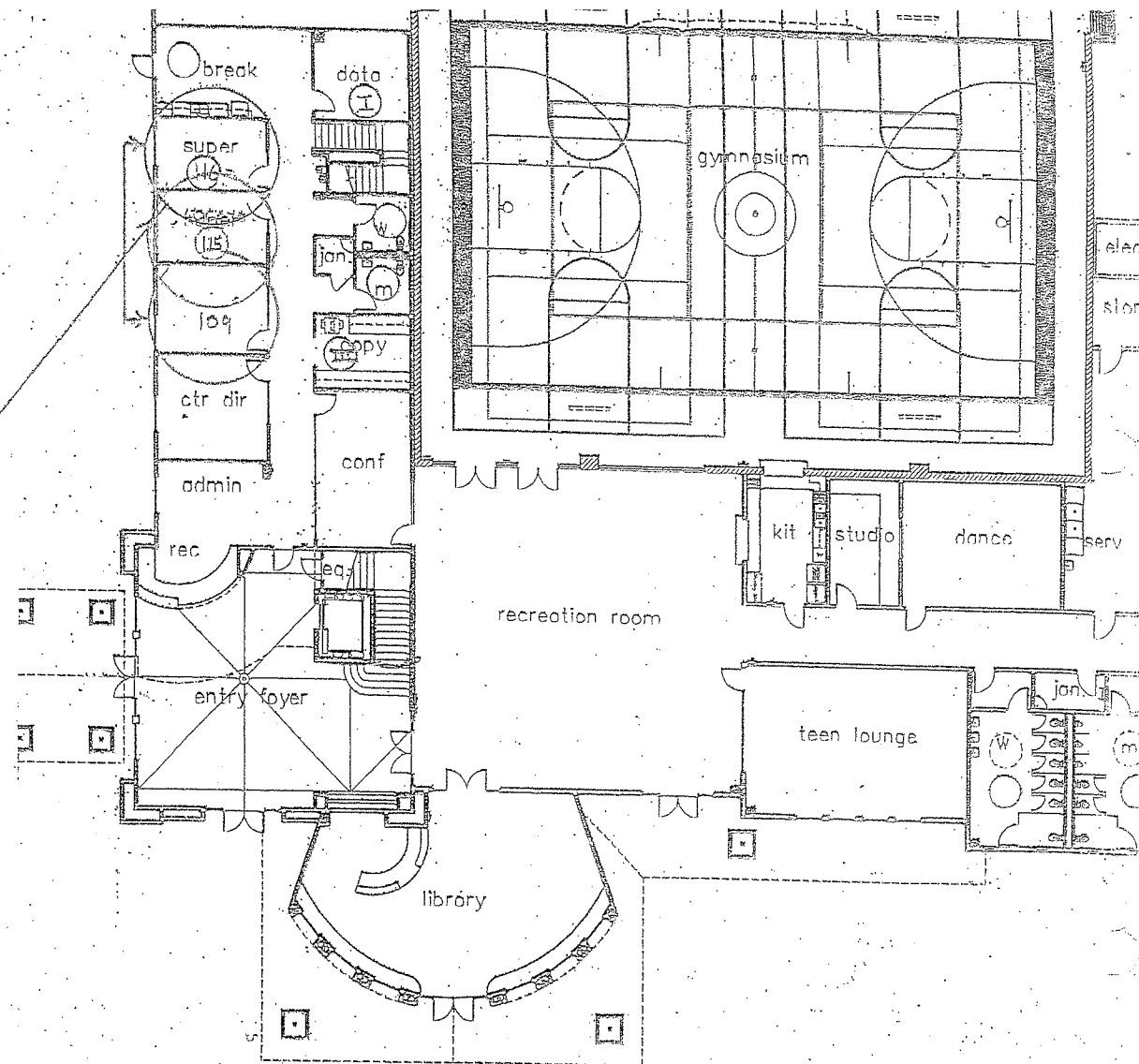
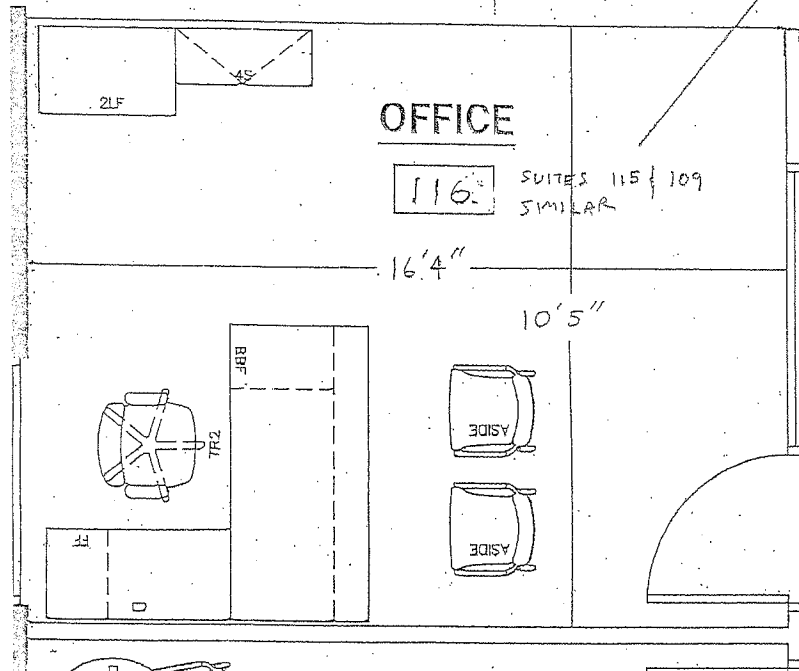
APPROVED AS TO FORM:

By: _____
Brent Richardson
City Attorney

ATTACHMENT A CO-LOCATOR SUB AGREEMENT PROPERTY LOCATION

Co-locator agrees that the property with dimensions and layout illustrated herein is for the use of the co-locator in accordance with all terms of the main agreement.

Furniture is for illustrative purposes only and is not included in agreement.



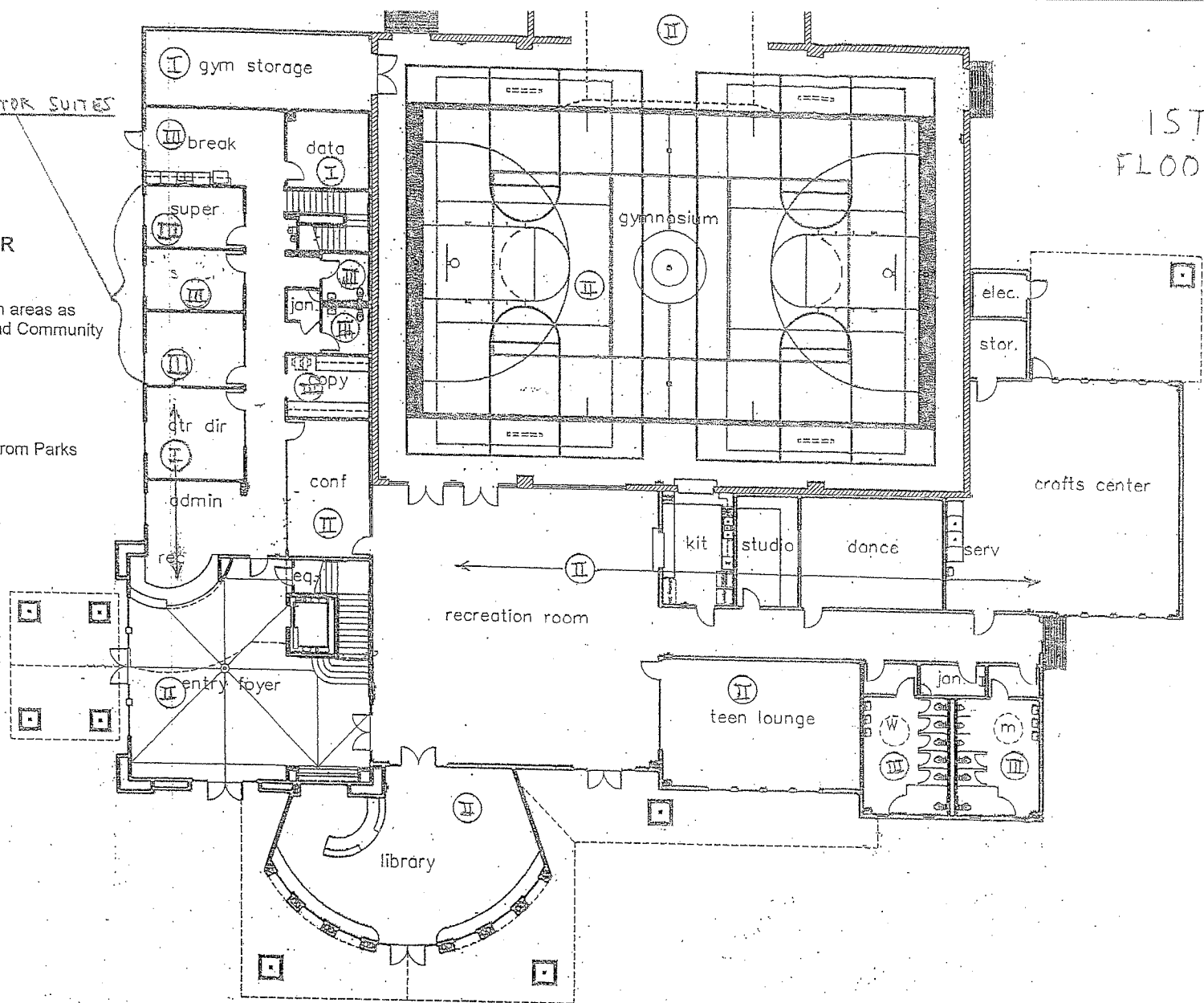
1ST.
FLOOR

ATTACHMENT B-1
CO-LOCATOR SUB AGREEMENT
USE OF COMMON AREAS 1ST FLOOR

Co-locator agrees to abide by the terms of use for common areas as described herein and to adhere to City of Madera Parks and Community Services procedures for communication and scheduling.

- I Restricted use, City Staff only.
- II Use permitted with pre-approval and scheduling from Parks and Community Services Staff.
- III Unrestricted co-locator use within City guidelines.

COLOCATOR SUITES



ATTACHMENT B-2
CO-LOCATOR SUB AGREEMENT
USE OF COMMON AREAS 2ND FLOOR

Co-locator agrees to abide by the terms of use for common areas as described herein and to adhere to City of Madera Parks and Community Services procedures for communication and scheduling.



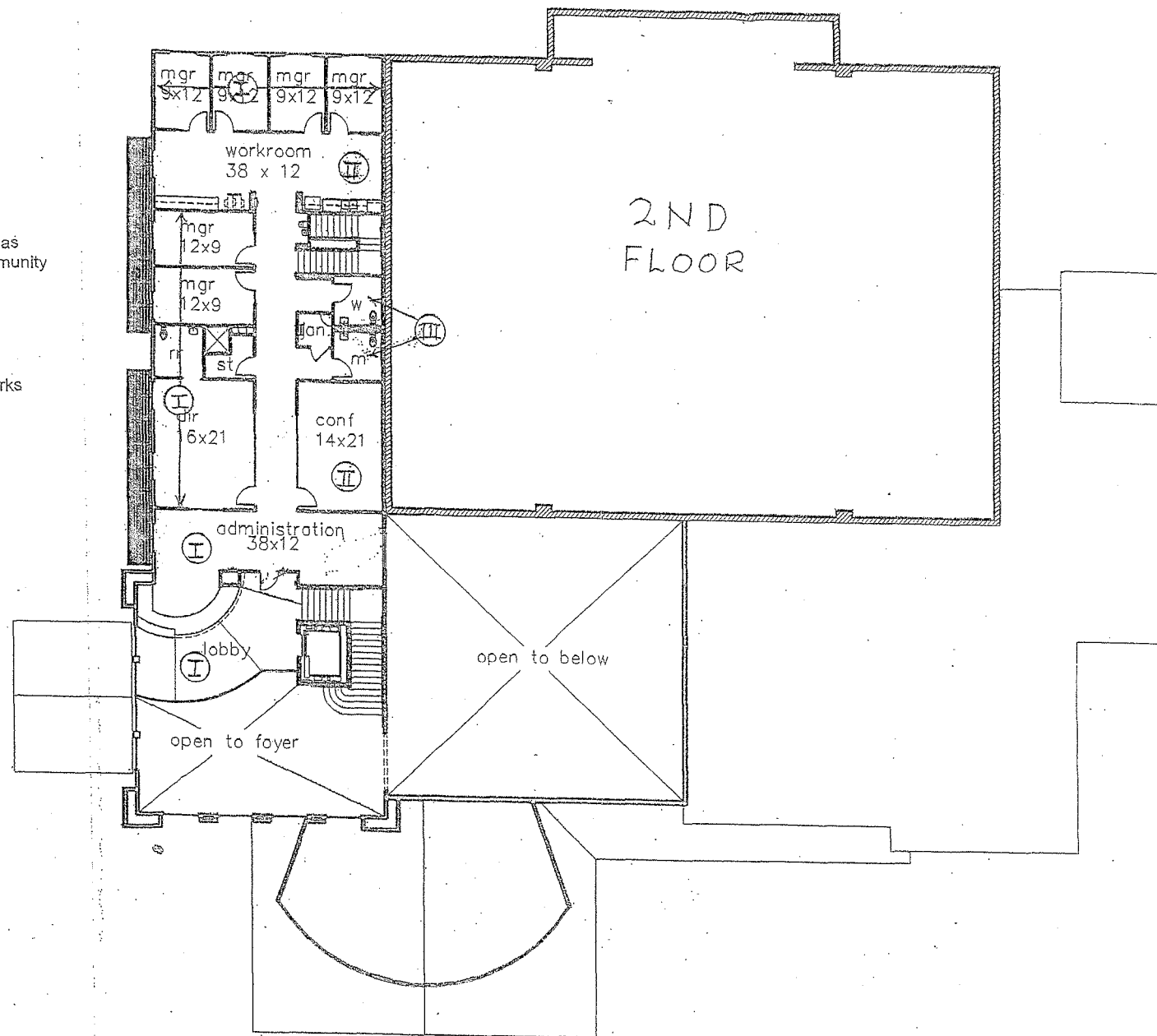
Restricted use, City Staff only.



Use permitted with pre-approval and scheduling from Parks and Community Services Staff.



Unrestricted co-locator use within City guidelines.



ATTACHMENT C

JOHN W. WELLS YOUTH CENTER OPENING/CLOSING PROCEDURES FOR CO-LOCATORS

Co-locators have no responsibility for opening procedures if they arrive at the building concurrent with, or after City staff during regular operating hours (M-F 8:00 am – 5:00 pm). Similarly co-locators have no responsibility for closing procedures if they leave the building concurrent with, or before City staff during regular operating hours.

At all other times the co-locator is responsible for the following at a minimum:

- Enter only through the lobby front-entrance door adjacent to the main parking lot.

- Deactivate the alarm immediately upon entering.

- Make sure that the entrance door remains locked to prevent unauthorized entry.

- Confine activities as much as possible to the first floor administration area.

- Do not enter into the Recreation Room or beyond without prior approval from staff.

If the co-locator is the last one to leave the administration portion of the building, they are responsible for the following:

- Ensure copy machines, and other equipment is turned off.

- Make sure that all interior doors in the administration area are closed.

- Make sure that all exterior doors are locked.

- Activate the alarm immediately before exiting.



City of Madera

Parks & Community Services

701 E. 5th Street, Madera, CA 93638 * (559) 661-5495



Facility Use and Reservation Policy

CITY OF MADERA
FACILITY USE & RESERVATION POLICY

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CITY OF MADERA

Facilities Use and Reservation Policy

Reservation applications may be obtained from the Madera Parks & Community Services Department,
701 East 5th Street, Madera, Ca 93638

For further information call 661-5495 or go to the City's Website at: www.cityofmadera.org

I. INTRODUCTION & FACILITIES

The Madera Parks & Community Services Department has an deal facility for your special events. The Pan-American Community Center and the Frank A. Bergon Senior Center accommodate larger groups and have been the sites of many wedding receptions, anniversary parties, birthday parties and other festive functions. The Westside Activity Center and Rotary Youth Hut offer a more intimate setting for smaller gatherings and meetings.

Pan-American Community Center 3

703 E. Sherwood Way

Madera, Ca. 93638

661-2095 – Pan American Community Center

661-5495 – Reservations / Information

Multipurpose Room – 350 Maximum Capacity

Warming Kitchen, Stage, Dance Floor.

Senior Room – 90 Maximum Capacity

Warming Kitchen

Frank A. Bergon Senior Center

238 S. "D" Street

Madera, Ca. 93638

661-4293 – Frank Bergon Center

661-5495 – Reservations / Information

111 – Maximum Capacity

Warming Kitchen

Westside Activity Center

1124 W. Yosemite

Madera, Ca. 93637

673-0873 – Westside Activity Center

661-5495 – Reservations / Information

50 – Maximum Capacity

Rotary Youth Hut

113 S. "Q" Street

Madera, Ca. 93637

661-5495 – Reservations / Information

50 – Maximum Capacity

II. FACILITY USE AND RESERVATION POLICIES

A. Administrative Responsibility

The Madera Parks & Community Services Department approves and administers the rental of the Pan -American Community Center, Frank Bergon Senior Center, Westside Activity Center and the Rotary Youth Hut in accordance with the general policy set forth.

B. Facility Availability/Fees

Rental hours for City of Madera facilities are as follows:

B-1 Pan-American Community Center

703 E. Sherwood Way, Madera, CA 93638

675-2095 – Pan-American Community Center

661-5495 – Reservations/Information

Saturday & Sunday 10:30 a.m. – 1:00 a.m.

Monday – Friday By arrangement, if hours do not conflict with City of Madera operated programs.

Amenities: Multipurpose Room/Gym, dance floor, patio available with rental of the Multipurpose Room/Gym, kitchen (warming only), restrooms, barbecue, horseshoe pit, electrical outlets, tables, chairs, parking.

Multipurpose Room: Seating 350 Maximum Capacity

General Public	Hourly Rate	All Day Rate
Facility use without kitchen	\$110 (4 hr. min.)	\$670
Kitchen		\$134
Alcohol Surcharge (non refundable)		\$ 25
Dance Floor Setup		\$ 60
Cleaning/Security Deposit (non alcohol)		\$150
Cleaning/Security Deposit (alcohol)		\$200
Administrative Fee (non refundable)		\$ 26.75
Non Profit Organization		
Facility use without kitchen	\$87 (4 hr. min.)	\$535
Kitchen		\$134
Alcohol Surcharge (non refundable)		\$ 25
Dance Floor Setup		\$ 60
Cleaning/Security Deposit (non alcohol)		\$150
Cleaning/Security Deposit (alcohol)		\$200
Administrative Fee (non refundable)		\$ 26.75

Senior Room: Seating 90 Maximum Capacity

General Public	Hourly Rate	All Day Rate
Facility use without kitchen	\$47 (4 hr. min.)	\$294
Kitchen		\$ 40
Alcohol Surcharge (non refundable)		\$ 58
Cleaning/Security Deposit (non alcohol)		\$150
Cleaning/Security Deposit (alcohol)		\$200
Administrative Fee (non refundable)		\$ 26.75
Non Profit Organization		
Facility use without kitchen	\$33 (4 hr. min.)	\$220
Kitchen		\$ 40
Alcohol Surcharge (non refundable)		\$ 58
Cleaning/Security Deposit (non alcohol)		\$150
Cleaning/Security Deposit (alcohol)		\$200
Administrative Fee (non refundable)		\$ 26.75

Requirements when alcohol is present at the Pan-American Community Center:

- **1 bonded security guard for every 50 people.**
- **Liability insurance in the amount of \$1,000,000 (1 million) with the City of Madera, 1030 South Gateway Drive, Madera, CA 93637, as additionally insured.**

B-2 Frank Bergon Senior Center
 238 South D Street
 Madera, CA 93638
 673-4293 – Frank Bergon Senior Center
 661-5495 – Reservations/Information

1 st & 3 rd Friday	3:00 p.m. – 1:00 a.m.
Monday, Tuesday, Thursday	6:00 p.m. – 1:00 a.m.
Saturdays	4:00 p.m. – 1:00 a.m.

Amenities: warming kitchen, tables, chairs, electrical outlets, restrooms, parking.

Multipurpose Room: Maximum Capacity Banquet 100, Assembly 220

General Public	Hourly Rate	All Day Rate
Facility use without kitchen	\$47 (3 hr. min.)	\$294
Kitchen		\$ 40
Alcohol Surcharge (non refundable)		\$ 25
Cleaning/Security Deposit (non alcohol)		\$ 50
Cleaning/Security Deposit (alcohol)		\$100
Administrative Fee (non refundable)		\$ 26.75

Non Profit Organization	Hourly Rate	All Day Rate
Facility use without kitchen	\$33 (3 hr. min.)	\$220
Kitchen		\$ 40
Alcohol Surcharge (non refundable)		\$ 25
Cleaning/Security Deposit (non alcohol)		\$ 50
Cleaning/Security Deposit (alcohol)		\$100
Administrative Fee (non refundable)		\$ 26.75

Requirements when alcohol is present at the Frank Bergon Senior Center:

- **1 bonded security guard for every 50 people.**
- **Liability insurance in the amount of \$1,000,000 (1 million) with the City of Madera, 1030 South Gateway Drive, Madera, CA 93637, as additionally insured.**

B-3 **Westside Activity Center** – Maximum Capacity 50
 1124 West Yosemite
 Madera, CA 93637
 673-0873 – Westside Activity Center
 661-5495 – Reservations/Information

Monday – Sunday 10:30 a.m. – 1:00 a.m.

Amenities: electrical outlets, tables, chairs, restrooms, parking.

General Public	Hourly Rate	All Day Rate
Facility use	\$27 (3 hr. min.)	\$100
Cleaning/Security Deposit		\$ 50
Administrative Fee (non refundable)		\$ 26.75

Non Profit Organization	Hourly Rate	All Day Rate
Facility use	\$20 (3hr. min.)	\$ 80
Cleaning/Security Deposit		\$ 50
Administrative Fee (non refundable)		\$ 26.75

B-4 **Rotary Youth Hut** – Maximum Capacity 50
 113 South Q Street
 Madera, CA 93637
 661-5495 – Reservations/Information

Monday – Sunday 10:30 a.m. – 1:00 a.m.

Amenities: electrical outlets, tables, chairs, restrooms, parking.

General Public	Hourly Rate	All Day Rate
Facility use	\$27 (3 hr. min.)	\$100
Cleaning/Security Deposit		\$ 50
Administrative Fee (non refundable)		\$ 26.75

Non Profit Organization	Hourly Rate	All Day Rate
Facility use	\$20 (3hr. min.)	\$ 80
Cleaning/Security Deposit		\$ 50
Administrative Fee (non refundable)		\$ 26.75

Days and hours are subject to change at all facilities.

C. Facility Rental Hours

- There is a 4-hour minimum at the Pan-American Community Center and the Frank Bergon Senior Center.
- All of the hours reserved must be continuous.
- Rental of more than one day must close between 1:00 a.m. and 10:30 a.m.
- No events can be extended past 1:00 a.m.
- Renter or designee must be present during all hours of scheduled event.
- Participants must adhere to hours on application.
- Reservation hours must include set-up and clean-up time.
- Clean-up of facility must be completed by ending time on reservation. (No exceptions)
- Delivery of supplies and/or equipment will not be accepted at facilities prior to indicated set-up time.
- All individuals associated with the event must vacate the facility by the indicated ending time.
- To adjust hours for an event, the Parks & Community Services office should be contacted immediately. The City of Madera reserves the right to deny any changes.
- **Facilities are not available for rental on the following holidays: January 1st, July 4th, Thanksgiving Day and the day after Thanksgiving, December 24th, December 25th and December 31st.**
- **City facilities are closed on observed holidays.**

D. Responsibilities of the Renters

- Renter is responsible for conduct of all participants, supervision of minors, damages and all fees due.
- Participants must agree to fully and promptly obey any and all lawful orders given by the Police Department, Fire Department and/or staff of the Parks & Community Services Department.
- If police assistance is required, the event could be closed immediately, and the deposit will be forfeited.

E. Insurance

- **Insurance is required for events serving alcohol and/or open to the public.**
- Certificate of Insurance and an Endorsement in the amount of \$1,000,000 (1 million) listing the City of Madera as additionally insured must be submitted to City of Madera **30 days** prior to event.

- If alcohol is to be sold, proof of insurance must contain liquor liability and must be satisfactory to the City of Madera. Also, if alcohol is to be sold a one-day liquor license must be obtained from the State Alcoholic Beverage Control office.

F. Security

- Event security may be required at any event, whether or not alcohol is served.
- One security guard per 50 people is required when alcohol is present or any event is open to the public.
- The cost of security will be paid by the renter.
- Any security company licensed and bonded by the State of California is acceptable.
- Security guards must be at the event the **entire** time guests are present.
- Security guards must be in uniform and are responsible for patrolling both the inside and outside of premises and must control all problems.
- Facility Aide has the authority to require extra security for the event.
- If required to have security present at event, renter must provide **proof of an agreement with licensed security firm at least 30 days prior to event.**

G. Alcohol Beverages

The Madera Police Department may check on events when alcohol is being served.

- If there is alcohol being served, SERVICE OF ALCOHOL MUST END ONE (1) HOUR before the end of the event.
- All groups selling alcoholic beverages must conform to all State Alcoholic Beverage rules and regulations and must obtain any and all permits required by the State Department of Alcoholic Beverage Control.
- Copies of all State Department of Alcoholic Beverage Control permits must be submitted to the City of Madera.

H. Smoking is NOT allowed.

- Smoking is prohibited in all City owned facilities. (Ord. 586)

I. Ongoing Facility Use

- Requests for ongoing facility use will be considered on a case-by-case basis.
- If ongoing use is approved, one (1) security deposit will be held on account with the City of Madera for renters with regularly scheduled events.

J. Parking

- Parking regulations must be followed at all times.

K. Failure to Comply

- Failure to comply with policies, terms and conditions will result in forfeiture of deposit possible refusal to rent in the future.

L. Permit Revocation

- The City of Madera reserves the right to revoke the reservation at any time for any reason the City deems necessary, including: failure to observe any rules, regulations or ordinances of the City of Madera; fights, vandalism, or improper conduct; advertising an event before approval of application; exceeding building capacity; giving incomplete or incorrect information regarding the nature of event or number in attendance; or not being in possession of permit and/or licenses.
- If event is canceled for such reasons, no refund of fees and/or deposit will be given.
- The City of Madera reserves the right to revoke the reservation when facility is needed for emergency or City purposes, in which case all fees and deposit monies will be returned.

M. Appeals, Suspension of Rules:

- The use of facilities is administered by the Madera Parks & Community Services Department. The Department may, for good cause, suspend the rules contained herein and/or develop additional ruled governing use. In the interest of all parties, it is the intent of the City that appeals of administrative decisions be resolved at the lowest possible level. In the event of an appeal of an administrative decision regarding use or policy, the appeal shall be filed in writing, clearly stating the reasons for the appeal, and shall be processed by the following City staff in the order indicated until resolved:
 1. Recreation Program Manager
 2. Parks & Community Services Director
 3. City Administrator
- No appeal will be valid until it has been submitted and considered in the above-listed order.

II. TERMS AND CONDITIONS OF USE

A. Reservation Procedures

Reservations must be made in person at the City of Madera Parks & Community Services office, 1030 South Gateway Drive, Madera, CA 93637. Telephone reservations are not accepted.

- Reservations may be made up to one (1) year in advance.
- Prior approval must be obtained for reservations made less than 30 days from event. All fees are due at time of reservation.
- Full deposit is due at time of reservation.
- Application is not approved until signed by appropriate Parks & Community Services Department staff.
- Approval of application and reservation will be considered only upon completion of application, payment of rental/deposit fees, certificate of insurance, proof of security (if required).

B. Kitchen

- Kitchen rentals are for warming and set-up only. No cooking allowed.
- All supplies must be provided by the renter or caterer.
- City of Madera is not responsible for loss or damage.

C. Decorations

- All set-up and take-down of decorations are the responsibility of the renter. NO staples, tacks or nails allowed.
- Helium balloons must be anchored and removed after event.
- Use of lit candles must be pre-approved.
- Some decorations may require fireproofing.

D. Custodial

- Applicants **must leave all areas of the facility uses in as clean** a condition as they were found, including the kitchen.
- If extra cleaning by our custodial staff is needed, funds will be taken from security deposit.
- If extra cleaning exceeds security deposit, the renter will be billed the balance.

E. Facility Aide

- A City of Madera Facility Aide will be on duty during events serving alcohol. The Facility Aide is authorized to close an event for failure to comply with the Facility Use and Reservation Policy.
- In the event of concerns regarding the facility during the time of rental, a pager number of the scheduled Facility Aide will be provided to renter.

F. Use of Equipment

- City of Madera equipment is subject to availability.
- Equipment available at no extra charge includes available tables and chairs.
- No equipment will be loaned or removed from City of Madera facilities.
- All equipment is to set up by renter. This includes set-up and takedown of tables and chairs.
- Facility Aide will set-up dance floor, if rented.

G. Amplified Sound

- Use of amplified sound is subject to noise ordinance restrictions. (Ord. 622)
- Sound must be turned down at the request of the Facility Aide, failure to comply may result in the closing of the event.

III. Group Classification

A. Non-Profit Organizations

Local non-profit organizations are organizations, which have an IRS Code 501(c) determination letter; and Government agencies fall under this classification for the purpose of determining rates and fees.

B. General Public

Private events that are arranged by individuals, families, and businesses.
Includes agencies and organizations that do not have Non-Profit status.

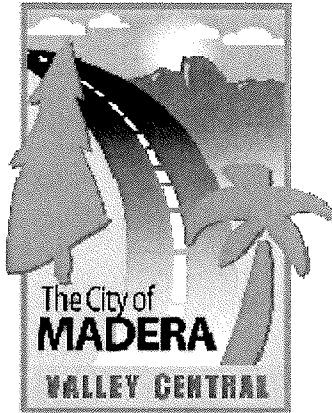
Youth Sports Organizations will have access to West Side Activity Center or Youth Hut for Youth Program Meetings.

Youth Sports Organizations will include Madera Little League, Madera Bobby Sox and Madera Youth Soccer.

The following groups are exempt from the Fee Schedule:

- a. Groups or events co-sponsored by the City of Madera Parks & Community Services Department.
- b. Madera Unified School District except at the Millview Community Center and Municipal Swim Pool.
- c. Pan-American Club's use of the Pan-American Community Center and Park.

Facility Use & Reservation Policy – Adopted by Madera City Council on July 1, 2003, Resolution No. 03-153.
Revised fee changes effective July 1, 2009 (Resolution 09-157)



John W. Wells Youth Center
701 E. 5th St
Madera, CA 93638
(559) 661-5495

Participant Information:

Name _____ D.O.B. ____/____/____
 Home Address _____ City _____
 Home # () _____ Cell # () _____
 Email _____

Parent/Guardian Information:

Name _____
 Address (if different) _____ City _____
 Home # () _____ Cell # () _____

Emergency Contacts (other than Parent/Guardian):

Name _____ Phone # () _____
 Name _____ Phone # () _____

Medical Condition and/or Information:

Demographic Information:

Age: _____ Gender: _____ Female _____ Male
 Ethnicity: __ Hispanic __ African American __ Caucasian __ Other (_____)
 School: _____ Grade: _____

AGREEMENT, WAIVER AND RELEASE

Assumption of Risk for Recreational Program

In consideration the City of Madera Youth Center allowing me to participate in the drop-in after school program at the Madera Youth Center. I hereby agree to comply with any and all regulations of the Youth Center, including but not limited to the Behavior and Discipline Plan as they now exist or as they may be added or amended from time to time.

_____ Youth participant initial

_____ Parent/guardian initial

I hereby waive, release and discharge any and all claims for damages, personal injury, death or personal property damages, which may have, or which may hereafter accrue as a result of my participation at the Youth Center. This release includes any transportation to and from such program, even though that liability may arise out of negligence or carelessness on the part of the City of Madera, its employees and/or other service provider partners. It is understood that this program involves an inherent element of risk and danger of accidents or injury and knowing those risks, I hereby voluntarily assume those risks and state that I am physically able to participate in such program. I indemnify and hold harmless the City of Madera, its employees and outside service providers from any liability, loss, damage, cost or expense which they may incur as a result of personal injury and/or any property damage arising or alleged to arise from my participation in such program.

_____ Youth participant initial

_____ Parent/guardian initial

I hereby consent to and grant the City of Madera the right to use my name, voice, signature, photograph, or likeness for any lawful purpose including that encompassed by California Civil Code § 3344. I understand that the City of Madera may, at its discretion, photograph me and/or make recordings of my voice, and/or reproduce my physical likeness as it may appear in any still camera photograph, motion picture, film or video tape and/or recordings of my voice prepared or made while participating in the Youth Center recreational activities for use in connection with any exhibition, promotional program, advertisement and broadcast, as promotional material for the City of Madera. My name, voice, signature, photograph, or likeness may be used or incorporated for an unlimited period of time. I further understand and acknowledge that I have no right to any compensation for the use of my name, voice, signature, photograph, or likeness.

_____ Youth participant initial

_____ Parent/guardian initial

Using the City of Madera, Youth Center's computer network, resources and media room technology, including but not limited to Direct TV, DVD player and gaming system is a privilege and not a right. As a user of the Youth Center technology, I will accept full responsibility for my use. Misuse can come in many forms, including the use of MySpace, YouTube, sending or receiving obscene or inappropriate material or language, and other issues that may arise.

_____ Youth participant initial

_____ Parent/guardian initial

I hereby agree to and grant the City of Madera the right to collect monetary compensation for personal and/or property damages that have or may arise directly or indirectly as a result from my carelessness, inappropriate use and/or neglect in my participation in Youth Center programs/activities.

_____ Youth participant initial

_____ Parent/guardian initial

I have read the Youth Center Behavior Standard and Discipline Plan and fully understand its content. Furthermore, the significance of this release of liability and assumption of risk agreement has been explained to the minor.

Participant printed Name: _____

Signature: _____

Parent/Guardian printed Name: _____

Signature: _____

Behavior Standards

Assault/ Battery upon any City of Madera employee- It is not permissible to commit assault or battery upon others while at the Youth Center. Police will be notified and all applicable state and federal laws will be enforced.

Assault, Sexual/Battery- It is not permissible to commit sexual assault or battery upon others while at the Youth Center. The Madera Police Department will be notified and all applicable state and federal laws will be enforced.

Bicycles- The City of Madera assumes no responsibility for thefts and vandalism.

Defiance, Refusal to Obey Authority, Swearing or Profanity- Participants are expected to follow the instruction of Youth Center Staff. If a participant disobeys any City of Madera employee either by action or word, he/she will be considered defiant. Severe defiance will result in suspension.

Extortion, Blackmail- Youth Center administrators will recommend participants expulsion for extortion, robbery or blackmail.

False information- Participants are to properly identify themselves to all City of Madera staff. Participants are not to forge signatures nor falsify any information concerning the Youth Center. Providing false information may result in suspension from the Youth Center.

Fighting/Injury is prohibited- Participants are to use staff and administrators to discuss problems they are having with other participants. If a fight occurs, all participants, including bystanders who provoke and encourage such behavior will be subject to suspension. Expulsion will be recommended.

Firecrackers or Other Explosives- State law prohibits the possession and use of firecrackers and other explosives.

Gambling- Any form of gambling will not be tolerated.

Gang Related- Wearing, carrying, or physically displaying gang paraphernalia or making gestures that symbolize gang membership is prohibited. Engaging in an activity that is gang related is prohibited.

Harassment / Threats/ Hate Crime- It is not permissible to harass others while at the Youth Center. The Madera Police Department will be notified and all applicable state and federal laws will be enforced.

Hazing- It is against the law (EC 32051) for a participant to engage in any hazing activity or threaten to engage in any activity or is likely to cause bodily harm or personal degradation to another participant. Threats or other forms of hazing should immediately be reported to staff.

Illegal substance, Drugs and Alcohol- Use of or possession of any illegal substance at the Youth Center, or at any city sponsored activity is grounds for immediate suspension or expulsion.

Serious injury, Attempting to Cause- If a participant attempts to cause serious injury to another person they will be recommended for expulsion. Police will be notified and all applicable state and federal laws will be enforced.

Interpersonal relationship- Inappropriate/ Excessive contact between participants is not acceptable.

Substances, Tobacco or Smoking- Permanent felt pens; aerosol spray cans of any type, glue, white out, tobacco or cigarettes, lighters or matches are not to be brought to the Youth Center and grounds for suspension.

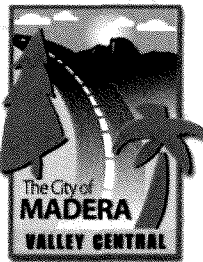
Theft- Theft is a serious violation of the law and will be dealt with severely. Participants are discouraged from bringing large amounts of money or valuable items to the Youth Center.

Vandalism- Damaging city property or the property of others will not be tolerated. Parents will be liable to pay for damages.

Weapons, Dangerous- State law requires it to be recommended that a participant be expelled for possession of any fire arm, knife, explosive or any other dangerous object at the Youth Center on or off grounds.

Discipline Guidelines

Violation	First Offense	Second Offense	Third Offense
Assault/Battery – Assault/Battery upon any City of Madera employee	Parent Notification Police Notification Mandatory Expulsion		
Threats – Threats against City of Madera Personnel	Parent Notification Police Notification Possible Expulsion	Parent Notification Police Notification Mandatory Expulsion	
Assault/Battery – Sexual Assault/Battery	Parent Notification Police Notification Mandatory Expulsion		
Defiance – Disruption, Defiance, Disrespect, Swearing, Use of Profanity	Warning	Parent Notification Up to 3 days Suspension	Parent Notification Up to 5 days Suspension
Dress Code Violation- Wearing clothes that are considered inappropriate by supervisory staff	Change clothes	Change clothes Parent Notification Up to 3 days Suspension	Change clothes Parent Notification Up to 5 days Suspension
Gang Related – Display of symbols, clothing, etc.	Change clothing or Removal of Gang Related Articles	Same as First Offense Possible Suspension	Same as First Offense Possible Suspension
Extortion/Robbery	Parent Notification Police Notification Possible Expulsion	Parent Notification Police Notification Recommended Expulsion	Parent Notification Police Notification Recommended Expulsion
False Information – Deception/Forgery	Parent Notification Possible Suspension	Parent Notification Up to 5 days Suspension	Parent Notification Up to 10 days Suspension
Fighting/Serious Injury -Attempting to cause and/or caused injury	Parents Notification Up to 30 Days suspension Police Notification	Parents Notification Police Notification Mandatory Expulsion	
Harassment, Hate Crimes or Sexual	Parents Notification Police Notification Up to 30 Days Suspension	Parent Notification Police Notification Mandatory Expulsion	
Controlled Substance (including alcohol and tobacco) – Under the influence of	Parents Notification Police Notification Required to attend NA (3x) Up to 5 Days Suspension	Parent Notification Police Notification Required to attend NA (8x) Recommended Expulsion	Parent Notification Police Notification Mandatory Expulsion
Controlled Substances (including alcohol and tobacco) - Possession/Sale	Parent Notification Police Notification Recommended Expulsion	Parent Notification Police Notification Mandatory Expulsion	
Theft	Parents Notification Police Notification Up to 10 Days Suspension	Parent Notification Police Notification Mandatory Expulsion	
Vandalism or Property Destruction	Parents Notification Police Notification Possible Suspension	Parent Notification Police Notification Mandatory Expulsion	
Dangerous Weapons – Possess, Sell, Furnish a Firearm or Brandish a Knife	Parent Notification Police Notification Expulsion		



[Return to Agenda](#)

REPORT TO CITY COUNCIL

Approved By:


Department Director

Council Meeting of September 16, 2015

Agenda Item Number B-4


City Administrator

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING AN AGREEMENT WITH MOORE TWINING ASSOCIATES, INC. FOR PROFESSIONAL ON-DEMAND SERVICES FOR QUALITY ASSURANCE AND MATERIALS TESTING SERVICES FOR SANITARY SEWER AND STORM DRAIN IMPROVEMENTS – VARIOUS LOCATIONS BID PACKAGE 2, CITY PROJECT NO. S 10-01, CDBG 2014-2217-5072

RECOMMENDATION:

Approve Resolution No. 15-_____ approving agreement with Moore Twining Associates, Inc. for Quality Assurance and Testing Services and authorizing the Mayor to execute the Agreement.

SUMMARY:

The Agreement is for providing on-call professional geotechnical engineering and construction quality assurance (QA) and materials testing services to assure compliance with City of Madera requirements for the installation of pipelines, utilities, appurtenances and associated reconstruction of City right of way improvements. The quality control and materials testing services will consist of materials sampling and testing and providing reports of the results.

The agreement for the inspection and testing services is in the amount of \$15,000 with an Extra Services amount of \$5,000 to be approved by the City

Engineering

205 W. Fourth Street • Madera, CA 93637 • TEL (559) 661-5418 • FAX (559) 675-6605

www.madera-ca.gov

Engineer if additional funding is necessary to address quality assurance and materials testing requirements not originally anticipated. The actual cost of services will be paid according to the agreed prices in Exhibit "A" Fee Schedule included in the agreement.

DISCUSSION:

Moore Twining Associates, Inc. shall be responsible for quality assurance in the construction of the sewer pipeline installation, appurtenances, trench backfill, compaction and trench resurfacing. The services provided during construction will generally consist of material sampling and testing and providing test results and record keeping. Moore Twining Associates, Inc shall attend construction progress meetings as requested by the City, and coordinate all construction testing activities within the project with the City of Madera's Project Manager/Resident Engineer and the project inspector.

The consultant is certified to provide the testing services as needed for all of the required construction.

FISCAL IMPACT:

Funding for the Testing Services Agreement Project is included in the adopted FY 2015/16 CIP Budget in Sewer Capital budget line item Account No. 3472-5072.

There is no fiscal impact to the City's General Fund.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN:

The support services for this capital improvement project supports Vision Strategy 101.6, Ensure infrastructure can sustain population growth.

RESOLUTION NO. 15-____

A RESOLUTION APPROVING AN AGREEMENT WITH MOORE TWINING ASSOCIATES, INC. FOR PROFESSIONAL ON-DEMAND SERVICES FOR QUALITY ASSURANCE AND MATERIALS TESTING SERVICES FOR SANITARY SEWER AND STORM DRAIN IMPROVEMENTS –VARIOUS LOCATIONS BID PACKAGE 2, CITY PROJECT NO. S 10-01, CDBG 2014-2217-5072

WHEREAS, the City Council has awarded a construction contract for the Sanitary Sewer and Storm Drain Improvements Project – Various Locations, Bid Package 2, City Project No. S 10-01, CDBG 2014-2217-5072; and

WHEREAS, funding for project construction and construction administration is programmed in the City's FY 2015/16 Budget, and

WHEREAS, the construction quality assurance and materials testing by a certified engineering firm is required for the successful construction of the Project; and

WHEREAS Moore Twining Associates, Inc. has the particular skills, equipment and facilities to perform the necessary services and the City desires to retain Moore Twining Associates, Inc.; and

WHEREAS, the Agreement with Moore Twining Associates, Inc. for construction quality assurance and materials testing services is recommended for approval.

NOW THEREFORE, THE COUNCIL OF THE CITY OF MADERA, HEREBY, finds, orders and resolves as follows:

1. The above recitals are true and correct.
2. The Agreement with Moore Twining Associates, Inc. for construction quality assurance and materials testing services for an amount not to exceed \$15,000, a copy of which is on file in the office of the City Clerk and referred to for more particulars, is hereby approved.
3. The Mayor is authorized to execute the Agreement.
4. This resolution is effective immediately upon adoption.

* * * * *

**AGREEMENT FOR PROFESSIONAL ON-DEMAND SERVICES FOR QUALITY
ASSURANCE AND MATERIALS TESTING SERVICES FOR
SANITARY SEWER AND STORM DRAIN IMPROVEMENTS
VARIOUS LOCATIONS, BID PACKAGE 2
PROJECT No. S 10-01
CDBG 2014-2217-5072**

This Agreement made and entered into this 16 day of September, 2015 between the City of Madera, a municipal corporation of the State of California, hereinafter called "**CITY**", and Moore Twining Associates, Inc., hereinafter called "**ENGINEER**".

WITNESSETH

WHEREAS, CITY plans to construct Sanitary Sewer and Storm Drain Improvements at Various Locations, Bid Package 2, CDBG Project No 2014-2217-5072, City Project No. S 10-01, hereinafter called "the Project"; and

WHEREAS, CITY needs the services of the ENGINEER, for the Quality Assurance and Materials Testing Services of backfill materials, compaction of backfill, concrete materials, subgrade and aggregate base surfaces and trench resurfacing for the Project, as specified in the Caltrans Construction Manual and Materials Testing Manual and City of Madera Quality Assurance Manual; and

WHEREAS, ENGINEER is qualified and licensed to provide the required professional quality assurance and materials testing services required by Caltrans and CITY desires to hire ENGINEER for such purposes.

NOW THEREFORE:

The parties hereto mutually agree as follows:

1. SERVICES OF ENGINEER:

CITY hereby hires ENGINEER to provide on-demand quality assurances and materials testing services for backfill materials, compaction of backfill, concrete materials, subgrade and aggregate base surfaces and trench resurfacing for the Sanitary Sewer and Storm Drain Improvements at Various Locations, Bid Package 2, CDBG Project No 2014-2217-5072, City Project No. S 10-01 to support CITY as set forth herein in connection with the Project. Said work to be performed pursuant to this agreement is more particularly described in Section 2 – Scope of Work.

2. SCOPE OF WORK:

ENGINEER shall provide the professional on-demand quality assurance and materials testing services for quality control management of pipeline(s) installations set forth in EXHIBIT A

– FEE SCHEDULE and EXHIBIT B – ON_DEMAND QUALITY ASSURANCES AND MATERIALS TESTING SERVICES, attached hereto and incorporated herein by reference. ENGINEER shall comply with all Caltrans and City of Madera construction engineering and inspection standards and requirements.

3. RESPONSIBILITIES:

The City Engineer shall be the Responsible Engineer in charge of the Project. The ENGINEER shall report to the City's Construction Manager/Resident Engineer for the Project or other construction managers as designated by the CITY. The ENGINEER'S responsibility will only be related to the quality assurance and materials testing services of roadway construction, roadway materials and pipeline(s) installations for the Project.

4. COMPENSATION:

The ENGINEER shall be reimbursed for actual costs based on hourly billing rates that include labor wages, employee benefits, overhead and net fee/profit and be reimbursed for direct costs for supplies, travel/mileage and printing reports and for actual materials testing lab cost for the total estimated amount of Fifteen Thousand Dollars (\$15,000). The reimbursement for actual costs shall be paid at the hourly billing rates and itemized rates set forth in the ENGINEER'S FEE SCHEDULE, EXHIBIT "A" – attached here to and incorporated herein by reference.

CITY and ENGINEER agree that the hourly rates in EXHIBIT "A" shall remain in full force and effect through June 30, 2016. It is understood and agreed by both parties that all expenses incidental to ENGINEER'S performance of services and deliverables to be reimbursed are included in Other Direct Costs listed in the Cost Proposal. There shall be no compensation for any type of equipment purchase.

CITY and ENGINEER mutually agree that the on-demand quality assurance and materials testing services may change due to the contractor's schedule and selection of vendors and differing conditions encountered during construction. Therefore, the final compensation may be more or less than the ENGINEER'S estimated cost. However, the ENGINEER shall not be entitled to compensation for any expenses exceeding \$15,000 unless the parties enter into an approved amendment to this agreement which provides for such compensation.

5. COST PRINCIPLES AND PAYMENT:

Allowable elements of cost shall comply with the Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31 et seq. Also, compliance with the administrative requirements set forth in 49 CFR, Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments is required.

Payments for all undisputed portions of each invoice as provided for hereunder shall be made within 30 days of receipt and approval of ENGINEER'S monthly invoices for the work performed as specified herein. ENGINEER'S invoice shall specify the billed hours and hourly rates for each

employee classification. A summary of costs to date for each component of the work shall accompany the invoice. This summary shall also estimate the percentage of the work completed for each component.

The Cost Proposal is subject to an audit or Certified Public Account (CPA) Indirect Cost (Overhead) Audit Work Review. The Cost Proposal shall be adjusted by the ENGINEER and approved by the CITY to conform to the Workpaper Review recommendations or audit recommendations. The ENGINEER agrees that the individual terms of cost identified in the audit report shall be incorporated into the Agreement by this reference if directed by the CITY at its sole discretion. Refusal by the ENGINEER to incorporate the Workpaper Review recommendations or audit recommendations will be considered a breach of the Agreement terms and cause for termination of the Agreement.

Progress payments will be made monthly in arrears based on services provided and allowable incurred costs including the fixed fee percentage. If ENGINEER fails to submit the required deliverables specified in the Scope of Services, CITY shall have the right to delay payment and/or terminate this Agreement in accordance with the provisions of this Agreement.

ENGINEER shall submit invoices no later than 45 calendar days after the performance of work for which ENGINEER is billing. Invoices shall follow the format included in the ENGINEER'S cost proposal. Invoices shall include a detail of ENGINEER'S services related to the tasks listed in the Contractor's schedule. The final invoice shall be submitted within 60 days of the CITY'S acceptance of the Project. Invoices shall be mailed to the address listed in Section 28 of this Agreement.

6. EXTRA SERVICES:

Extra services not contemplated hereunder as set forth in this Agreement or for such services beyond the control of the CITY or ENGINEER as may be specifically requested by CITY or ENGINEER through the City Engineer in writing. Extra services shall be mutually agreed to and ENGINEER shall be compensated at the hourly rates in EXHIBIT "A", provided however, the City Engineer's authority is limited to expenditures not to exceed an additional amount of \$5,000.

7. DOCUMENTATION & DELIVERABLES:

ENGINEER shall provide to the City's Resident Engineer the appropriate documentation in a format specified in the Caltrans Construction Manual, of the work to be inspected and approved to the Resident Engineer. Such documentation and reports shall be consistent with the Caltrans Construction Manual and provided in a timely manner for the task at hand and per the contract documents. ENGINEER shall provide proof of Caltrans certification for testing laboratory.

Upon Completion and acceptance of the project by the CITY, ENGINEER shall deliver the original documents, files, records, drawings, final reports required by Caltrans and other documents prepared for the project.

8. AUDITS AND INSPECTIONS ACCESS:

For the purpose of determining compliance with Public Contract Code 10115, et seq. and Title 21, California Code of Regulations, Chapter 21, Section 2500 et seq., when applicable and other matters connected with the performance of this Agreement pursuant to Government Code 8546.7; the CITY and ENGINEER shall maintain all books, documents, papers, accounting records, and other evidence pertaining to the performance of this Agreement, including but not limited to, the costs of administering this Agreement.

ENGINEER shall, upon reasonable notice and at any time during regular business hours, and as often as CITY, may deem necessary, make available to the CITY, or its authorized representative for examination, all of its books, records and data with respect to matters covered by this Agreement. ENGINEER shall permit CITY, to audit and inspect all invoices, materials, payrolls, records of personnel, conditions of employment, and other data relating to matters covered by this Agreement. ENGINEER shall retain all of these documents for a period of three (3) years after final payment to ENGINEER.

9. LIABILITY INSURANCE:

ENGINEER shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the ENGINEER, his agents, representatives, or employees.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence form CG0001).
2. Insurance Service Office form number CA 0001 (Ed. 10/01) covering Automobile Liability, Code 1 (any auto).
3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.
4. Errors and Omissions liability insurance appropriate to the consultant's profession. ENGINEER'S coverage is to be endorsed to include contractual liability.

B. Minimum Limits of Insurance

ENGINEER shall maintain limits no less than:

1. General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Insurance: \$1,000,000 per accident for bodily injury and property damage.

3. Worker's Compensation Insurance and Employer's Liability: \$1,000,000 per accident for bodily injury or disease.

4. Professional Liability (Errors & Omissions): \$1,000,000 aggregate with a deductible not to exceed \$50,000, except that a higher deductible may be approved with appropriate documentation acceptable to the City's Risk Manager.

C. Deductibles and Self Insured Retentions

Any deductibles or self insured retentions must be declared to and approved by the CITY. At the option of the CITY, either: the insurer shall reduce or eliminate such deductibles or self insured retentions as respects the CITY, its officers, officials, employees, and designated volunteers; or the ENGINEER shall provide a financial guarantee satisfactory to the CITY guaranteeing payment of losses and related investigations, claim administration and defense expense.

D. Other Insurance Provisions

The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees and designated volunteers are to be covered as additional insureds with respect to liability arising out of work or operations performed by or on behalf of the ENGINEER including materials, parts or equipment furnished in connection with such work or operations or automobiles owned, leased, hired or borrowed by the ENGINEER. General liability coverage can be provided with two endorsement forms: 1) in the form of an additional insured endorsement to the ENGINEER'S insurance, or as a separate owner's policy CG 20 10 07 04 or its equivalent language and 2) a CG 20 37 07 04 endorsement form or its equivalent language.

2. For any claims related to this project, the ENGINEER'S insurance coverage shall be primary insurance as respects the CITY, its officers, officials, employees and designated volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees or designated volunteers shall be excess of the ENGINEER'S insurance and shall not contribute to it.

3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be cancelled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the CITY.

4. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

E. Acceptability of Insurers

ENGINEER shall furnish the CITY with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on forms provided by the CITY or on other than the CITY'S forms provided those endorsements conform to CITY

requirements. All certificates and endorsements are to be received and approved by the CITY before work commences. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

10. OWNERSHIP OF DOCUMENTS:

The responsible Professional Engineer shall sign and date all construction materials inspection documents and reports and other engineering reports furnished by ENGINEER and, where appropriate, indicate their registration number. The documents shall be prepared in a format consistent with the Caltrans Construction Manual.

If the Agreement is terminated at any time, the ENGINEER shall submit all project related documents, deliverables and correspondence whether in complete form, draft form or in progress. These items will become the sole property of the CITY which may use them to complete the Project.

Upon completion and acceptance of the Project, all documents required in performing services under this Agreement shall, be submitted to, and remain the sole property of CITY.

Reuse or modifications of documents for any purpose other than as intended under this Agreement shall be at CITY'S sole risk and without liability to ENGINEER. CITY shall indemnify, defend and hold harmless ENGINEER for any claims, loss, cost or damages arising out of, pertaining to, or relate to such reuse or modification, including use of incomplete documents.

11. CONFIDENTIALITY OF DATA:

All financial, statistical, personal, technical, or other data and information relative to the CITY'S operations, which are designated confidential by the CITY and made available to the ENGINEER, in order to carry out this Agreement, shall be protected by the ENGINEER from unauthorized use and disclosure. Permission to disclose information on one occasion, or public hearing held by the CITY relating to this Agreement, shall not authorize the ENGINEER to further disclose such information or disseminate the same on any other occasion.

The ENGINEER shall not comment publicly to the press or any other media regarding this Agreement or the CITY'S actions on the same, except to the CITY'S staff, ENGINEER'S own personnel involved in the performance of the Agreement, at public hearings or in response to questions from a Legislative committee. The ENGINEER shall not issue any news release or public relations item of any nature, whatsoever, regarding work performed or to be performed under this Agreement without prior review of the contents thereof by the CITY, and receipt of the CITY'S written permission.

12. TIME OF COMPLETION:

Based on the contractor's construction schedule, ENGINEER'S quality control and testing services should be completed by January 31, 2016. The final task will be the submittal of documents for the Final Report. This agreement may be extended by mutual written agreement.

13. TERMINATION OF AGREEMENT:

A. This agreement may be terminated at any time by either party upon thirty (30) calendar days written notice. In the event the Agreement is terminated by either party, ENGINEER shall be compensated for services performed to the date of termination based upon the compensation rates and subject to the maximum amounts payable agreed to together with such additional services performed after termination which are authorized by the City Engineer to wind up the work performed to date of termination.

B. CITY may immediately suspend or terminate this Agreement in whole or in part by written notice where, in the determination of CITY, there is:

1. An illegal use of funds by ENGINEER;
2. A failure by ENGINEER to comply with any material term of this Agreement;
3. A substantially incorrect or incomplete report submitted by ENGINEER to CITY.

In no event shall any payment by CITY or acceptance by ENGINEER constitute a waiver by such party of any breach of this Agreement or any default which may then exist on the part of either party. Neither shall such payment impair or prejudice any remedy available to either party with respect to such breach or default. CITY shall have the right to demand of ENGINEER the repayment to CITY of any funds disbursed to ENGINEER under this Agreement which, as determined by the appropriate court or arbitrator, were not expended in accordance with the terms of this Agreement.

14. APPROVAL:

CITY will give reasonably prompt consideration to all matters submitted by ENGINEER for approval to the end that there will be no significant delays in ENGINEER'S program of work. An approval, authorization or request to ENGINEER given by CITY will only be binding upon CITY under the terms of this Agreement if in writing and signed on behalf of CITY by a CITY representative or designee.

15. HOLD HARMLESS:

ENGINEER shall defend and indemnify the CITY, its officers, officials, employees and designated volunteers for claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the ENGINEER, its officers, subconsultants, agents, employees or contractors, in performing or failing to perform any work, services or functions under this Agreement.

16. RESPONSIBILITY FOR OTHERS:

ENGINEER shall be responsible to CITY for its services and the services of its sub consultants. ENGINEER shall not be responsible for the acts or omissions of the CITY or other parties engaged by CITY, nor for their construction means, methods, techniques, sequences, or procedures, or their health and safety precautions and programs.

17. PROFESSIONAL RESPONSIBILITY:

ENGINEER shall be obligated to comply with applicable standards of professional care in the performance of the Quality Assurance and Materials Testing Services. Engineer recognizes that opinions relating to environmental, geologic, and geotechnical conditions are based on limited data and that actual conditions may vary from those encountered at the times and locations where the data are obtained, despite the use of due professional care.

18. PARTIES BOUND BY AGREEMENT:

This Agreement shall be binding upon CITY, ENGINEER, and their successors in interest, legal representatives, executors, administrators and permitted assigns with respect to all covenants as set forth herein. ENGINEER shall not subcontract, assign, or transfer any of the work except as otherwise provided for in this agreement.

19. COMPLETE AGREEMENT OF PARTIES:

This Agreement, including attachments incorporated herein by reference, represents the entire Agreement and understanding between the parties. Any modifications of this Agreement shall be in writing and signed by authorized representatives of the parties. One or more waivers of any term, condition or covenant by either party shall not be construed as a waiver of any other term, condition or covenant.

20. ASSIGNMENT WITH APPROVAL:

It is understood that neither party shall assign, sublet, subcontract or transfer its rights or obligation under this Agreement without the prior express, written consent of the other party.

21. INDEPENDENT CONTRACTOR:

In performance of the work, duties and obligations assumed by ENGINEER under this Agreement, it is mutually understood and agreed that ENGINEER, including any and all of ENGINEER'S officers, agents and employees will, at all times, be acting and performing as an independent contractor, and shall act in an independent capacity and not as an officer, agent, servant,, employee, joint venture, fiduciary, partner or associate of CITY. Furthermore, CITY shall have no right to control or supervise or direct the manner or method by which ENGINEER shall perform its work and function. However, CITY shall retain the right to administer this Agreement

so as to verify that ENGINEER is performing its obligations in accordance with the terms and conditions hereof. ENGINEER and CITY shall comply with all applicable provisions of law and the rules and regulations, if any, of governmental authorities having jurisdiction over the subject matter hereof.

Because of its status as an independent contractor, ENGINEER shall have absolutely no right to employment rights and benefits available to CITY employees. ENGINEER shall be solely liable and responsible for providing to, or on behalf of, its employees all legally required employee benefits. In addition, ENGINEER shall be solely responsible and hold CITY harmless from all matters relating to payment of ENGINEER'S employees, including compliance with Social Security, withholding and all other regulations governing such matters. It is acknowledged that during the term of this Agreement ENGINEER may be providing services to others unrelated to CITY or to this Agreement.

22. CONFLICT OF INTEREST

The ENGINEER shall disclose any financial, business, or other relationship with CITY that may have an impact upon the outcome of the Agreement, or any ensuing CITY construction project. The ENGINEER shall also list current clients who may have a financial interest in the outcome of the Agreement, or ensuing CITY construction project. The ENGINEER hereby certifies that it does not now have, nor shall it acquire any financial or business interest that would conflict with the performance of services under this Agreement.

The ENGINEER hereby certifies that neither the ENGINEER, its employees, nor any firm affiliated with the ENGINEER providing services on this Project, prepared the Plans, Specification, and Estimates for any construction contract included within the Agreement. An affiliated firm is one, which is subject to the control of the same persons through joint-ownership, or otherwise. The ENGINEER further certifies that neither the ENGINEER, nor any firm affiliated with the ENGINEER, will bid on any construction subcontracts included within the construction contract. Additional, ENGINEER certifies that no person working under this Agreement is also employed by the construction contractor for any project included within this Agreement.

23. REBATES, KICKBACKS OR OTHER UNLAWFUL CONSIDERATION

The ENGINEER warrants that this Agreement was not obtained or secured through rebates, kickbacks or other unlawful consideration, either promised or paid to any CITY employee. For breach or violation of this warranty, CITY shall have the right in its discretion; to terminate this Agreement without liability; to pay only for the value of the work actually performed; or to deduct from the contract price; or otherwise recover the full amount of such rebate, kickback or other unlawful consideration.

24. GOVERNING LAW:

Any controversy or claim arising out of, or relating to, this Agreement which cannot be amicably settled without court action shall be litigated either in the appropriate State court for Madera County, California, or as appropriate in the U. S. District Court for the Eastern District of California, located in Fresno County. The rights and obligations of the parties and all interpretations and performance of this Agreement shall be governed in all respects by the laws of the State of California.

25. AMENDMENTS:

Any changes to this Agreement requested either by CITY or ENGINEER may only be affected if mutually agreed upon in writing by duly authorized representatives of the parties hereto. This Agreement shall not be modified or amended or any rights of a party to it waived except by such in writing.

26. COMPLIANCE WITH LAWS AND WAGE RATES:

Consistent with the professional standard of care, ENGINEER shall comply with all Federal, State, and local laws, ordinances, regulations and provisions applicable in the performance of ENGINEER'S services. ENGINEER may use professional practices and standards regarding the interpretation of these laws.

Wherever reference is made in this Agreement to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards or codes current on the effective date of this Agreement shall apply, unless otherwise expressly stated. This includes compliance with prevailing wage rates and their payment in accordance with California Labor Code, Section 1775.

Per DIR registration requirements the Consultant must pay prevailing wages for testing personnel.

27. DISADVANTAGE BUSINESS ENTERPRISE PROGRAM:

Federally funded projects adhere to the Disadvantage Business Enterprise (DBE) Program requirements. The ENGINEER shall attempt to meet the Federal DBE project goal. If the goal cannot be met the ENGINEER shall follow Federal DBE good faith effort requirements under the Division of Procurement and Contracts.

28. ENGINEER'S LEGAL AUTHORITY:

Each individual executing or attesting this Agreement on behalf of ENGINEER hereby covenants and represents: (i) that he or she is duly authorized to execute or attest and deliver this Agreement on behalf of such corporation in accordance with a duly adopted resolution of the corporation's board of directors and in accordance with such corporation's articles of incorporation or charter and by-laws; (ii) that this Agreement is binding upon such corporation; and (iii) that

ENGINEER is a duly organized and legally existing corporation in good standing in the State of California.

29. NOTICES:

Any and all notices or other communications required or permitted by this Agreement or by law to be served on or given to either party to this Agreement by the other party shall be in writing, and shall be deemed duly served and given when personally delivered to the party to whom it is directed or any managing employee or that party or, in lieu of personal service, when deposited in the United States mail, first class postage prepaid, addressed as follows:

CITY
Engineering Division

205 W. 4th Street

Madera, CA 93637

Attention: Keith B. Helmuth, P.E.

City Engineer

ENGINEER

Moore Twining Associates, Inc.

2527 Fresno Street

Fresno, Ca

Harry D. Moore, RCE, RGE

President

30. COVENANT AGAINST CONTINGENT FEES

The ENGINEER warrants that they have not employed or retained any company or person, other than a bona fide employee working for the ENGINEER; to solicit or secure this agreement; and that they have not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award, or formation of this agreement. For breach or violation of this warranty, CITY shall have the right to annul this agreement without liability, or at its discretion; to deduct from the agreement price or consideration, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

31. PROHIBITION OF EXPENDING CITY, STATE OR FEDERAL FUNDS FOR LOBBYING

The ENGINEER certifies to the best of his or hers knowledge and belief that:

1. No city, state or federal appropriated funds have been paid, or will be paid by-or-on behalf of the ENGINEER to any person for influencing or attempting to influence an officer or employee of any state or federal agency; a Member of the State Legislature or United States Congress; an officer or employee of the Legislature or Congress; or any employee of a Member of the Legislature or Congress, in connection with the awarding of any state or federal contract; the making of any state or federal grant; the entering into of any cooperative agreement, and the extension, contribution, renewal, amendment, or modification of any state or federal contract, grant, loan or cooperative agreement.

2. If any funds other than federal appropriated funds have been paid, or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency; a Member of Congress; an officer or employee of Congress or an employee of a Member of Congress; in connection with this federal contract, grant, loan, or cooperative agreement; the ENGINEER shall complete and submit Standard Form-LL, "Disclosure Form to Report Lobbying" in accordance with its instructions.

This certification is a material representation of fact upon which reliance was place when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, US. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. The ENGINEER also agrees by signing this document the he or she shall require that the language of this certification be included in all lower-tier subcontracts, which exceed \$100,000, and that all such sub recipients shall certify and disclose accordingly.

32. CERTIFICATIONS

The Exhibits and Certifications listed on the ATTACHMENTS page, incorporated herein and attached hereto, are a part of this agreement.

33. SOLE AGREEMENT:

This instrument constitutes the sole and only agreement between ENGINEER and CITY respecting the Project and correctly sets the obligations of the ENGINEER and CITY to each other as of this date. Any agreements or representations respecting the above project, not expressly set forth in this instrument are null and void.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

* * * * *

CITY OF MADERA

ENGINEER

By: _____
Robert L. Poythress, Mayor

By: _____

APPROVED AS TO FORM:

Taxpayer I.D. Number

By: _____
Brent Richardson, City Attorney

DIR Registration number

ATTEST:

By: _____
Sonia Alvarez, City Clerk

ATTACHMENTS

EXHIBIT A FEE SCHEDULE

EXHIBIT B ON DEMAND MATERIALS TESTING SERVICES

Fee Schedule

Principal	\$	115.00	Hour
Registered Geotechnical Engineer	\$	110.00	Hour
Registered Civil Engineer	\$	100.00	Hour
Certified Engineering Geologist	\$	95.00	Hour
Project Engineer/Geologist/Manager	\$	65.00	Hour
Computer Aided Drafting	\$	45.00	Hour
Secretarial Services	\$	35.00	Hour
Earthwork Observation and Compaction Testing	\$	85.00	Hour
ACI Technician – Field Sampling and Testing Concrete	\$	85.00	Hour
Special Inspection and Observations – Reinforced Concrete	\$	90.00	Hour
Special Inspection and Observations – Structural Masonry	\$	90.00	Hour
Special Inspection and Observations – Structural Steel	\$	90.00	Hour
Non-Destructive Testing Services	\$	95.00	Hour
Spray-Applied Fireproofing	\$	80.00	Hour
Batch Plant Inspection	\$	55.00	Hour
Shop Welding and Steel Fabrication Inspection	\$	55.00	Hour
Sample Pickup (if special trip is required)	\$	50.00	Hour
Vehicle Mileage	\$	0.575	Mile
Vehicle & Equipment Charge	\$	25.00	Day
Maximum Density-Optimum Moisture Determinations			
AASHTO T-99, ASTM D-698	\$	125.00	Test
AASHTO T-180, ASTM D-1557 Method A (four-inch mold)	\$	135.00	Test
Method C (six-inch mold)	\$	170.00	Test
Method No. Calif. 216 (Calif. Impact)	\$	140.00	Test
Rock Correction	\$	80.00	Test
Confirmation of Maximum Density-Optimum Moisture (one point on curve)	\$	80.00	Test
Direct Shear Testing – Consolidated Drained Conditions (ASTM D-3080, T-236)	\$	190.00	Test
Tri-Axial Compression Testing	By Quote		
One Dimensional Consolidation (ASTM D-2435, T-216)	\$	290.00	Test
Unconfined Compression Test (ASTM D-2166, T-208)	\$	90.00	Test
Moisture Determination of Soils and Rock (ASTM D2216)	\$	20.00	Test
Permeability Test – Constant or Falling Head			
Rigid Wall	\$	195.00	Test

Flexible Wall	\$	305.00	Test
Other Forms of Permeability Tests	By Quote		
Expansion Index (ASTM D-4829)	\$	150.00	Test
Shrinkage Limit (ASTM D-427)	\$	120.00	Test
Shrinkage Ratio – Includes Shrinkage Limit (ASTM D-427)	\$	120.00	Test
Volumetric Change – Includes Shrinkage Limit and Ratio (ASTM D-427)	\$	130.00	Test
Field Moisture Equivalent	\$	20.00	Test
Linear Shrinkage – Includes Volumetric Change	\$	150.00	Test
Atterberg Limits			
Liquid Limit (ASTM D-4318, T-89)	\$	60.00	Test
Plastic Limit (ASTM D-4318, T-89)	\$	50.00	Test
Plasticity Index (ASTM D-4318, T-89)	\$	130.00	Test
Particle Size Analysis			
Wet Washing and Dry Sieving (ASTM D-422, T-88)	\$	110.00	Test
Hydrometer Analysis (ASTM D-422, T-88)	\$	110.00	Test
Sieve and Hydrometer Method (ASTM D-422, T-88)	\$	230.00	Test
Sand Equivalent (ASTM D-2419, T-176)	\$	80.00	Test
Amount of Materials Finer than a No. 200 sieve (ASTM D-1140)	\$	50.00	Test
Classification of Soils (ASTM D-2687) includes sieve and hydro	\$	250.00	Test
Specific Gravity per Determination (ASTM D-854, T-100)	\$	80.00	Test
Remold Charge	\$	40.00	Sample
Resistance (R) Value Determination – California Test			
No. 301, includes Stabilimeter Tests, Moisture Content and Density	\$	190.00	Test
No. 301 with Determinations with Cement, Lime, or Other Additives	\$	270.00	Test
California Bearing Ratio (CBR)			
CBR at 100% Maximum Density ASTM D-1883 and AASHTO T-193, includes Maximum Density – Optimum Moisture Curve	\$	340.00	Each
CBR at 95% Maximum Density ASTM D-1883 and AASHTO T-193, Three-Point Method, includes Maximum Density – Optimal Moisture Content	\$	650.00	Each
Lime Stabilization of Soils – California Test Method No. 373			
Complete Series of Tests for Each Lime Content Moisture Density	\$	550.00	Each
Seven-Day Unconfined Compression Strength	\$	140.00	Each
Soil-Cement Stabilization and Corrosion Potential			
(Soils, recycled pavement, etc) PCA Soil Cement Handbook and ASTM, complete series of detailed tests for each cement content, (includes freeze-thaw, wet-dry, sample preparation, compaction curves, and seven-day compressive strengths)	By Quote		
Sulphate Content of Soils	\$	20.00	Test
pH of Soils	\$	20.00	Test
Chloride Content of Soils	\$	20.00	Test

Soil Preparation for Sulphate, pH, Resistivity, and Chloride Tests	\$	20.00	Test
Minimum Resistivity	\$	100.00	Test
Corrosivity of Soil, pH, Sulfate, Chlorides, and Minimum Resistivity	\$	190.00	Test
Aggregates – Fine and Coarse			
Sieve Analysis, Coarse or Fine, ASTM C-136 (without wash)	\$	50.00	Each
Sieve Analysis, Coarse or Fine, w/#200 Wash (ASTM C-117and 136, T-117 and 27)	\$	110.00	Each
Specific Gravity & Absorption of Coarse Aggregate (ASTM C-127, T-85)	\$	80.00	Each
Specific Gravity & Absorption of Fine Aggregate (ASTM C-128, T-84)	\$	110.00	Each
Moisture Content of Coarse or Fine Aggregate	\$	20.00	Each
Magnesium or Sodium Sulfate Soundness (AASHTO-T104, ASTM C-88) Five Cycles, includes Grading	\$	250.00	Each
Cleanness Value (CT-227)	\$	100.00	Each
Durability Index (ASTM D3744, CT-229, T-210)	\$	110.00	Each
Potential Reactivity – Chemical Method, Coarse or Fine (ASTM C-289)	\$	250.00	Each
Clay Lumps and Friable Particles (ASTM C-142, T-112)	\$	100.00	Each
Organic Impurities (ASTM C-40, T-21)	\$	70.00	Each
Sand Equivalent Value of Soils Fine Aggregate (ASTM D-2419, CT 217-1, T-176)	\$	80.00	Each
Percent of Crushed Particles (CT-205, ASTM D-5821)	\$	80.00	Each
Los Angeles Rattler Abrasion Test (ASTM C-131, T-96)	\$	120.00	Each
Los Angeles Rattler Abrasion Test, ASTM C-535	\$	170.00	Each
Complete Series of Tests in Accordance with ASTM-33	By Quote		
Concrete Mix Design to Establish Water – Cement Ratio Curve, includes Aggregate Tests and Three Trial Batches (ACI-613)	\$	900.00	Each Trial
Concrete Mix Design – Proportions of Materials to Aggregate Tests, One Trail Batch with Six Test Cylinders	\$	650.00	Each
Mix Design Review with All Aggregate Data Supplied	\$	130.00	Each
Concrete Cylinder Compressive Strength (6"x12")	\$	70.00	Set of 4
Concrete Cylinder Processed and Stored, Not Tested	\$	10.00	Each
Concrete Cylinder Compressive Strength (6"x12")	\$	18.00	Each
Concrete Cylinder Compressive Strength (4"x8")	\$	70.00	Set of 5
Compressive Strength of Drilled Concrete Core – ASTM C-42 (Saw Cutting Not Included)	\$	35.00	Each
Flexural Strength, 6"x6"x20" Beam, ASTM C293, C-78	\$	65.00	Each
Splitting Tensile Strength of Concrete Cylinder, ASTM C-496	\$	45.00	Each
Oven Drying of Lightweight Specimens, C-495	\$	20.00	Each
Unit Weight of Structural Lightweight Concrete, ASTM C567	\$	20.00	Each
Lightweight Insulating Concrete Compressive Strength ASTM C-513, C-495	\$	20.00	Each

Length Change Cement Mortar and Concrete, ASTM C-157	\$	220.00	Each
Mortar Cylinder Compressive Strength (2"x4") with Mold ASTM C-109	\$	70.00	Set of 3
Grout Prism Compressive Strength	\$	70.00	Set of 3
Compression Strength of Concrete Block, ASTM C-140 with Cap	\$	45.00	Each
Absorption, Unit Weight, and Moisture Content, ASTM C-140	\$	45.00	Each
Drying Shrinkage of Block, ASTM C-426	\$	45.00	Each
Compressive Strength of Grouted Masonry Prism	\$	85.00	Each
Preparation of Concrete Specimen by Diamond Saw Cutting	\$	18.00	Per Cut
Compressive Strength of Masonry Core	\$	40.00	Each
Masonry Core (Shear Test), UBC Sec. 2405	\$	40.00	Each
Building Brick, ASTM C-62, Compression, ASTM C-67	\$	20.00	Each
Modulus of Rupture, ASTM C-67	\$	20.00	Each
Absorption and Saturation Coefficient, ASTM C-67	\$	45.00	Each
In-Place Field Shear Test – City of L.A. Procedure	\$	70.00	Hour
Core Cutting Equipment Plus One Man	\$	115.00	Hour
Core Cutting Equipment Plus Two Men	\$	155.00	Hour
Diamond Bit Charge, Concrete or Masonry, Any Diameter	\$	10.00	Inch
Windsor Probe Determination of Hardened Concrete			
Equipment and Technician	\$	75.00	Hour
Probe Charges (Silver and Gold)	\$	30.00	Test
Aggregate Base and Sub-Base Testing			
Aggregate Base, Aggregate Sub-Base, and Select Import Fill Material Grading, Caltest 202 (Coarse & Fine, includes Wash)	\$	170.00	Each
Sand Equivalent, Caltest 217	\$	80.00	Each
Durability Index, Caltest 229, Per Fraction	\$	110.00	Each
Percent Crushed Particles, Caltest 205	\$	80.00	Each
Cement Treated Soils			
Soil Cement Mix Design	\$	2,800.00	Each
Compressive Strength on Compacted Specimen	\$	45.00	Each
Asphalt Concrete Mix Designs and Pavement Engineering			
Marshall Method, ASTM D-1559	\$	3,000.00	Each
Hveem Method, Caltest 304	\$	3,000.00	Each
Structural Section Pavement Design	By Quote		
Coring AC and PCC Pavement			
Core Cutting Equipment	\$	65.00	Day
Diamond Bit Charges; Asphalt Concrete, Any Diameter	\$	10.00	Each
Diamond Bit Charges; Concrete, Any Diameter	\$	15.00	Each
Asphalt Concrete Testing			
Marshall Density Test – ASTM D6926/AASHTO T-245			

Field Mix (Including Density of Briquets)	\$	225.00	Each
Lab Mix, not including Mix Design (Including Density of Briquets)	\$	405.00	Set of 3 Briquets
Index of Retained Strength, ASTM D-1065	\$	1,000.00	Each
AC Briquette Compaction – CT-304/ASTM D6226/AASHTO T-245	\$	150.00	Each
Stabilimeter Value of Bituminous Mix, CT-366/ASTM D1560/AASHTO T-246 or Marshal Flow & Stability of Bituminous Mix, ASTM D6926/AASHTO T-245			
Field Sample	\$	150.00	Each
Laboratory-Prepared Sample	\$	225.00	Each
Swell Test, CT-305			
Field Sample	\$	150.00	Each
Laboratory-Prepared Sample	\$	225.00	Each
Moisture-Vapor Susceptibility, CT-307			
Field Sample	\$	150.00	Each
Laboratory-Prepared Sample	\$	225.00	Each
Kf Factor, CT-303	\$	64.00	Each
Kc Factor, CT-303	\$	90.00	Each
Dynamic Film Stripping, Caltest 302	\$	100.00	Each
Bitumen Content (Extraction), ASTM D-2172, Method A	\$	200.00	Each
Moisture Content	\$	40.00	Each
Bulk Specific Gravity of Asphalt Cores, ASTM D-1188 (Paraffin Method)	\$	40.00	Each
Bulk Specific Gravity of Compacted Bituminous Mixture, ASTM D-2726	\$	40.00	Each
Maximum Theoretical Unit Weight (Rice Specific Gravity), CT-309/ASTM D-2041			
Field Sample	\$	150.00	Each
Laboratory-Prepared Sample	\$	225.00	Each
Unburned Clay Brick (UBC Standard 24-14)			
Adobe Brick – Compression, Absorption, Modulus of Rupture, and Moisture (Average of Five)	\$	350.00	Test
Concrete Pipe – ASTM C-118			
Transverse Crush Strength (Diameter, Inches) Non-Reinforced includes Plaster Cap			
12"-36"	\$	50.00	Test
Reinforced			By Quote
Absorption			
Plain Pipe (Five-Hour Boil)	\$	30.00	Test
Reinforced (If Cut When Submitted)	\$	30.00	Test
Reinforced (If Cut By Laboratory)	\$	80.00	Test
Wood – Glue-Laminated Timber			
Glue-Laminated Fabrication Inspection			By Quote
Tectum – Roof Decking – Modulus of Rupture			

1/4-Point Loading – State Division of Architect	\$ 65.00	Test
Density	\$ 30.00	Test

Welder Qualification Testing (AWS)

Fillet Weld Test (Break and Etch Tests)	\$ 125.00	Each
Fillet Weld Test Plates	\$ 35.00	Set
Light Gauge Test (AWS D1.3)	\$ 50.00	Each
Pipe: 1G, 2G Positions (Two Bend Tests)	\$ 150.00	Each
Pipe: 5G, 6G Positions (Four Bend Tests)	\$ 175.00	Each
Prepared Test Plate 3/8-Inch Groove	\$ 35.00	Each
Prepared Test Plate One-Inch Groove	\$ 45.00	Each
Prepared Test Pipes (Grooved)	\$ 55.00	Set
Reinforcing Steel – One Tension, One Etch, or Two Tension Tests	\$ 100.00	Each
Other Welder Qualification Testing		By Quote
Stainless Steel		By Quote

Weld Procedure Qualification Testing (AWS, ASME)

(Includes Machining, Two Tensile Tests, Four Bend Tests, and Results)

Plate (Through One-Inch)	\$ 400.00	Each
Pipe	\$ 265.00	Each
Ultrasonic Testing of Weld Coupons (AWS)	\$ 75.00	Each
Witness Time (If Required)	\$ 65.00	Hour
Reinforcing Steel (Two Tension Tests, One Etch)	\$ 120.00	Each
Other Procedure Qualification Testing		By Quote
Stainless Steel		By Quote

Brazing Procedure Qualification (ASME)

(Includes Tensile Tests and Peel/Sectioning Tests)

Pipe	\$ 125.00	Each

Brazing Qualifications (ASME)

Pipe	\$ 85.00	Each

Tensile and Bend Testing – ASTM E8, ASTM A370

Tensile Test Standard 2" or 8" Gauge Length	\$ 50.00	Each
Reinforcing Steel Sizes 3 - 8	\$ 80.00	Each
Reinforcing Steel Sizes 9 - 11	\$ 110.00	Each
Full Size Tubing Tension Test		By Quote
Bolt, Full Size, Tension Test		By Quote
Bend Test (Pre-Machined to Meet Test Standard)	\$ 40.00	Each
Flattening Test (Pipe)	\$ 25.00	Each

Machining Charges

Standard 2" or 8", Tensile Specimen		By Quote
1/2-Inch Diameter x 2" Gauge Length		By Quote
Bend Specimen	\$ 50.00	Each
Stainless Steel		By Quote
Hardness Testing – ASTM E18		
Miscellaneous Metals (Avg. 4 readings)		By Quote
A325 Bolt, Nut, Washer (Assembles)	\$ 250.00	Assy.
Wire Mesh – ASTM A185		
Tensile, Bend, Reduction of Area		By Quote
Weld Shear test (Average of Four)	\$ 75.00	Each
Coating Analysis		
Weigh of Galvanized Coating (Set of Three)	\$ 150.00	Each
Prestressing Wire and Strands		
Tensile Test	\$ 80.00	Each
Tendons		By Quote
Special Testing and Miscellaneous Services		
Structural Fabricator Quality Control Program		By Quote
Product Certification/Evaluation		By Quote
Torque Wrench Calibration with Skidmore-Wilhelm	\$ 100.00	Each
Riehle Universal Compression/Tension Testing, 300,000 lb. capacity	\$ 100.00	Hour
Gas Free Testing (Combustible Gasses)	\$ 65.00	Hour
Calibration Tests		
Hydraulic Pump and Ram	\$ 75.00	Each
Calibration Curve	\$ 40.00	Each
Pressure Gauge with Crosby Dead Weight Tester	\$ 65.00	Each
Durometer	\$ 80.00	Each
Load Cell	\$ 65.00	Each

EXHIBIT B
FOR
ON-DEMAND QUALITY ASSURANCE AND MATERIALS TESTING SERVICES
FOR
SANITARY SEWER AND STORM DRAIN IMPROVEMENTS
VARIOUS LOCATIONS, BID PACKAGE 2
PROJECT No. S 10-01
CDBG 2014-2217-5072
CITY OF MADERA
205 W. Fourth Street
Madera, CA 93637

Scope of Work:

The City of Madera is requesting a STATEMENT OF QUALIFICATIONS from interested Engineering Firms for Quality Assurance and Materials Testing Services for construction of sewer main improvements at various locations throughout the City.

The Engineering firm shall be registered in the State of California as Professional Civil Engineers. The Engineering firm shall have experience with construction procedures for installation of sewer main and associated facilities, trench backfill and compaction, and trench resurfacing, and PCC improvements. The construction testing for materials shall include testing of concrete mix and compaction of backfill, subgrade and aggregate base surfaces and including test results and record keeping essential for the quality assurance and testing services.

The Testing Engineer shall be responsible for quality assurance in the construction of the sewer pipeline installation, appurtenances, trench backfill, compaction and trench resurfacing. The services provided during construction will generally consist of material sampling and testing and providing test results and record keeping. The Engineering Firm shall attend construction progress meetings as requested by the City, and coordinate all construction testing activities within the project with the City of Madera's Project Manager/Resident Engineer and the project inspector.

City staff will perform the Construction Management for the installation and construction of the sewer pipeline, appurtenances, backfill and trench resurfacing.

The project is funded by Sewer Capital Funds and Community Development Block Grant funds.

Plans are on file with the City of Madera Engineering Department.

PROJECT DESCRIPTION:

The work in general consists of construction of sanitary sewer facilities in the City of Madera, including sanitary sewer pipelines and manholes, sewer lift station pumps, trench resurfacing, pipe bursting, together with all appurtenances and other miscellaneous work. Please note that although listed in the project title, this project does not include any storm drainage improvements.

The construction is scheduled for 120 calendar days beginning on or about August 31, 2015 through approximately December 31, 2015. Inclement weather may lengthen construction period.

GENERAL SCOPE OF SERVICES:

City Responsibilities

- Provide a Resident Engineer/Project Manager to administer the contract between the City and testing firm.
- Provide plans and specifications of the project.
- Provide Construction Inspectors for construction
- Conduct progress meetings with Contractor.
- Coordinate testing requested by the Contractor.

Consultant Responsibilities

- Provide all testing and sampling services requested
- Set up and maintain job record testing files per Caltrans procedures and requirements.
- Perform materials sampling and testing per Caltrans specification and City of Madera Quality Assurance Program.
- Attend progress meetings upon request.
- Monitor Contractor's schedule for scheduling of testing.
- Coordinate testing with City Inspector and Contractor.
- Prepare and submit testing reports as soon as available to the City Inspector and Contractor.
- Enforce applicable health and project safety requirements.

PROPOSAL CONTENT AND FORMAT REQUIREMENTS:

General Information

These guidelines were developed to standardize the information requested to assure consistency in format and content for evaluation and selection of testing firm. Please submit

information in the order listed. The submittal package shall be limited to twenty (20) single sided sheets. The Consultant's standard Statement of Qualifications for only those individuals assigned to work on this project may be attached to the SOQ as additions to the sheet limit.

1. Introductory Letter

The letter shall be a maximum of 2 pages. It should contain a statement of the testing firm's basic understanding of the project, qualifications to perform if selected, acceptability of City's standard agreement including insurance requirements, and a statement that the schedule of rates is valid through the end of the project. The letter must be signed by the firm's principle authorized to execute the City's Agreement.

2. Qualifications of the Firm, Facilities, QA Manager & Assigned Technicians

Include an organizational chart for the project team. Identify the individuals to be assigned to our project and their qualifications and experience on similar projects. Describe in detail the tasks performed by each team member on the similar projects. It is preferred that they have up to five years of experience with projects that include pipelines and underground utilities.

3. List of Similar or Related Projects

This shall include the name and location of the projects completed in the past five years, the name of the contracting agency, and the name and phone number of a person who can provide detailed information related to consultant's performance on the projects.

4. Understanding of Project Requirements

The submittal should be concise enough to the tasks and testing expected in the sewer pipeline installation and construction. It should describe the Consultant's understanding of the project and the proposed approach to achieving the objectives and accomplishing testing tasks. The tasks shall be presented in a logical and rational order. The man-hour level of effort for each class of personnel for the testing may be addressed through a Fee Schedule. A "Fee Schedule" shall be provided that shall become a part of the Agreement and "Scope of Work" documents.

CONSULTANT SELECTION PROCEDURE

1. Schedule

• Submit Proposal to City by	September 3, 2015
• Approval of Agreement by City & Consultant	September 8, 2015
• Agreement to Council for Approval	September 16, 2015

2. Evaluation Criteria

▪ Similar Project Experience	30%
▪ Understanding of Project Requirements	30%
▪ Project Manager & Personnel Qualifications	30%
▪ Current Lab & Testing Certifications	10%

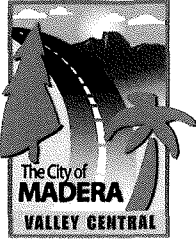
ADDITIONAL INFORMATION

Consultant Agreement Type: The Consultant Agreement is for the amount of \$15,000, plus a contingency amount of \$5000. If the testing costs exceed this amount, the contract will be amended accordingly. The payment for the scope of services will be based on the "Fee Schedule" for actual testing, sampling of material, compaction testing and concrete strength determinations by a qualified Technician/cost, Project Manager and responsible Engineer/cost and fixed fee for office handling in accordance with the On-Demand Testing Services Agreement Fee Schedule as set forth in this agreement.

Source inspection is not a part of this work.

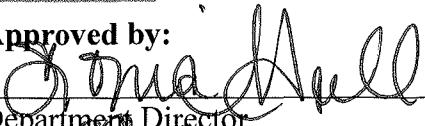
Prevailing Wages: The consultant is required to comply with the California State Prevailing Wages Law and Section 1720 of the State Labor Code. Wage guideline entitled, "Consultant Guidelines for Prevailing Wage and Labor Compliance on Architectural and Engineering Contracts" will be used to administer the Agreement.

A Consultant Agreement for Professional Engineering Services is attached for review. Please note the highlighted insurance requirements. Only minor changes will be allowed to the standard agreement.

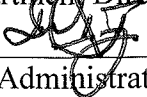


REPORT TO CITY COUNCIL

Approved by:



Department Director



City Administrator

Council Meeting of: September 16, 2015

Agenda Number: B-5

SUBJECT: Consideration of a Resolution Approving Membership by the City of Madera in the California Enterprise Development Authority (CEDA) as an Associate Member and authorizing CEDA, through Figtree Financing, to offer their program and levy assessments within the City of Madera and Authorizing Execution of the Associate Membership Agreement and Indemnity Agreement.

RECOMMENDATION: Adopt Resolution 2015-_____ approving membership by the City of Madera in the California Enterprise Development Authority (CEDA) as an Associate Member and authorizing CEDA, through Figtree Financing, to offer their program and levy assessments within the City of Madera.

BACKGROUND: Assembly Bill (AB) 811 was signed into law on July 21, 2008, and AB 474, effective January 1, 2010, amended Chapter 29 of Part 3 of Division 7 of the Streets & Highways Code of the State of California ("Chapter 29") and authorizes a legislative body to designate an area within which authorized public officials and free and willing property owners may enter into voluntary contractual assessments to finance the installation of distributed generation renewable energy sources, energy efficiency, and/or water conservation improvements that are permanently fixed to real property, as specified. The financing for these improvements has come to be known as PACE, which stands for Property Assessed Clean Energy.

Figtree is one of the leading private PACE financing companies operating in the United States today. Over 100 municipalities throughout California have already joined the Figtree program which is offered through its JPA partner the California Enterprise Development Authority (CEDA). Together Figtree and CEDA offer the program as a complete turn-key PACE solution without cost to the city. Furthermore, Figtree has agreed to provide indemnification to the City for its participation.

The Figtree PACE program provides 100% upfront financing to residential and commercial property owners for a wide range of eligible property improvements. Repayment is made through an owner's annual property payment with flexible repayment terms ranging from 5 to 20

years. PACE may also allow payments to be passed on to a new property owner if the property is sold before the PACE financing is paid in full.

By encouraging City residents and business owners to use energy and water more efficiently, and by developing and supporting renewable energy to power buildings, the Figtree PACE program supports the City's ongoing efforts to bolster the local economy, create new green jobs, and improve quality of life. Adopting the Figtree PACE program also supports the City's climate action plan goals and by helping our residents secure a more sustainable future.

The item before City Council tonight is to consider adopting the Figtree PACE Financing Program to allow both residential and commercial property owners in the City to voluntarily place assessment liens on their property for the purpose of installing energy efficiency and conservation, water efficiency and conservation and renewable energy generation upgrades.

DISCUSSION: The Figtree Program is being proposed to allow property owners in participating cities and counties to finance renewable energy, energy and water efficiency improvements, and electric vehicle charging infrastructure on their property. The Figtree program is offered through the California Enterprise Development Authority (CEDA), created by the California Association for Local Economic Development (CALED). There are currently over 100 cities and counties participating in the Figtree PACE program.

If a property owner chooses to participate, the installed improvements will be financed by the issuance of bonds by CEDA. The bonds are secured by a voluntary contractual assessment levied on such owner's property, with no recourse to the local government or other participating jurisdictions. Participation in the program is 100% voluntary. Property owners who wish to participate in the program agree to repay the amount borrowed through the voluntary contractual assessment collected together with their property taxes.

Non-Exclusivity of the Figtree PACE Program

Another important factor to note regarding the proposed Figtree Program is that it is completely non-exclusive; meaning other viable PACE programs would be allowed to operate in the City. There are other PACE programs currently being developed and in varying stages of implementation and it is important to note that adoption of the Figtree Program would not preclude the City from implementing other programs. The inclusion of competing programs would provide greater options and potentially greater benefits to the property owners in the City. When these other viable programs are ready to be implemented, they may be brought before Council for consideration.

FHFA Issues

In July 2010, the Federal Housing Finance Agency (FHFA) announced its opposition to PACE financing programs. FHFA's rationale for opposing PACE programs is based on the senior lien status afforded by California law to PACE transactions. In the event of a default, borrowers could be required to repay PACE lenders prior to repaying their original mortgage lenders. FHFA fears that this priority in repayment could make mortgages on properties participating in PACE more risky for mortgage lenders. Since 2010, the State of California in conjunction with

PACE providers has taken several actions to ensure PACE does not pose a risk to the mortgage industry.

To address these concerns, Figtree incorporates the following measures and requirements into its residential PACE program:

- **Maintains a 15 Percent Equity Requirement:** Maintaining minimum equity requirements for participating property owners limits the risk lenders by ensuring there is sufficient equity in the property from which a PACE assessment can be paid in the event of default. This equity cushion ensure both lenders and PACE programs will be able to recover their investments.
- **Limits Assessments to 10 Percent of Property Value:** Limiting the assessment amount is another way to limit the risk to lenders. Combined with equity requirements, the 10% limitation provides a great deal of protection to lenders.
- **Evaluates Past Payment History:** Looking at a property owners past property tax payment history screens out many of the property owners who are likely to default on their property tax payments in the future. This screening also reduces the risk exposure to both PACE bondholders and mortgage lenders.
- **Checks Borrower Credit Histories for Bankruptcies:** Again, this type of screening eliminates from eligibility property owners who are likely to default on their property tax payments in the future.
- **Will Participate in California's Loan Loss Reserve Program:** The State's Loan Loss Reserve Program will provide additional protection to mortgage lenders for any lost cash outflows as a result of PACE assessment payments. Figtree will participate in the Loan Loss Reserve Program as soon as Figtree's statewide residential program launches in 2015. Figtree also suggest the County's PACE program join this reserve program.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT: The intent of the Figtree Program is to provide a "turn-key" operation with no City funds required and very limited staff time necessary. There will be no monetary impact to the City's budget; however, minimal staff time will be required to assist with the implementation of the program.

VISION 2025 STATEMENT:

Attachments:

1. Resolution 2015- _____
2. Exhibit A - CEDA Associate Membership Agreement
3. Exhibit B - Indemnification

RESOLUTION NO. _____

RESOLUTION APPROVING ASSOCIATE MEMBERSHIP BY THE CITY OF MADERA IN THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY AND AUTHORIZING AND DIRECTING THE EXECUTION OF AN ASSOCIATE MEMBERSHIP AGREEMENT RELATING TO ASSOCIATE MEMBERSHIP OF THE CITY IN THE AUTHORITY; CONSENTING TO INCLUSION OF PROPERTIES WITHIN THE INCORPORATED AREA OF THE CITY IN THE MADERA COUNTY PROPERTY ASSESSED CLEAN ENERGY PROGRAM TO FINANCE DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES AND ENERGY AND WATER EFFICIENCY IMPROVEMENTS, APPROVING THE REPORT SETTING FORTH THE PARAMETERS OF THE REFERENCED PROGRAM AND CERTAIN MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Madera, California (the “City”), a municipal corporation, duly organized and existing under the Constitution and the laws of the State of California; and

WHEREAS, the City, upon authorization of the City Council, may pursuant to Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, commencing with Section 6500 (the "JPA Law") enter into a joint exercise of powers agreement with one or more other public agencies pursuant to which such contracting parties may jointly exercise any power common to them; and

WHEREAS, the City and other public agencies wish to jointly participate in economic development financing programs for the benefit of businesses and nonprofit entities within their jurisdictions offered by membership in the California Enterprise Development Authority (the "Authority") pursuant to an associate membership agreement and Joint Exercise of Powers Agreement Relating to the California Enterprise Development Authority (the “Agreement”); and

WHEREAS, under the JPA Law and the Agreement, the Authority is a public entity separate and apart from the parties to the Agreement and the debts, liabilities and obligations of the Authority will not be the debts, liabilities or obligations of the City or the other members of the Authority; and

WHEREAS, the form of Associate Membership Agreement (the “Associate Membership Agreement”), as shown in Exhibit A, between the City and the Authority is attached; and

WHEREAS, the City is willing to become an Associate Member of the Authority subject to the provisions of the Associate Membership Agreement.

WHEREAS, CEDA has adopted the Figtree Property Assessed Clean Energy (PACE) and Job Creation Program (the "Program" or "Figtree PACE"), to allow the financing of certain renewable energy, energy efficiency and water efficiency improvements (the "Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the Streets & Highways Code ("Chapter 29"), and the issuance of improvement bonds or other evidences of indebtedness (the "Bonds") under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 et seq.) (the "1915 Act") upon the security of the unpaid contractual assessments; and

WHEREAS, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner of each lot or parcel on which an assessment is levied at the time the assessment is levied; and

WHEREAS, the Board of Supervisors (the "Board of Supervisors") of the County of Madera, a political subdivision of the State of California (the "County"), has adopted Figtree PACE pursuant to the Act; and

WHEREAS, the parameters of Figtree PACE are set forth in the Program Report and such Report has been prepared pursuant to Section 5898.22 of the Act and approved by the CEDA Board of Directors; and

WHEREAS, the City Council of the City of Madera (the "City Council") has reviewed the Report;

WHEREAS, the Act authorizes CEDA to enter into contractual assessments with property owners located within incorporated cities in the County of Madera upon the approval of the legislative body of the related city to participate in Figtree PACE; and

WHEREAS, the City of Madera (the "City") desires to participate with the County in Figtree PACE, and provide for participation in Figtree PACE by property owners located within City limits; and

WHEREAS, pursuant to Chapter 29, the City authorizes CEDA to levy assessments, pursue remedies in the event of delinquencies, and issue bonds or other forms of indebtedness to finance the Improvements in connection with Figtree PACE; and

WHEREAS, to protect the City in connection with operation of the Figtree PACE, Figtree Energy Financing, the program administrator, has agreed to defend and indemnify the City; and

WHEREAS, the City will not be responsible for the levy of assessments, any required remedial action in the case of delinquencies, the issuance, sale or administration of the bonds or other indebtedness issued in connection with Figtree PACE.

NOW THEREFORE, THE COUNCIL OF THE CITY OF MADERA HEREBY finds, orders, and resolves as follows:

Section 1. The City Council hereby specifically finds and declares that the actions authorized hereby constitute public affairs of the City. The City Council further finds that the statements, findings and determinations of the City set forth in the preambles above are true and correct.

Section 2. The Associate Membership Agreement presented to this meeting and on file with the City Clerk is hereby approved. The Mayor of the City, the City Manager, the City Clerk are each hereby authorized and directed, for and on behalf of the City, to execute and deliver the Associate Membership Agreement in substantially said form, with such changes therein as such officer may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 3. The City Administrator and his designated officers and officials of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to consummate, carry out, give effect to and comply with the terms and intent of this resolution and the Associate Membership Agreement. All such actions heretofore taken by such officers and officials are hereby confirmed, ratified and approved.

Section 4. Good Standing. The City is a municipal corporation in good standing.

Section 5. Public Benefits. On the date hereof, the City Council hereby finds and determines that the Program and issuance of Bonds by CEDA in connection with Figtree PACE will provide significant public benefits, including without limitation, savings in effective interest rates, bond preparation, bond underwriting and bond issuance costs and reductions in effective user charges levied by water and electricity providers within the boundaries of the City.

Section 6. Resolution of Intention. The City Council ratifies the resolution adopted by the CEDA Board of Directors on September 2, 2015 declaring the Board's intention to order the implementation of a contractual assessment program to finance Improvements pursuant to the Act.

Section 7. Boundaries. The City Council hereby approves the inclusion in Figtree PACE all of the properties in the incorporated area within the City, as same may be amended through annexation from time to time, the acquisition, construction and installation within City limits of the energy and water efficiency measures set forth in the Report upon the request and agreement of the affected property owner, and the assumption of jurisdiction thereof by CEDA for the aforesaid purposes. The adoption of this Resolution by this City Council constitutes the approval by the City to participate in Figtree PACE. This City Council further authorizes CEDA to set the terms of, and

implement, Figtree PACE and take each and every action necessary or desirable for financing the Improvements, including the levying, collecting and enforcement of the contractual assessments to finance the Improvements and the issuance of bonds, notes or other forms of indebtedness secured by such contractual assessments as authorized by Chapter 29.

Section 8. Appointment of CEDA. The City by virtue of its membership in the the CEDA JPA hereby appoints CEDA as its representative to (i) record the assessment against the Participating Parcels, (ii) administer the District in accordance with the Improvement Act of 1915 (Chapter 29 Part 1 of Division 10 of the California Streets and Highways Code (commencing with Section 8500 et seq.) (the "Law"), (iii) prepare program guidelines for the operations of the Program and (iv) proceed with any claims, proceedings or legal actions as shall be necessary to collect past due assessments on the properties within the District in accordance with the Law and Section 6509.6 of the California Government Code. The City is not and will not be deemed to be an agent of Figtree or CEDA as a result of this Resolution.

Section 9. Program Report. The City Council hereby acknowledges that pursuant to the requirements of Chapter 29, CEDA has prepared and will update from time to time the "Program Report" for Figtree PACE (the "Program Report") and associated documents, and CEDA will undertake assessment proceedings and the financing of Improvements as set forth in the Program Report.

Section 10. Foreclosure. The City Council hereby acknowledges that the Law permits foreclosure in the event that there is a default in the payment of assessments due on a property. The City Council, by virtue of its membership in the CEDA JPA, hereby designates CEDA as its representative to proceed with collection and foreclosure of the liens on the defaulting properties within the District, including accelerated foreclosure pursuant to the Program Report.

Section 11. Indemnification. The City Council acknowledges that Figtree has provided the City with an indemnification agreement, as shown in Exhibit B, for negligence or malfeasance of any type as a result of the acts or omissions of Figtree, its officers, employees, subcontractors and agents. The City Council hereby authorizes the appropriate officials and staff of the City to execute and deliver the Indemnification Agreement to Figtree.

Section 12. City Contact Designation. The appropriate officials and staff of the City are hereby authorized and directed to make applications for Figtree PACE available to all property owners who wish to finance Improvements. The following staff persons, together with any other staff designated by the City Manager from time to time, are hereby designated as the contact persons for CEDA in connection with Figtree PACE: Sonia Hall, Interim Grants Administrator, 559-661-3690, shall@cityofmadera.com. The City Clerk is directed to provide a certified copy of this Resolution to Figtree Energy Financing.

Section 13. CEQA. The City Council hereby finds that adoption of this Resolution is not a "project" under the California Environmental Quality Act ("CEQA"), because the

Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4)).

Section 14. Effective Date. This Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of this resolution to Figtree Energy Financing.

Section 15. Costs. Services related to the formation and administration of the assessment district will be provided by CEDA at no cost to the City.

EXHIBIT A

Associate Membership Agreement

ASSOCIATE MEMBERSHIP AGREEMENT

by and between the

CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

and the

CITY OF MADERA, CALIFORNIA

THIS ASSOCIATE MEMBERSHIP AGREEMENT (this “Associate Membership Agreement”), dated as of September 16, 2015, by and between CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY (the “Authority”) and the CITY OF MADERA, CALIFORNIA, a municipal corporation, duly organized and existing under the laws of the State of California (the “City”);

WITNESSETH:

WHEREAS, the Cities of Selma, Lancaster and Eureka (individually, a “Member” and collectively, the “Members”), have entered into a Joint Powers Agreement, dated as of June 1, 2006 (the “Agreement”), establishing the Authority and prescribing its purposes and powers; and

WHEREAS, the Agreement designates the Executive Committee of the Board of Directors and the President of the California Association for Local Economic Development as the initial Board of Directors of the Authority; and

WHEREAS, the Authority has been formed for the purpose, among others, to assist for profit and nonprofit corporations and other entities to obtain financing for projects and purposes serving the public interest; and

WHEREAS, the Agreement permits any other local agency in the State of California to join the Authority as an associate member (an “Associate Member”); and

WHEREAS, the City desires to become an Associate Member of the Authority;

WHEREAS, City Council of the City has adopted a resolution approving the Associate Membership Agreement and the execution and delivery thereof;

WHEREAS, the Board of Directors of the Authority has determined that the City should become an Associate Member of the Authority;

NOW, THEREFORE, in consideration of the above premises and of the mutual promises herein contained, the Authority and the City do hereby agree as follows:

Section 1. Associate Member Status. The City is hereby made an Associate Member of the Authority for all purposes of the Agreement and the Bylaws of the Authority, the provisions of which are hereby incorporated herein by reference. From and after the date of execution and delivery of this Associate Membership Agreement by the City and the Authority, the City shall be and remain an Associate Member of the Authority.

Section 2. Restrictions and Rights of Associate Members. The City shall not have the right, as an Associate Member of the Authority, to vote on any action taken by the Board of Directors or by the Voting Members of the Authority. In addition, no officer, employee or representative of the City shall have any right to become an officer or director of the Authority by virtue of the City being an Associate Member of the Authority.

Section 3. Effect of Prior Authority Actions. The City hereby agrees to be subject to and bound by all actions previously taken by the Members and the Board of Directors of the Authority to the same extent as the Members of the Authority are subject to and bound by such actions.

Section 4. No Obligations of Associate Members. The debts, liabilities and obligations of the Authority shall not be the debts, liabilities and obligations of the City.

Section 5. Execution of the Agreement. Execution of this Associate Membership Agreement and the Agreement shall satisfy the requirements of the Agreement and Article XII of the Bylaws of the Authority for participation by the City in all programs and other undertakings of the Authority.

IN WITNESS WHEREOF, the parties hereto have caused this Associate Membership Agreement to be executed and attested by their proper officers thereunto duly authorized, on the day and year first set forth above.

Attest:

Michelle Stephens, Asst. Secretary

CALIFORNIA ENTERPRISE
DEVELOPMENT AUTHORITY

By: _____
Gurbax Sahota, Chair
Board of Directors

Attest:

Sonia Alvarez, City Clerk

CITY OF MADERA, CALIFORNIA

By: _____
Mayor, Madera City Council

EXHIBIT B
Indemnification Agreement

INDEMNIFICATION AGREEMENT

BY AND BETWEEN

THE CITY OF MADERA AND

FIGTREE COMPANY, INC.

This Indemnification Agreement (the “Agreement”) is entered into by and between the City of Madera, a municipal corporation or political subdivision, duly organized and existing under the laws of the State of California (the “Public Entity”) and Figtree Company, Inc., a California corporation, the administrator of the Figtree Property Assessed Clean Energy and Job Creation Program (the “Administrator”), which is a program of the California Enterprise Development Authority, a California joint exercise of powers authority (the “Authority”).

RECITALS

WHEREAS, the Authority is a joint exercise of powers authority whose members include the Public Entity in addition to other cities and counties in the State of California; and

WHEREAS, the Authority established the Figtree Property Assessed Clean Energy and Job Creation Program (the “Figtree PACE Program”) to allow the financing of certain renewable energy, energy efficiency and water efficiency improvements that are permanently affixed to real property through the levy of assessments voluntarily agreed to by the participating property owners pursuant to Chapter 29 of Division 7 of the Streets and Highways Code (“Chapter 29”) and the issuance of improvement bonds, or other forms of indebtedness, under the Improvement Bond Act of 1915 upon the security of the unpaid assessments; and

WHEREAS, the Authority has conducted or will conduct proceedings required by Chapter 29 with respect to the territory within the boundaries of the Public Entity; and

WHEREAS, the legislative body of the Public Entity adopted or will adopt a resolution authorizing the Public Entity to join the Figtree PACE Program; and

WHEREAS, the Public Entity will not be responsible for the formation, operation and administration of the Figtree PACE Program as well as the sale and issuance of any bonds or other forms of indebtedness in connection therewith, including the conducting of assessment proceedings, the levy and collection of assessments and any remedial action in the case of such assessment payments, and the offer, sale and administration of any bonds issued by the Authority on behalf of the Figtree PACE Program; and

WHEREAS, the Administrator is the administrator of the Figtree PACE Program and agrees to indemnify the Public Entity in connection with the operations of the Figtree PACE Program as set forth herein;

NOW, THEREFORE, in consideration of the above premises and of the Public Entity's agreement to join the Figtree PACE Program, the parties agree as follows:

1. **Indemnification.** Figtree has provided the CEDA with an indemnification for negligence or malfeasance of any type as a result of the acts or omissions of Figtree, its officers, employees, subcontractors and agents, arising from or related to the Figtree PACE Program, the assessments, the assessment districts, the improvements or the financing and marketing thereof. Figtree agrees to defend, indemnify and hold harmless the Public Entity, its officers, elected or appointed officials, employees, agents and volunteers from and against any and all actions, suits, proceedings, claims, demands, losses, costs and expenses, including legal costs and attorneys' fees, for injury or damage due to negligence or malfeasance of any type claims as a result of the acts or omissions of Figtree, except for such loss or damage which was caused by the sole negligence or willful misconduct of the Public Entity. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as limitation upon the amount of indemnification to be provided by Figtree.

2. **Amendment/Interpretation of this Agreement.** This Agreement represents the entire understanding of the parties as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by both of the parties hereto. This Agreement shall not be interpreted for or against any party by reason of the fact that such party may have drafted this Agreement or any of its provisions.

3. **Section Headings.** Section headings in this Agreement are included for convenience of reference only and shall not constitute a part of this Agreement for any other purpose.

4. **Waiver.** No waiver of any of the provisions of this Agreement shall be binding unless in the form of writing signed by the party against whom enforcement is sought, and no such waiver shall operate as a waiver of any other provisions hereof (whether or not similar), nor shall such waiver constitute a continuing waiver. Except as specifically provided herein, no failure to exercise or any delay in exercising any right or remedy hereunder shall constitute a waiver thereof.

5. **Severability and Governing Law.** If any provision or portion thereof of this Agreement shall be held by a court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions shall remain enforceable to the fullest extent permitted by law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of California applicable to contracts made and to be performed in California.

6. **Notices.** All notices, demands and other communications required or permitted hereunder shall be made in writing and shall be deemed to have been duly given if delivered by hand, against receipt, or mailed certified or registered mail and addressed as follows:

If to the Administrator

Figtree Company, Inc.

9915 Mira Mesa Blvd., Suite 130
San Diego, California 92131
Attn: Chief Executive Officer

If to the Public Entity:

City of Madera
Attn: Sonia Hall, Grants Administrator
205 W. Fourth Street
Madera, CA 93637

7. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, which together shall constitute the same instrument.

8. **Effective Date.** This Agreement will be effective as of the date of the signature of Public Entity's representative as indicated below in the signature block.

IN WITNESS HEREOF, the parties hereto duly executed this Agreement as of the date below.
APPROVED AS TO FORM:

Public Entity Attorney

City of Madera, a California Municipality

By _____

Name: David Tooley

Title: City Administrator

Date: _____

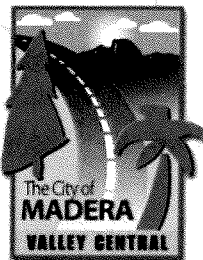
Figtree Company, Inc., a California corp.

By _____

Name: Mahesh Shah

Title: CEO

Date: _____



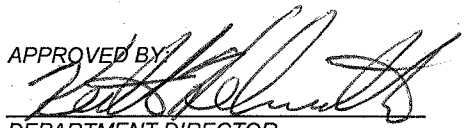
Return to Agenda

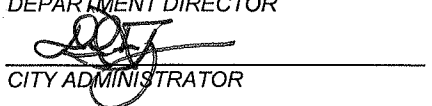
REPORT TO CITY COUNCIL

COUNCIL MEETING OF September 16, 2015

AGENDA ITEM NUMBER B-6

APPROVED BY:


DEPARTMENT DIRECTOR


CITY ADMINISTRATOR

**SUBJECT: APPROVAL – RES. NO. 15- _____ APPROVING THE
ASSIGNMENT OF CHATEAU AT THE VINEYARDS - PHASE IV
SUBDIVISION AND APPROVAL OF AN INDEMNITY AGREEMENT
BETWEEN CITY OF MADERA AND UCP CHATEAU GROVE, LLC**

RECOMMENDATION:

That the City Council approve:

Resolution No. - _____ approving:

1. The Assignment of the Chateau at the Vineyards – Phase IV Subdivision and approving agreement to UCP Chateau Grove, LLC, and
2. An Indemnity Agreement between the City of Madera and UCP Chateau Grove, LLC.

SUMMARY:

The subdivider, UCP Chateau Grove, LLC (UCP), purchased a number of single family parcels within the Chateau at the Vineyards – Phase IV subdivision for the purpose of constructing houses or selling to other entities. As part of the purchase, UCP was assigned all of the seller's rights that would include the subdivision agreement and any available Development Impact Fee (DIF) reimbursements.

Engineering

205 W. Fourth Street • Madera, CA 93637 • TEL (559) 661-5418 • FAX (559) 675-6605

www.madera-ca.gov

Because subsequent sales of parcels by UCP did not overtly include or exclude the ability to request reimbursement of DIF funds, City staff does not feel it can disburse reimbursements without provisions that would protect the City against a second claim for the same funds. The recommended indemnity agreement would provide that protection.

DISCUSSION:

Chateau at the Vineyards - Phase IV is one phase of a multi-phased residential development located south of Almond Avenue and east of Stadium Road. The City Council approved the Final Map on April 19, 2006 and accepted all off-site improvements on July 16, 2008.

At some point following acceptance of the subdivision, the original subdivider, Chateau at the Vineyards, LLC, elected to sell parcels within the subdivision. Through a series of sales and transfers, UCP ultimately secured ownership of those parcels as well as the seller's rights to the original subdivision, its subdivision agreement and the associated reimbursements.

Given the nature of this request, the City Attorney's office reviewed all transfer documents and did confirm that all ownership rights to the subdivision relative to the subdivision agreement did pass from the original Subdivider to UCP. It was during this review that it was also concluded that some of those rights could be construed to pass to subsequent buyers of the land.

Under the terms of the Indemnity Agreement, UCP will defend any claims made for reimbursements that will be provided to UCP and to reimburse the City for any cost that may be incurred by the City should such a request be made.

FINANCIAL IMPACT:

Execution of this Indemnity Agreement and assignment of the subdivision have no material financial impact on the City of Madera. This action allows the ability of UCP to request reimbursement from Development Impact Fee accounts held in trust by the City as staff believes the original subdivider intended with the sale of certain parcels within Chateau at the Vineyards - Phase IV.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN:

The actions associated with this request are not addressed in the vision or action plans.

RESOLUTION NO. 15 - _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA,
CALIFORNIA CONSENTING TO THE ASSIGNMENT OF THE CHATEAU AT
THE VINEYARDS - PHASE IV SUBDIVISION AGREEMENT TO UCP
CHATEAU GROVE, LLC AND APPROVAL OF AN INDEMNITY AGREEMENT
BETWEEN CITY OF MADERA AND UCP CHATEAU GROVE, LLC**

WHEREAS, the original Subdivider of the development known as **CHATEAU
AT THE VINEYARDS - PHASE IV SUBDIVISION**, no longer owns the
development; and

WHEREAS, the development known as the **CHATEAU AT THE
VINEYARDS - PHASE IV SUBDIVISION**, was acquired by UCP Chateau Grove,
LLC; and

WHEREAS , UCP Chateau Grove, LLC has requested that the City consent
to the assignment of the original agreement entitled, **“AGREEMENT FOR THE
CONSTRUCTION OF IMPROVEMENTS FOR CHATEAU AT THE VINEYARDS -
PHASE IV SUBDIVISION** between the City and said Subdivider to UCP Chateau
Grove, LLC in accordance with transfer documents that indicate that UCP
Chateau Grove, LLC is entitled to the benefits of that agreement; and

WHEREAS, UCP Chateau Grove, LLC shall also become responsible for
all conditions and requirements associated with the assignment of the
**“AGREEMENT FOR THE CONSTRUCTION OF IMPROVEMENTS FOR
CHATEAU AT THE VINEYARDS - PHASE IV SUBDIVISION”**; and

WHEREAS, an indemnity agreement is found to be necessary should any other party assert the right to collect reimbursements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA
HEREBY finds, orders and resolves as follows:

1. The above recitals are true and correct.
2. The City of Madera hereby consents to the assignment of the
CHATEAU AT THE VINEYARDS - PHASE IV agreement to UCP
Chateau Grove, LLC.
3. The Indemnity Agreement between the City of Madera and UCP
Chateau Grove, LLC, a copy of which is on file in the office of the
City Clerk and referred to for particulars is approved, and the Mayor
is authorized to execute the Agreement on behalf of the City.
4. This resolution is effective immediately upon adoption.

* * * * *

INDEMNITY AGREEMENT

THIS INDEMNITY AGREEMENT (hereinafter the "Agreement") is made and entered into this _____ day of September 2015 by and between the **CITY OF MADERA**, a municipal corporation of the State of California (hereinafter the "City"), and **UCP CHATEAU GROVE, LLC**, a Delaware limited liability company (hereinafter the "Subdivider").

RECITALS

WHEREAS, on May 19, 2006, City caused the Final Map of Subdivision No. 05-S-11, Chateau at the Vineyards – Phase IV to be recorded, as Document No. 2006022816, in the Official Records of the County of Madera, California; and

WHEREAS, on July 16, 2008, City accepted all subdivision improvements related to the Final Map of Subdivision No. 05-S-11, Chateau at the Vineyards – Phase IV; and on July 18, 2008, City caused a Notice of Acceptance of Subdivision Improvements to be recorded, as Document No. 2008024684, in the Official Records of the County of Madera, California; and

WHEREAS, on July 25, 2008, Subdivider, through a related business entity, acquired the land described by the Final Map of Subdivision No. 05-S-11, Chateau at the Vineyards – Phase IV (hereinafter the "Property"), including all right, title, and interest in all assets, and all rights, materials and/or claims used, owned or held in connection with the use, management, development or enjoyment of the Property; and

WHEREAS, on July 17, 2014, Subdivider sold the Property without assigning to the purchaser Subdivider's right, title and interest in the subdivision improvements construction cost reimbursements; and

WHEREAS, on or about May 15, 2015, City determined and notified Subdivider that the amount of \$56,458.80 in subdivision improvements construction cost reimbursements was available for disbursement; and

WHEREAS, on or about May 18, 2015, Subdivider requested that City disburse the amount of \$56,458.80 in subdivision improvements construction cost reimbursements to Subdivider; and

WHEREAS, City desires, as a condition precedent to City's disbursement of the amount of \$56,458.80 in subdivision improvements construction cost reimbursements to Subdivider, that Subdivider indemnify and hold City harmless from and against any and all claims and damages to which City may be exposed in disbursing the amount of \$56,458.80 in subdivision improvements construction cost reimbursements to Subdivider.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Subdivider agree as follows:

1. Subdivider shall protect, defend, indemnify, save and hold harmless City and all officials, volunteers, and employees thereof from and against any and all liability or claims and damages, including reasonable attorney's fees and costs, because of or arising out of any accident, occurrence, loss, damage or happening occurring upon or arising out of City's actions in disbursing to Subdivider the amount of \$56,458.80 in subdivision improvements construction cost reimbursements related to Subdivision No. 05-S-11, Chateau at the Vineyards – Phase IV.

2. In the event litigation is instituted to enforce this Agreement or its terms, the prevailing party shall be entitled to recover reasonable attorney's fees as determined by the Court.

3. This Agreement shall be binding on Subdivider's successors, agents assigns and affiliates.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

"CITY"

"SUBDIVIDER"

CITY OF MADERA, a municipal corporation of the State of California

UCP CHATEAU GROVE, LLC, a Delaware limited liability company

By: _____
Robert L. Poythress, Mayor

By: _____
James E. Jimison, Division President
Central Valley Division

APPROVED AS TO FORM

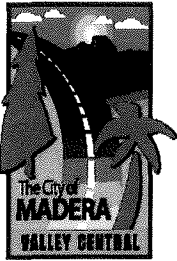
By: _____
J. Brent Richardson, City Attorney

ATTEST

By: _____
Sonia Alvarez, City Clerk

APPROVED

By: _____
Keith Helmuth, City Engineer



REPORT TO THE CITY COUNCIL

COUNCIL MEETING OF September 16, 2015

AGENDA ITEM NUMBER C-1

APPROVED BY

GRANT ADMINISTRATOR

CITY ADMINISTRATOR

SUBJECT:

Public Hearing and Consideration of a Resolution Approving the 2014/2015 Community Development Block Grant Consolidated Annual Performance and Evaluation Report and Financial Summary

RECOMMENDATION:

Staff recommends the Council open the public hearing, proceed to staff's presentation, invite public input and approve the attached resolution.

DISCUSSION:

The Department of Housing and Urban Development (HUD) requires entitlement communities receiving Community Development Block Grant (CDBG) funds to annually review and publicly report on the progress made in carrying out its Consolidated and Annual Action Plans. Submission of the Consolidated Annual Performance and Evaluation Report (CAPER) is the reporting tool HUD requires to meet this obligation and is due to HUD within 90 days after the end of each program year (June 30, 2015).

As required by HUD regulations and our Citizen Participation Plan, we obtained citizen participation by publishing and posting bilingual public hearing notices. Staff published a bilingual public hearing notice Wednesday, August 25, 2015 in the Madera Tribune. Notices were also posted at the Madera County Library and Madera Housing Authority. The notices contained the details about our CAPER's availability for review and information about the date, time and location for our public hearing. The notices stated citizens' comments may be submitted in person and in writing until 5:00 p.m., September 9, 2015. No comments were received.

In summary, our community's CAPER reflects that the City has expended its CDBG funds in a timely manner and met the grant's primary objectives. Our allocated CDBG funds totaled \$1,013,420.96. Through June 30, 2015, we spent \$856,303.53 of our allocation. Staff believes

this performance demonstrates the City's strong commitment to meeting the objectives of the CDBG program and recommends that Council approve submission of the 2014/2015 CAPER.

Our 2014/2015 expenditures for programs and projects are as follows:

Administration	
CDBG Grant Oversight	165,540.00
Fresno/Madera Continuum of Care (Community Action Partnership of Madera County)	13,318.00
Sub Total	178,858.00
Public Services	
Madera County Workforce Investment Corporation	20,000.00
Madera Youth Leaders	4,999.25
Parks Senior Services	95,143.00
Sub Total	120,142.25
Capital Projects/Public Improvements	
Sunrise Rotary Sports Complex Booster Pump Phases 1 and 2	2,170.28
Code Enforcement	400,000.00
Graffiti Removal	155,133.00
Sub Total	557,303.28
Total CDBG Expenditures	<u>856,303.53</u>

For the 2014/2015 Program Year, the Madera County Food Bank received an allocation of \$13,000. However, they did not submit any reporting forms or invoices. The \$13,000 is available for the City to reprogram for Capital Projects/Public Improvements now or for 2016/2017.

FINANCIAL IMPACT:

Approval of the CAPER will not have a direct financial impact on the General Fund but will satisfy HUD requirements and maintain the City's eligibility for future cycles of CDBG funding.

VISION MADERA 2025 ACTION PLAN CONSISTENCY:

The projects and programs discussed in this report advance the following Vision Plan objectives:

Fresno/Madera Continuum of Care and Madera ADA Advisory Council:

Strategy 113: City Facilities Accessibility: Promote greater accessibility of City facilities and services to meet the needs of various cultural, socioeconomic and disabled groups.

Madera County Workforce Investment Corporation:

Strategy 215: Educational and Occupational Opportunities: Ensure educational and occupational opportunities are available for all Maderans.

Madera Coalition for Community Justice, Workforce Assistance Center and Parks Senior Services:

Strategy 303.3: Strengthen neighborhood associations.

Strategy 407: Promote and expand existing services, supportive services, case management and self-sufficiency for Madera residents to maintain independent lifestyles.

Sunrise Rotary Sports Complex Booster Pump Phases 1 and 2:

Strategy 411: Recreational Opportunities: Enhance and expand recreational activities available to Maderans.

Code Enforcement/Graffiti Removal:

Strategy 137: Code Enforcement: Promote sound redevelopment practices and code enforcement city-wide.

Strategy 303.3: Strengthen neighborhood associations.

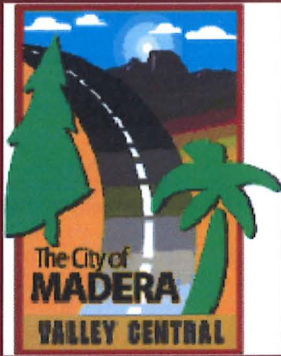
RESOLUTION NO. 2015 - _____

**A RESOLUTION APPROVING THE 2014/2015 COMMUNITY
DEVELOPMENT BLOCK GRANT CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT AND FINANCIAL
SUMMARY REPORT AND AUTHORIZING THE CITY
ADMINISTRATOR TO SIGN THE REPORT**

**THE COUNCIL, OF THE CITY OF MADERA, CALIFORNIA, HEREBY RESOLVES
AS FOLLOWS:**

1. That certain "2014/2015" U. S. Department of Housing and Urban Development City of Madera Consolidated Annual Performance and Evaluation Report and Financial Summary Report on file in the office of the City Clerk and to which reference is hereby made for full particulars as to the requirements thereof, is hereby approved, and the City Administrator is hereby authorized and directed to execute said Consolidated Annual Performance and Evaluation Report and Financial Summary for and on behalf of the City of Madera.
2. This resolution is effective immediately upon adoption.

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**City of Madera
Community Development
Block Grant 2014/2015
Consolidated Annual
Performance and
Evaluation Report**



City of Madera
Community Development Block Grant
2014/2015 Consolidated Annual Performance and Evaluation Report

Executive Summary

This report details Madera's efforts to address local community development strategies contained in our 2010/2015 Consolidated Plan. The Consolidated Plan is federally required and documents strategies to address community development needs using Community Development Block Grant (CDBG) funds.

The City of Madera's CDBG funds are the only funds it receives directly through the Department of Housing and Urban Development (HUD). Currently, our community does not receive other HUD funds such as HOME, HOPWA (Housing Opportunities for Persons with AIDS) and ESG (Emergency Shelter Grant). Madera does apply directly to the State's Department of Housing and Community Development (HCD) for HOME and CalHome funds. ESG funds are available through a partnership with the County of Madera; however, the partnership requires a lead agency and the ability to meet organizational development requirements such as the formation of a Board and planning documents to access the funds. The Housing Authority of the City of Madera receives funds to provide housing assistance directly through HUD. The Housing Authority's funds play a part in carrying out Madera's housing needs. The City of Madera does not administer these funds.

We obtained citizen participation by publishing and posting bilingual public hearing notices. They contained the details about our Consolidated Annual Performance and Evaluation Report's (CAPER) availability for review and information about the date, time and location for our public hearing. The notices stated citizens' comments may be submitted in person and in writing until 5:00 p.m., September 9, 2015. The notice also stated any comments received and staff's responses would be submitted to the City Council. If the public submits comments, then staff forwards its response before the CAPER is submitted to HUD.

Our institutional structure is comprised of various public agencies such as the city and county, and utility and local school districts. This relationship is addressed in our Vision Madera 2025 Action Plan. In this plan, goals and strategies are assigned to specific units of our local institutional structure.

Staff conducted desktop monitoring of CDBG Public Service programs. Staff also monitored the progress toward meeting expenditure milestones.

No incidents of lead-based paint were encountered during the year with our housing assistance program.

Using the County's Neighborhood Stabilization Program 3 (NSP3) funds, three households were assisted with the purchase of their first home. The NSP3 target area consists of a neighborhood within the City and County. In this case, one of the three purchased homes was within the City limits.

The Community Action Partnership of Madera County (CAPMC) conducted a Point-in-Time Count. The number of homeless persons exceeds the total number of beds in all categories

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(emergency, temporary and permanent supportive housing). The count's results also confirm a significant need for mental health services for both men and women.

We conducted all of our CDBG-funded activities within CDBG eligible census tracts. Our progress consisted of:

- progress to develop of a Soccer Field
- participation in the Fresno/Madera Continuum of Care
- a youth leadership program
- employment and training provided through the Madera County Workforce Investment Corporation
- neighborhood revitalization, code enforcement and graffiti removal services
- support for staffing, supplies and programming costs to provide senior meal and recreational services through the City's Parks and Community Services Department

Details about our expenditures and the accomplishments of our Community Development, Administrative/Public Services and Economic Development activities are included in the report.

The City utilized \$700,000 in CDBG funds in FY 2001 to pay for infrastructure improvements for an industrial park. HUD findings indicated that the City failed to meet the identified National Objective of Low- and Moderate-Income Job Creation. HUD provided staff with notification that it was required to reimburse \$700,000 to the CDBG program. HUD received confirmation that the City reimbursed its CDBG line of credit for \$700,000. We are using these funds to improve various sewer lift stations in CDBG eligible census tracts. Staff with the City's Engineering Department drafted and circulated an RFP. The contract was awarded, and they expect improvements to be completed on or before June 30, 2016.

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General Questions

This section describes our accomplishments and how they helped to meet our strategies in support of our Consolidated Plan. It also provides a breakdown of our expenditures and a summary of our additional public and private resources leveraged to meet some of our underserved needs.

We conducted all of our accomplishments within CDBG eligible census tracts. Our funded activities included:

- progress to develop of a Soccer Field
- participation in the Fresno/Madera Continuum of Care
- a youth leadership program
- employment and training provided through the Madera County Workforce Investment Center
- neighborhood revitalization, code enforcement and graffiti removal services
- support for staffing, supplies and programming costs to provide senior meal and recreational services through the City's Parks and Community Services Department

While fair housing laws and statutes are in place and Realtors, lenders, and rental providers receive fair housing training and information, individuals and households occasionally experience discriminatory housing practices. The CDBG program contains a regulatory requirement to affirmatively further fair housing. Grantees are required to certify they will affirmatively further fair housing. During the 2014/2015 program year, staff received one fair housing complaint. Staff documented the complaint and provided the complainant with referrals to assistance providers as follows:

●California Rural Legal Assistance	●Red Cross
●City of Madera Code Enforcement Division	●Community Action Partnership of Madera County
●Madera County Environmental Health	●Madera Housing Authority
●Fair Housing Council of Central California	●Attorney and Information Referral
●Self-Help Enterprises	●Central California Legal Services
●Steven R. Mortimer, Attorney	●Madera County Veteran's Affairs Office
●Fresno/Madera Area Agency on Aging	

The complainant's demographics are as follows:

Age	Gender	Race/Ethnicity
65	Female	Not Hispanic/White

During our 2014/2015 program year, staff worked with consultants to update the City's Analysis of Impediments to Fair Housing Choice. According to the update, Madera is a small city with considerable racial and ethnic diversity, and it is becoming increasingly diverse. The city also has a large proportion of minority and lower-income households who face particular problems finding decent, affordable housing. Because of a lack of affordable housing, persons with disabilities also face barriers to housing choice and independent living.

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In general, housing discrimination has not been documented as a significant impediment to fair housing choice in Madera. Since 2010, there have only been five fair housing complaints recorded by the U.S. Department of Housing and Urban Development (HUD), and there were no fair housing complaints filed with the California Department of Fair Employment and Housing.

However, while there is limited evidence of fair housing problems in the city, residents and stakeholders who participated in the public outreach opportunities for the Analysis of Impediments to Fair Housing Choice suggested that Madera residents might be unaware of their fair housing rights. The lack of fair housing complaints may be a reflection of residents not understanding their rights and recognizing when they are being discriminated against. Therefore, fair housing education and outreach are among the top priorities for the City.

The City has identified the following actions as priorities for the 2015/2020 reporting period:

Action 1: Access to Information

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.

Timeframe: FY 2015/16

Priority: High

Action 2:

The City will provide education on fair housing to City staff members who administer and oversee housing programs and code enforcement activities so they can respond to phone calls from the public about fair housing and landlord/tenant issues.

Timeframe: FY 2016/2017

Priority: Medium

Action 3: Fair Housing Services and Outreach

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.

Timeframe: FY 2015/2016

Priority: High

Action 4:

The City will seek opportunities to work with a fair housing organization to conduct an auditing program of fair housing problems in the city.

Timeframe: Ongoing

Priority: Medium

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Action 5:	
The City will work with partner agencies, including fair housing service providers, the Housing Authority, California Rural Legal Assistance, local apartment and realtor associations and disability rights groups to reach out to landlords and property managers about fair housing issues. This outreach may include: compiling mailing lists of rental property owners and managers to provide informational materials regarding fair housing rights and responsibilities, including rights of persons with disabilities; and conducting fair housing workshops.	
Timeframe: Ongoing	Priority: 2016/2017

Action 6: Public Policies and Programs	
The City will continue to comply with antidiscrimination requirements, including all applicable Federal regulations as demonstrated in the City's application for Community Development Block Grant, HOME and other Federal funds.	
Timeframe: Ongoing	Priority: High

Action 7:	
The City will continue to implement policies and programs identified in its Housing Element and implement Zoning Ordinance amendments necessary to further fair housing.	
Timeframe: Ongoing	Priority: Medium

Action 8:	
The City will continue to implement the recommended actions in the <i>City of Madera ADA Self-Evaluation and Transition Plan</i> to modify its policies, practices and procedures to avoid discrimination against people with disabilities.	
Timeframe: Ongoing	Priority: High

The table below provides a breakdown of our funds spent throughout the 2014/2015 program year.

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Administration	
CDBG Grant Oversight	165,540.00
Fresno/Madera Continuum of Care (Community Action Partnership of Madera County)	<u>13,318.00</u>
Sub Total	178,858.00
Public Services	
Madera County Workforce Investment Corporation	20,000.00
Madera Youth Leaders	4,999.25
Parks Senior Services	<u>95,143.00</u>
Sub Total	120,142.25
Capital Projects/Public Improvements	
Sunrise Rotary Sports Complex Booster Pump Phase 2	2,170.28
Code Enforcement	400,000.00
Graffiti Removal	<u>155,133.00</u>
Sub T Sub Total	557,303.28
Total CDBG Expenditures	<u>856,303.53</u>

During previous program years, our progress in obtaining “other” public and private resources to meet needs was addressed by our Successor Housing Agency (SHA) of the Former Madera Redevelopment Agency (MRDA). Prior to the dissolution of MRDA, the MRDA funded over 35% of the Neighborhood Revitalization budget. Additionally, programs such as the construction of neighborhood infrastructure improvements and Exterior Home Improvement Grants complimented our revitalization efforts. The SHA assumed all the housing functions of the MRDA. All housing actions are approved by the City Council sitting as the SHA Board and the affordability agreements are now executed between the homebuyer and the SHA. The SHA guidelines are consistent with the Department of Housing and Community Development (HCD) affordable housing program requirements. If the household income falls within the income limits set for Madera County by HCD, then the homebuyer is asked to execute the affordability agreement with the SHA.

In 2014/2015, the Agency’s focus was on the sale of infill lots for the construction of affordable units. Fourteen homes were constructed. The demographics are as follows:

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Madera Successor Agency 2014 2015 Inclusionary Housing Units Both Inside and Outside Project Area					
Annual Family Income	Family Size	Number of Bedrooms	Race	Female Head of Household	Sales Price
\$34,320	4	3	H	No	\$141,425
\$54,168	2	4	H	No	\$162,550
\$36,024	5	4	H	No	\$160,000
\$52,584	3	4	H	Yes	\$146,950
Unknown	Unknown	4	Unknown	Unknown	\$165,000
Unknown	Unknown	4	Unknown	Unknown	\$160,000
\$22,200	5	3	H	No	\$140,475
\$26,888	2	3	H	Yes	\$139,950
\$32,226	3	4	H	Yes	\$149,950
\$68,600	6	4	H	No	\$167,000
\$44,000	7	4	H	No	\$167,000
\$31,842	5	4	H	No	\$149,950
\$48,612	4	3	H	No	\$161,950
\$87,490	5	4	H	No	\$149,950
Total					\$2,162,150

Managing the Process

As per HUD regulations and our Citizen Participation Plan, staff published a bilingual public hearing notice Tuesday, August 25, 2015 in the Madera Tribune. The notice provided details about our CAPER's availability for review and information about the date, time and location for our public hearing. Notices were also posted at the Madera Housing Authority, Madera Public Library and at City Hall. The notice stated citizens' comments may be submitted in person and in writing until 5:00 p.m., September 9, 2015. The notice also stated any comments received and staff's responses would be submitted to the City Council. If the public submits comments, then staff forwards its response before the CAPER is submitted to HUD. No written or verbal comments were received.

Citizen Participation

This section provides a summary of citizen comments. It also specifies the census tracts where expenditures were concentrated.

As stated above, staff did not receive written or verbal citizen comments. Federal funds available, committed and expended during the reporting period were previously identified. The geographic distribution and location of expenditures were all within the city limits of CDBG eligible Census Tracts 5.02, 6.02, 6.03, 6.04, 8.00 and 9.00.

Institutional Structure

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This section describes actions to overcome gaps in institutional structures and enhance coordination during the last year.

Various city and county departments and agencies, utility and local school districts comprise our institutional structure. We have working relationships, and communications at times are direct and expedited. Our gaps in program services or program delivery quickly rise to the surface.

Monitoring

This section describes how our monitoring is conducted. A self-evaluation is provided that discusses program effects and progress in meeting priority needs. It outlines how our activities address decent housing and a suitable living environment and expanded economic opportunity for low- and moderate-income persons.

One staff member conducts site and desktop monitoring. To prepare for a monitoring visit, a pre-monitoring letter is forwarded to subrecipients notifying them of our agreed upon date, time and place of the monitoring visit. Subrecipients also receive a copy of HUD's guide for Review of National Objectives of Low- and Moderate Income Limited Clientele. During the monitoring visit, our subrecipient agreement and the activity's files are also reviewed. Subsequent to the monitoring visit, staff forwards a post-monitoring letter that details any concerns, findings as well as positive feedback. Desktop monitoring consists of a review of invoices and quarterly activity reports to determine expenditures and activities are consistent with the program design and HUD regulations.

Priority Needs:

Our priority needs are stated in our Consolidated Plan. The national economic downturn continues, and it affects several of our major revenue sources. Funded activities addressed priority needs and specific objectives by providing resources for the homeless and persons with special needs, improving some of our public recreational/community amenities and removing blight and deteriorating conditions. Investments in the public infrastructure ensure sustainability and a high level of service citywide. In addition to CDBG funds, revenue was budgeted from sources as follows:

- Department of Housing and Community Development HOME Program
- Department of Housing and Community Development CalHOME Program
- Federal Transportation Administration
- Congestion Mitigation Air Quality
- Proposition 1-B
- State Transportation Assistance
- Local Transportation Funds
- Rubberized Asphalt Concrete Chip Seal Program
- Measure T Transit Improvements
- California Anti-Gang Initiative

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Lead-based Paint

Efforts to reduce lead-based paint hazards are conducted through our First Time Homebuyer and Owner-Occupied Housing Rehabilitation Loan Programs. Our programs did not encounter incidents of lead-based paint hazards.

Housing Needs

A review of our overall population demographics indicates there will be a continuing demand for affordable housing accessible by our low- to very-low income households. State law requires local governments to address the existing and projected housing needs of all economic segments of the community.

Neighborhood Stabilization Program 3 (NSP3):

This program helped to address our need to provide decent housing and a suitable living environment by issuing three, zero-interest, deferred down payment loans to eligible low- to moderate-income first-time homebuyers using Madera County's Neighborhood Stabilization Program 3 (NSP3) funds.

CalHome Program:

We also assisted seven households to become homeowners through our CalHome program. The table below- provides demographics for both the NSP3 and CalHome loans we issued.

Program	Sales Price	1 st Loan Amount	DAP Funds	Household Contribution	Household Size	Location	Percent Area Median Income	Race/ Ethnicity	Female Head of Household	Disabled
NSP3	127,500	146,011	8,500	3,000	4	County	<120%	Not Hispanic/W	Y	N
	160,000	71,225	69,981	2,600	3	County	<50%	Hispanic/W	Y	N
	195,000	165,800	25,998	4,456	4	City	<120%	Hispanic/W	N	N
Cal Home	115,000	69,190	46,681	2,422	1	City	<80%	H/O	F	N
	135,000	81,400	55,000	2,373	5	City	<50%	H/O	M	N
	160,000	106,837	55,000	3,002	2	City	<80%	H/O	M	N
	140,000	105,000	38,000	2,557	6	City	<50%	H/O	M	N
	118,500	55,962	54,870	1,560	3	City	<50%	H/O	M	N
	138,000	84,452	54,772	2,295	5	City	<50%	H/O	M	N
	114,750	95,733	52,265	2,241	2	City	<80%	H/O	F	Y
Totals	1,403,750	981,610	461,067	26,506						

With the use of CalHome funds, we assisted seven owner-occupied households within our city limits. Also during our program year, the Successor Agency to the Former Madera Redevelopment Agency along with private developers entered into 14 construction loans. Each loan resulted in the development of a single-family home. These activities furthered our Consolidated Plan strategy identified below.

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Madera Successor Agency 2014 2015 Inclusionary Housing Units Both Inside and Outside Project Area						
Annual Family Income	Income Range	Family Size	Number of Bedrooms	Race	Female Head of Household	Sales Price
\$34,320	L	4	3	H	No	\$141,425
\$54,168	M	2	4	H	No	\$162,550
\$36,024	L	5	4	H	No	\$160,000
\$52,584	M	3	4	H	Yes	\$146,950
Unknown	Unknown	Unknown	4	Unknown	Unknown	\$165,000
Unknown	Unknown	Unknown	4	Unknown	Unknown	\$160,000
\$22,200	VL	5	3	H	No	\$140,475
\$26,888	L	2	3	H	Yes	\$139,950
\$32,226	L	3	4	H	Yes	\$149,950
\$68,600	M	6	4	H	No	\$167,000
\$44,000	L	7	4	H	No	\$167,000
\$31,842	L	5	4	H	No	\$149,950
\$48,612	M	4	3	H	No	\$161,950
\$87,490	Above Moderate	5	4	H	No	\$149,950
Total						\$2,162,150

Program	Program Description
Down Payment Assistance	Assisting new homebuyers by offering loans to qualifying Low- and moderate income homebuyers to help them buy their first home.

According to our 2010/2015 Consolidated Plan, our Housing Assistance Objective on an annual basis is to assist 15 households.

The NSP3/CalHome and the Successor Agency charts above indicate we made progress to meet this objective by providing assistance as follows:

Household Income	Assisted Households
Moderate	8
Low	10
Very Low	1
Above Moderate	1
Unknown	2
Total	22

The Successor Agency's inclusionary housing efforts help to promote a mix of household incomes in our City's core. It also promotes development of existing undeveloped and underutilized parcels.

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Specific Housing Objectives

This section addresses progress in meeting specific objectives for affordable housing. The chart above details our progress toward providing affordable housing. The reporting section addressing the Section 215 definition of affordable housing does not apply to us. With respect to addressing “worst-case” housing needs and housing needs of persons with disabilities, our efforts were to continue participating with the Fresno/Madera Continuum of Care. We continued to submit applications for housing assistance grants as they become available and if we meet their eligibility requirements.

Public Housing Strategy

Our actions taken during the last year to improve public housing and resident initiatives were to continue collaboration with the Madera Housing Authority and with any developer to increase our supply of assisted housing units.

Barriers to Affordable Housing

Our use of the CalHome Program, the Successor Agency’s inclusionary housing and the County of Madera’s Neighborhood Stabilization 3 funds generated some first-time homebuyer activity; however, it does not generate the same fees, taxes and revenue, as does the sale of newly constructed housing units. Fees, taxes and revenue help to provide services and infrastructure. Without them, the cost of services and infrastructure increase and places a burden on residential development.

Another barrier in our efforts to promote affordable housing is the unavailability of homes for sale to our first-time homebuyers. This program provides zero-interest, deferred payment loans up to \$55,000 for Downpayment assistance. However, our households are struggling to purchase homes because of several reasons such as:

- FHA-eligible inventory is minimal
- Our CalHome funds are limited to a target area
- Available properties in our target area are mostly traditional sales
- These properties are sold in “as is” condition
- There is a lack of “short-sale” inventory
- Investors outbid our households
- The sales price of homes is exceeding our Maximum Purchase Price Limit for newly constructed and existing homes.

Homeless Needs

The overall homeless population in the Fresno/Madera Continuum of Care is 539 sheltered and 1,183 unsheltered homeless individuals. Madera lacks a permanent supportive housing project for men, yet HUD through the Fresno/Madera Continuum of Care awarded a \$175,000 project to serve men. The tables below provide more detail about our community’s homeless population.

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Households with at Least One Adult and One Child	
	Emergency Shelter
Total number of households	1
Total number of persons	5
Number of children <18	4
Number of adults >40	1

Household without Children		
	Emergency Shelter	Transitional Housing
Total number of households	37	21
Total number of persons	37	21
Number of young adults (age 18-24)	3	2
Number of adults (over age 24)	34	19
Female	6	4
Male	31	17
Non-Hispanic/Non-Latino	21	13
Hispanic/Latino	16	8
White	26	16
Black or African-American	4	3
American Indian or Alaska Native	2	1
Native Hawaiian or Other Pacific Islander	1	
Multiple Races	4	1

Veteran Households without Children		
	Emergency Shelter	Transitional Housing
Total number of households	2	1
Total number of persons	2	1
Total number of veterans	2	1
Female	0	0
Male	2	1
Non-Hispanic/Non-Latino	1	0
Black or African-American	0	1
Multiple Races	1	0

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Homeless Subpopulations			
	Emergency Shelter	Transitional Housing	Unsheltered
Chronically Homeless Individuals	6	0	76
Adults with a Serious Mental Illness	0	0	36
Adults with a Substance Abuse Disorder	1	0	29
Adults with HIV/AIDS	0	0	3
Victims of Domestic Violence	5	6	29

Primarily the Community Action Partnership of Madera County (CAPMC) and the Madera Rescue Mission provide facilities and services for homeless people in Madera. The local Department of Behavioral Health and Department of Social Services also play a role in providing our community's supportive services. Beds are available in the categories of emergency shelters, transitional housing or permanent supportive housing.

While our current 2010/2015 Consolidated Plan does not contain measureable goals, we participated in activities during the 2014/2015 program year to assist homeless persons and persons at risk of homelessness, persons with disabilities and seniors.

A range of social services are available for persons that are homeless or threatened with homelessness. Private, public and nonprofit organizations provide services such as job training, day care and counseling. Of these organizations, the CAPMC takes a case management approach with all of its program participants to develop personal self-sufficiency plans and ensure appropriate access to all pertinent and available social-service programs. CAPMC's first goal with clients is to establish a consistent source of income. Its second goal is to ensure long-term self-sufficiency. CAPMC's Shunammite Place provides permanent supportive housing for chronically homeless women. Eligible participants were homeless either for one consecutive year or four times in three years with a diagnosed disability.

With increasingly high housing costs, relatively low vacancy rates and a recession-plagued local economy, the threat of homelessness is extremely high for many lower income households. These households may need short-term rental assistance to keep them from becoming homeless and long-term supportive services, such as employment, budgeting and life skills training to help diminish the threat of becoming homeless.

Specific Homeless Prevention Elements

This past year we have re-examined our efforts, reviewed our own services delivery processes as well as those provided by others. In addition to reviewing our own services and homeless program delivery, we have reviewed national best practices and successes. This has resulted in a shift in our local current approach to addressing homelessness from a shelter-based strategy to a permanent housing-based strategy.

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Community Development

All of our Community Development Block Grant (CDBG) funds were used for activities benefitting low- to moderate-income persons. No changes in our program objectives were conducted. Our activities meet national objectives, and none of our CDBG activities involved anti-displacement and/or relocation.

Below is a summary of our capital improvement activities funded with CDBG funds. These activities address HUD's National Objective to benefit low- and moderate-income persons and furthered the City's 2010/2015 Consolidated Plan Strategies as follows:

Program	Program Description
Public Facilities Improvements	Installation or reconstruction of public facilities and improvements, focusing on the highest priority facilities of parks, storm drainage and sewer and water facilities.

Sunrise Rotary Sports Complex Booster Pump Phase 1 and Soccer Field Phase 2
Program Year 2014/2015 Expenditures: \$2,170.28

The accomplishment for this Program Year was for miscellaneous electrical components for lighting. Finalization of the project including the installation of the lighting is planned for the 2015/2016 program year.

Code Enforcement
Program Year 2014/2015 Expenditures: \$400,000

Graffiti Abatement
Program Year 2014/2015 Expenditures: \$155,133

CDBG - Accomplishment Narrative 2014:

Code Enforcement:

During the last program year, the Neighborhood Revitalization Department has continued to focus its efforts on the elimination of blight. The department continues to address conditions that deteriorate or depreciate properties and neighborhoods alike, such as abandoned, inoperable or disabled vehicles, business licensing, substandard housing, public nuisance, zoning, foreclosed properties, California Building Code and vacant building violations. There were 2,260 total new cases opened to address such violations, of which 1,570 were for housing units in violation in CDBG eligible census tracts.

Neighborhood Outreach:

Efforts to organize neighborhoods are ongoing and continue to be well received by residents. Aside from empowering residents to discuss their concerns, people feel a sense of belonging through participation in what shapes their neighborhoods. Residents who have partnered with

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Neighborhood Revitalization and the Police Department have even gone as far as solving grave neighborhood problems such as removing drug activity from their neighborhoods and seeing suspicious individuals move out upon the establishment of a network. Organized residents who take ownership of their neighborhoods and together work to find solutions can cure rather large issues. This type of empowerment and ownership are some of the elements that create attractive, sought-after neighborhoods. To date, 42 neighborhoods have organized and begun their efforts to become neighborhood watch communities. Of those, 15 have now completed and received their Neighborhood Watch designation and have signs posted throughout the neighborhoods.

Special Projects:

National Night Out (NNO):

This event was co-hosted during this project year with Madera Police, Madera County Probation, Neighborhood Revitalization Departments, the City Council and County Board of Supervisors. The purposes of NNO are to promote networking amongst residents, heighten crime and drug prevention awareness, promote anticrime programs, communicate that feeling safe in ones neighborhood is an essential need for advancement, and to show the partnering agencies' commitment. A total of 23 neighborhoods hosted events that included ice cream socials, barbecues, a carnival for kids, bounce houses, and lots of neighbors. Elected officials, law enforcement and other department staff visited with the hosting neighborhoods to discuss concerns, answer questions and simply get to know one another so that residents feel comfortable and empowered to make changes toward safer neighborhoods. Planning for the following project year's event has begun.

Waste Tires:

During project year 2014/2015, there were a total of 12,441 waste tires removed from private and public property in keeping with the Department's main goal; elimination of blight. The total waste tires removed include those collected during 4 (four) Waste Tire Amnesty Days.

Abatements:

We, unfortunately, continue to come across situations in which efforts to gain voluntary compliance do not yield results. Abatement of violations takes place when such situations present themselves. During the last project year, 877 abandoned vehicles were abated, mostly through voluntary efforts.

Target Neighborhoods - Focused Approach:

Through previous reports from HUD, staff was made aware of future intent to shift gears from open-overall enforcement tactics to a more focused approach in neighborhoods. Two neighborhoods were identified as a starting point for this new approach to code enforcement, one of which is located within CDBG Area 6.02 and the second in Area 8. During project year 2014, "phase 1" in both tracts was begun and mostly completed. In 6.02 there is a 25% owner

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occupancy rate, and in 8 the rate is 38%. Some of the conditions identified during preliminary inspections of sites can be attributed to the low owner-occupancy rate. These particular areas are plagued by overall lack of maintenance and deferred capital investment that are long overdue. Given the high number of potential enforcement cases, a process was created to help manage the workload that will come from these efforts, but also as a way to engage residents into understanding what the goals are. A total of 82 residential property related cases were closed from actions taken in both neighborhoods of “phase” 1 & 2.

School Presentations:

The department continues to believe that education and engagement of today’s youth is the path to a solution against the graffiti problems experienced in Madera. Abatement alone will not solve the problem. Statistically, vandals who have created and continue to create graffiti problems were “recruited” or developed an interest in those activities by the age of 10. In an effort to educate children before they are lost to crime initiation, staff has organized school presentations to 3rd graders where discussions are had with the kids about the negative effects of graffiti on the community, both from a social and fiscal stand point. A total of five (5) 3rd grade school presentations were held throughout project year 2014. During these presentations, staff puts on a demonstration of how a vandal is caught and arrested by Police Officers, how graffiti is removed and the potential for great recreational activities and other services if graffiti did not exist. They are also educated in the legal ramifications of this crime which include fines, jail time, community service and parental responsibilities as allowed by the local ordinance.

Adopt-A-School:

The department continues to assist the Madera Ministerial Association in the development and implementation of this program. Although this program is still in its preliminary stages, it continues to gain momentum. There are 11 churches who have already adopted 17 of 23 schools in Madera. Volunteers supplied by churches will provide needed assistance to the adopted schools consisting of reading and math tutoring, administrative coverage during the day, teacher appreciation events, mentoring, help with sports and other outdoor activities, reading with students, yard supervision, library help, school campus beautification, lunch time activities, computer lab assistance, mentoring peer helpers, social behavior mentoring, helping with homework, conflict resolution, fundraising, counseling and promoting an anti-bullying campaign. In program year 2014, the department began to take steps toward assisting with the volunteer recruitment process by working with a videographer to put together a short promotional video. The video will be ready and available for use in the next project year.

Improvements and Services Provided as Part of Code Enforcement:

Code enforcement efforts focus on neighborhood revitalization through a combination of programs available to residents, along with the enforcement of codes that collectively allow for the elimination of blight conditions, and deteriorating or deteriorated properties. Some of those efforts include enforcement to eliminate abandoned, inoperable or disabled vehicles, business licensing, substandard housing, public nuisance, zoning, foreclosed properties, California

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Building Code, vacant building violations, and a weed abatement program. Waste Tire Amnesty Days are available for residents to bring waste tires to a designated location where they are collected free of charge. Most recently, Neighborhood Revitalization Department has developed a new branch of services for Madera's residents through the Neighborhood Outreach Program. Services provided to residents by this program include the organization of neighborhoods through networking and gatherings, block parties for organized residents, development of neighborhood watch in partnership with Madera's Police Department, planning of special events such as "National Night Out", and the engagement of **1,801** empowered citizens who regularly remove smaller graffiti from their neighborhoods. Also, an "Adopt-A-School" program is in the implementation stages.

Graffiti - Accomplishment Narrative:

During the last program year, 7,873 graffiti tags were removed from the city. Aside from other methods and tools, over 576 gallons of paint were used in removing a total of 100,736 square feet of graffiti. A total of 2,818 business locations were assisted through these efforts. Graffiti abatement continues to allow Madera to battle aesthetic decline caused by blight and reduce the potential for further deterioration to plague neighborhoods.

The numbers of CDBG and Non-CDBG cases opened and closed by type are provided in the chart below.

Case Type	Opened		Closed	
	CDBG	Non-CDBG	CDBG	Non-CDBG
Public Nuisance	333	133	272	120
Sub-Standard Housing	78	7	55	7
Zoning	353	99	315	106
Abandoned Vehicles	574	308	598	309
Vacant Building	11	1	22	1
Sub Total	1,225	583	1099	576
Weed Abatement	210	171	206	167
Total Cases	1,559	701	1,470	710
Percentage	69%	31%	66%	34%

Case Type	Opened		Closed	
	CDBG	Non-CDBG	CDBG	Non-CDBG
Foreclosures	45	43	91	87
Total Cases	160		178	
Percentage	46%	54%	51%	49%

Case Type	Towed		Voluntarily Removed	
	CDBG	Non-CDBG	CDBG	Non-CDBG
Abandoned Vehicles	12	8	572	305

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Total Cases	20		877	
Percentage	60%	40%	65%	35%

Case Type	Removed by Staff		Gallons of Paint	
	CDBG	Non-CDBG	CDBG	Non-CDBG
Graffiti	5,609	2,264	405	171
Total Cases	7,873		576	
Percentage	71%	29%	70%	30%

Case Type	Issued Violations		Corrected Violations	
	CDBG	Non-CDBG	CDBG	Non-CDBG
Housing Units	1,570	737	1,478	760
Total Cases	2,307		2,238	
Percentage	68%	32%	66%	34%

Case Type	Graffiti Abatement	
	CDBG	Non-CDBG
Businesses	1,765	1,053
Total Cases	2,818	
Percentage	63%	37%

Case Type	Removed by Staff		Gallons of Paint	
	CDBG	Non-CDBG	CDBG	Non-CDBG
Graffiti	8,818	2,772	493.38	190.12
Total Cases	11,590		683.5	
Percentage	76%	24%	72%	28%

Case Type	
Housing Units Served	2,348
Non-Housing Units Served	42

These activities addressed HUD's National Objective to benefit low- and moderate-income person, slum and blight and furthered the City's 2010/2015 Consolidated Plan Strategies as follows:

Program	Program Description
Public Facilities: Neighborhood Revitalization	Provides neighborhood revitalization and code environmental services in targeted areas to protect against blighting conditions and improve the quality of life.

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Services Funded with a Portion of the Administrative 15 Percent Formula Grant Allocation

Fresno/Madera Continuum of Care/Program Year 2014/2015 Expenditures: \$13,318

Staff assigned to this activity met monthly with the collective of agencies and jurisdictions participating in the Fresno/Madera Continuum of Care. In addition, staff met monthly with local service providers and agencies. Staff also carried out the 2015 Point-in-Time Count. They participated in the gathering and inputting of data into HUD's Homeless Management and Information and System. Both of these activities furthered the City's commitment to provide access to all federally funded programs. Conducting these activities met HUD's National Objective to benefit low- and moderate-income persons. It also furthered the City's 2010/2015 Consolidated Plan Strategic Plan priorities as follows:

Program	Program Description
Public Facilities: Services for Disabled Persons	To provide programs, services and public improvements to improve community awareness and facilitate access for persons with disabilities in the community.
General Homeless Services	To provide services to the City's most vulnerable population, including those with special needs, includes activities and programs of homeless service providers such as the Continuum of Care and the Community Action Partnership of Madera County.

Public Services 20% Formula Grant Allocation

Parks Senior Services/Program Year 2014/2015 Expenditures: \$95,143

This activity's service delivery consisted on 1,317 duplicated individuals. The unduplicated count is 479. Several activities are provided such as Health and Wellness, Exercise Classes, Computer Classes, Social Dancing and Recreational activities. The service delivery number results because individuals are counted whenever they attend one or more activity. The unduplicated count is derived by only counting individuals one time per year. Percentages by Race/Ethnicity are as follows:

Race/Ethnicity	Total	Percentage
American Indian	9	2%
Other Asian/Chinese	3	1%
Black	25	5%
White	212	44%
Hispanic—Other/Two or More Races	227	47%
Native Hawaiian/Other Pacific Islander	3	1%

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Total	479	100%

Madera Coalition for Community Justice College Access Project Program Year 2014/2015 Expenditures: \$4,999.25

A total of 18 participants were served. Staff worked with parents and students to help them prepare and submit applications for scholarships and to colleges. They provided assistance with the Federal Student Aid process and application. Students participated in field trips to colleges, the Fresno Regional Foundation Art Event, Earth Day and a Gang Prevention activity. In addition, they held discussion groups focusing on our current drought conditions, the environment and immigration rights. The program's demographics are as follows:

College Access Project	
Total	18
Extremely Low	6
Low	12
Hispanic/Other	18

Both of these activities furthered the City's commitment to provide access to all federally funded programs. Conducting these activities met HUD's National Objective to benefit low- and moderate-income persons. It also furthered the City's 2010/2015 Consolidated Plan Strategic Plan priorities as follows:

Program	Program Description
Public Services: Youth Services	To engage youth to provide job and employment and life skills training.
Public Services: Senior Services	To monitor the demand for senior housing to ensure the needs of seniors are met on an on-going basis.

Economic Development

**Madera County Workforce Investment Corporation
Program Year 2014/2015 Expenditures: \$20,000**

The Madera County Workforce Investment Corporation served as total of 15 residents of the City of Madera with CDBG funds during the 2014/2015 program year. CDBG Funds were used in combination with other available grant funding to provide supportive services, training, and certifications (including GED) to individuals with low to very low income levels. All were unemployed or underemployed at the time of enrollment.

All 15 participants received some type of training service leading to an industry-recognized certificate or credential. Eight of the 15 individuals served have completed training and

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received a certification. Seven of the individuals served are still enrolled in training services supported by other grant funds. One of the individuals currently in training is attending the Madera Center after successfully completing the GED program.

Training provided included programs in the medical field, welding, computerized accounting, truck driving and general business/administrative support. Six of the individuals who completed training are currently employed with an average hourly wage of \$12. Using other funds, Madera County Workforce Investment Corporation staff will continue to work with the seven individuals currently enrolled in training through their completion and placement. The individual's Ethnicity and Race are as follows:

Madera County Workforce Investment Corporation		
Race/Ethnicity	Total	Percentage
Black	1	7%
White	3	20%
Hispanic--Other	5	33%
Hispanic--White	6	40%
Total	15	100%

Program	Program Description
Public Services: Youth Services	Includes programs engaging youth to provide job and employment training and life skills training.

Agriculture represents Madera's largest industry cluster and largest employer. In addition to farming and animal production, the agricultural sector also creates employment for supporting industries such as irrigation, fertilizer production, farm machinery manufacturing, farm product wholesalers, trucking and refrigerated warehousing. All together, these related industries in the agriculture cluster account for about one-third of our employment or about 11,300 jobs. The City of Madera has little diversification outside of this sector and our economy is reliant upon agriculture.

This lack of economic diversity can explain in part our community's chronic economic difficulties. We suffer from high unemployment and our poverty rates for both individuals and families far exceed their comparable state and federal averages. These high levels of unemployment and poverty inflict the dual injuries of increased demand for social services combined with a diminished tax base.

The Madera County Economic Development Commission (MCEDC) is responsible for coordinating economic development activities throughout the County. They are charged with

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formulating and implementing an economic development program that includes systematic efforts to reduce unemployment and increase incomes.

CDBG program regulations include many eligible economic development activities. They encourage the development of comprehensive economic development strategies that tie CDBG-funded activities to those that result in greater economic impact. There are various regulations and strategies to support the development and implementation of an economic development program.

To expand our economic base and to benefit low- and moderate-income persons and households, we established a CDBG Small Business Revolving Loan Fund (RLF) in 2003. It provides the MCEDC with periodic allocations of CDBG funds to issue low- interest loans for businesses to start-up, expand and/or relocate within the Madera city limits. For every \$35,000, the business is required to hire one full-time, low- to moderate-income person. During our 2014/2015 program year, no loans were issued.

Our Small Business RLF earned \$57,631.41 throughout the 2014/2015 program year. In addition, the Fund earned interest in the amount of \$204.18. This amount will be returned to the Department of Housing and Urban Development.

Self Evaluation

EDA/CDBG Airport Improvements

HUD's San Francisco Field Office conducted a remote monitoring of our CDBG program with a focus on older activities where funds were spent but the activity remained open. The results of the remote monitoring identified a finding regarding an activity known as the Madera Airport Industrial Park Economic Development Activity. The activity was conducted in Fiscal Year 2001 using \$700,000 in CDBG funds as match for a \$2.8 million Economic Development Administration grant. The combined funds installed public infrastructure improvements. As per the remote monitoring findings, it was determined that the national objective of creating jobs held by low- and moderate-income persons was not documented.

Staff drafted an initial response to HUD's finding by attempting to recreate the elements of this activity from our archived files. Most of these documents date from Fiscal Year 2000-2001, and staff originally administering this activity retired. As a result, the information initially compiled and submitted lacked critical details with the potential to affect HUD's evaluation of the activity.

The City of Madera regrets the initial confusion concerning the correct boundaries of this activity and its true performance creating jobs. This confusion stemmed from our staff's attempt to develop a response to HUD's finding from incomplete archived records. The preliminary map staff created inaccurately identified only the southern portion of the Airport Industrial Park. This had a significant impact on our ability to demonstrate job creation. However, a review of the original documents and applicable regulations reveals we should have included the entire industrial park. Staff's subsequent survey of businesses within the

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area demonstrated the project actually exceeded its minimum job creation goal. Because of this new information, staff believes the activity met a National Objective and respectfully requested HUD to reconsider its initial finding regarding our use of CDBG funds for this activity. Staff received HUD's formal response in December 2013. HUD's findings indicated that the City failed to meet the identified National Objective of Low- and Moderate-Income Job-Creation. HUD provided staff with notification that it was required to reimburse \$700,000 to the CDBG program. HUD received confirmation that the City reimbursed its CDBG line of credit for \$700,000. We are now able to utilize these funds for eligible CDBG activities that meet a National Objective. The finding is now cleared. The \$700,000 reimbursement will fund improvements to several existing sewer mains/lifts all located within eligible CDBG Census Tracts. These improvements were approved in the 2014/2015 Action Plan. The progress will be included in the 2015/2016 CAPER. HUD and City staff is determining how to track and report each sewer main/lift improvement in IDIS (Integrated Disbursement and Information System).

Proof of Publication

(2015.5 C.C.P.)

NOTICE OF PUBLIC HEARING AND COMMENT RE: CAPER, 2014/15 ACTION PLAN

STATE OF CALIFORNIA)
) ss.
County of Madera)

I am a citizen of the United States and a resident of the aforesaid; I am over the age of eighteen years, and I am or interested in the above entitled matter. I am clerk of the printer of the Madera Tribune, a newspaper of general circulation, published in the City of Madera, and which newspaper has been adjudged of general circulation by the Superior Court of the State of California, under the date of 1966, Case Number 4875 that the notice, of which is a printed copy, has been published in each regular issue of said newspaper and not in any supplement the following dates, to wit:

AUGUST 25, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

Date: August 25, 2015

Proof of Publication - The Madera Tribune
Adjudged a newspaper of general circulation

NOTICE OF PUBLIC HEARING AND COMMENT

The City of Madera is soliciting public review and comment on the Consolidated Annual Performance and Evaluation Report (CAPER) for the City's 2014/2015 Action Plan. The Action Plan is submitted annually to the U.S. Department of Housing and Urban Development (HUD) to enable the City to receive federal funds under the Community Development Block Grant (CDBG) program.

The CAPER, prepared for submittal to HUD, reports on specific federal assistance allocated to the City of Madera for the period July 1, 2014 to June 30, 2015. The CAPER is the performance reporting tool for the 2014/2015 Action Plan Program Year, and is required by HUD guidelines as described in a HUD Information Bulletin dated March 5, 1998.

A public review period for the CAPER begins August 25, 2015, and is limited to 15 days. The City of Madera must receive all comments on the CAPER by 5:00 p.m., September 9, 2015. Notices of the availability of the CAPER are posted at the following locations:

Madera City Hall
Grant Administration
205 West 4th Street
Madera, CA 93637

Madera Public Library
121 North G Street
Madera, CA 93637

Madera Housing Authority
205 North G Street
Madera, CA 93637

The City Council will hold a public hearing to approve the CAPER Wednesday, September 16, 2015 at 6:00 p.m. in the Madera City Hall Council Chambers, 205 West 4th Street, Madera, CA 93637. Comments received during the 15-day review period will be presented to the City Council. Responses to comments will be forwarded prior to the submission of the CAPER to HUD.

Written comments may be directed to:

Jorge Antonio Rojas, Program Manager - Grants
205 West 4th Street, Madera, CA 93637
559-661-3693
jrojas@cityofmadera.com

Any and all persons interested in this matter may provide comments. Persons of low and moderate income, disabled and elderly persons, members of minority groups, and persons residing in areas where Community Development Block Grant Program activities are proposed, are particularly encouraged to comment. 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. For more information about the CAPER, please contact Jorge Antonio Rojas, 559-661-3693.

Date: August 25, 2015

/s/ Sonia Alvarez, City Clerk

AVISO DE AUDIENCIA PUBLICA Y COMENTARIOS

La ciudad de Madera esta solicitando comentarios sobre el Plan Consolidado Anual del Funcionamiento Y Evaluacion (CAPER) del 2014/2015 Plan de Accion de la ciudad. El plan de Accion se somete anualmente al Departamento de Viviendas y Desarrollo Urbano (HUD) para permitir a la ciudad recibir fondos federales bajo el Programa de Concesion para el desarrollo de la Comunidad (CDBG).

El CAPER preparado para HUD reporta sobre la ayuda especifica federal recibida por la ciudad de Madera durante el periodo de julio 1 de 2014 hasta junio 30 de 2015. El CAPER es la herramienta de funcionamiento de reportar para el programa del Plan de Accion del ano 2014/2015, y es requerido por las guias de consulta de HUD segun lo descrito en la guia de informacion de HUD desde marzo 5 de 1998.

La audiencia publica para el CAPER comienza el 25 de agosto 2015, y se limita a 15 dias. La ciudad de Madera debe recibir todos los comentarios sobre el CAPER antes de las 5:00 p.m. del 9 de septiembre 2015. Avisos del CAPER se encuentran en los siguientes lugares:

Madera City Hall
Grant Administration
205 West 4th Street
Madera, CA 93637

Madera Public Library
121 North G Street
Madera, CA 93637

Madera Housing Authority
205 North G Street
Madera, CA 93637

El Concilio de la Ciudad de Madera tendra una audiencia publica el miercoles, 16 de septiembre 2015 a las 6:00 p.m. en la Camara del Concilio, 205 West 4th Street, Madera, CA 93637. Comentarios recibidos durante los 15 dias de reviso publico se presentaran al Concilio durante la audiencia publica. Respuestas a comentarios seran enviados antes de enviar el CAPER a HUD.

Los comentarios escritos se pueden dirigir a:

Jorge Antonio Rojas, Program Manager - Grants
205 West 4th Street, Madera, CA 93637
559-661-3693
jrojas@cityofmadera.com

Las personas interesadas en este asunto pueden enviar sus comentarios. Las personas de bajos y moderados recursos, personas con discapacidades y personas mayores, miembros de grupos minoritarios y personas residentes en las areas donde las actividades del programa CDBG estan propuestas, estan alentados a comentar.

El salon de reuniones tiene acceso para personas discapacitadas y podemos suministrar servicio de traduccion. Solicitudes adicionales para acomodar deshabilitados, sordomudos, asistencia con limitaciones para escuchar o necesidad de traductores para participar en esta reunion publica, deben hacerse con 72 horas anticipadas a la reunion. Favor de llamar a la oficina de Recursos Humanos, al (559) 661-5401. Para aquellos con limitaciones auditivas pueden llamar al 711 o al 1-800-735-2929. Para mas informacion sobre el CAPER, por favor pongase en contacto con Jorge Antonio Rojas, (559) 661-3693.

Fecha: 25 de agosto 2015

/s/ Sonia Alvarez, Oficinista de la Ciudad



No. 2311 - Aug. 25, 2015





U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2014
MADERA

Date: 10-Sep-2015
Time: 13:05
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PGM Year: 2001
Project: 0013 - Economic Development
IDIS Activity: 58 - ECONOMIC DEVELOPMENT

Status: Open
Location: unknown AIRPORT MADERA, CA 93637

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Public Facilities and Improvement (General) (03)
National Objective: LMJ

Initial Funding Date: 11/30/2001

Description:

TO FUND ROAD IMPROVEMENTS, INSTALL SEWER AND STORM DRAINAGE LINES IN CONJUNCTION WITH A 2.6 MILLION EDA GRANT.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$700,000.00	\$0.00	\$0.00
CDBG	EN	2000	B00MC060053		\$0.00	\$177,072.98
		2001	B01MC060053		\$0.00	\$26,129.44
		2002	B02MC060053		\$0.00	\$76,792.75
		2003	B03MC060053		\$0.00	\$420,004.83
Total	Total			\$700,000.00	\$0.00	\$700,000.00

Proposed Accomplishments

Jobs : 13

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0



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Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
1111		
2001	TO DATE, THE ENGINEERING DEPARTMENT HAS COMPLETED THE ENGINEERING DESIGN REQUEST FOR PROPOSAL PROCESS. THREE FIRMS WERE INTERVIEWED, THE AWARD GOING TO PROVOST AND PRITCHARD. THE ENVIRONMENTAL PROCESS AND RIGHT-OF-WAY LAND ACQUISITIONS ARE COMPLETE. APPROXIMATELY 70 PERCENT OF THE DESIGN PLANS AND SPECIFICATIONS ARE DONE. IN LATE OCTOBER 2002, A REQUEST FOR PROPOSAL WILL CIRCULATE FOR SEWER PHASE.	
2002	STAFF IS READY TO CIRCULATE THE REQUEST FOR PROPOSALS FOR THE ENTIRE PROJECT. THE EDA AND HUD ARE DISCUSSING SECTION 3 LANGUAGE AND THE INCLUDING SECTION 3 LANGUAGE IN THE REQUEST FOR PROPOSALS.	
	One of HUD's comments about our 2009 CAPER was to provide a plan for this activity to meet a National Objective by creating low/mod jobs. The plan is pending discussion with City and Madera County Economic Development Commission staff. Staff may consider requesting an allocation of CDBG funds for a study to determine best marketing strategies for this project.	
2003	This project was delayed because of a regulation issue between HUD and the Economic Development Administration.	
	One of HUD's comments about our 2009 CAPER was to provide a plan for this activity to meet a National Objective by creating low/mod jobs. The plan is pending discussion with City and Madera County Economic Development Commission staff. Staff may consider requesting an allocation of CDBG funds for a study to determine best marketing strategies for this project.	
2004	THIS PROJECT WAS DELAYED BECAUSE OF A REGULATION ISSUE BETWEEN HUD AND THE ECONOMIC DEVELOPMENT ADMINISTRATION.	
	One of HUD's comments about our 2009 CAPER was to provide a plan for this activity to meet a National Objective by creating low/mod jobs. The plan is pending discussion with City and Madera County Economic Development Commission staff. Staff may consider requesting an allocation of CDBG funds for a study to determine best marketing strategies for this project.	



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Years	Accomplishment Narrative	# Benefitting
2005	THIS PROJECT PROVIDED ACCESS TO "LANDLOCKED" PORTIONS OF THE CITY'S AIRPORT INDUSTRIAL PARK. IT INCLUDED ROAD, UTILITY IMPROVEMENTS, IM- PROVED ACCESS, APPROPRIATELY SIZED SEWER AND STREET DRAINAGE LINES AND EXTENSION OF A MAJOR SEWER INTERCEPTOR.	
	One of HUD's comments about our 2009 CAPER was to provide a plan for this activity to meet a National Objective by creating low/mod jobs. The plan is pending discussion with City and Madera County Economic Development Commission staff. Staff may consider requesting an allocation of CDBG funds for a study to determine best marketing strategies for this project.	
2006	THIS PROJECT PROVIDED ACCESS TO "LANDLOCKED" PORTIONS OF THE CITY'S AIRPORT INDUSTRIAL PARK. IT INCLUDED ROAD, UTILITY IMPROVEMENTS, IM- PROVED ACCESS, APPROPRIATELY SIZED SEWER AND STREET DRAINAGE LINES AND EXTENSION OF A MAJOR SEWER INTERCEPTOR.	
	One of HUD's comments about our 2009 CAPER was to provide a plan for this activity to meet a National Objective by creating low/mod jobs. The plan is pending discussion with City and Madera County Economic Development Commission staff. Staff may consider requesting an allocation of CDBG funds for a study to determine best marketing strategies for this project.	
2007	THIS PROJECT PROVIDED ACCESS TO "LANDLOCKED" PORTIONS OF THE CITY'S AIRPORT INDUSTRIAL PARK. IT INCLUDED ROAD, UTILITY IMPROVEMENTS, IM- PROVED ACCESS, APPROPRIATELY SIZED SEWER AND STREET DRAINAGE LINES AND EXTENSION OF A MAJOR SEWER INTERCEPTOR.	
	One of HUD's comments about our 2009 CAPER was to provide a plan for this activity to meet a National Objective by creating low/mod jobs. The plan is pending discussion with City and Madera County Economic Development Commission staff. Staff may consider requesting an allocation of CDBG funds for a study to determine best marketing strategies for this project.	
2008	THIS PROJECT PROVIDED ACCESS TO "LANDLOCKED" PORTIONS OF THE CITY'S AIRPORT INDUSTRIAL PARK. IT INCLUDED ROAD, UTILITY IMPROVEMENTS, IM- PROVED ACCESS, APPROPRIATELY SIZED SEWER AND STREET DRAINAGE LINES AND EXTENSION OF A MAJOR SEWER INTERCEPTOR.	
	One of HUD's comments about our 2009 CAPER was to provide a plan for this activity to meet a National Objective by creating low/mod jobs. The plan is pending discussion with City and Madera County Economic Development Commission staff. Staff may consider requesting an allocation of CDBG funds for a study to determine best marketing strategies for this project.	
2009	THIS PROJECT PROVIDED ACCESS TO "LANDLOCKED" PORTIONS OF THE CITY'S AIRPORT INDUSTRIAL PARK. IT INCLUDED ROAD, UTILITY IMPROVEMENTS, IM- PROVED ACCESS, APPROPRIATELY SIZED SEWER AND STREET DRAINAGE LINES AND EXTENSION OF A MAJOR SEWER INTERCEPTOR.	
	One of HUD's comments about our 2009 CAPER was to provide a plan for this activity to meet a National Objective by creating low/mod jobs. The plan is pending discussion with City and Madera County Economic Development Commission staff. Staff may consider requesting an allocation of CDBG funds for a study to determine best marketing strategies for this project.	
2010	One of HUD's comments about our 2009 CAPER was to provide a plan for this activity to meet a National Objective by creating low/mod jobs. The plan is pending discussion with City and Madera County Economic Development Commission staff. Staff may consider requesting an allocation of CDBG funds for a study to determine best marketing strategies for this project.	
2011	HUD reviewed this activity to determine if it met a National Objective. Staff provided details of the project area and surveyed businesses to identify their job creation.	
2012	HUD's San Francisco Field Office monitored this activity because it's an old project with funds spent yet it remains open. In an effort to document job creation, staff attempted to document the number of jobs created and submitted supporting documentation to HUD. Staff received HUD's formal response in December 2013. Therefore, staff shall report this activity's outcome and steps to clear HUD's finding in the 2013/2014 Consolidated Annual Performance and Evaluation Report.	



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Years	Accomplishment Narrative	# Benefitting
2013	In response to an open economic development activity, HUD provided their formal finding. Their finding was based on an identified finding that the City utilized \$700,000 in CDBG funds in FY 2001 to pay for infrastructure improvements for an industrial park. HUD's finding indicated that the City failed to meet the identified National Objective of Low- and Moderate-Income Job Creation. HUD provided staff with notification that it was required to reimburse \$700,000 to the CDBG program. HUD received confirmation that the City reimbursed its CDBG line of credit for \$700,000. The finding is now cleared. We are now able to utilize these funds for eligible CDBG activities that meet a National Objective. The \$700,000 reimbursement will fund improvements to several existing sewer mains/lifts all located within eligible CDBG Census Tracts. These improvements were approved in the 2014/2015 Action Plan. The progress will be included in the 2014/2015 CAPER.	
2014	Engineering staff finalized plans and specifications with revisions as required by Caltrans. They circulated an RFP, advertised, opened bids and awarded the contract. Engineering staff expect the sewer lift stations and improvements will be completed on or before June 30, 2016.	



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PGM Year: 2010

Project: 0013 - Pan American Community Center Parking Lot Improvements

IDIS Activity: 175 - Pan American Parking Lot Improvements

Status: Completed 9/8/2014 12:00:00 AM

Location: 703 Sherwood Way Madera, CA 93638-2900

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Code: Public Facilities and Improvement
(General) (03)

National Objective: LMA

Initial Funding Date: 10/18/2010

Description:

This activity consist of filling and sealing the parking lot surface, repaint all striping and ADA stencils, replace safety and directional signage, convert signs to bilingual where appropriate, designate motorcycle and bicycle parking and install new bicycle racks.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$17,646.61	\$0.00	\$0.00
		2013	B13MC060053		\$0.00	\$17,646.61
Total	Total			\$17,646.61	\$0.00	\$17,646.61

Proposed Accomplishments

Public Facilities : 4

Total Population in Service Area: 70,705

Census Tract Percent Low / Mod: 54.00

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	Scope of project, material quantities and cots are in draft form.	
2012	Activities during the program year include: 1. Scope of work finalized and documented. 2. Materials and product specifications finalized and documented. 3. Contracors invited to submit bids. 4. Bids received and evaluated, and contrator selection committee made award recommendation.	
2013	This activity filled and sealed the parking lot surface, repainted all striping and ADA stencils and replaced safety and directional signage.	



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PGM Year: 2010
Project: 0018 - Sunrise Rotary Sports Complex Soccer Project Phase 2
IDIS Activity: 184 - Soccer Project Phase 2

Status: Open
Location: 1901 Clinton St Madera, CA 93638-1941

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Parks, Recreational Facilities (03F)

National Objective: LMA

Initial Funding Date: 01/31/2011

Description:

New adult soccer field in an existing park.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$249,709.00	\$0.00	\$0.00
		2010	B10MC060053		\$0.00	\$96,747.80
CDBG	EN	2011	B11MC060053		\$0.00	\$74,687.34
		2013	B13MC060053		\$0.00	\$2,124.90
		2014	B14MC060053		\$2,170.28	\$2,170.28
Total	Total			\$249,709.00	\$2,170.28	\$175,730.32

Proposed Accomplishments

Public Facilities : 4

Total Population in Service Area: 42,949

Census Tract Percent Low / Mod: 59.10

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2010	Design and final cost estimates for parking lot, lighting and field amenities drafted.	
2011	Perimeter fence installation and this project's completion is anticipated to be on or before June 2013.	
2012	Work conducted on this activity include in-house design hours and supervision of construction and labor for the soccer field, fence and parking lot.	
2013	The accomplishment for this Program Year was for miscellaneous electrical components for lighting. Finalization of the project including the installation of lighting is planned for the 2014/2015 program year.	



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PGM Year: 2010
Project: 0019 - ZABE Holdings, Inc.
IDIS Activity: 185 - ZABE Holdings, Inc.

Status: Completed 8/26/2015 12:00:00 AM
Location: 1609 Howard Rd Madera, CA 93637-5128

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: ED Direct Financial Assistance to For-Profits (18A) **National Objective:** LMJ

Initial Funding Date: 04/28/2011

Description:

This activity is to assist an existing mortgage loan company with the expansion of their physical space and to create two full-time income-eligible jobs.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
	EN	Pre-2015		\$43,805.59	\$0.00	\$0.00
CDBG		2009	B09MC060053		\$0.00	\$43,805.59
	RL	Pre-2015		\$26,194.41	\$0.00	\$0.00
		2010	B10MC060053		\$0.00	\$26,194.41
Total	Total			\$70,000.00	\$0.00	\$70,000.00

Proposed Accomplishments

Jobs : 2

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	2
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total:	0	0	0	0	0	0	2	2

Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	2
Non Low Moderate	0	0	0	0
Total	0	0	0	2
Percent Low/Mod	100.0%			

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	This activity is delayed because the applicant is claiming a partner named in the application for CDBG funds as one of the two required jobs to create. Staff is determining the ability of the partner's status to qualify to fill one of the two jobs necessary to create.	
2012	Staff assigned to this activity left during the year. The duties were assigned to an existing staff member. The new staff is pursuing the task of documenting the required job creation.	
2013	City and HUD staff discussed this activity's ability to document job creation. City staff is following through with the borrower to review payroll records and obtain self-certification forms from eligible full- or part-time employment employees.	
2014	This activity created 1.5 jobs both held by moderate income persons.	



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PGM Year: 2011
Project: 0008 - Two Monkeys Brewing Company
IDIS Activity: 195 - Two Monkeys Brewing Company
Status: Open
Location: 5 E Yosemite Ave Madera, CA 93638-3601

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: ED Direct Financial Assistance to For-Profits (18A) **National Objective:** LMJ

Initial Funding Date: 04/06/2012

Description:

This is a local micro brewery.
It will create two full-time targeted income group jobs.
Activity funding consists of Revolving Loan Funds in the amount of \$40,045 and Small Business CDBG Loan funds in the amount of \$20,138 for a total loan amount of \$60,183.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$20,138.00	\$0.00	\$0.00
		2011	B11MC060053		\$0.00	\$20,138.00
	RL	Pre-2015		\$40,045.00	\$0.00	\$0.00
		2011	B11MC060053		\$0.00	\$40,045.00
Total	Total			\$60,183.00	\$0.00	\$60,183.00

Proposed Accomplishments

Jobs : 2

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0



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Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2012	This business opened; however, shortly thereafter staff's attempts to contact the borrowers failed. Also, staff assigned to this activity left. The activity's duties were assigned to existing staff. Presently, efforts to contact the borrowers are on-going. In addition, staff is investigating available remedies to obtain compliance.	
2013	City informed HUD staff about this activity's status. The business owners defaulted on their loan payments and did not create jobs. Their whereabouts are unknown. A potential remedy is to file for litigation.	



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PGM Year: 2011
Project: 0009 - MCEDC Small Business Loan Program Carryover
IDIS Activity: 196 - Small Business Loan Program Carryover

Status: Open
Location: 2425 W Cleveland Ave Madera, CA 93637-4953

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: ED Direct Financial Assistance to For-Profits (18A) **National Objective:** LMJ

Initial Funding Date: 04/06/2012

Description:

To provide assistance to for-profits and to create jobs.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$70,138.00	\$0.00	\$0.00
Total	Total			\$70,138.00	\$0.00	\$0.00

Proposed Accomplishments

Jobs : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2012	Funds from this activity are used to issue low interest loans to Small Businesses to either start-up, expand and/or relocate within the Madera city limits. No new loans were issued during the 2012/2013 program year. Staff assigned to this activity left, and the duties were assigned to existing staff.	
2013	One new loan was issued; however, it did not require any funds from this activity. The new loan was funded from our Revolving Loan Fund. This activity's balance is increasing by a \$50,000 allocated in 2014/2015.	



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PGM Year: 2012
Project: 0009 - Parks Centennial Pool ADA Improvements
IDIS Activity: 205 - Centennial Pool ADA Improvements

Status: Completed 9/8/2014 12:00:00 AM
Location: 701 E 5th St Madera, CA 93638-3376

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Facilities and Improvement
(General) (03)

National Objective: LMA

Initial Funding Date: 10/15/2012

Description:

This activity will provide improved access to the municipal swimming pool located at Centennial Park by providing a chair lift to assist residents in and out of the pool(s).

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$3,100.00	\$0.00	\$0.00
		2013	B13MC060053		\$0.00	\$3,100.00
Total	Total			\$3,100.00	\$0.00	\$3,100.00

Proposed Accomplishments

Public Facilities : 2
Total Population in Service Area: 42,949
Census Tract Percent Low / Mod: 59.10

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2012	This project consists of the purchase and installation of a wheelchair lift. During the current program year, the style and specifications of the lift were determined and quotes obtained from various suppliers. Entering into an award with the lowest bidder was interrupted when the bidder refused to honor the Purchase Order issued by the City. The vendor quoted a change in market conditions negated his profit. The second supplier's price exceeded the CDBG funding and available matching funds. The project is on hold until additional funding is secured. At the present time, there are sufficient funds to move the project forward by purchasing and installing the lift within the next 60 days.	
2013	This activity consisted of the purchase and installation of a submersible wheelchair lift. It was installed and a final inspection issued.	



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PGM Year: 2013
Project: 0001 - Local Administration
IDIS Activity: 206 - Local Administration

Status: Completed 9/8/2014 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 02/11/2014

Description:

This activity funds labor and overhead costs associated with carrying out the oversight of the City's CDBG program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$133,675.18	\$0.00	\$0.00
CDBG	EN	2012	B12MC060053		\$0.00	\$93,482.13
		2013	B13MC060053		\$0.00	\$40,193.05
Total	Total			\$133,675.18	\$0.00	\$133,675.18

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0
Female-headed Households:					0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2013
Project: 0002 - Fresno/Madera Continuum of Care
IDIS Activity: 207 - Fresno/Madera Continuum of Care

Status: Completed 9/8/2014 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 02/11/2014

Description:

To prepare future HUD proposals to finance programs to assist homeless persons and families within Madera and Fresno, to fund a portion of a Point-in-Time survey and to provide coordination among local agencies and the FresnoMadera Continuum of Care.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$11,885.00	\$0.00	\$0.00
CDBG	EN	2012	B12MC060053		\$0.00	\$6,028.47
		2013	B13MC060053		\$0.00	\$5,856.53
Total	Total			\$11,885.00	\$0.00	\$11,885.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0



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Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2013
Project: 0003 - Madera ADA Advisory Council
IDIS Activity: 208 - Madera ADA Advisory Council

Status: Completed 9/8/2014 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 02/11/2014

Description:

To provide input and oversight about ADA requirements and compliance.
To function as an advisory, informational and educational council.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$1,512.50	\$0.00	\$0.00
		2012	B12MC060053		\$0.00	\$1,512.50
Total	Total			\$1,512.50	\$0.00	\$1,512.50

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0
Female-headed Households:					0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2013

Project: 0004 - Madera Coalition for Community Justice Youth Leadership Program

IDIS Activity: 209 - MCCJ Youth Leadership Program

Status: Completed 9/8/2014 12:00:00 AM

Location: 126 N B St Madera, CA 93638-3219

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 02/11/2014

Description:

To facilitate youth development and involve youth in community change to build their individual and interpersonal capacities.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$5,943.00	\$0.00	\$0.00
		2013	B13MC060053		\$0.00	\$5,943.00
Total	Total			\$5,943.00	\$0.00	\$5,943.00

Proposed Accomplishments

People (General) : 50

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	11	11
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	11	11
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	5
Low Mod	0	0	0	1
Moderate	0	0	0	0
Non Low Moderate	0	0	0	5
Total	0	0	0	11
Percent Low/Mod				54.5%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	The Madera Coalition for Community Justice (MCCJ) operated the Madera Youth Leaders Program. Their program empowers at-risk, marginalized, youth to create change. Youth are encouraged to become involved and assume responsibility to make a difference by providing them with skills to identify and address issues of importance to them in their community.	



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PGM Year: 2013
Project: 0005 - Madera County Workforce Investment Center
IDIS Activity: 210 - Workforce Investment Center

Status: Completed 9/8/2014 12:00:00 AM
Location: 441 E Yosemite Ave Madera, CA 93638-3604

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 02/11/2014

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$14,262.00	\$0.00	\$0.00
		2013	B13MC060053		\$0.00	\$14,262.00
Total	Total			\$14,262.00	\$0.00	\$14,262.00

Proposed Accomplishments

People (General) : 7

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	8	3
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	1	1
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	11	11
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	22	15
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	22
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	22
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	This activity helped two participants complete their training in the health field at the State Center Community College in Madera. Both participants are now employed working 40 hours per week earning \$28.75 per hour. A third participant is employed at McDonald's earning \$8 per hour, and a fourth participant obtained a GED. There are 18 participants continuing their training and/or seeking employment.	



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PGM Year: 2013
Project: 0006 - Parks Senior Services
IDIS Activity: 211 - Senior Services

Status: Completed 9/8/2014 12:00:00 AM
Location: 701 E 5th St Madera, CA 93638-3376

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 02/11/2014

Description:

To provide seniors with a nutritious, balanced meal year round, excluding holidays; fitness and wellness, recreation and educational activities and programs to enhance interaction and provide opportunities to socialize and explore educational and cultural activities; and services designed for seniors impacted by their health.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$117,745.00	\$0.00	\$0.00
CDBG	EN	2012	B12MC060053		\$0.00	\$105,878.19
		2013	B13MC060053		\$0.00	\$11,866.81
Total	Total			\$117,745.00	\$0.00	\$117,745.00

Proposed Accomplishments

People (General) : 1,000

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	476	0
Black/African American:	0	0	0	0	0	0	52	0
Asian:	0	0	0	0	0	0	7	0
American Indian/Alaskan Native:	0	0	0	0	0	0	17	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	370	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	922	0



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	922
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	922
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	Through our Parks Department, seniors received nutritious, balanced meals, five days per week, year round, excluding holidays. This program served 922 unduplicated seniors.	



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PGM Year: 2013

Project: 0007 - Graffiti Abatement Program

IDIS Activity: 212 - Graffiti Abatement Program

Status: Completed 9/8/2014 12:00:00 AM

Location: 428 E Yosemite Ave Madera, CA 93638-3628

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Code: Rehab; Publicly or Privately-Owned
Commercial/Industrial (14E)

National Objective: LMA

Initial Funding Date: 02/11/2014

Description:

To fund labor and overhead costs associated with removing graffiti within CDBG eligible census tracts.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$186,004.00	\$0.00	\$0.00
		2013	B13MC060053		\$0.00	\$186,004.00
Total	Total			\$186,004.00	\$0.00	\$186,004.00

Proposed Accomplishments

Businesses : 10

Total Population in Service Area: 42,949

Census Tract Percent Low / Mod: 59.10

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	During the last program year, 10,980 graffiti tags were removed from the city. Aside from other methods and tools, over 683 gallons of paint were used in removing a total of 91,696 square feet of graffiti. A total of 548 business locations were assisted through these efforts. Graffiti abatement continues to allow Madera to battle aesthetic decline caused by blight and reduce the potential for further deterioration to plague neighborhoods.	



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PGM Year: 2013

Project: 0008 - Code Enforcement Program

IDIS Activity: 213 - Code Enforcement

Status: Completed 9/8/2014 12:00:00 AM
Location: 428 E Yosemite Ave Madera, CA 93638-3628

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Code Enforcement (15)

National Objective: LMA

Initial Funding Date: 02/11/2014

Description:

To provide labor and overhead costs associated with enforcement of local ordinances, building and zoning codes within eligible CDBG census tracts.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$467,850.00	\$0.00	\$0.00
		2013	B13MC060053		\$0.00	\$467,850.00
Total	Total			\$467,850.00	\$0.00	\$467,850.00

Proposed Accomplishments

Housing Units : 10,325
Total Population in Service Area: 42,949
Census Tract Percent Low / Mod: 59.10

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	Code enforcement efforts focus on neighborhood revitalization through a combination of programs available to residents, along with the enforcement of codes that collectively allow for the elimination of blight conditions, and deteriorating or deteriorated properties. Some of those efforts include enforcement to eliminate abandoned, inoperable or disabled vehicles, business licensing, substandard housing, public nuisance, zoning, foreclosed properties, California Building Code and vacant building violations. Waste Tire Amnesty Days are available for residents to bring waste tires to a designated location where they are collected free of charge. Most recently, Neighborhood Revitalization Department has developed a new branch of services for Madera residents through the Neighborhood Outreach Program. Services provided to residents by this program include the organization of neighborhoods through networking and gatherings, block parties for organized residents, development of neighborhood watch in partnership with Madera Police Department, planning of special events such as National Night Out, a Foreclosure Prevention Workshop for Madera residents, and the engagement of 1,770 empowered citizens who regularly remove smaller graffiti from their neighborhoods. Also, an Adopt-A-School program is in the implementation stages.	



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PGM Year: 2013
Project: 0009 - Triple's Alley
IDIS Activity: 214 - Triple's Alley

Status: Open
Location: 1926 Modoc St Madera, CA 93637-5165

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: ED Direct Financial Assistance to For-Profits (18A) **National Objective:** LMJ

Initial Funding Date: 06/10/2014

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	RL	Pre-2015		\$70,000.00	\$0.00	\$0.00
Total	Total			\$70,000.00	\$0.00	\$0.00

Proposed Accomplishments

Jobs : 2

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	While this activity was funded during the 2013 PY, no jobs were created because the business is in the process of obtaining use permits and its physical space is under development.	



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PGM Year: 2014
Project: 0001 - Administration
IDIS Activity: 215 - General Program Administration

Status: Completed 8/21/2015 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 12/01/2014

Description:

This activity funded labor and overhead costs associated with carrying out the City's CDBG program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$165,540.00	\$0.00	\$0.00
CDBG	EN	2013	B13MC060053		\$84,542.86	\$84,542.86
		2014	B14MC060053		\$80,997.14	\$80,997.14
Total	Total			\$165,540.00	\$165,540.00	\$165,540.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0
Female-headed Households:					0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2014
Project: 0002 - Fresno/Madera Continuum of Care
IDIS Activity: 216 - Fresno/Madera Continuum of Care

Status: Completed 8/21/2015 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 12/01/2014

Description:

One of the tasks associated with this activity included developing, implement and deploying all the requirements of the HEARTH Act. Steps were undertaken to meet the requirement that service providers need a community-wide coordinated access system for serving homeless persons. Additional tasks were to seek new funding streams to serve homeless persons and to provide permanent supportive housing for chronically homeless men. Activities to promote awareness and engagement with homeless persons were conducted. The VI-SPDAT was used during the annual Point-in-Time count. It was also used to survey homeless persons at Holy Family Table. At this location, a free, no questions asked breakfast is served daily. Also, the VI-SPDAT was used to survey women in the Shunammite Permanent Supportive Housing Program. Efforts were conducted to use the Fresno Madera Coordinated Entry System. This system ensures each person is matched with the best housing intervention as quickly as possible. As more supportive housing programs are available in Madera, this system will become a bigger part of our local service delivery system.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$13,318.00	\$0.00	\$0.00
CDBG	EN	2013	B13MC060053		\$8,779.54	\$8,779.54
		2014	B14MC060053		\$4,538.46	\$4,538.46
Total	Total			\$13,318.00	\$13,318.00	\$13,318.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		



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Black/African American & White:	0	0							
American Indian/Alaskan Native & Black/African American:	0	0							
Other multi-racial:	0	0							
Asian/Pacific Islander:	0	0							
Hispanic:	0	0							
Total:	0	0	0	0	0	0	0	0	0

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2014
Project: 0003 - City of Madera Parks Senior Services
IDIS Activity: 217 - Parks Senior Services

Status: Completed 8/20/2015 12:00:00 AM
Location: 701 E 5th St Madera, CA 93638-3376

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 12/01/2014

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$95,143.00	\$0.00	\$0.00
CDBG	EN	2013	B13MC060053		\$53,144.51	\$53,144.51
		2014	B14MC060053		\$41,998.49	\$41,998.49
Total	Total			\$95,143.00	\$95,143.00	\$95,143.00

Proposed Accomplishments

People (General) : 1,000

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	212	0
Black/African American:	0	0	0	0	0	0	25	0
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	9	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	227	227
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	479	227



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	479
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	479
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2014	This activity's service delivery consisted of 1,317 duplicated individuals. The unduplicated count is 479. Several activities are provided such as Health and Wellness, Exercise Classes, Computer Classes, Social Dancing and Recreational Activities. The service delivery number results because individuals are counted whenever they attend one or more activity. The unduplicated count is derived by only counting individuals one time per year.	



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PGM Year: 2014
Project: 0004 - Madera County Workforce Investment Corporation
IDIS Activity: 218 - Career Development Program

Status: Completed 8/26/2015 12:00:00 AM
Location: 441 E Yosemite Ave Madera, CA 93638-3604

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMCSV

Initial Funding Date: 12/01/2014

Description:

The program services will be evaluated based on the number of individuals served, number and percentage of individuals completing the workshop successfully, and the number of individuals who enter employment, apprenticeship or post-secondary education/training following completion of the workshop.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$20,000.00	\$0.00	\$0.00
CDBG	EN	2013	B13MC060053		\$15,249.69	\$15,249.69
		2014	B14MC060053		\$4,750.31	\$4,750.31
Total	Total			\$20,000.00	\$20,000.00	\$20,000.00

Proposed Accomplishments

People (General) : 20

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	3	0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	11	11
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	15	11



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	15
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	15
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2014	This activity served a total of 15 persons. CDBG and other available grant funds provided supportive services, training and certifications, including GED, to individuals with low to very low income levels. All participants were unemployed or underemployed at the time of enrollment. All 15 participants received some type of training leading to an industry-recognized certificate or credential. Eight of the 15 individuals served completed training and received a certification. Seven individuals are still enrolled in training services supported by other grant funds. One individual completed the GED program, is currently in training and attending our local community college. Training provided included programs in the medical field, welding, computerized accounting, truck driving and general business/administrative support. Six of the individuals who completed training are currently employed with an average hourly wage rate of \$12.	



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PGM Year: 2014
Project: 0005 - Madera Coalition for Community Justice
IDIS Activity: 219 - College Access Program

Status: Completed 8/21/2015 12:00:00 AM
Location: 126 N B St Madera, CA 93638-3219

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 12/01/2014

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
		Pre-2015		\$4,999.25	\$0.00	\$0.00
CDBG	EN	2013	B13MC060053		\$3,103.50	\$3,103.50
		2014	B14MC060053		\$1,895.75	\$1,895.75
Total	Total			\$4,999.25	\$4,999.25	\$4,999.25

Proposed Accomplishments

People (General) : 25

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	18	18
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	18	18



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	6
Low Mod	0	0	0	12
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	18
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2014	A total of 18 participants were served. Staff worked with parents and students to help them prepare and submit applications for scholarships and to colleges. They provided assistance with the Federal Student Aid process and application. Students participated in field trips to colleges, the Fresno Regional Foundation Art Event, Earth Day and a Gang Prevention activity. In addition, they held discussion groups focusing on our current drought conditions, the environment and immigration rights.	



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PGM Year: 2014

Project: 0006 - Madera County Food Bank

IDIS Activity: 220 - SNAPP

Status: Canceled 8/21/2015 12:00:00 AM

Location: 225 S Pine St Ste 101 Suite 101 Madera, CA 93637-5223

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 12/01/2014

Description:

To provide staff salaries and benefits, services and supplies, transportation (truck to travel for food purchases and transport food to Madera). While the funds were available, the Food Bank did not submit claims for their allocation of CDBG funds.

Financing

No data returned for this view. This might be because the applied filter excludes all data.

Proposed Accomplishments

People (General) : 850

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0



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Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2014

Project: 0007 - Successor Agency to the Madera Redevelopment Agency

IDIS Activity: 221 - Code Enforcement

Status: Open

Location: 428 E Yosemite Ave Madera, CA 93638-3628

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Code: Code Enforcement (15)

National Objective: LMA

Initial Funding Date: 12/01/2014

Description:

This activity allows for code enforcement inspections of privately owned vacant lots, tagging abandoned vehicles, inspecting housing units, businesses and organizations as complaints are filed by the public or identified by staff.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$400,000.00	\$0.00	\$0.00
		2014	B14MC060053		\$400,000.00	\$400,000.00
Total	Total			\$400,000.00	\$400,000.00	\$400,000.00

Proposed Accomplishments

Housing Units : 1,200

Total Population in Service Area: 51,045

Census Tract Percent Low / Mod: 59.20

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2014
Project: 0008 - City of Madera Public Works Department
IDIS Activity: 222 - Graffiti Abatement Program

Status: Open
Location: 428 E Yosemite Ave Madera, CA 93638-3628

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Rehab; Publicly or Privately-Owned
Commercial/Industrial (14E)

National Objective: SBA

Initial Funding Date: 12/01/2014

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$155,133.00	\$0.00	\$0.00
		2014	B14MC060053		\$155,133.00	\$155,133.00
Total	Total			\$155,133.00	\$155,133.00	\$155,133.00

Proposed Accomplishments

Businesses : 80

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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Total Funded Amount:	\$3,033,786.54
Total Drawn Thru Program Year:	\$2,819,669.86
Total Drawn In Program Year:	\$856,303.53



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2014
MADERA , CA

DATE: 09-10-15
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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,082,110.00
02 ENTITLEMENT GRANT	894,292.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,976,402.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	677,445.53
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	677,445.53
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	178,858.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	856,303.53
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,120,098.47

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	522,312.53
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	522,312.53
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	77.10%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	120,142.25
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	120,142.25
32 ENTITLEMENT GRANT	894,292.00
33 PRIOR YEAR PROGRAM INCOME	70,000.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	(137,950.00)
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	826,342.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.54%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	178,858.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	147,073.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	148,202.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	177,729.00
42 ENTITLEMENT GRANT	894,292.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	894,292.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.87%

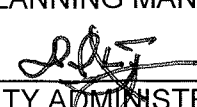
COUNCIL MEETING OF:
September 16, 2015

AGENDA ITEM NUMBER:
C-2

REPORT TO THE CITY COUNCIL

Approved By:


PLANNING MANAGER


CITY ADMINISTRATOR

SUBJECT:

Public hearing and consideration of adoption of a resolution of the City Council of the City of Madera adopting the 2016-2024 Housing Element of the Madera General Plan.

RECOMMENDATION:

It is recommended that the Council, after considering public testimony, adopt the resolution adopting the proposed update of the Housing Element of the General Plan.

SUMMARY:

The proposed amendment, updating the Housing Element of the General Plan meets the statutory requirements of state housing law. With adoption by the City, the 2016-2024 Housing Element will be forwarded to the state Department of Housing and Community Development Department for formal approval.

DISCUSSION:

Housing Element Process

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 Housing Element contains the City's goals, policies, and strategic plan for addressing the most critical housing needs in the community over the coming years. The Housing Element is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent and affordable housing within the community. Housing element law requires a quantification and analysis of existing housing needs, including:

- Identification of population and employment trends;
- Household characteristics (i.e., existing households, existing extremely low income households, low and extremely low income households overpaying, overcrowded households);
- Special needs (i.e., number of persons with disabilities, number of persons with developmental disabilities, female headed households);

- Projected needs; and
- Inventory of at-risk units.

Streamlining

The HCD has recognized that local governments and its own staff are facing resource challenges. At the same time, for many local governments much of the information in their existing housing elements is still current and/or particular conditions and circumstances have not changed significantly since the last housing element update. Recognizing these circumstances, HCD created a streamlined review process that jurisdictions may use to reduce the time and resources needed to update the Housing Element. The streamlined review process allows jurisdictions to update areas of the existing Housing Element where changes have occurred instead of conducting a comprehensive update. HCD in turn focuses its review on those sections of the housing element that have changed.

In order to use HCD's streamlined review process, a jurisdiction must document that its existing housing element was adopted and found to be in compliance with State housing element law, and that the jurisdiction's policies, regulations, and procedures meet the requirements of State housing law. Specifically, the jurisdiction must document compliance with five items: 1) implementation of a housing element rezone program (if applicable), 2) adoption of emergency shelter provisions, 3) adoption of transitional and supportive housing provisions, 4) adoption of reasonable accommodation procedures, and 5) consistency with State density bonus law.

The City qualified for and utilized the streamlined review process in completing the 2016-2024 Housing Element update. The modifications and/or additions to the draft Housing Element are highlighted in yellow.

Regional Housing Needs Allocation

HCD also establishes specific housing goals known as the Regional Housing Need Allocation "RHNA" that projects how many housing units will be needed in each jurisdiction to accommodate the increasing population during the next housing element certification cycle and estimates what percentages of that housing need to accommodate the five income levels as shown below.

Normally, there is ample opportunity for moderate and above moderate housing. Low and very low income housing is more difficult to develop due to fiscal constraints. One of the basic premises that HCD maintains is that low income housing is only possible where the allowed density is high. Housing elements must contain an inventory of vacant land that demonstrates that there are sufficient acreages of high density zoning to facilitate the potential development of the RHNA projections for low and very low income housing.

Income Category	RHNA DU	Percentage of Total
Above Moderate Income	2600	43%
Moderate Income	1091	18%
Low Income	1056	17%
Very Low Income	676	11%
Extremely Low Income	676	11%
Total	6,099	100%

However, it is a reasonable argument that density is only one of many factors that influence the affordability of housing, and that other factors such as land costs and increased costs per square foot for multi-story construction can be equally important to affordable projects. It is

important to remember that the properties are now not only limited to a maximum density of development, but are also required to build at minimum and target densities as called for in the General Plan. Properties given higher densities cannot simply elect to develop at lower densities without having the land use designation and zoning reduced through formal amendments.

The 2016-2024 Housing Element update identifies a surplus of properties, providing ample land to satisfy the housing goals of the RHNA and the City.

Need for Certification

In order for final certification, the City Council must adopt of a resolution adopting 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.

The Housing Element update was considered by the Planning Commission at its August 11, 2015 meeting. Planning Commission Resolution No. 1797 was adopted, recommending that the City Council approve the amendment.

CEQA

An Addendum to the 2009 General Plan Environmental Impact Report has also been prepared pursuant to CEQA Guidelines Section 15162 and 15164.

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 adoption of the updated Housing Element. It is recommended that the City Council consider this information, together with testimony provided at the public hearing, and adopt a resolution adopting the 2016-2024 Housing Element update to the Madera General Plan.

FISCAL IMPACT:

None.

REFERENCE MATERIALS:

Exhibit “A” 2016-2024 Housing Element update
July 10, 2015 HCD Draft Approval letter
Planning Commission Resolution No. 1797
Addendum to the 2009 General Plan EIR

RESOLUTION NO. ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MADERA APPROVING GENERAL PLAN AMENDMENT 2015-01,
ADOPTING THE 2016-2024 HOUSING ELEMENT UPDATE IN
ORDER TO PROVIDE CONSISTENCY WITH THE STATE
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 City Council has completed its final review, evaluated information contained in the Staff Report, and testimony within of the public hearing;

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

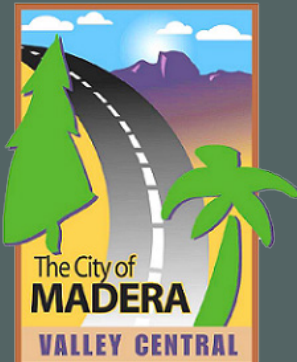
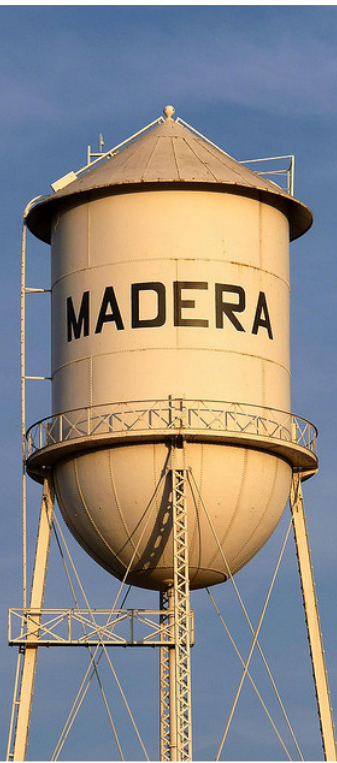
1. The above recitals are true and correct.
2. An Environmental Impact Report was adopted in 2009 as a component of the 2009 update of the General Plan.
3. The Addendum to the 2009 General Plan Environmental Impact Report has been considered pursuant to CEQA Guidelines Section 15162 and 15164 in adopting this resolution.

4. The Housing Element of the City's General Plan is amended as indicated in the attached Exhibit "A".

5. The City Council of the City of Madera hereby approves General Plan Amendment 2015-01, adopting the 2016-2024 Housing Element update in order to provide consistency with the state housing element law.

6. This resolution is effective immediately.

* * * * *



CITY OF MADERA

2016-2024 HOUSING ELEMENT

PUBLIC HEARING DRAFT
JULY 2015

City of Madera 2016-2024 Housing Element Update

***Public Hearing Draft
July 2015***

For Information, Contact:

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

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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, Redevelopment Agency

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

Time Frame: Provide ongoing assistance; review funding availability annually

Policy H-1.2**Policy H-1.3****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)

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-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)

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

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

Policy H-2.2**Policy H-2.3****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

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)*

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

Policy H-2.4**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)

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)

GOAL H-3**Policy H-3.1****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

PRESERVATION AND REHABILITATION OF HOUSING

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

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

Policy H-3.2**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)

Time Frame: Annually beginning in June 2016; ongoing

IMPROVEMENT OF HOUSING

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

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

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

Policy H-3.3

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-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

Policy H-3.4

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)*

Policy H-3.5

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**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.

Policy H-4.1**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)*

Policy H-4.2**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

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

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)*

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)

Time Frame: Ongoing

PERSONS WITH DISABILITIES**Policy H-4.5**

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 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)

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

Policy H-4.6**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

Policy H-4.7**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: Consider opportunities at least annually

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

JOBS HOUSING BALANCE

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-5.1**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)*

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

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)*

MOBILITY, LIVABILITY, AND TRANSIT SUPPORT**SOCIAL JUSTICE AND EQUITY**

Policy H-5.7**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)

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

GOAL H-6**Policy H-6.1****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)

ADMINISTRATION AND IMPLEMENTATION

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

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 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

Policy H-6.2

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
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.

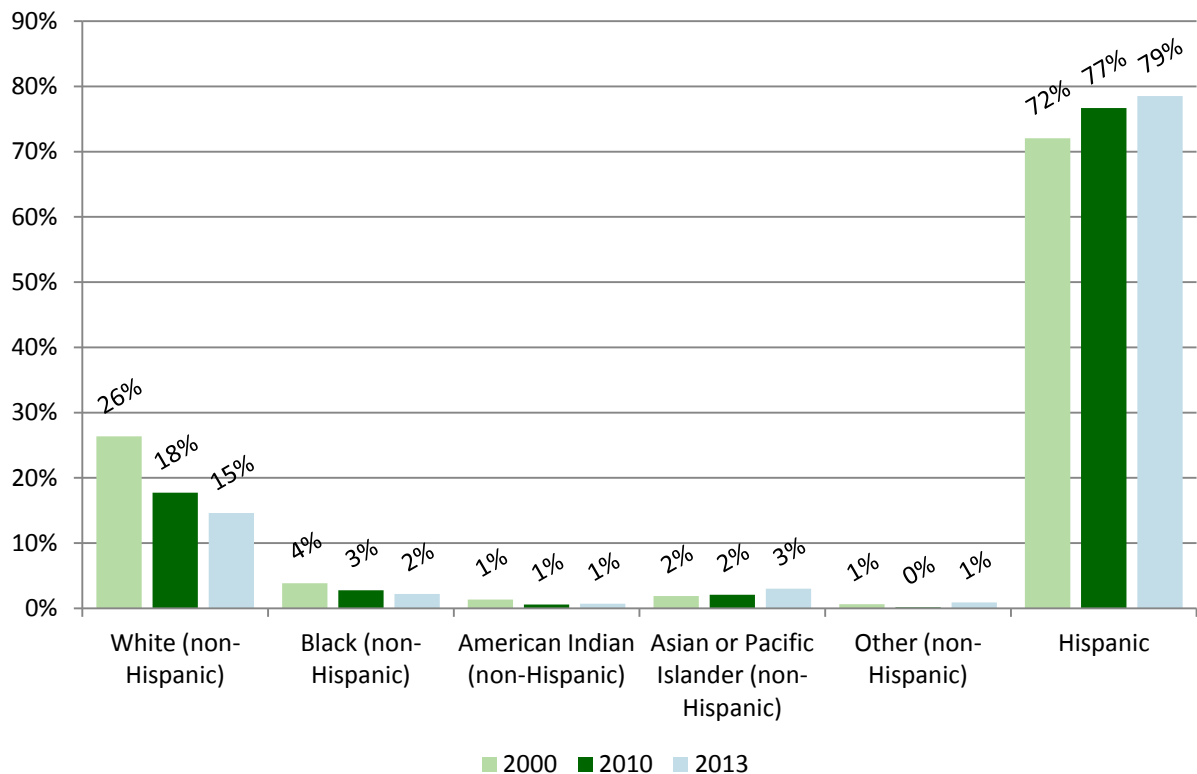
TABLE H-3 POPULATION BY AGE AND SEX City of Madera 2000-2013						
	2000		2013		Change 2000-2013	
	Number	Percent	Number	Percent	Number	Percent
0-9 years (School Age)	9,182	21.3%	12,671	29.3%	3,489	38.0%
10-19 years (School Age)	7,617	17.6%	10,746	24.9%	3,129	41.1%
20-24 years (Young Adults)	3,906	9.0%	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.

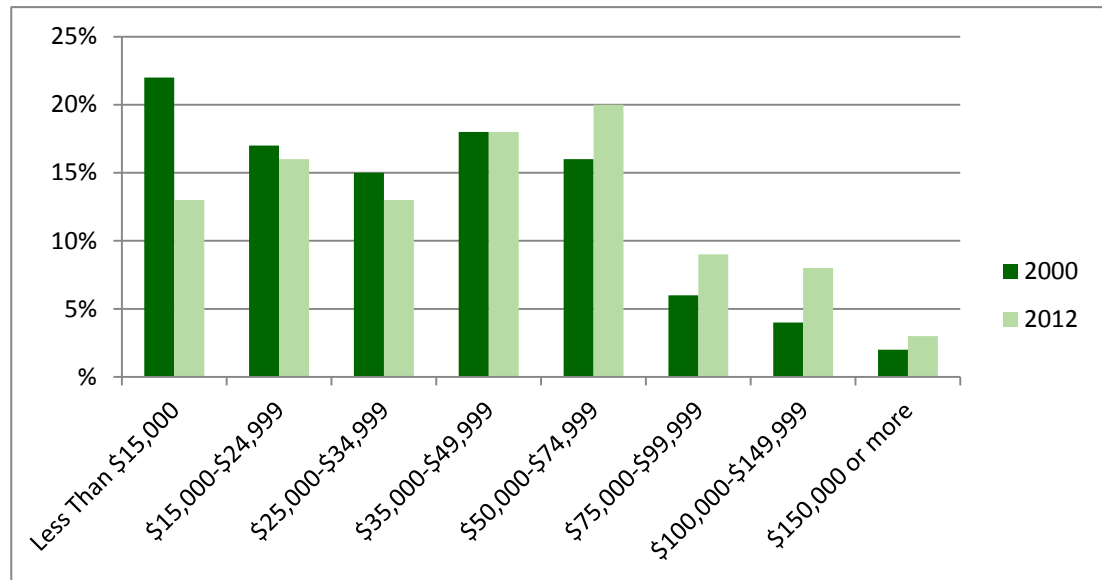
TABLE H-7 HOUSEHOLD INCOME City of Madera 2012						
	2000		2012		2000-2012 Comparison	
	House- holds	Percent	House- holds	Percent	House- holds	Percent
Less Than \$15,000	2,072	22%	2,121	13%	49	2%
\$15,000-\$24,999	1,631	17%	2,610	16%	979	42%
\$25,000-\$34,999	1,423	15%	2,121	13%	698	40%
\$35,000-\$49,999	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.

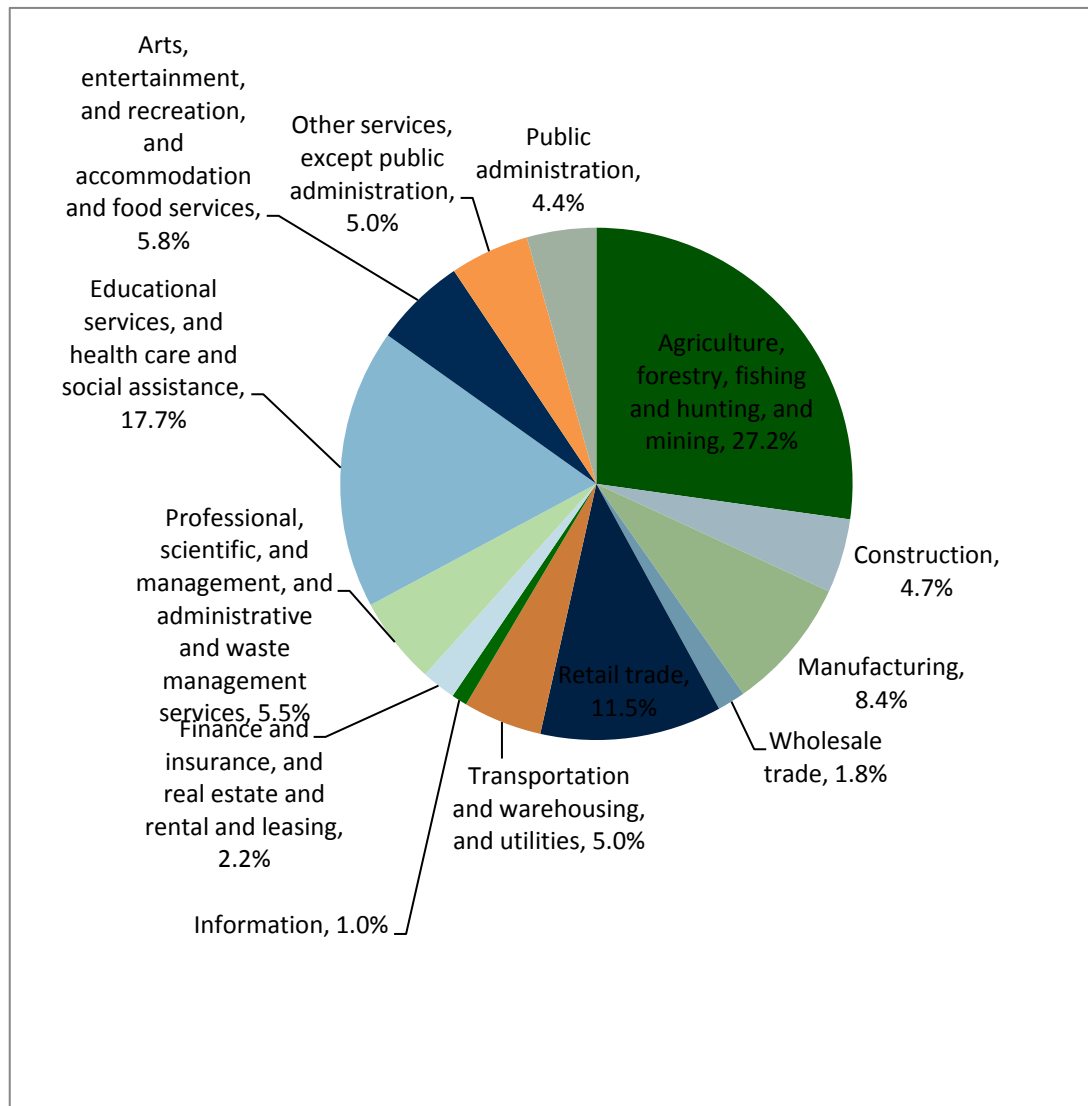
Table H-11 and **Figure H-3** show the employment by major sectors for the city of Madera in 2012. The agricultural, forestry, fishing and hunting, and mining sector was the major employment sector in the city, accounting for 27.2 percent of the city's employment. This is likely due to the city's relatively 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**

	City of Madera		Madera County	
Persons Per Room	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.

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

	Single Family		Multifamily	
Number of Bedrooms	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 Density ¹	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

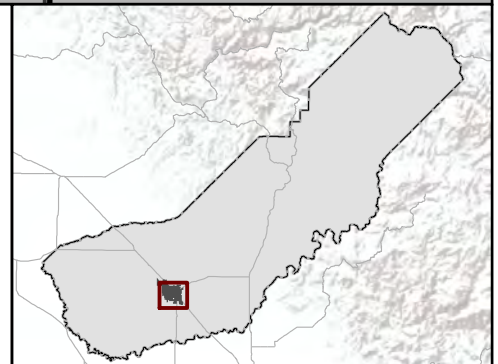
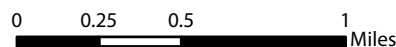
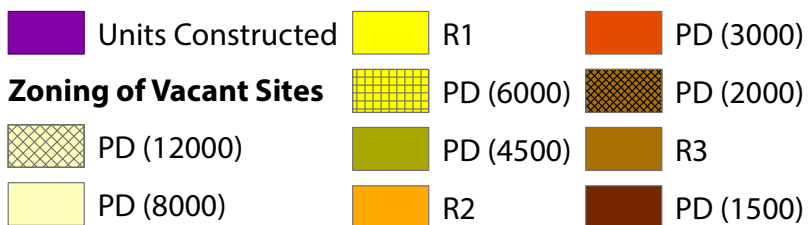
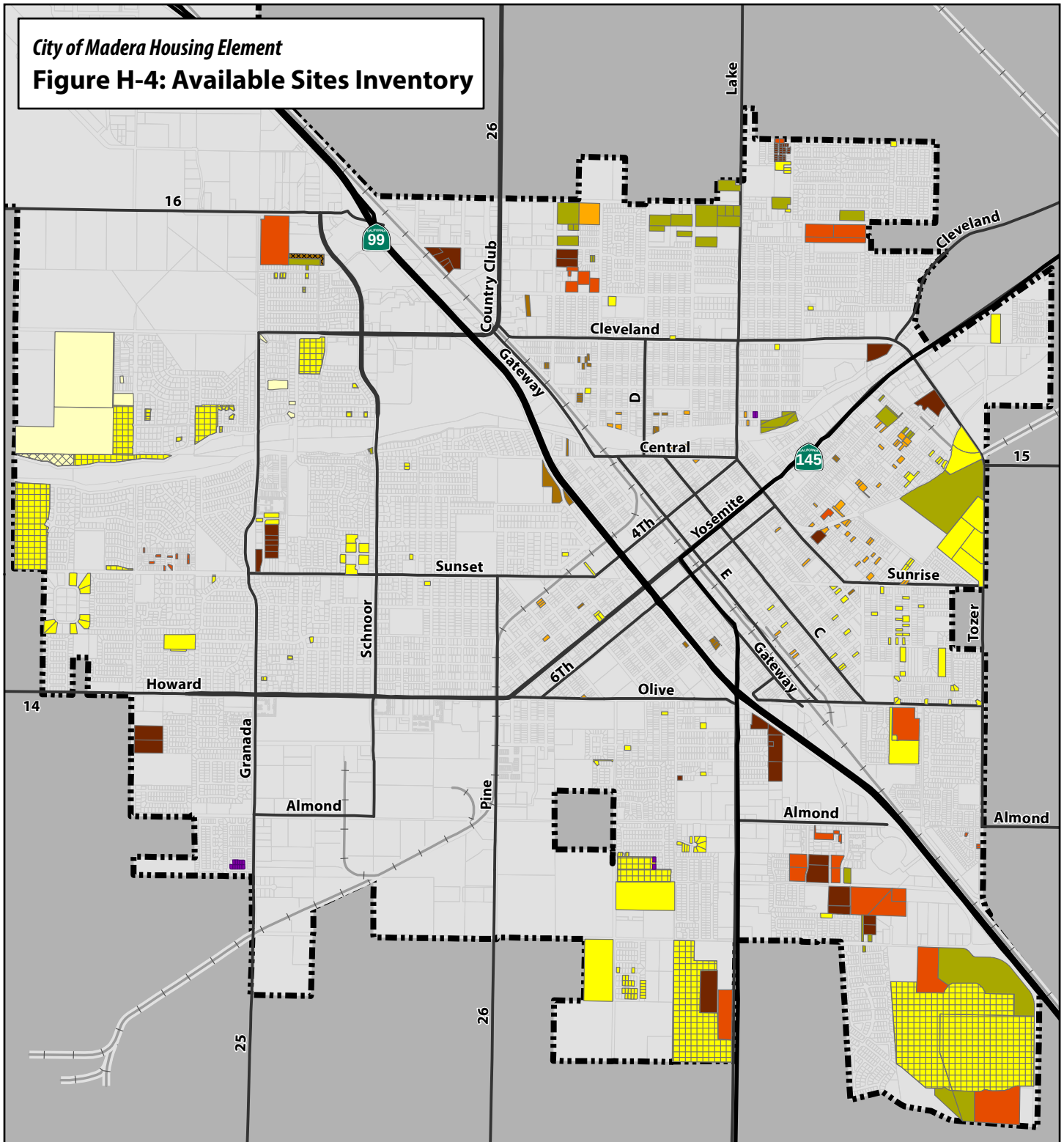
Table H-43 summarizes the City of Madera's ability to meet its RHNA for the **2014-2023** projection period. **Figure H-4** shows the locations of the sites summarized in **Table H-43**. The vacant land inventory identifies over **370** sites (covering **872.6** acres) that are zoned for residential 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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City of Madera Housing Element
Figure H-4: Available 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.

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

Land Use	RA	R1	R2	R3	C-1 ²	C-2 ²	C-R ³	C-N	I ⁵	UR
Farm employee housing										P ⁶
Single family housing	P	P	P	P	ZA	ZA	P	P ⁴	CUP	P ⁶
Emergency shelters ¹						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	ZA	ZA	ZA	ZA	ZA	ZA	ZA		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/boarder houses				CUP	ZA	ZA			CUP	
Hotels, motels, bungalow courts, and dwelling groups				CUP	ZA	ZA			CUP	
Rest homes and				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 ²	C-2 ²	C-R ³	C-N	I ⁵	UR
convalescent hospitals										
Dormitory				CUP	ZA	ZA			CUP	
Fraternity/sorority				CUP	ZA	ZA			CUP	
Transitional/Supportive Housing ¹	P	P	P	P	ZA	ZA	P		CUP	
Group Homes	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	

CUP=Conditional Use Permit

P= Permitted

ZA=Zoning Administrator

¹The City is currently (2015) in the process of updating its Zoning Ordinance to comply with State law requirements for emergency shelters and transitional and supportive housing. The Madera City Council is expected to adopt the revised Zoning Ordinance at their regularly scheduled May 20 meeting.

² 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.

³Residential 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.

⁴Residential 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.

⁵ Uses permitted in any R zone are permitted in I with a use permit.

⁶When 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. Therefore, the Zoning Ordinance does not act as a constraint to manufactured housing.

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%

¹ Refinance 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.

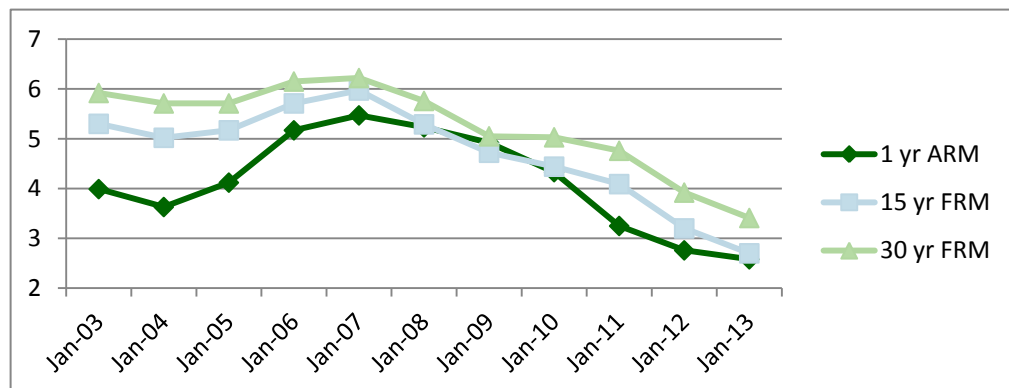
Source: Home Mortgage Disclosure Act (HMDA) data, 2013.

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

¹ Assumes a 30-unit multifamily building on two acres with average unit size of 800 square feet (i.e., 15 units per acre)

² Assumes an average cost of \$124,500 per acre, according to realtor.com

³ Assumes 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.

⁴ See **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
Action Item H-1.1.1 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.	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?
Action Item H-1.1.2 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.	Ongoing	This is a continuing effort that is periodically discussed among the remaining principal parties.	Remove reference to Redevelopment Agency
Action Item H-1.1.3 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: • 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) The location of these sites is illustrated in the map contained in Appendix A–Housing Element Appendix.	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
Action Item H-1.1.4 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.	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
Action Item H-1.2.1 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.	Ongoing	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.	This program is accomplished through the Housing Element Sites Inventory. Delete program.

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS
City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
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.	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
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.	Deemed infeasible	The concept has not been feasible in this difficult economic period.	Delete
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.	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
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.	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
Action Item H-1.4.1 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's preparation of annual population estimates.	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
Action Item H-1.5.1 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.	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
Action Item H-2.1.1 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.	Ongoing	The City continues to partner with all interested parties in looking to provide affordable housing.	Maintain
Action Item H-2.1.2 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.	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
Action Item H-2.2.1 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.	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.
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.	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
Action Item H-2.3.2 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.	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
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, senior, and large-family households.	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
Action Item H-2.3.4 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.	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
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 programs including the Down Payment Assistance Program, which provides long-term support for lower-income families and first-time homebuyers.	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
Action Item H-2.4.2 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.	Eliminated	The Redevelopment Agency was dissolved in 2012.	Delete
Action Item H-2.5.1 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.	Determined infeasible	Due to shrinking resources and staff, this action item was not completed.	Delete
Action Item H-2.6.1 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.	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
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.	Ongoing	This is an ongoing program implemented by the Housing Authority.	Maintain
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.	Ongoing	This is an ongoing program implemented by the Housing Authority.	Maintain
Action Item H-3.2.1 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.	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
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.	Ongoing program of Housing Authority	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.	Delete. The City does not administer this program.
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.	Ongoing	Information is posted on the website. Alternative formats and assistance is available.	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
Action Item H-3.4.1 The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program.	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
Action Item H-3.4.2 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.	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
Action Item H-3.4.3 The City shall continue to explore funding sources other than Community Development Block Grant funds to promote housing rehabilitation throughout the community.	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
Action Item H-3.4.4 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.	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
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.	Ongoing	The City's Neighborhood Revitalization Program is responsible for graffiti abatement program and code enforcement. It receives CDBG funding.	Maintain
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.	Adopted ordinance May 2009; Ongoing	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.	Maintain
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.	Ongoing	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.	Maintain.

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS
City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
Action Item H-3.5.2 The City shall continue the Comprehensive Street Maintenance Program and other service system maintenance and improvement programs.	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
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.	Ongoing	The City continues to support efforts to preserve significant structures.	Maintain
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.	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
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.	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
Action Item H-4.1.1 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.	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
Action Item H-4.1.2 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.	Partially complete	The Redevelopment Agency was dissolved in 2012. The City continues to encourage adaptability measures. New building code requirements ensure accessibility.	Delete
Action Item H-4.2.1 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.	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
Action Item H-4.3.1 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.	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
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.	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
Action Item H-4.4.1 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.” 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: • 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. 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.	Completed	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.	Delete

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
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.	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
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.	Ongoing	The intent of the program was accomplished by supporting SB 2, which requires more flexible zoning for emergency shelters and transitional housing.	Delete
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.	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
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.	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
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.	Ongoing; RDA eliminated	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.	Remove reference to RDA funds and combine with other programs to pursue funding for lower-income housing.
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: • 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.	Ongoing	The City continues to seek and pursue funding. The City's 2014 CDBG entitlement was \$867,134. The City also pursued HOME funds.	Combine with other programs to pursue funding for lower-income housing.

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
Action Item H-4.5.4 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.	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
Action Item H-4.6.1 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.	Ongoing	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. This indicates that there is an unmet demand for senior housing.	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
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...	By December 2010	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.	Delete
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.	Not yet completed	This will be distributed after adoption of the new ordinance.	Maintain

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
Action Item H-4.8.1 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.	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.	Delete. This is addressed through the City's Code Enforcement program.
Action Item H-4.8.2 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.	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
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.	Not completed	This program was not implemented due to limited staff resources and a lack of State and Federal funding for farmworker housing.	Delete. Farmworker housing is better provided in unincorporated areas and general affordable housing developments in the City can help meet year-round farmworker housing needs.
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.	Completed	The City updated the AI in 2011 and is currently (2015) working on another update to the AI.	Delete. Report was recently updated.
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.	Eliminated	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.	Replace with program to establish formal complaint process.

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS
City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
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.	Project-by-project basis; ongoing	The City continues to support mixed-use development. The Village Mixed Use Designation permits densities up to 18 units/acre.	Maintain as a policy
Action Item H-5.2.1 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.	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
Action Item H-5.3.1 The City shall enhance community livability by promoting: • 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
Action Item H-5.4.1 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.	Completed	The City updated the AI in 2011 and is currently (2015) working on another update to the AI.	Delete. Report was recently updated.

**TABLE H-A-1
2009-2014 HOUSING PROGRAM IMPLEMENTATION STATUS**

**City of Madera
2015**

2009-2014 Housing Element Action Item	Status	Evaluation	Recommendation
Action Item H-5.4.2 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.	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.
Action Item H-5.5.1 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.	Ongoing	The City continues to review proposals for consistency. This report is part of that effort.	Maintain as a policy
Action Item H-5.6.1 The City shall encourage the continuation of energy conservation programs offered through PG&E, when available, including low interest financing of energy conservation measures.	Ongoing	The City continues to encourage PG&E's energy conservation and rebate programs.	Maintain
Action Item H-5.6.2 The City shall continue to incorporate energy conservation measures into housing rehabilitation work, especially insulation and weather stripping.	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
Action Item H-5.6.3 The City shall continue to seek out and utilize available funds for weatherization and energy conservation work in homes.	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
Action Item H-5.6.4 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.	Not needed with the adoption of the new building code	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.	Delete
Action Item H-5.6.5 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.	December, 2011	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.	

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 25 percent lower-income and 75 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**

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.

RESOLUTION NO. 1797

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 2015-01, 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 is 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".

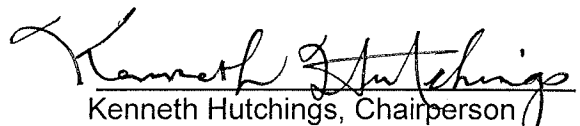
4. It is recommended that the City Council of the City of Madera adopt a resolution approving General Plan Amendment 2015-01, adopting the 2016-2024 Housing Element update in order to provide consistency with the state housing element law.

5. This resolution is effective immediately upon adoption.

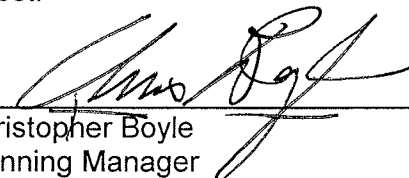
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Passed and adopted by the Planning Commission of the City of Madera this 11th day of August, 2015, by the following vote:

AYES: Ruben Mendoza, Robert Gran, Jr., Bruce Norton, Pamela Tyler,
NOES: None Jim DaSilva and Ken Hutchings
ABSTENTIONS: Jeff Dal Cerro
ABSENT: None


Kenneth Hutchings, Chairperson
City Planning Commission

Attest:



Christopher Boyle
Planning Manager

**ADDENDUM TO GENERAL PLAN ENVIRONMENTAL IMPACT REPORT FOR THE
2015 HOUSING ELEMENT UPDATE
(SCH# 2007121153)**

On October 7, 2009, pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 *et seq.*, the Madera City Council certified a Final Environmental Impact Report ("EIR") that addressed the environmental impacts of a comprehensive update of the City's General Plan. The Final EIR prepared by the City for the 2009 General Plan, including Draft EIR (the "General Plan EIR"), identified potentially significant environmental effects, some of which could feasibly be mitigated or avoided. Such effects and corresponding mitigation measures are identified in the General Plan EIR, and are incorporated herein by reference. The mitigation measures and mitigation monitoring program are listed in the General Plan EIR.

The General Plan EIR identified the significant impacts on the environment that cannot be avoided or mitigated to a level of insignificance and adopted a statement of overriding considerations when the General Plan EIR was certified that justified why the merits of the General Plan update outweighed the unavoidable significant impacts. Pursuant CEQA Guidelines section 15164(b), the City of Madera, as lead agency for this project, the 2015 Housing Element, has determined that an addendum to the adopted General Plan EIR be prepared for this General Plan Amendment, as only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines section 15162 calling for the preparation of a subsequent EIR have occurred.

The 2015 General Plan Housing Element update will not result in new additional impacts on the environment, in that the project involves no physical changes to the environment and is consistent with the existing General Plan Elements approved per the prior EIR. The City elected to use the California Department of Housing and Community Development (HCD) Streamlined Review option for the 2015 Housing Element Update. This decision has resulted in minimal changes to the previous Housing Element. In addition, the recent recession has resulted in limited development in the city since the previous Housing Element was adopted. Changes to the Housing Element include a minor update to the list of housing opportunity sites (consistent with the 2010 General Plan Housing Element update), an update of demographic and market-specific data in the Housing Element Background Report, the addition of several policies and programs in response to public input, and removal of programs that have already been implemented or discontinued (e.g., Redevelopment Agency programs). Accordingly, the Housing Element update will not result in new additional impacts on the environment, in that the project involves no physical changes to the environment and is consistent with the existing General Plan elements approved under the General Plan EIR.

The Housing Element will not, in and of itself, result in environmental impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Pursuant to CEQA Guidelines section 15162(a)(1), there are no substantial changes proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Pursuant to CEQA Guidelines section 15162(a)(2), there are no substantial changes with respect to

the circumstances under which the 2015 General Plan Housing Element update is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Pursuant to CEQA Guidelines section 15162(a)(3), no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows any of the following:

- a. The project will not have one or more significant effects not discussed in the previous EIR;
- b. Significant effects previously examined will not be substantially more severe than shown in the previous EIR;
- c. There are no mitigation measures previously found not to be feasible which would in fact be feasible and would not substantially reduce one or more significant effects of the project; or
- d. There are no mitigation measures which are considerably different from those analyzed in the previous EIR that would substantially reduce one or more significant effects of the environment.

Pursuant to CEQA Guidelines section 15162(b), since there are no significant changes to the project or its circumstances, and no new information has become available after adoption of the EIR, the City, as lead agency, has determined to prepare an addendum to the EIR.

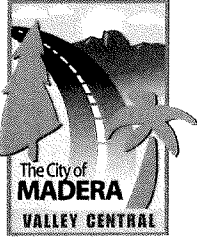
Pursuant to CEQA Guidelines section 15164(c), the addendum is hereby attached to the adopted EIR.

Pursuant to CEQA Guidelines section 15164(d), the City Council shall consider this addendum with the adopted EIR prior to making a decision on the 2015 General Plan Housing Element update.

This determination that an addendum to the previously adopted EIR will adequately satisfy the requirements of CEQA has been prepared pursuant to CEQA Guidelines section 15162 and 15164. In making this determination, the City has also determined that none of the conditions specified in Section 15162 of the CEQA Guidelines that call for the preparation of a subsequent environmental document are present with respect to the current project. Additionally, it is further determined that the original environmental analysis, mitigation measures and findings adopted in the prior EIR are still applicable.

Attachments:

General Plan EIR (SCH # 2007121153) - Available for review at the City of Madera Planning Department.



REPORT TO CITY COUNCIL

Approved by:

Sonia Alvarez
Department Director

[Signature]
City Administrator

Council Meeting of: 9/16/15

Agenda Number: E-1

SUBJECT: Request to Designate a Voting Delegate and Alternate for the League of California Cities Annual Conference

RECOMMENDATION:

Staff requests Council designate a voting delegate and alternate for the 2015 League of California Cities Annual Conference Business Meeting. Mayor Poythress and Council Member Robinson are registered to attend.

DISCUSSION:

The League of California Cities Annual Conference will be held in San Jose, California September 30 – October 2, 2015 at which time the Annual Business Meeting will be held. Each member city is entitled to one vote on matters presented at the business meeting pertaining to League Policy. Mayor Poythress and Council Member Robinson are registered to attend. Delegate forms are due no later than September 18, 2015. See attached.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN:

Designation of a voting delegate is not addressed in the vision or action plans; the requested action is also not in conflict with any of the actions or goals contained in that plan.



1400 K Street, Suite 400 • Sacramento, California 95814
Phone: 916.658.8200 Fax: 916.658.8240
www.cacities.org

Council Action Advised by July 31, 2015

RECEIVED

City of Madera City Clerk

May 29, 2015

By: Dulvaraz

Date: 6/5/15

TO: Mayors, City Managers and City Clerks

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES

League of California Cities Annual Conference – September 30 – October 2, San Jose

The League's 2015 Annual Conference is scheduled for September 30 – October 2 in San Jose. An important part of the Annual Conference is the Annual Business Meeting (*at the General Assembly*), scheduled for noon on Friday, October 2, at the San Jose Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to the League's office no later than Friday, September 18, 2015. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please note the following procedures that are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates must be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. To register for the conference, please go to our website: www.cacities.org. In order to cast a vote, at least one voter must be present at the

-over-

Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.

- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the San Jose Convention Center, will be open at the following times: Wednesday, September 30, 8:00 a.m. – 6:00 p.m.; Thursday, October 1, 7:00 a.m. – 4:00 p.m.; and Friday, October 2, 7:30–10:00 a.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League office by Friday, September 18. If you have questions, please call Kayla Gibson at (916) 658-8247.

Attachments:

- 2015 Annual Conference Voting Procedures
- Voting Delegate/Alternate Form

Annual Conference Voting Procedures 2015 Annual Conference

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: _____

**2015 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to the League office by Friday, September 18, 2015. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ E-mail: _____

Mayor or City Clerk _____ Phone: _____
(circle one) (signature)

Date: _____

Please complete and return by Friday, September 18, 2015

League of California Cities
ATTN: Kayla Gibson
1400 K Street, 4th Floor
Sacramento, CA 95814

FAX: (916) 658-8240
E-mail: kgibson@cacities.org
(916) 658-8247

REPORT TO CITY COUNCIL

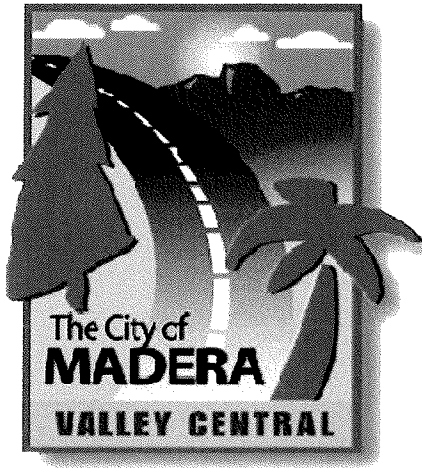
MEETING DATE: September 16, 2015

AGENDA ITEM NUMBER: E-2

Approved By:


PUBLIC WORKS DIRECTOR


CITY ADMINISTRATOR



SUBJECT:

Weekly Water Conservation Reports

RECOMMENDATION:

Staff recommends that the Council review the attached weekly report of water conservation activities and progress in reducing residential water consumption.

SUMMARY/ DISCUSSION:

The attached weekly report for August 31st – September 6th is being presented to the Council in order to keep everyone informed of ongoing efforts and resulting reductions in residential consumption. The report for the following week will be distributed via email. The information is intended to illustrate:

- Week's reduction of water consumption in comparison to the same week in 2013
- Cumulative progress, starting from June 1st, in meeting the States 28% reduction mandate
- Comparison of current temperatures and precipitation to conditions in 2013
- Description of public informational activities
- Summary of public service requests related to water
- Summary of water restriction enforcement activities
- Chart of day by day comparisons of 2015, and target consumption data

FINANCIAL IMPACT:

The expenses for implementing and administering these water conservation activities occur within the Water Fund and does not impact the General Fund.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN:

The proposed action is not specifically addressed as part of the Plan, but is not in conflict with it and is sympathetic of the underlying principals of the 2025 Plan.



Week's Conservation Avg. 27%	Today's High 102° 10 day forecast Avg. High 100°
September. Conservation Avg. 27%	Week's Avg. High 94° from 2013 Avg. High

General Water Conservation News: The cooler than normal weather was helpful this past week, water conservation is slightly up (1.1%) from the previous week, but still slightly below the water conservation goal of 28%. As previously reported we completed August at only 26%, but we have averaged 30% overall since June when the State's 28% mandate began. We will be providing information this week at the Madera Fair to further encourage conservation and participation in the rebate programs. Hopefully the continuing trends of interests in our rebate programs as well as the State's rebates will continue. The number of citations was down this week, most likely linked to the cooler weather and subsequent reduced watering.

Public Service Requests:

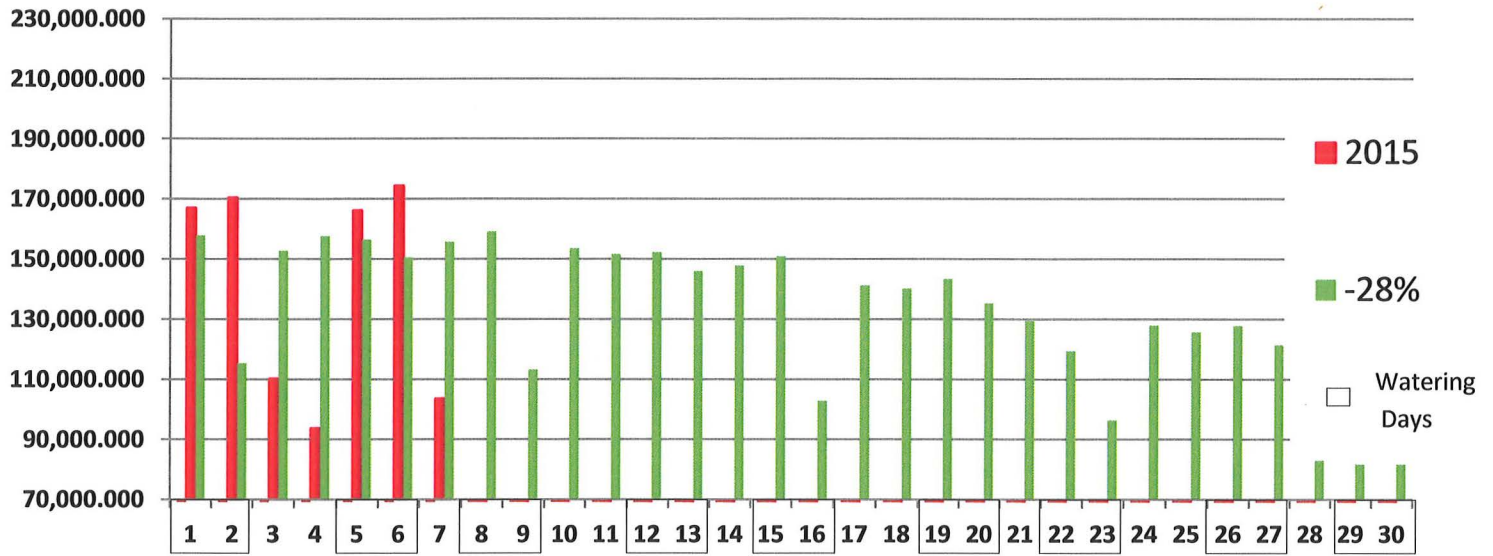
- Approximate 28 calls were received this week reporting water wasting (not leak calls)
- 3 Calls were received regarding water and City facilities
 - 7 Leaks were reported:
 - 4 repaired in less than 3 business days of being reported (No underground excavation)
 - 0 repaired within 3 business days of being reported
 - 2 repaired within 4 business days of being reported
 - 1 repaired within more than 4 business days of being reported

An estimated 67 calls were received this week requesting information regarding water issues. There was 1 customer inquiries regarding consumption which resulted in leak discovery at the property. Internal evaluations resulted in repairs of meters and resolution of various meter related issues at 22 properties and leak discovery at 8 properties. We had 2 customer contacts regarding rebate opportunities and received 4 rebate applications for Turf Replacement, 1 application for Clothes Washer Rebate.

Water Conservation team activities:

- 23 Contacts with the Public to educate and provide advice
- 0 Verbal warnings issued
- 49 Citations issued:
 - 45 1st offenses (\$75)
 - 3 2nd offenses (\$250)
 - 1 3rd or more offense (\$500)

Current Water Production in September Compared to 28% Goal



*Adjusted to align days of week