

HOUSING ELEMENT

**6TH CYCLE
2024 – 2032**

HCD Review Draft **#2**
November 2025

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City of Madera

HOUSING ELEMENT



6TH CYCLE INTRODUCTION

Introduction

Purpose and Content

The City of Madera’s 2024-2032 6th Cycle Housing Element has been prepared in compliance with the State of California Government Code Section 65302 and in conformance with the Housing Element Guidelines as established by the California Department of Housing and Community Development (HCD). This Housing Element sets forth the City’s overall housing objectives in the form of goals, policies, and programs.

Relationship to Other Elements and Plans

This Housing Element identifies goals, policies, and programs that guide housing policy for the City for the 2024–2032 planning period. The goals, policies, and programs are consistent with the direction of the City’s other General Plan elements, specifically the Land Use Element, Health and Safety Element, and the Sustainability Element. Each goal is followed by one or more policies that are designed to provide direction to the policy makers that will enable progress toward the goals. Consistency will be reviewed as part of the annual General Plan implementation progress report as required under Government Code Section 65400. As amendments are made to the General Plan, the City will also review and revise the Housing Element for ongoing consistency. Listed after a discussion of the goals and policies are the programs designed to implement the specific goals and policies.

The Housing Element goals, policies, and programs aim to:

- Encourage the development of a variety of housing opportunities and provide adequate sites to meet the 2024 – 2032 Regional Housing Needs Allocation (RHNA).
- Assist in the development of housing to meet the needs of lower- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to housing development.
- Conserve, preserve, and improve the condition of the existing affordable housing stock.
- Promote equal housing opportunity for all residents to reside in the housing of their choice. These objectives are required by and delineated in State law (California Code Section 65583 [c][1]).

Public Participation

As required by State law (Government Code Section 65588[c]), all economic segments of the community must be provided an opportunity to review and comment on the Housing Element.

The City of Madera has developed a comprehensive and successful public engagement strategy that has provided valuable community feedback to date. The City will continue to gather information as the Housing Element progresses, and to provide extensive information to guide the Housing Element update process. Outreach for the Housing Element update

began in March 2023, starting with a virtual community workshop, followed by a series of stakeholder focus groups. Community outreach involved engaging a diverse group of people in the planning process, including community members, stakeholders, service providers, educators, the Planning Commission, and City Council, to identify Madera's Housing Element housing issues. The Madera Housing Element was posted for a 30-day public review on March 3rd, 2025. No public comments were received during this time.

The main strategies to facilitate public participation and collect input are summarized below.

Outreach Activities

The public participation program includes the following methods:

- Stakeholder focus group interviews
- Dedicated webpage on City website
- Email list
- City social media accounts
- Community workshop
- Public hearings

Organizations Consulted

Organizations contacted and interviewed included:

- Berry Construction
- Bonnadelle Neighborhoods
- California Land Consulting
- Catalyst Consulting and Acquisitions
- Century Communities
- Community Action Partnership of Madera County (CAPMC)
- Crown Homes
- DeYoung Properties
- DMP Development Corp.
- DR Horton
- Fair Housing Council of Central California
- Homeless Program/Department of Social Services
- Housing Authority of the City of Madera
- Integrated Community Development
- KB Homes
- Lennar
- Love INC. - Madera

- Madera Chamber of Commerce
- Madera Coalition for Community Justice – Rental Assistance
- Madera County Economic Development Commission
- Madera County Transportation Commission (MCTC)
- Madera Rescue Mission
- McCaffrey Homes
- Ramirez Land Planning, Inc.
- Self-Help Enterprises
- The Vincent Company, Architects, Inc.
- United Way Fresno and Madera Counties
- Villa Di Ubaldo
- Workforce Assistance Center

Outreach to Lower- and Moderate-Income and Special Needs Populations

The City is making a comprehensive effort to reach lower- and moderate-income individuals to participate in the Housing Element update. As noted above, the City developed an outreach campaign and contacted a variety of local organizations, including advocacy groups, local service providers, and community-centered organizations. The City included stakeholders representing service providers to the homeless population, low-income residents, and the workforce / middle-income population.

Stakeholders representing the special needs populations discussed the neighbor-perceived stigma against low-income housing and homeless shelters, and the need for education and outreach Citywide. Several stakeholders noted a growing homeless population, and a disproportionate number of the non-White population being affected by the rising housing costs.

The City is including several programs to address the neighborhood perception of special needs populations. This includes Program D - 1, which notes the City will contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable regarding housing development and opportunities. Per Program F - 2, the City will continue to support the non-White population by providing materials and communications in both English and Spanish.

Community Meetings

A virtual community workshop was held on March 21, 2023. The workshop was attended by approximately 10 community members. A recording of the meeting and the presentation can be found on the City's website. Additionally, one public comment letter was submitted after the community workshop advocating for increasing allowed densities.

Housing Element Update Website

The City created the Housing Element update webpage on the City's website to provide:

- Background and information on the Housing Element process;
- A link to Housing Element update email list;
- A link to the Housing Element update multilingual survey;
- Documents related to the Housing Element, including the first public review draft;
- Presentation materials and recordings of presentations; and
- Notification to the public of future events.

Stakeholder Focus Groups

The City reached out to 29 individuals and organizations who represent a diverse range of agencies and interest groups to participate in focus groups regarding housing needs and issues in Madera. Three focus groups were held on the following dates:

- June 24, 2024: 12:00 PM – 1:00 PM
- June 25, 2024: 5:00 PM – 6:00 PM
- June 26, 2024: 11:00 AM – 12:00 PM

Focus groups discussed a variety of topics and the following key themes were identified:

- Need for senior, workforce, veteran, and transitional and permanent supportive housing that is affordable at the lower-income AMI levels.
- Residents move to Merced and Fresno due to the lack of units for single individuals.
- Ample availability of vacant land for development but constrained by lack of existing infrastructure and impact fees.
- Disparity of housing and quality/access to amenities in east Madera, including downtown.

The participants had varying perspectives informed by their involvement and familiarity with Madera, but a lack of affordable housing stock variety, education and support, and equitable development and investments were the issues that were mentioned the most.

Findings

Several key themes were brought up during the public outreach process, as listed below. Input from stakeholders led to the inclusion or revision of the noted programs

- **Housing affordability:** Participants acknowledged that housing affordability is a significant issue across all income brackets in Madera. Rental and homeownership opportunities are limited, and the inventory is low. There are thousands of people on the waiting list for housing choice vouchers (HCV). Program A - 5 is being included to incentivize ADUs and encourage lower-income housing production. Additionally, Program D - 1 is being included to incentivize lower income housing production. Program D - 2 includes the City encouraging participation in the HCV program.
- **Housing supply:** There is a shortage of housing in Madera, leading to high demand and long waiting lists for affordable housing options. Participants agreed that there is a lack of financing and capacity to build affordable housing, and there is a need for

incentives to encourage both rental investment and homeownership. Developers often rely on subsidies to build affordable housing, but these incentives haven't been sufficient to generate developer interest. Nonprofits and interest groups have played a significant role in building affordable housing. Due to the lack of incentives to build new housing, some individuals prefer to invest in existing housing stock, such as flipping houses, rather than adding to the housing inventory. The City is including Program C - 3 with a goal of rehabilitating 10 units annually during the planning period, based on the stakeholders input to prioritize rehabilitation.

- **Cost of homeownership and maintenance:** Owning and maintaining a home can be expensive, and people often underestimate the costs involved. The City is including Program D - 1 to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program.
- **Diversity of housing units and accessibility:** Participants emphasized the need for a diversity of housing units to meet the various needs of the community. This includes units that accommodate different income levels, accessibility requirements, and the ability to move within one's neighborhood. There is a need for accessible housing options, particularly for aging individuals. The goal is to allow people to age in place, with homes that are ADA-accessible and have features like single-level layouts. In response to stakeholder input, the City is including Program B - 7 to provide fee reductions for ADA improvements.
- **Accessory dwelling units (ADUs):** ADUs were discussed as a potential solution to the housing shortage. Participants inquired about grant funding and expressed interest in building ADUs to accommodate family members. Madera is considering adopting preapproved ADU designs and has made the approval process easier due to state legislation. There is a call to reduce regulations and streamline the process for approving ADUs to make it more accessible for homeowners. The Planning Department is suggested as a point of contact for further information on ADUs and related regulations. The City is including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

City of Madera

HOUSING ELEMENT

6TH CYCLE

REVIEW OF PAST ACCOMPLISHMENTS

Review of Past Accomplishments

California Government Code Section 65588(a) requires that each jurisdiction review its housing element as frequently as is appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress in implementation of the housing element.

According to the California Department of Housing and Community Development (HCD), the review is a three-step process:

- Review the results of the previous element's goals, objectives, and programs. The results should be quantified where possible but may be qualitative where necessary.
- Compare what was projected or planned in the previous element to what was actually achieved. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

Housing Production

The City of Madera had a 2016-2024 Regional Housing Needs Allocation (RHNA) of 6,099 total units, as shown below in Table 1. As of December 2021, 2,162 units have been permitted during the 5th Cycle. There is a remaining RHNA need of 1,194 very low-income units, 326 low-income units, 484 moderate-income units, and 1,933 above moderate-income units. The following table includes data through the end of 2023, consistent with the 2023 annual progress report submitted to HCD.

Table 1: 5th Cycle Housing Production

	Very Low	Low	Moderate	Above Moderate	Total
5th Cycle RHNA	1,352	1,056	1,091	2,600	6,099
Units Permitted	158	730	607	667	2,162
Remaining Requirement	1,194	326	484	1,933	3,937

Source: City of Madera

No Net Loss and Adequate Sites

The 2016–2024 Housing Element identified adequate capacity for its 5th Cycle allocation of units all on vacant land, identifying a surplus of 581 lower-income units, 714 moderate-

income units, and 253 above moderate-income units, for a total surplus of 1,548 units. The City reviewed its 5th Cycle sites, past approvals, and the Zoning Ordinance and determined that it has maintained adequate sites to meet the RHNA for all income levels throughout the 2016–2024 planning cycle.

Effectiveness at Assisting Special Needs Populations

This section reviews the City’s progress on assisting populations with special housing needs during the 5th Cycle. The City has received and allocated funding to support a variety of populations, including persons experiencing homelessness, persons with disabilities, at-risk youth, extremely low-income households, seniors, large households, and farmworkers during the 2016-2024 planning cycle.

Persons Experiencing Homelessness

The City participates in the Madera Homeless Coalition, which consists of representatives of a variety of organizations, including the Madera Rescue Mission. The Madera Rescue Mission provides vital services, such as food, showers, and clean beds, to individuals experiencing homelessness in the City of Madera. Between July 2021 and June 30, 2022, homelessness services were provided to 119 individuals. The Mission provided 102 beds (38 for women and 64 for men) and served over 36,000 meals. The Mission currently has 12 participants in its 9- to 12-month recovery program. Through respite care, six clients were referred to Madera Community Hospital and, in partnership with the Camarena Health Mobile Unit, 25 people received medical assistance. Case management was offered to more than 65 clients; of these, six successfully found permanent housing and eight obtained full-time employment.

The Community Action Partnership of Madera County, Inc.’s (CAPMC) Rapid Rehousing Program funding is designed to assist individuals who are experiencing homelessness due to COVID-19. Between July 2021 and June 2022, the CAPMC Rapid Rehousing Program provided wraparound services to 54 residents in the City of Madera. The CAPMC Homelessness Engagement for Living Program offers comprehensive services for individuals experiencing homelessness. A total of 279 individuals came in contact with staff from CAPMC through outreach. Of these, 1 entered a drug rehabilitation program, and 67 received referrals to Behavioral Health Services. Staff referred 14 individuals to Madera County Workforce, and of those, 3 gained employment. A total of 44 homeless individuals were assisted with obtaining a social security card and 10 with a birth certificate.

Persons with Disabilities

The City of Madera’s Americans with Disabilities Act (ADA) Advisory Council consists of seven members who serve four-year terms. The council works to promote pedestrian safety and access to all public streets; ensure that all public buildings and facilities, services, programs, and activities are in compliance with ADA regulations, promote inclusion of the disabled community in the City’s emergency and disaster preparedness plans, and develop disability awareness and educational outreach programs; work with various City departments to ensure that all public buildings and facilities, remodeled and reconstructed, are in compliance with current laws guaranteeing access for all people with disabilities; promote affordable and accessible housing in the community; make recommendations

regarding unmet transit needs; and ensure that grievance procedures are followed and enforced as outlined in the council's by-laws.

At-Risk Youth Services

From July 2021 to June 30, 2022, the Big Brothers Big Sisters STEM Program provided one-to-one mentoring to 37 at-risk youth. The program assisted youth through development, encouragement, and enrichment. Youth were provided social emotional support across numerous ways, including financial literacy and STEM opportunities.

The Madera Coalition for Community Justice Street Art Program served 87 youth, exceeding its goal of serving 75 youth. The program engaged five local schools in participating in community paint events. Youth participated in a Paint Party in celebration of Black History. During the event, local artists taught youth how to use spray paint and other sketching/painting styles.

During its 2021-22 program year, a total of 178 clients were served through the Pequeños Empresarios Program, exceeding the original goal of 140 clients. Both children and parents successfully completed the program. Participants attended workshops focused on leadership and values, environmental awareness, business life and finance, manners, and nutrition. Children who participated demonstrated improved academic achievements, social skills, and communication skills.

Extremely Low-Income Households

Through the use of CDBG-CV funding, the Madera Coalition for Community Justice provided eviction and utility shutoff prevention assistance to 919 households impacted by COVID-19 from July 1, 2021, to June 30, 2022.

In June 2019, as part of its Affordable Housing and Sustainable Communities program, the California Strategic Growth Council awarded the City of Madera an \$11.3 million grant for development of the Downtown Madera Veterans and Family Housing project. The project was completed in March 2022 and includes 48 affordable housing units for extremely low- to low-income households earning between 30 and 60 percent of the area median income.

Seniors

The City of Madera supports seniors 60 years of age and older at the Pan-American Community Center and the Frank Bergon Senior Center. Both centers offer community day trips, technology classes, Dial-a-Ride tickets, and lunches. The Brown Bag Program provides supplemental food bags to seniors ages 55 and older on the third Wednesday of each month at both centers.

The Madera Parks and Community Services Department offers innovative fitness, health, and wellness programs designed to encourage senior individuals to get fit and stay healthy through exercise, free educational and recreational classes and workshops, health screenings, and wellness activities. The Madera Food Bank also provides food for seniors in need.

Farmworkers

The Housing Authority currently operates the Farm Labor Housing program, which provides permanent rental housing for domestic farm laborers in the City of Madera. The Housing Authority owns 244 units ranging from apartments to single-family homes at scattered sites throughout the City of Madera.

Large Households and Female-Headed Households

Generally, the demand for large households and female-headed households can be met through broader programs for lower-income households and housing assistance including down-payment assistance program, first time home-buyers assistance, and grant assistance programs.

The Housing Authority of the City of Madera's Public Housing program provides low-rent rental housing for eligible low-income families. The Housing Authority currently owns 244 units ranging from apartments to single-family homes throughout the City. Residents of the program may participate in the Family Self-Sufficiency program, which assigns families a caseworker to help establish short- and long-term goals for employment.

The Housing Authority's Choice Voucher Program provides rent subsidy to eligible low-income families who are unable to afford safe and sanitary housing in the private rental market. Upon receipt of the voucher, families are given the opportunity to search for their own rental housing in the private rental market. The program also assists eligible families with mortgage assistance and provides support to families who wish to become self-sufficient.

2016-2024 (5th Cycle) Housing Element Programs

This section illustrates the City of Madera's accomplishments and status in implementing the housing programs identified for the 2016-2024 5th Cycle, as well as the continued appropriateness of each program for the 2024-2032 6th Cycle. Programs that have been successfully completed or that consist of routine staff functions are marked as "remove," as these programs are no longer necessary for the 6th Cycle. Previous programs that are continued with no or minor modifications are marked as "continue." Finally, programs marked as "modify" or "consolidate" are programs that will be continued, but have updated goals and metrics, and may involve combining multiple existing programs into a single 6th Cycle program for ease of use and streamlining.

Table 2: Review of 5th Cycle Programs

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	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 and maintained.	Continue – update at least annually.	A - 6

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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. Objective: 200 lower-income units, subject to available resources	Provide ongoing assistance; review funding availability annually	The City continues to implement this policy. The City has recently completed four low-income housing projects utilizing city funding, city-obtained grants, and partnerships with non-profits. 1. Madera Family/Place Apartments (72 units). Phase 2 was completed in 2024. 2. Downtown Veteran's. In 2019, the City was awarded \$11.3 million from the Affordable Housing and Sustainable Communities (AHSC). Part of the funding was used for the 48-unit affordable community. 3. Self Help, Madera Village. 52 low income and farmworker units funded in part through the TCAC tax credits (2019). 4. Malone St. Five SFR completed on City-owned land through a partnership with Habitat for Humanity completed in 2021.	Continue – modify to set specific objectives.	D - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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. Objective: 20 second units, subject to demand	December 2015	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. The code update will be in the following two phases. Phase I: Staff and contract consultant introduced the ordinance on 12/18/24 to Council; adoption, 2/5/25. This Phase will include updates to definitions, permit procedures/review processes & specific uses. Phase II: Schedule TBD. Will focus on objective development standards, parking, open space, minimum site area requirements, and additional incentives for infill/affordable housing.	Continue – set timeline.	B - 2
H-1.1.4	As part of a comprehensive Zoning Ordinance update, the City will ensure compliance with State Mobile Home and Factory Built Housing law (Government Code Section 65852.3) by amending the Zoning Ordinance to ensure that mobile homes and factory built housing are permitted and processed the same as conventional or stick-built single family structures. (Source: New Program) Objective: 5 manufactured housing units, subject to demand	December 2015	To be completed in Phase I of the Zoning Ordinance update, adopted in February 2025.	Continue – set timeline.	B - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	December 2015	Target densities were previously adopted as part of the residential land use categories and densities within the General Plan. Language was previously drafted as part of a comprehensive update of the Ordinance but adoption has not yet occurred. Density ranges will be addressed as part of the implementation actions for the 6th Cycle Housing Element update.	A minimum density for the R-3 zone is included in Program A - 2.	A - 2
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.	Ongoing	The program has not been maintained and is no longer feasible due to lack of funding. The Housing Authority of the City of Madera has started a new non-profit to replace MORES.	Remove – program no longer active.	N/A
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.	Meet biannually to identify opportunities	This is a continuing effort that is periodically discussed among the remaining principal and appropriate parties.	Continue – consolidate with other programs for lower income households and technical assistance to developers/non-profits.	A - 4, D - 1
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	The City continues to work to expedite the processing and approval of projects with affordable units. Efforts are being made to further incentivize affordable and/or special needs households through the evaluation of the municipal code and preparation of recommended amendments for Council consideration.	Continue –set quantifiable objectives.	D - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	Ongoing	The City continues to implement this policy. The City has recently processed four low income housing projects including: • Madera Family/Place Apartments (72 units). Phase 2 was completed in 2024. • Downtown Veteran's. In 2019, the City was awarded \$11.3 million from the Affordable Housing and Sustainable Communities (AHSC). Part of the funding was used for the 48-unit affordable community. • Self Help, Madera Village. 52 low income and farmworker units funded in part through the TCAC tax credits (2019). • Malone St. Five SFR completed on City-owned land through a partnership with Habitat for Humanity completed in 2021.	Continue – consolidate with all outreach and technical assistance to developers.	A - 4
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.	Ongoing	The City currently offers priority/expedited processing for projects with lower-income housing. In 2023, the Madera City Council authorized pre-payment of the special CFD tax at a 5% discounted rate for Phase 2 (32 affordable units) of the Madera Place Apartments Project (Corporation for Better Housing).	Continue – set specific objective. Combine into one incentive program for affordable/special needs housing.	D - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	Annually, or as funding is available	The City continues to implement this policy. The City successfully acquired several grants for housing during the 5th Cycle period. This includes: • \$11.3 million of AHSC funding for a 48-units affordable housing project and \$3.8 million to transit, pedestrian and bike improvements downtown including 27,000 linear feet of sidewalks and an adult bike share program. • California TCAC funding for the development of 52 low income and farmworker units. • An additional approximately \$370,000 of HOME grant funding from HUD .	Continue – set quantifiable objective.	D - 1
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.	Annually beginning in June 2016, ongoing	The City continues to embrace this policy. No units were at risk of conversions during the planning period.	Continue – set objective of households/at-risk units and consolidate into one program for conservation of at-risk units.	C - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	Annually beginning in June 2016, ongoing	This is an ongoing process. No units were at risk of conversions during the planning period.	Continue – set objective of households/at-risk units and consolidate into one program for conservation of at-risk units.	C - 1
H-3.2.1	The City shall continue to pursue HOME funds and other available grant programs to continue the Housing Rehabilitation Program. Objective: 10 rehabilitated units, subject to available resources/demand	Review funding opportunities annually or as funds are available and NOFAs are released	This ongoing effort has been constrained by the limited amount of funding that is available. The elimination of the redevelopment agency has adversely impacted these efforts.	Remove – program no longer in place due to lack of funding.	N/A
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.	Ongoing	The City continues pursue funding opportunities and capital projects for improvements within low-income neighborhoods. Examples include installation of 150 new solar street lights where inadequate lighting afforded; expenditure of \$ 500k for sidewalk installation and repair/ADA, evaluation of transit ridership and identification of new service routes to reflect ridership needs, park improvements, and blight removal. The City has also taken at least one dwelling through receivership and rehabilitated.	Remove – the updated Housing Element will include place-based programs and programs to acquire funding that renders this program no longer necessary.	N/A

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	December 2018	The City has adopted local regulations to implement this policy.	Completed – remove.	N/A
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.	Ongoing	The City continues to embrace this policy since the ordinance was adopted in 2009. The respective provisions have been codified in Title IX, Chapter 11 of the Municipal Code.	Continue – set objective of households/units.	C - 2
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.	Ongoing	This is an ongoing task performed through the City's Code Enforcement Division.	Continue – set objective of households/units.	C - 3

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	Pursue funding annually or as funding is available	The City has continued to support affordable initiatives and programs through CDBG and other grant requests. The City proposes utilizing currently available REAP 2.0 funding (and/or future) for purposes of land acquisitions [land banking] to ultimately facilitate affordable housing projects. On November 16, 2022 the City obtained Council approval to submit a PLHA application which included a five-year allocation plan (2019-2023) including services to homeless individuals and those at risk of homelessness, and the developments and/or rehabilitation of affordable rental housing.	Continue – set specific objective. Combine into one incentive program for affordable/special needs housing.	D - 1
H-2.4.1	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. Objective: One emergency shelter, subject to available resources	Meet at least annually to identify funding opportunities	The City continues to embrace this policy. The City continues to support these partnerships through CDBG funding requests.	Continue – set specific objective. Combine into one outreach or technical assistance program for developers.	D - 2

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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. Objective: 10 senior units, subject to available resources/demand	Ongoing	The City continues to embrace this policy and remains in contact with the Housing Authority and housing developers.	Continue – consolidate into incentive program for seniors/special needs households.	D - 1
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.	By June 2016	Completed. Information is available on the City's Grants and Assistance page.	Completed – remove.	N/A

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	Ongoing	The City offers a First Time Homebuyer Program designed to assist low income households in the purchase of home within City limits. City provides zero interest, silent second loan in the purchase of first home. Designed to provide “gap” financing (up to \$55k); covers difference between the sales price minus the 1st mortgage and family contribution, includes closing costs. Eligible to families with an income that does not exceed 80% of Madera County Median based on family size. City offers Owner Occupied Rehabilitation Program to restore homes in order to meet Uniform Building Code and “safe, decent and sanitary” standards. Loans based upon existing equity in the form of second mortgage loan equal to repairs needed. All loans become zero interest deferred (30 years). Eligible to families with an income that does not exceed 80% of area median income. The City utilizes CDBG funding for a number of housing and accessibility initiatives.	Retain – set objectives.	D - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	Initiate coordination by 2018	While the City primarily relies on partnerships and referrals to local housing assistance providers (e.g. rentals to CAPMC) as well as adult day care (multiple) and disability services (e.g., Central Valley Regional Center), a number of non-housing Senior Services are offered through the Parks and Recreation Department, Senior Services Division; this includes Senior Centers and nutrition sites (including supplemental food services & SNAP program), Senior Volunteer Program, health screening and wellness activities, ticket books for dial-a-ride services for 60+, etc. Information is available on the City's Grants and Assistance page. The City will continue to provide and update educational information on its website.	Retain – consolidate into one housing information education program.	F - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	December 2015	Completed	Completed – remove.	N/A

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
H-4.6.2	The City shall work with the Madera County Housing Authority to identify farmworker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs.	Ongoing	The Housing Authority of the City of Madera receives Federal and State funding for the HACM's Section 8, Public Housing, Farmworker Housing, and Pomona Ranch Migrant Housing Center. The HACM receives annual allocations of Federal and State housing funds. A portion of the HACM's budget is allocated to maintenance thereby addressing the health and safety needs of their public housing units. The City remains committed in partnering with the Housing Authority of the City of Madera to address the Public Housing needs of the community. Staff will continue strategizing with HACM staff during the 2024/2025 fiscal year to discuss how to effectively address public housing needs based off the HACM Public Housing Annual Plan and identified needs in the community.	Retain – set objective and consolidate into one program for regional coordination and one for special needs housing.	C - 4, D - 2, D - 1
H-4.6.3	The City will work closely with local agricultural employers and the Madera County Housing Authority to identify sites appropriate for farmworker housing and available funding sources, through the State Department of Housing and Community Development and United States Department of Agriculture's Rural Development programs when necessary.	Ongoing	The City continues to partner with the Housing Authority of the City of Madera and regional organizations to provide education, resources, and technical assistance for farmworker housing development.	Retain – set objective and consolidate into one program for regional coordination and one for special needs housing.	C - 4, D - 2, D - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	June 2016	Information is posted on the website.	Continue – consolidate into one fair housing outreach program.	F - 1
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.	2016, Ongoing Once Established	Completed.	Completed – remove.	N/A
N/AH-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.	Every five years, or as appropriate	The City continues to embrace this policy and update its report every five years as required.	Remove – standard practice.	N/A

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	Annually	The City of Madera Neighborhood Revitalization Department runs and oversees various community-based programs that are designed to promote better and stronger public-law enforcement relations, strengthen public safety, help improve student academic performance, enhance the participation of citizens in the city's civic life, and improve the overall quality of life in Madera. This includes short-term and long-term programs such as the Neighborhood Outreach , Adopt a School, Anti-graffiti. Love Madera, Neighborhood Watch and National Night Out programs. During the planning period, the City has invested in solar street lights within neighborhoods where missing in disadvantaged neighborhoods along with sidewalk improvements. Two sworn officers are assigned to a Homeless team. Added additional bus routes were to serve low-income communities where the majority of ridership reflects the most disenfranchised population. During the planning period, the City has created the Safe & Clean team with the goal of cleaning up homeless encampments and illegal dumping. Additional programs include the concrete team that replaces sidewalks in low-income neighborhoods (\$500,000 in low-income neighborhoods between 2022-2024), solar street light program (\$19 million towards 150 solar street lights in older neighborhoods), and parking improvements in low-income neighborhoods.	Continue – set quantifiable objectives.	E - 1

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	Ongoing	In March 2024, the City authorized submission of application for funding to the Energy Efficiency and Conservation Block Grant (EECBG) voucher program in the amount of \$124,630 toward technical assistance and equipment rebate vouchers. PG&E provides Low Income Home Energy Assistance Program (LIHEAP). The City posts information for local & Federal resource assistance: https://www.madera.gov/wp-content/uploads/2016/05/Solar-Energy-in-Madera.pdf This includes but is not limited to Property Assessed Clean Energy Program (PACE).	Continue – set goal for assistance and consolidate into one energy conservation program.	C - 5

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	Ongoing (subject to availability of funds)	CAPMC provides a weatherization program to eligible households (as well as the Federally funded Low-Income Energy Assistance Program [LIHEAP] although LIHEAP funding has been exhausted and is now closed. Programs are also available through PG&E and the CA Dept of Community Services and Development. While not directed strictly toward weatherization or energy, City offers Owner Occupied Rehabilitation Program to restore homes in order to meet Uniform Building Code and “safe, decent and sanitary” standards. Loans based upon existing equity in the form of second mortgage loan equal to repairs needed. All loans become zero interest deferred (30 years). Eligible to families within income that does not exceed 80% of area median income.	Continue – set goal for assistance and consolidate into one energy conservation program.	C - 5
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.	By April annually	Annual progress reports have been completed and submitted annually.	Remove – this is standard practice and does not need to be a Housing Element program.	N/A

5th Cycle Action Item	Objective	Time Frame	Accomplishments	Continued Appropriateness	6th Cycle Program Number
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.	Provide website updates bi-annually beginning in January 2016	Information is posted on the website.	Continue – set goal for assistance and education programs.	F - 1

City of Madera

HOUSING ELEMENT



6TH CYCLE HOUSING NEEDS ASSESSMENT

Housing Needs Assessment

The housing needs assessment discusses the varied needs of all segments of the community. Components that dictate housing need are population trends, demographics, employment trends, household characteristics, housing stock characteristics, housing inventory and market conditions, and preservation of at-risk units. The assessment also analyzes the housing needs of various special needs groups including elderly persons, large households, female-headed households, persons with disabilities (including intellectual and developmental disabilities), homeless/unhoused persons, farmworkers, and extremely low-income households. These components are presented within the context of the City, County, and other regional or neighboring areas as appropriate. The needs assessment guides the identification of appropriate goals, policies, and programs for the City to implement during the 2024–2032 Housing Element Cycle.

The needs assessment uses multiple data sources for analysis. Primary data sources include the 2020/2021 American Community Survey (ACS), the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) published by the US Department of Housing and Urban Development (HUD), and the 2020/2021 US Census. The CHAS provides information related to households with housing problems, including overpayment, overcrowding, and/or housing without complete kitchen facilities and plumbing systems. CHAS data is based on the 2016-2020 ACS data files but differs from the standard files by including a variety of housing need variables shown by HUD-defined income limits and HUD-specified household types. CHAS data uses the HUD area median income (HAMFI), which does not differ from the area median income (AMI) used by the California Department of Housing and Community Development (HCD) except that the categories vary slightly from AMI income categories (shown below). Both HAMFI and AMI use the same median income from the metropolitan area, which for Madera is the Madera metropolitan district. Tables that use HAMFI instead of AMI are noted.¹ Note that data from different sources and different years may have varying estimates for totals such as population or number of households.

Some of the data is broken down by income group. HCD uses five income categories to evaluate housing need based on the AMI for each metropolitan statistical area. The AMI is used for both funding and planning purposes. The categories and their corresponding percentages of the AMI are as follows:

- Extremely low-income households, 0% to 30% of the AMI
- Very low-income households, between 31% and 50% of the AMI
- Low-income households, between 51% and 80% of the AMI
- Moderate-income households, between 81% and 120% of the AMI
- Above moderate-income households, above 120% of the AMI

Extremely low-, very low-, and low-income households may be grouped together for planning purposes and referred to as “lower-income households.”

¹ Note that data from the different sources and different years may have varying estimates for totals such as population or number of households.

Projected Housing Needs

As required by California Government Code Section 65583, each jurisdiction must have land zoned to accommodate its fair share of the regional housing need. Each jurisdiction's share of needs is known as the Regional Housing Needs Allocation (RHNA). HCD determines the needs for each region of the state. The Madera County Transportation Commission (MCTC) is the regional planning agency for the two incorporated cities (Madera and Chowchilla) and unincorporated County and is responsible for assigning each jurisdiction its share of the RHNA. The RHNA is broken down into the five income levels: extremely low, very low, low, moderate, and above moderate.

As determined by HCD, the RHNA for all of Madera County over the 2024-2032 planning period is 12,243 units. The City of Madera was assigned a RHNA of 5,910 total units, as shown in Table 3.

Table 3: City of Madera RHNA, 2024–2032

Income Group	% of County AMI	Units	% of Units
Extremely Low ¹	0–30%	586	10%
Very Low	30–50%	586	10%
Low	50–80%	925	16%
Moderate	80–120%	1,071	18%
Above Moderate	> 120%	2,742	46%
Total	-	5,910	100%

Source: California Department of Housing and Community Development. (January 26, 2022)

¹Pursuant to Assembly Bill 2634, local jurisdictions are also required to project the needs of extremely low-income households (0–30% of AMI). Fifty percent of the very low-income households are presumed to qualify as extremely low-income households.

Demographic Characteristics

Understanding the demographic characteristics and trends in a city is an important facet of planning for the needs of a community. This section summarizes the population size, age, and racial/ethnic composition of the City and region.

Population Trends

The City of Madera, one of two incorporated cities in Madera County, is located in the southwestern part of the County and is largely surrounded by unincorporated County. Table 4 displays the population trends for the City of Madera and surrounding areas in Madera County. The City of Madera has a population of 66,177 as reported by the 2020 US Census. The County saw a 3.2 percent increase in population over the 2010–2020 time span. The City experienced a larger growth rate of 7.7 percent, about 4,741 people. This is twice the growth rate of the County as a whole and much higher than Chowchilla, which experienced a growth rate of only 2.9 percent.

Additionally, according to the 2025 US Census. The County of Madera experienced a 4 percent population growth from 156,255 to 162,599 in the span of five years from 2020 to 2025. However, the City of Madera only saw a 0.4 percent population growth from a population of 66,157 in 2020 to 66,443 in 2025. Lastly Chowchilla saw a decrease in total population, the population went from 19,270 in 2020 down to 17,742 which is a 7.9 percent decrease.

Table 4: Regional Population Change, 2010–2025

Jurisdiction	2000	2010	% Change (2010 – 2020)	2020	% Change (2020 – 2025)	2025
Madera County	<u>123,109</u>	151,408	<u>3.2%</u>	156,255	<u>4.0%</u>	<u>162,599</u>
Madera City	<u>43,207</u>	61,416	<u>7.7%</u>	66, <u>157</u>	<u>0.4%</u>	<u>66,443</u>
Chowchilla	<u>14,005</u>	18,720	<u>2.9%</u>	19, <u>270</u>	<u>-7.9%</u>	<u>17,742</u>

Source: US Census Bureau, Census (2010, 2020).

[State of California Department of Finance \(2020, 2025\)](#)

Table 5 provides the annual average population growth from 2000 through 2025. Between 2010 and 2020, Madera County experienced an average annual growth rate (AAGR) of approximately 0.3 percent per year. During the same ten-year period, the City of Madera saw slightly higher annual average growth at 0.7 percent (an increase of 4,159 residents), which was significantly less than the 2000–2010 span, where the City’s population estimate increased by 18,209, or approximately 3.6 percent annually on average. However the AAGR slowed down between 2020–2025, the City of Madera saw a 0.09 percent annual growth rate, while Madera county saw a slightly higher growth rate of 0.8 percent.

Jurisdiction	2000–2010		2010–2020		<u>2025</u> 2020–2025	
	Population Increase	AAGR	Population Increase	AAGR	Population Increase	AAGR
Madera City	18,209	3.6%	<u>4,159</u>	<u>0.7%</u>	<u>286</u>	<u>0.09%</u>
Madera County	28,299	2.1%	<u>4,517</u>	<u>0.3%</u>	<u>6,344</u>	<u>0.8%</u>

Source: San Joaquin Valley Regional Planning Agencies Policy Council Regional Data Set. (2022)

[State of California Department of Finance \(2020, 2025\)](#)

Age Composition

The City of Madera’s current and future housing needs are determined in part by the age characteristics of its residents, as each age group typically has distinct housing needs and preferences. For instance, a higher proportion of young adults generally indicates a need for rental units and first-time homebuyer or first move-up opportunities, such as condominiums, townhomes, and smaller single-family homes. Middle-aged residents are usually at the peak of their earning power and typically occupy larger homes. Senior residents are generally homeowners who have resided in their single-family homes for an extended period of time and may be in need of making home adaptation improvements to facilitate aging in place or transitioning to smaller living spaces and/or assisted living facilities.

Table 6 summarizes the population's age distribution and percentage change from 2000 to 2020. From 2010 to 2020, the largest increases in population were in the age groups of 60–64 years (53.4 percent or 893 individuals) and 55–59 years (22.3 percent or 515 individuals). The largest decline was in the 15–19 year age group (8.9 percent) followed by the under 5 years age group (3.9 percent). Between the two time periods shown, only two age groups had a greater percentage increase from 2010–2020 compared to 2000–2010, those being the 5–9 and 60–64 age groups.

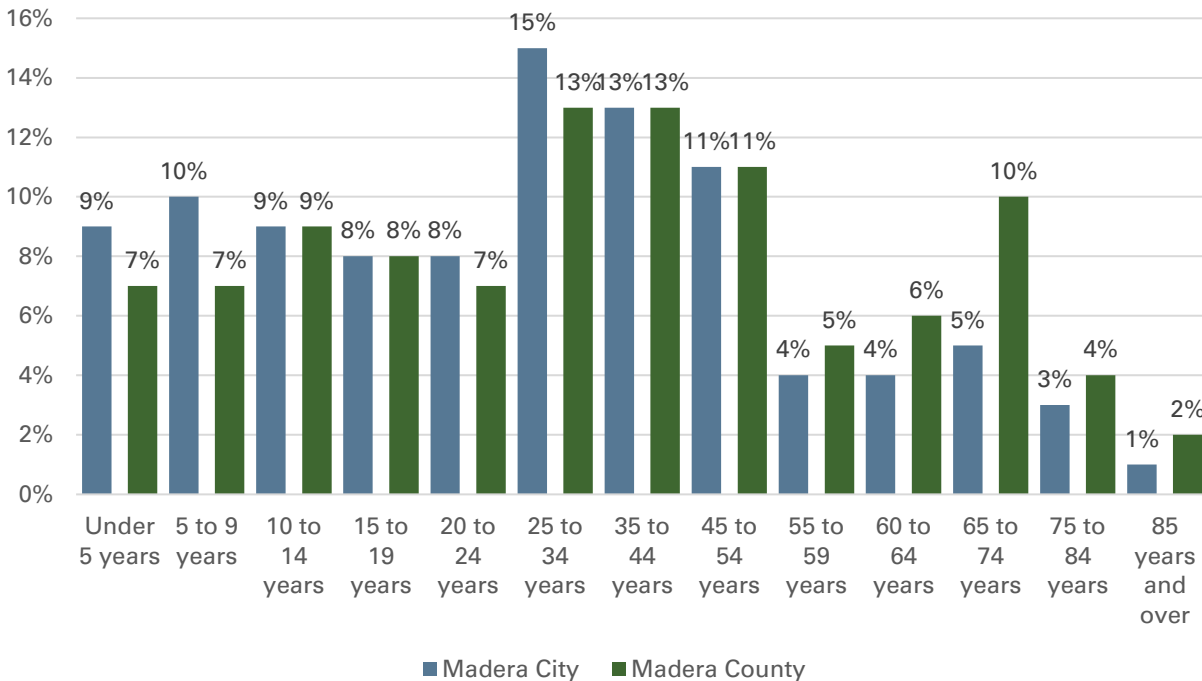
The growing and largest age groups in Madera are 25 to 54 years, which may represent a need for first-time homeownership opportunities and larger housing units.

Table 6: Population Age Distribution, City of Madera

Age Group	2000	2010	2020	Change 2000–2010		Change 2010–2020	
Under 5 years	4,675	6,149	5,907	1,474	31.5%	-242	-3.9%
5 to 9 years	4,817	5,345	6,472	528	11.0%	1,127	21.1%
10 to 14 years	3,577	5,821	6,094	2,244	62.7%	273	4.7%
15 to 19 years	3,760	5,611	5,114	1,851	49.2%	-497	-8.9%
20 to 24 years	3,786	4,823	5,109	1,037	27.4%	286	5.9%
25 to 34 years	6,870	8,720	9,916	1,850	26.9%	1,196	13.7%
35 to 44 years	5,661	7,475	8,602	1,814	32.0%	1,127	15.1%
45 to 54 years	3,990	5,964	7,161	1,974	49.5%	1,197	20.1%
55 to 59 years	1,375	2,309	2,824	934	67.9%	515	22.3%
60 to 64 years	1,322	1,671	2,564	349	26.4%	893	53.4%
65 to 74 years	1,827	2,670	3,242	843	46.1%	572	21.4%
75 to 84 years	1,232	1,593	1,744	361	29.3%	151	9.5%
85 years and over	478	855	826	377	78.9%	-29	-3.4%
Total	43,370	59,006	65,575	15,636	36.1%	6,569	11.1%

Source: US Census Bureau, Census 2000 DP1; American Community Survey 5-Year Data, 2010–2015, 2016–2020, Table DP05.

Figure 1 shows the age distribution of Madera and Madera County in 2020. The distribution is nearly identical between the two as the City has an approximately 41 percent share of the overall County population. The largest percentage of the population is the same in both the City and County (25–34 and 35–44 year age groups).

Figure 1: Regional Population by Age Distribution, 2020

Source: US Census Bureau, American Community Survey 1-Year Estimate 2020, Table B01001.

Race and Ethnicity

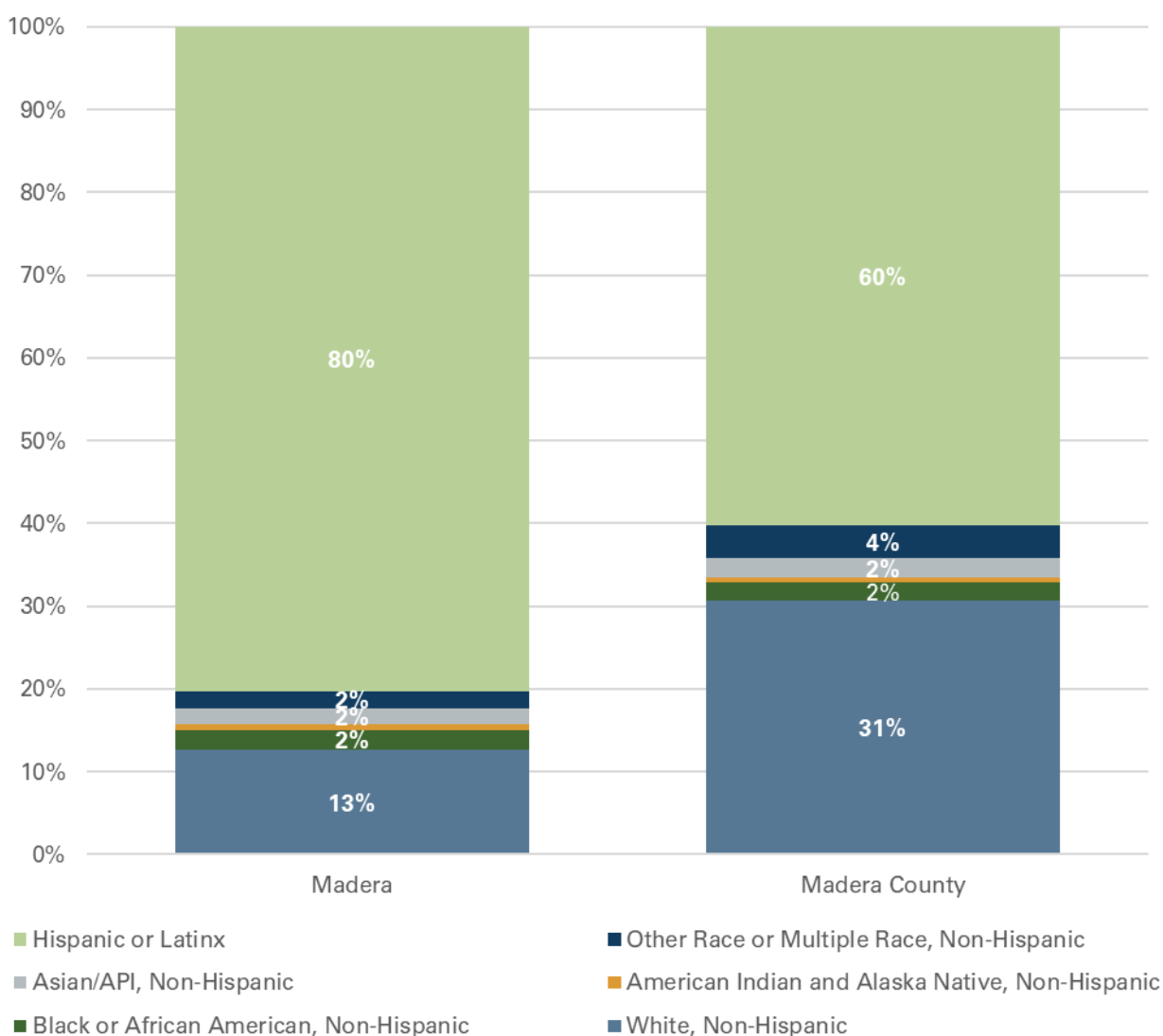
An understanding of the racial and ethnic trends in a region contributes to an analysis of housing demand. According to 2021 American Community Survey (ACS) data, Non-White populations in the City of Madera occupy multifamily units at a higher rate than White populations. Race and ethnicity characteristics also can be correlated with income levels. Table 7 summarizes the racial and ethnic composition of Madera's population in 2011 and 2021. As of 2021, 80 percent of Madera residents of any race were of Hispanic origin and 20 percent were Non-Hispanic. Of the Non-Hispanic population, 12.7 percent were White, and between 2011 and 2021 the White Non-Hispanic population decreased by 5 percent. No Non-Hispanic racial and ethnic group increased from 2011 to 2021.

Table 7: Racial and Ethnic Composition, City of Madera, 2011 - 2021

Racial/Ethnic Group	2011		2021	
	Number	%	Number	%
Not Hispanic or Latino				
White	10,719	17.8%	8,637	12.7%
Black or African American	1,631	2.7%	1,558	2.3%
American Indian & Alaska Native	234	0.4%	463	0.7%
Asian	1,547	2.6%	1,256	1.8%
Native Hawaiian & Pacific Islander	177	0.3%	92	0.1%
Some other race alone	91	0.2%	-	0%
Two or more races	704	1.2%	1384	2.0%
Subtotal	15,103	25.1%	13,390	19.7%
Hispanic or Latino				
White	37,585	62.4%	7,274	10.7%
Black or African American	173	0.3%	-	0%
American Indian & Alaska Native	346	0.6%	517	0.8%
Asian	173	0.3%	-	0.0%
Native Hawaiian & Pacific Islander	-	0%	-	0%
Some other race alone	5,918	9.8%	29,247	43.0%
Two or more races	923	1.5%	17,528	25.8%
Subtotal	45,118	74.9%	54,566	80.3%
Total	60,221	100%	67,956	100%

Source: US Census Bureau, American Community Survey 5-Year Data 2011 and 2021, Table B03002.

Figure 2 compares the racial and ethnic composition of the City of Madera to Madera County as a whole. The City is largely composed of Hispanic and White, Non-Hispanic populations. The population composition of Madera and Madera County is similar with minimal differences. In the City of Madera, a larger proportion of the population is Hispanic or Latinx (80 percent) compared to the County (60 percent). The other notable difference is the proportion of the population that is White, Non-Hispanic, which represents 13 percent of the population compared to Madera County at 31 percent.

Figure 2: Regional Racial/Ethnic Composition, 2021

Source: US Census Bureau, American Community Survey 1-Year Data, 2021, Table B03002.

Employment Trends

Employment trends in a region also influence housing needs. The quality and/or pay of available employment can determine the need for various types and prices.

Table 8 shows the labor force and employment trends in the City of Madera in 2010, 2015, and 2020. The labor force increased by over 4,000 between 2010 and 2020; the population not in the labor force also increased over this time period. However, the population not in the labor force decreased from 2015 to 2020 by just under 1,000 people. The unemployment rate decreased from 12.6 percent to 10.6 percent between 2010 and 2020 and, according to Local Area Unemployment Statistics, it decreased from 17.6 percent in 2010 to 9.9 percent in 2020. In 2020, the unemployment rate for the City of Madera at 9.9 percent was nearly identical to the County's unemployment rate of 9.6 percent, according to the 2020 Census.

Table 8: Employment Trends, City of Madera, 2010–2020

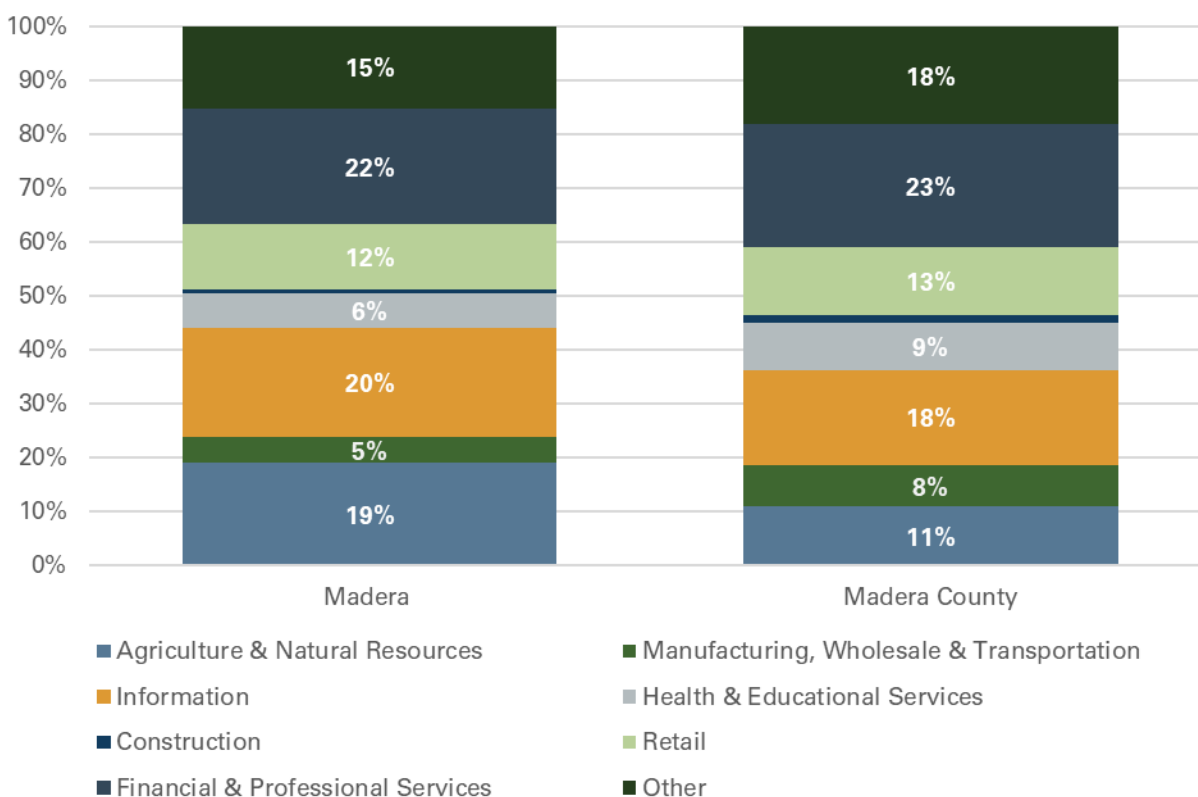
Year	In Labor Force	Not in Labor Force	Employed	Unemployed	Unemployment Rate	
2010	24,346	15,978	21,267	3,079	12.6%	17.6%*
2015	25,811	18,275	24,129	1,669	6.5%	10.2%*
2020	28,795	17,494	25,692	3,061	10.6%	9.9%*

Source: US Census Bureau, American Community Survey 5-Year Data 2010, 2015, and 2020, Table DP03.

*Source: CA Employment Development Department, Local Area Unemployment Statistics program.

The Madera Metropolitan Statistical Area (MSA) was ranked first nationally as the best place for manufacturing jobs in a report published by Newgeography.com. The report highlights a remarkable 59.8 percent growth rate in manufacturing jobs from 2009 to 2014. Furthermore, Madera was the only City in the central valley included on Forbes' list of the Best Small Places for Business and Careers under its Job Growth Ranking. These indicators of economic vitality suggest a growing demand for workforce housing, particularly for households employed in manufacturing and related sectors. As employment opportunities continue to expand, the City of Madera will ensure that its housing stock is responsive to the needs of a diversifying labor force, providing a various range of housing types, affordability levels, and proximity to employment centers.

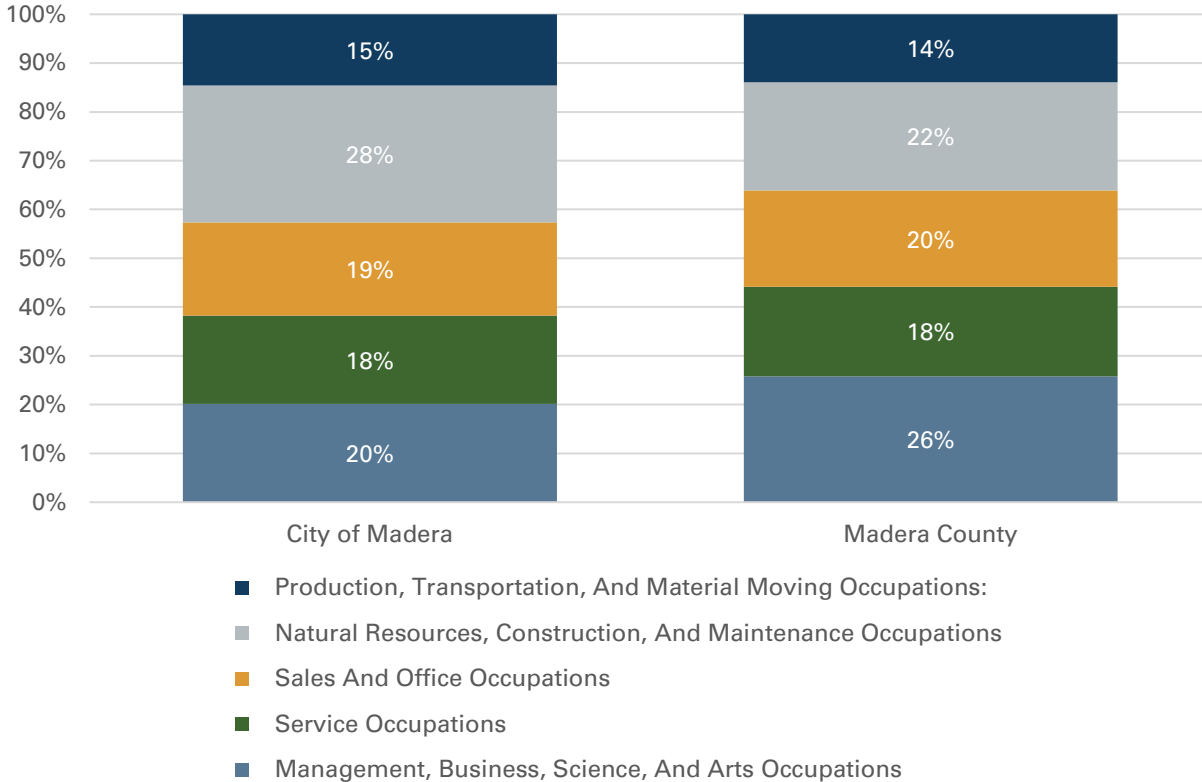
Figure 3 displays the employment share by industry in the City of Madera and Madera County. The employment by industry breakdown when compared between the City and County are largely similar but have a few nominal differences. The City has a slightly larger percentage of workers employed in the Agriculture and Natural Resources and Information sectors than in Madera County. The City and County share a similar or identical percentage of workers employed in several other service sectors.

Figure 3: Regional Employment by Industry, 2021

Source: US Census Bureau, American Community Survey 1-Year Data, 2021, Table C24030.

Figure 4 displays the regional employment by occupation for the City of Madera and Madera County. As with regional employment by industry, the makeup of employment by occupation is similar across the City and County. The largest percentage difference in employment is in natural resources, construction, and maintenance occupation (28 percent for the City versus the County at 22 percent) and the management, business, science and arts occupation categories (20 percent for the City and 26 percent for the County).

Figure 4: Regional Employment by Occupation, 2021



Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020, Table C24050.

The major employers are listed below in Table 9, many of which are concentrated in the public sector, including the local school district, City of Madera, and other government institutions. The prevalence of these positions such as teachers, healthcare workers and government workers indicate the need for middle income, workforce housing. This employment profile indicates a need for housing that is affordable to below moderate-income households.

Table 9: Major Employers

Employers	Employer Size
<u>Madera Unified School District</u>	<u>2,013 Employees</u>
<u>Madera County</u>	<u>1,896 Employees</u>
<u>Madera Community Hospital</u>	<u>500-1,999 Employees</u>
<u>Walmart</u>	<u>350 Employees</u>
<u>City of Madera</u>	<u>333 Employees</u>
<u>Ardagh Group</u>	<u>250-499 Employees</u>
<u>San Joaquin Wine Co</u>	<u>250-499 Employees</u>
<u>Baltimore Aircoil Co</u>	<u>250-499 Employees</u>
<u>Camarena Health Care</u>	<u>249 Employees</u>
<u>Community Action Partnership</u>	<u>235 Employees</u>
<u>US Government</u>	<u>200 Employees</u>
<u>Vallarta Grocery Store</u>	<u>200 Employees</u>
<u>JBT Food Tech</u>	<u>165 Employees</u>
<u>EVAPCO Inc.</u>	<u>100-249 Employees</u>
<u>Lowes</u>	<u>100-249 Employees</u>
<u>Span Construction</u>	<u>100-249 Employees</u>
<u>Madera Rehab Center</u>	<u>100-249 Employees</u>
<u>Georgia Pacific</u>	<u>100-249 Employees</u>
<u>Sealed Air</u>	<u>100 Employees</u>
<u>Oldcastle Enclosure Solutions</u>	<u>50-99 Employees</u>
<u>Nutra Blend</u>	<u>50-99 Employees</u>

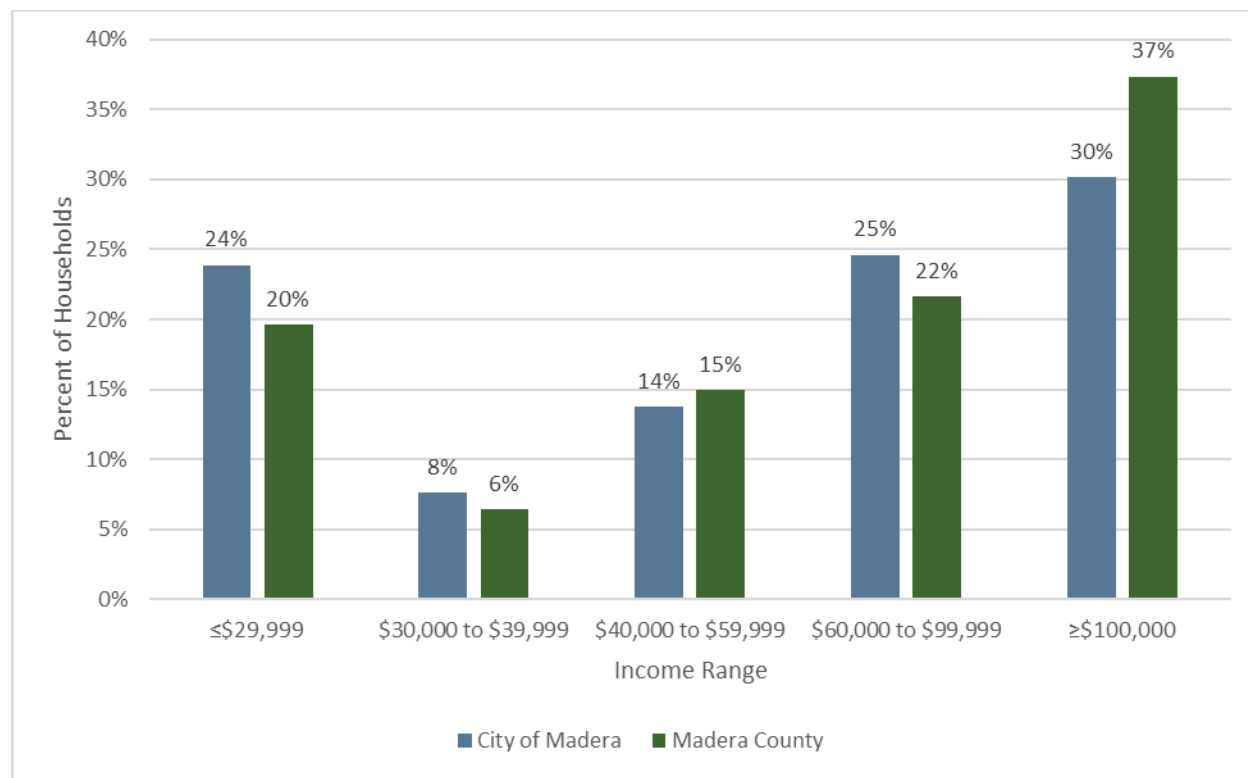
Source: City of Madera, State of California, Employment Development Department, 2025.

Other major employers not listed above, but recognized by their significant impact on the local economy include: Midland Tractor, Medera Toyota/Chevrolet, Madera Ford, Gil Chrysler Dodge/Jeep/Ram, Deerpoint, TranPak, Purl's Sheet Metal, California Custom Processing, Florestone Products, The Almond Company, the Madera Airport, Loves Travel Center, Marshalls, Ross Clothing, Save Mart, Madera Community College, and Miles Chemical. Together these businesses and institutions play a critical role in generating employment, supporting supply chain and driving commercial activity across the region.

Figure 5 compares the percentage of County and City of Madera households with income levels similar to the income ranges provided by HCD Income Limits. The above moderate-income category has the largest percentage of the population, while the very low-income category has the smallest population. The size of the extremely low-income population is similar to the size of the moderate-income population. The comparison of the population distribution to the County AMI shows that Madera residents have generally comparable incomes to the region as a whole. The City has a notably smaller above moderate-income

population and a larger very low- and extremely low-income households than the County. Madera's median income may be affected by a sizeable elderly population with fixed incomes, and a large proportion of agricultural workers.

Figure 5: Households per Income Level, 2022



Source: 2021 US Census ACS Table B19009.

Madera County has a median household income of \$61,924 (2016-2020 ACS). Most households in the County have an income that is lower than the state median income of \$87,000. Households near the northern County boundary tend to have lower incomes (less than \$55,000 per year). Generally, households in the urban core of cities have lower incomes than rural or suburban areas.

The City of Madera has a lower median household income than the County and the state. In 2020, the City of Madera had a median household income of \$49,335. The central areas of the City, closest to Highway 99, have the lowest median household income, with a median household income of below \$30,000. The eastern and southern areas of the City have the highest median household income, between \$87,100 and \$125,000.

Rental price data provided by Zillow shown in Figure 10 indicates that there are a significant amount of rental units in the \$2,000 to \$3,000 range. Assuming these rental prices would be affordable to those with an income of \$80,000 to \$120,000. This indicates that the available rental housing in the City is primarily affordable to those with wages in the moderate or above moderate income ranges.

Figure 6: Regional Rental Price on Zillow, 2025

Rental price range

The price range for all bedrooms and all property types is **\$995 to \$5,950**.



Source: Zillow Rental Price range, August 2025.

The City is including a number of programs to increase housing types and opportunities for low-income households in higher resource areas of the City. These efforts go beyond the sites that are included in the RHNA Site List and help improve housing choice and mobility by providing opportunities to increase the number and type of dwelling units in lower-density residential zones.

Per Program A - 1, the City will rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac respectively, which will create ample opportunity for high-density residential development throughout the City. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

The City is also including Program E - 3 continue to implement and develop programs and strategies to create place-based improvements in areas of the City with lower incomes and greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the ADA) improvements, transit improvements, and water and sewer infrastructure improvements.

Household Characteristics

This section describes Madera's household characteristics, including data on the number of households, household size, and household income. The US Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. A household can be one person, a single family, multiple families, or any group of related or unrelated persons. The US Census Bureau defines a family as related persons living within a single housing unit.

As shown in Table 10, the number of households in the City of Madera increased by 33.1 percent between 2000 and 2010, which is about twice the amount of growth Madera County saw during the same time period (16.7 percent). Between 2010 and 2020, the City's household growth was also twice the amount (10.4 percent) than the County and the state, at 5.4 percent and 5.7 percent, respectively. In 2020, the US Census Bureau reported 17,598 households in the City of Madera.

Table 10: Regional Number of Households, 2000–2020

Area	2000	2010	2020	% Change 2000–2010	% Change 2010–2020
Madera City	11,978	15,938	17,598	33.1%	10.4%
Madera County	36,155	42,189	44,479	16.7%	5.4%
California	11,502,870	12,392,852	13,103,114	7.7%	5.7%

Source: US Census Bureau, Decennial Census 2000, Table DP1; American Community Survey 5-Year Data 2010 and 2020, Table S1101.

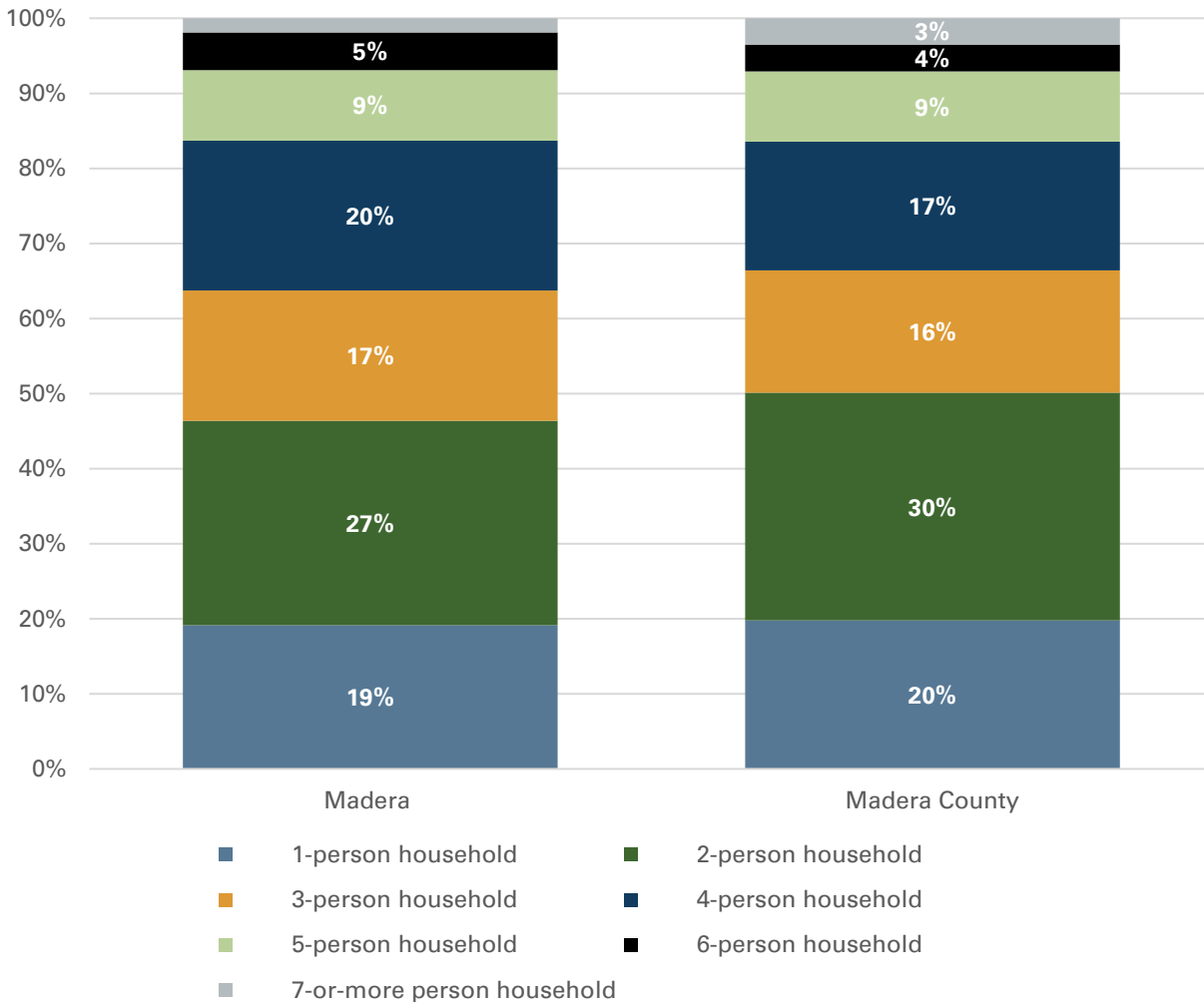
The average number of persons per household in the City was 3.68 in 2020, which is a slight decrease from 3.70 in 2010. The County and state both saw a slight increase in household size since 2010. As shown in Table 11, the average number of persons per household in Madera is higher than both the Countywide average (3.32) and the statewide average (2.94). A larger household size may indicate a need for larger housing units with more bedrooms. It may also suggest a need for more affordable units to alleviate the pressure for individuals to cohabitate primarily because of high housing costs. These issues are further analyzed in the Overpayment and Overcrowding section of the needs assessment.

Table 11: Regional Average Household Size, 2010–2020

Area	2010	2015	2020
Madera City	3.70	3.73	3.68
Madera County	3.30	3.35	3.32
California	2.89	2.96	2.94

Source: US Census Bureau, Decennial Census 2000, Table DP1 SF2; American Community Survey 5-Year Data 2010 and 2020, Table S1101.

Figure 7 shows the household size distribution in the City of Madera and Madera County. The distribution is similar between the City and County. Madera has a slightly higher proportion of 4-person and 3-person households than the County and fewer 2- and 1-person households.

Figure 7: Regional Household by Size, 2021

Source: US Census Bureau, American Community Survey 1-Year Estimates, 2021, Table B25009.

Table 12 shows trends in household size from 2010 through 2020. The largest increase has been in 6-person households. In 2010 and 2015, 6-person households made up about 6.5 percent and 7.4 percent, respectively, of all households and as of 2020 comprised over 8.9 percent of total households. This represents a 53 percent increase in 6-person households over the 10-year period. During the same period of time, Madera County saw a 3 percent decrease in 6-person households. Households with three persons increased 17 percent from 2010 to 2020. In the same time frame, 1-person households was the only household size that decreased (11 percent).

Table 12: Household Size, City of Madera, 2010–2020

Household Size	2010		2015		2020		2010–2020
	Units	% of Total	Units	% of Total	Units	% of Total	% Change
1-Person Household	2,814	17.7%	3,022	18.0%	2,494	14.2%	-11%
2-Person Household	3,298	20.8%	3,476	20.7%	3,683	20.9%	12%
3-Person Household	2,742	17.3%	2,430	14.5%	3,218	18.3%	17%
4-Person Household	2,899	18.3%	3,480	20.7%	3,135	17.8%	8%
5-Person Household	2,003	12.6%	2,391	14.2%	2,321	13.2%	16%
6-Person Household	1,027	6.5%	1,250	7.4%	1,567	8.9%	46%
7-or-More Person Household	1,074	6.8%	742	4.4%	1,180	6.7%	10%
Total	15,857	100%	16,791	100%	17,598	100%	11%

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2006–2010, 2011–2015, 2016–2020, Table B25009.

The decrease in 1-person and 4-person households from 2010–2020 may partially be attributed to Madera’s average family size marginally decreasing from 4.12 in 2010 to 4.01 in 2020 despite an increase in 5-person and 6-person households (see Table 12 and Table 13). This contrasts with the County’s increase in average family size from 3.65 to 3.70 over the same period. This correlates with Table 6, which shows that the 15–19-year age group decreased 8.9 percent and the 20–24 year age group increased by 5.9 percent between 2010 and 2020. This data may indicate that as families grow, the children are leaving the City, possibly to pursue higher education.

Table 13: Regional Family Household Characteristics, 2010–2020

Area	2010	2015	2020	Change 2010–2020
City of Madera				
Families as % of All Households	78.8%	79.6%	81.1%	2.3%
Average Family Size	4.12	4.16	4.01	-0.11
Madera County				
Families as % of All Households	82.2%	78.7%	78.6%	-3.6%
Average Family Size	3.65	3.66	3.70	0.05

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, 2011–2015, and 2006–2010, Table S1101.

Table 14 displays household size by tenure in both the City and County of Madera. Just over 56 percent of housing units are owner-occupied citywide. When looking at tenure by household size, 5-person and more households have a lower homeownership rate than other household sizes. Finding a home large enough to accommodate three or more persons may make it more challenging to finance a home and as shown in Table 19 there are significantly less inventory of units to support more than 4-person households.

Table 14: Regional Household Size by Tenure, 2020

Persons / House-hold	Owner Occupied				Renter Occupied				Total			
	Madera City		Madera County		Madera City		Madera County		Madera City		Madera County	
1	1,301	7.4%	4,875	11.0%	1,193	6.8%	2,513	5.6%	2,494	14.2%	7,388	16.6%
2	2,185	12.4%	10,550	23.7%	1,498	8.5%	2,889	6.5%	3,683	20.9%	13,439	30.2%
3	1,715	9.7%	4,186	9.4%	1,503	8.5%	2,447	5.5%	3,218	18.3%	6,633	14.9%
4	1,587	9.0%	4,492	10.1%	1,548	8.8%	2,671	6.0%	3,135	17.8%	7,163	16.1%
5	1,055	6.0%	2,583	5.8%	1,266	7.2%	2,176	4.9%	2,321	13.2%	4,759	10.7%
6	534	3.0%	1,126	2.5%	1,033	5.9%	1,510	3.4%	1,567	8.9%	2,636	5.9%
7+	532	3.0%	1,458	3.3%	648	3.7%	1,003	2.3%	1,180	6.7%	2,461	5.5%
Total	8,909	50.6%	29,270	65.8%	8,689	49.4%	15,209	34.2%	17,598	100%	44,479	100%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016-2020, Table B25009.

The median household income for the City in 2022 was \$67,454, which is a 14 percent less than the median income for Madera County (\$76,920). In the City, the median income for owner-occupied households (\$91,949) was about \$51,495 more than the median income for renter-occupied households (\$40,454). Madera County has slightly more of an income disparity between owners and renters, with owner-occupied households earning about \$55,131 more than renter-occupied households.

Table 15: Median Household Income by Tenure, 2022

Jurisdiction	Median Income
City of Madera	\$67,454
Owner-Occupied Households, City	\$91,949
Renter-Occupied Households, City	\$40,454
Madera County	\$76,920
Owner-Occupied Households, County	\$97,791
Renter-Occupied Households, County	\$42,660

Source: US Census Bureau, American Community Survey 1-Year Data, 2022, Table B25119.

The State of California uses five income categories to determine eligibility for housing programs. Table 16 shows the state-defined income ranges for each affordability category based on the Madera County AMI of \$83,800 for a household of four.

Table 16: Income Range by Affordability Level Based on County AMI, 2023

Affordability Category	% of County Median	Income Range
Extremely Low Income	< 30%	≤ \$30,000
Very Low Income	31%–50%	>\$30,001–\$41,250
Low Income	51%–80%	>\$41,251–\$65,950
Moderate Income	81%–120%	>\$65,951 –\$100,550
Above Moderate Income	> 121%	> \$100,550

Source: California Department of Housing and Community Development, Revised State Income Limits for 2023, June 6, 2023.

Table 17 provides a breakdown of income level by tenure in the City and County of Madera, using the 2016–2020 Comprehensive Housing Affordability Strategy (CHAS) data. Approximately 49 percent of households in Madera are renter-occupied, compared to 34 percent of households in the County. Also, about 35.4 percent of households are above the US Department of Housing and Urban Development (HUD) area median family income (HAMFI), which is much less to the County’s 46.3 percent.

Table 17: Regional Household Income Level by Tenure, 2020

Income Level	Owner Occupied	%	Renter Occupied	%	Total	%
City of Madera						
Less than or equal to 30% of HAMFI ¹	530	5.9%	2,310	26.6%	2,840	16.1%
Greater than 30% but less than or equal to 50% of HAMFI	1,175	13.2%	2,060	23.7%	3,235	18.4%
Greater than 50% but less than or equal to 80% of HAMFI	1,390	15.6%	2,045	23.5%	3,435	19.5%
Greater than 80% but less than or equal to 100% of HAMFI	730	8.2%	1,120	12.9%	1,850	10.5%
Greater than 100% of HAMFI	5,085	57.1%	1,150	13.2%	6,235	35.4%
Total²	8,910	50.6%	8,690	49.4%	17,600	100%
Madera County						
Less than or equal to 30% of HAMFI ¹	1,985	6.8%	3,455	22.7%	5,440	12.2%
Greater than 30% but less than or equal to 50% of HAMFI	2,705	9.2%	3,185	20.9%	5,890	13.2%
Greater than 50% but less than or equal to 80% of HAMFI	4,510	15.4%	3,630	23.9%	8,140	18.3%
Greater than 80% but less than or equal to 100% of HAMFI	2,670	9.1%	1,760	11.6%	4,430	10.0%
Greater than 100% of HAMFI	17,405	59.5%	3,180	20.9%	20,585	46.3%
Total²	29,275	65.8%	15,210	34.2%	44,485	100%

Source: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy American Community Survey tabulation, 2016–2020.

¹ HUD area median family income (HAMFI).

² Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Housing Stock Characteristics

This section discusses the housing stock in Madera, including change in housing units, unit size, unit type, age of housing stock, overpayment and overcrowding rates, and housing age and conditions. By analyzing past and current housing trends in the housing stock, future housing needs can be assessed.

Table 18 summarizes the number of housing units in the City and County from 2000 to 2020. In 2000, the City of Madera had 12,521 housing units. By 2010, the number of housing units had increased to 17,598, a 40.5 percent increase. Between 2010 and 2020, the City is estimated to have gained approximately 1,115 more units (6.3 percent). In 2020, the Census reported 18,713 housing units in the City, which comprised nearly 37.1 percent of the

County's housing units. Madera's share of the County's housing units increased from 2000 to 2020, suggesting that housing unit production in the City is outpacing the production in the County.

Table 18: Regional Housing Units, 2000–2020

Year	City of Madera	% Change	Madera County	% Change	Madera as % of County
2000	12,521	-	40,387	-	31.0%
2010	17,598	40.5%	49,156	21.7%	35.8%
2020	18,713	6.3%	50,480	2.7%	37.1%

Source: US Census Bureau, Decennial Census 2000, Table H001 SF1, American Community Survey 5-Year Estimates 2016–2020, Table B25001.

Table 19 summarizes the distribution of unit size by tenure in 2020. The most common unit size for renter-occupied units was 3-bedroom units, followed by 2-bedroom units. The most common size for owner-occupied units was 3-bedroom units, followed by 4-bedroom units. Owner-occupied units tend to be larger than renter-occupied units.

Table 19: Unit Size by Tenure, City of Madera, 2020

Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%	Units	%	Units	%
No bedroom/Studio	85	1.0%	608	7.0%	693	3.9%
1 bedroom	35	0.4%	926	10.7%	961	5.5%
2 bedrooms	829	9.3%	2,786	32.1%	3,615	20.5%
3 bedrooms	4,551	51.1%	3,000	34.5%	7,551	42.9%
4 bedrooms	2,991	33.6%	1,339	15.4%	4,330	24.6%
5 or more bedrooms	418	4.7%	30	0.3%	448	2.5%
Total	8,909	50.6%	8,689	49.4%	17,598	100%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016-2020, Table B25042.

Table 20 summarizes the regional housing inventory by building type from 2010 to 2020. In 2020, single-family detached units comprised the largest percentage of the City's housing stock, approximately 74.1 percent, with 13,861 units. Multifamily housing made up 22.9 percent with 4,291 units. Compared to Madera County, the City has a smaller percentage of the housing stock in the form of single-family detached housing units, by 7 percent. Single-family detached homes make up 80.7 percent of the County's housing and multifamily housing accounts for 11.2 percent. Between 2010 and 2020, the distribution of building types has largely remained consistent for both the City and County.

Table 20: Regional Housing Inventory by Unit Type, 2010–2020

Building Type	2010		2020	
	Units	%	Units	%
City of Madera				
Single-Family Home: Detached	12,609	72.1%	13,861	74.1%
Single-Family Home: Attached ¹	334	1.9%	350	1.9%
Multifamily ²	4,192	24.0%	4,291	22.9%
Mobile Homes	347	2.0%	211	1.1%
Total	17,482	100%	18,713	100%
Madera County				
Single-Family Home: Detached	40,633	82.9%	40,658	80.7%
Single-Family Home: Attached ¹	314	0.6%	817	1.6%
Multifamily ²	5,977	12.2%	5,653	11.2%
Mobile Homes	2,083	4.3%	3,240	6.4%
Total	49,007	100%	50,368	100%

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2006-2010 and 2016-2020, Table B25024.

¹ “Single-Family Home: Attached” is defined as a one-unit structure attached to another unit by a common wall; they are commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.

² “Multifamily” refers to a structure containing two or more units and not classified as a “Single-Family Home: Attached” structure. The units in the structure share attic space and heating and plumbing systems.

Table 21 displays the US Census Bureau’s estimates of the number of occupied housing units by building type and tenure in the City of Madera in 2020. Madera’s housing stock is composed mostly of owner-occupied detached single-family (48.8 percent) followed by renter-occupied detached single-family (25.6 percent). Additionally, 50.6 percent of all units are owner occupied, of which only 0.1 percent were multifamily housing.

Diversifying Madera’s housing stock to include more multifamily housing in both rental and ownership forms have the potential to provide more affordable and diverse housing options, given the construction efficiencies of the multifamily building type. Multifamily housing can also be beneficial for seniors, people with disabilities, and those who prefer less home maintenance or do not need the yard space characteristic of single-family properties.

Table 21: Housing Building Type by Tenure, City of Madera, 2020

Building Type	Owner Occupied	% of Total Units	Renter Occupied	% of Total Units	Total Units
Detached Single-Family Homes	8,595	48.8%	4,501	25.6%	13,096
Attached Single-Family Homes	109	0.6%	241	1.4%	350
Multifamily Housing	19	0.1%	3,922	22.3%	3,941
Mobile Homes	186	1.1%	25	0.1%	211
Total	8,909	50.6%	8,689	49.4%	17,598

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020, Table B25032.

Housing Age and Condition

Housing is considered substandard when conditions are found to be below the minimum standard of living as defined in the California Health and Safety Code. Substandard housing units include those in need of repair and/or replacement. Households living in substandard conditions are considered to be in need of housing assistance, due to threats to health and safety, even if they are not seeking alternative housing arrangements.

A household is considered substandard, or to have a housing problem, if it has one or more of the four following housing problems:

- Housing unit lacks complete kitchen facilities.
- Housing unit lacks complete plumbing facilities.
- Housing unit is overcrowded.
- Household is cost burdened.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. Table 22 summarizes the number of units lacking plumbing or complete kitchen facilities. According to the 2016-2020 ACS 5-year estimates, 41 occupied units in Madera lacked complete plumbing facilities, all of which were renter-occupied. A total of 93 units lacked complete kitchen facilities. Of those, 16 were owner-occupied and 77 were renter-occupied. It should be noted that there is potential for overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

Table 22: Units Lacking Plumbing or Complete Kitchen Facilities, 2016-2020

Units	Owner Occupied	% of Total Units	Renter Occupied	% of Total Units	Total Units	% of Total Units
Lacking Complete Plumbing Facilities	0	0.0%	41	0.2%	41	0.2%
Lacking Complete Kitchen Facilities	16	0.1%	77	0.4%	93	0.5%

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2016-2020, Tables B25049 and B25053.

Based upon the substandard housing notices of violation over the past 4 years, the City has estimated that there are approximately 138 substandard housing units.

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years old or older may need repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to need major repairs. Many federal and state programs use age of housing as one factor to determine housing needs and the availability of funds for housing and community development.

Table 23 summarizes the age of the City's housing stock by tenure in 2022. Approximately 60 percent of all housing units in the City were built prior to 1999, with 33 percent of all housing units being built between 2000 to 2009. The City saw 74 percent of all of its housing built between 1960 and 2009 (a period of 49 years). The City has seen a smaller percentage of housing built in the last 13 years (950 owner-occupied units and 321 rental units). These numbers show that for-sale housing needs have outweighed the rental needs in Madera since 2010; however, 2,008 rental units were built in the prior decade (2000–2009).

Table 23: Year Housing Built, City of Madera

Year Built	Owner Occupied		Renter Occupied		Total Units	
Built 2020 or later	125	0.8%	0	0%	125	0.8%
Built 2010 to 2019	825	5.0%	321	2.0%	1146	7.0%
Built 2000 to 2009	3,423	20.9%	2,008	12.3%	5431	33.2%
Built 1990 to 1999	845	5.2%	365	2.2%	1210	7.4%
Built 1980 to 1989	503	3.1%	182	1.1%	685	4.2%
Built 1970 to 1979	1,629	10.0%	2,269	13.9%	3898	23.8%
Built 1960 to 1969	685	4.2%	297	1.8%	982	6.0%
Built 1950 to 1959	496	3.0%	338	2.1%	834	5.1%
Built 1940 to 1949	540	3.3%	631	3.9%	1171	7.2%
Built 1939 or earlier	213	1.3%	657	4.0%	870	5.3%
Total	9,284	56.8%	7,068	43.2%	16,352	100%

Source: US Census Bureau, American Community Survey 1-Year Estimates, 2022, Table B25036.

Housing tenure by date of occupancy is listed in Table 24, which shows when households moved into their housing unit. About 21 percent of owner-occupied households moved into

their residence in 2000 to 2009, while 23 percent of renters moved into their residence in 2010 to 2017, which are the highest percentage by period for both household type.

Table 24: Housing Tenure by Date of Occupancy, City of Madera

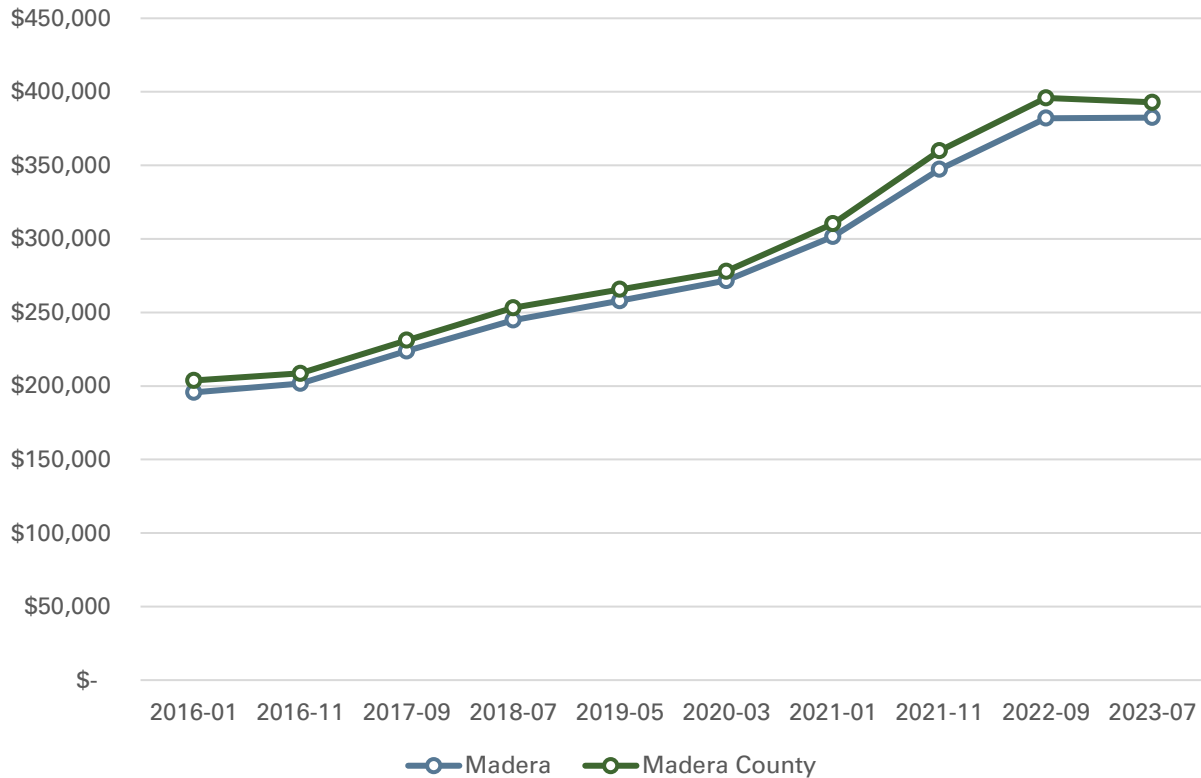
Move In Year	Owner Occupied	% of Units	Renter Occupied	% of Units	Total	% of Units
Moved in 2021 or later	402	2.5%	1,017	6.2%	1,419	8.7%
Moved in 2018 to 2020	1,364	8.3%	1,967	12.0%	3,331	20.4%
Moved in 2010 to 2017	1,901	11.6%	3,863	23.6%	5,764	35.2%
Moved in 2000 to 2009	3,414	20.9%	189	1.2%	3,603	22.0%
Moved in 1990 to 1999	1,153	7.1%	32	0.2%	1,185	7.2%
Moved in 1989 or earlier	1,050	6.4%	-	0%	1,050	6.4%
Total	9,284	56.8%	7,068	43.2%	16,352	100%

Source: US Census Bureau, American Community Survey 1-Year Estimates, 2022, Table B25038.

Median Home Sale Prices

Figure 8 shows the change in home prices in the City of Madera and Madera County from January 2016 to July 2023. While the City and County follow the same general trend over time, Madera home prices are slightly lower than the County. The median sales prices for new and resale homes in the City have steadily increased during this time, with a minor plateau and decrease in mid-2022. The median home price in July 2023 was \$382,462, which was 2.6 percent (\$10,372) lower than the County median of \$392,834.

Figure 8: Regional Home Prices Over Time, 2016–2023



Source: Zillow Home Value Index (ZHVI), August 2023.

Home values in the City decreased by 3.2 percent between July 2022 and July 2023, from \$532,236 to \$515,403, as shown in Table 25. In July 2023, the Zillow home value index in Madera County was \$540,931, which represented a 4.4 percent decrease since July 2022, a similar rate to the City. In July 2023, the home values in Madera County were 4.9 percent higher than those in Madera. Since a household can typically qualify to purchase a home that is 2.5 to 3.0 times the annual income of that household, the City's median income of about \$49,358 implies that the median sales price should be between \$123,395 and \$148,074.² The home value index of approximately \$394,746 indicates a high potential for housing cost burden in the City.

² Assumes 10% down payment; 5.00% mortgage interest rate; taxes, insurance, PMI and HOA account for 35% of housing costs; and uses 2024 Housing Authority of the City of Madera utility allowances.

Table 25: Zillow Home Value Index, Neighboring Jurisdictions

Jurisdiction	July 2022	July 2023	% Change
City of Madera	\$532,236	\$515,403	-3.2%
Chowchilla	\$586,361	\$555,419	-5.3%
Oakhurst	\$590,669	\$558,175	-5.5%
Raymond	\$722,312	\$623,719	-13.6%
Bass Lake	\$1,278,947	\$1,180,662	-7.7%
Madera County	\$565,957	\$540,931	-4.4%

Source: Zillow Housing Market Data, 2023.

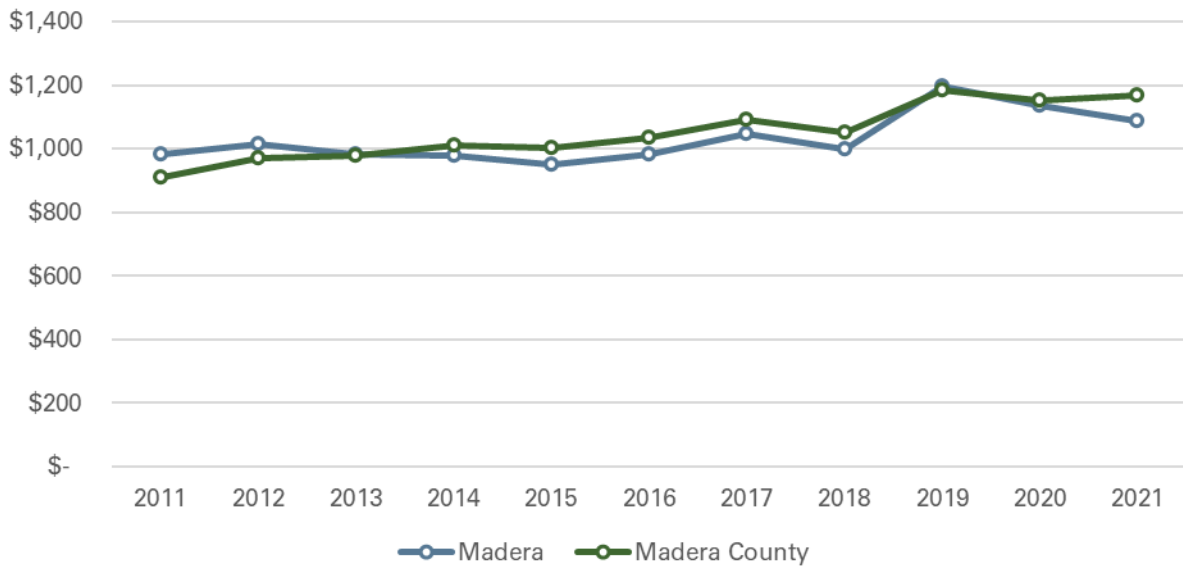
Rental Prices

Table 26 and Figure 9 show median home rental prices in the City of Madera and Madera County from 2011 to 2023. In 2023, the median rental price in Madera was \$1,362. This is a 44 percent increase from the 10-year low of \$949 in 2015. The City has seen a steady increase in rental prices since 2015, with the exception being around 2018. It should be noted that these median rental prices do not fully capture the housing market effects of the global COVID-19 pandemic. One of the economic impacts seen in California during the COVID-19 pandemic was a rapid increase in home prices, potentially caused by a rapid increase in remote work and higher demand for housing in suburban settings such as Madera. As a result, rental values in the years following the onset of the pandemic are significantly higher and continue to rise through 2023.

Table 26: Regional Median Monthly Rent, 2011–2021

Jurisdiction	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Madera	\$983	\$1,013	\$984	\$980	\$949	\$981	\$1,048	\$998	\$1,196	\$1,137	\$1,086	<u>\$1,292</u>	<u>\$1,362</u>
Madera County	\$911	\$970	\$980	\$1,010	\$1,003	\$1,036	\$1,091	\$1,050	\$1,182	\$1,153	\$1,168	<u>\$1,341</u>	<u>\$1,425</u>

Source: US Census Bureau, American Community Survey 5-Year Estimates, Table B25105.

Figure 9: Regional Median Rental Prices, 2011–2021

Source: US Census Bureau, American Community Survey 5-Year Estimates, Table B25105.

US Census Bureau data and retail listing platforms such as apartments.com and Zillow may result in different median monthly rent and housing cost as they capture different dimensions of the housing market. Census data provides a comprehensive overview of the entire housing stock and contract rents reported by occupants, whereas Apartments.com and Zillow are limited to the current online listings.

Rental price data provided by Zillow shown in Figure 10 indicates that there are a significant amount of rental units in the \$2,000 to \$3,000 range. Assuming these rental prices would be affordable to those with an income of \$80,000 to \$120,000. This indicates that the available rental housing in the City is primarily affordable to those with wages in the moderate or above moderate income ranges.

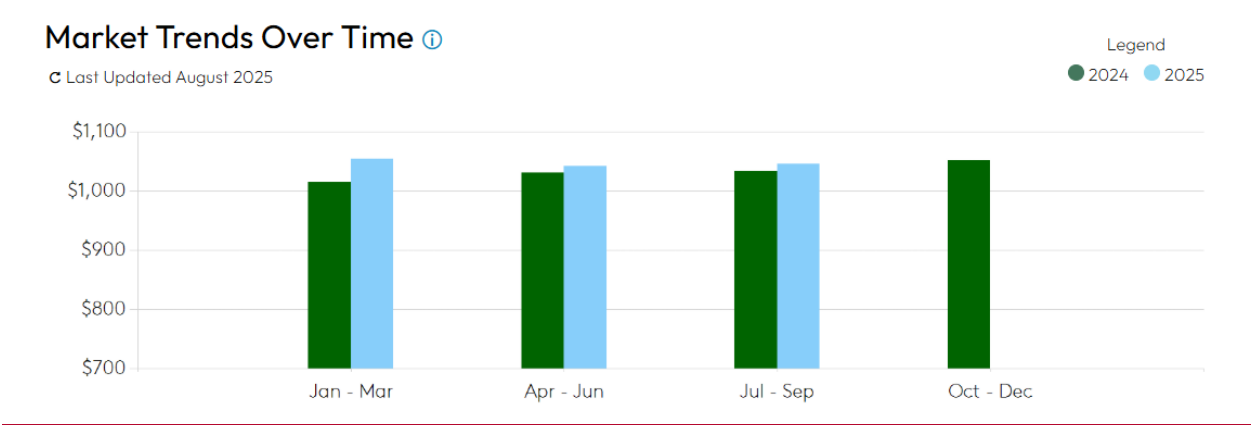
Figure 10: Regional Rental Price on Zillow, 2025



Source: Zillow Rental Price range, August 2025.

Figure 11 illustrates regional rental prices in Madera based on Apartments.com data. The figure compares quarterly rental averages for 2024 and 2025, demonstrating modest increase throughout the year. According to the chart, average rent in 2025 is slightly higher than in the previous year, averaging \$1,046, in comparison to the average of \$1,025 in 2024. Based on the standard that a household should spend 30 percent or less on housing costs, a household would need to earn around \$3,500 per month, or about \$42,000 annually to afford the average rent in Madera without being cost burdened. This translates to \$20 hourly wage, this indicates that the available rental housing in the City is primarily affordable to those with wages in the low-income range and above.

Figure 11: Regional Rental Price on Apartments.com, 2025



Source: Apartments.com Home Market Trend Over Time, August 2025.

Table 27 displays the affordable and fair market rents for low-income households in the Madera HUD Fair Market Rent Area, which includes Madera County. Fair market rents are estimates of what a person moving today can expect to pay in gross rent (cost of shelter plus

utilities) for a modestly priced rental home in a given area. The kind of home that can be rented for the fair market rent is in decent condition, but it is not luxury housing. The methodology used to calculate hourly wage and annual salary required to afford the fair market rents without spending greater than 30 percent of income on housing is provided by the National Low Income Housing Coalition.

Table 27: Fair Market Rent by Unit Size and Requisite Salary for Affordability, 2024

Unit Size	Average Fair Market Rent ¹	Annual Salary Required to Afford ²
Studio	\$1,083	\$43,320
One Bedroom	\$1,090	\$43,600
Two Bedroom	\$1,432	\$57,280
Three Bedroom	\$1,998	\$79,920
Four Bedroom	\$2,208	\$88,320

¹ HUD FY 2023 Fair Market Rent Documentation System for Madera, CA HUD Metro Fair Market Rent Area.

² Multiply the fair market rent by 12 to get yearly rental cost. Then divide by .3 to determine the total annual income needed to afford the fair market rent without spending more than 30 percent of income on housing.

Vacancy Rates

Vacancy rates are indicators of housing supply and demand that reflect the degree of housing choice that is available. Higher vacancy rates can induce downward price pressure, while low vacancy rates can influence upward price pressures. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Vacancy rates that are too low can force prices up, making it more difficult for lower- and moderate-income households to find housing. For rental units, a 7 to 8 percent vacancy rate is considered “healthy,” and for owner-occupied housing, a vacancy rate of 2 to 3 percent is considered “healthy.” In 2015, the vacancy rate in the City of Madera was 6.2 percent and decreased marginally to 6.0 percent in 2020. Table 28 summarizes the number of occupied and vacant units in the City and County of Madera in 2015 and 2020.

Table 28: Regional Occupancy Rates, 2015–2020

Occupancy Status	Madera County				Madera			
	2015	%	2020	%	2015	%	2020	%
Occupied Housing Units	45,224	90.3%	44,479	88.1%	16,791	93.8%	17,598	94.0%
Vacant Housing Units	4,877	9.7%	6,001	11.9%	1,103	6.2%	1,115	6.0%
Total Housing Units	50,101	100%	50,480	100%	17,894	100%	18,713	100%

Source: US Census Bureau, American Community Survey 5-Year Data, 2011–2015 and 2016–2020, Table B25002

Overpayment and Overcrowding

Overpayment is defined as households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. Households paying greater than 30 percent of their gross income on housing-related expenses are

considered to be cost burdened. Severe overpayment occurs when households pay 50 percent or more of their gross income for housing. Higher costs for housing may contribute to households having a limited ability to cover other everyday living expenses. The impact of housing costs is more apparent for extremely low-, very low-, and low-income households, especially renter households.

Table 29 categorizes renters based on the percentage of household income spent on rent. According to 2022 ACS data, approximately 62 percent of households spend more than 30 percent of their income on rent and 35 percent of households spend more than 50 percent on rent in the City of Madera.

Table 29: Gross Rent as a Percentage of Household Income, City of Madera, 2022

Percent of Household Income	Number of Households	Percent of Households
Less than 10.0 percent	206	2.9%
10.0 to 14.9 percent	269	3.8%
15.0 to 19.9 percent	1,112	15.7%
20.0 to 24.9 percent	289	4.1%
25.0 to 29.9 percent	724	10.2%
30.0 to 34.9 percent	526	7.4%
35.0 to 39.9 percent	598	8.5%
40.0 to 49.9 percent	775	11.0%
50.0 percent or more	2,480	35.1%
Not computed	89	1.3%
Total	7,068	100%

Source: US Census Bureau, American Community Survey 1-Year Estimates, 2022, Table B25070.

Table 30 illustrates housing cost as a percentage of household income by tenure. It shows the number and percentage of households in the City and County of Madera that experience a cost burden and severe cost burden. According to 2016–2020 HUD CHAS data, in the City of Madera, 39,900 households (55 percent) experience some form of overpayment, with 12,430 households (23.5 percent) experiencing severe overpayment. This is a significant share of the community experiencing a housing cost burden and reflective of a larger regional issue. The County has a lesser share overpaying for housing; 51.9 percent of households experience some degree of overpayment, and 16.3 percent experience severe overpayment. Renters are disproportionately affected by overpayment in both Madera and the County.

Table 30: Overpayment by Income Level and Tenure, 2016-2020

Household Income Range	All Households		Households with Housing Cost Burden			
	Number	%	Overpayment (>30% of income on rent)		Severe Overpayment (>50% of income on rent)	
Owner Households, Madera City						
<= 30% of HAMFI	1,010	5.7%	950	94%	770	76.2%
> 30% ≤ 50% of HAMFI	2,350	13.2%	1,620	68.9%	890	37.9%
> 50% ≤ 80% of HAMFI	2,764	15.6%	980	35.5%	390	14.1%
> 80% ≤100% of HAMFI	1,463	8.2%	330	22.6%	60	4.1%
> 100% of HAMFI	10,160	57.2%	440	4.3%	50	0.5%
Owner Subtotal	17,747	50.9%	4,320	24.3%	2,160	12.2%
Renter Households, Madera City						
<= 30% of HAMFI	4,370	25.5%	3,520	80.5%	510	11.7%
> 30% ≤ 50% of HAMFI	4,130	24.1%	3,180	76.9%	1,110	26.9%
> 50% ≤ 80% of HAMFI	4,094	23.9%	1,850	45.2%	200	4.9%
> 80% ≤100% of HAMFI	2,250	13.1%	320	14.2%	30	1.3%
> 100% of HAMFI	2300	13.4%	100	4.3%	-	0%
Renter Subtotal	17,144	49.1%	8970	52.3%	1,850	10.8%
Total (Owners & Renters)	34,891	100%	13,290	38.1%	4,010	11.5%
Owner Households, Madera County						
<= 30% of HAMFI	6,460	8.1%	3,120	48.3%	1,470	22.8%
> 30% ≤ 50% of HAMFI	8,995	11.3%	2,925	32.5%	1,145	12.7%
> 50% ≤ 80% of HAMFI	9,035	11.3%	2,525	27.9%	670	7.4%
> 80% ≤ 100% of HAMFI	20,920	26.3%	1,000	4.8%	150	0.7%
> 100% of HAMFI	38,084	47.8%	1,795	4.7%	145	0.4%
Owner Subtotal	79,675	69.7%	11,365	14.3%	3,580	4.5%
Renter Households, Madera County						
<= 30% of HAMFI	9,485	27.4%	4,965	52.3%	2,540	26.8%
> 30% ≤ 50% of HAMFI	9,429	27.3%	3,294	34.9%	865	9.2%
> 50% ≤ 80% of HAMFI	6,800	19.7%	1,560	22.9%	150	2.2%
> 80% ≤ 100% of HAMFI	5,205	15.1%	275	5.3%	15	0.3%
> 100% of HAMFI	3,819	11.1%	150	3.9%	10	0.3%
Renter Subtotal	34,558	30.3%	10,244	29.6%	3,580	10.4%

Household Income Range	All Households		Households with Housing Cost Burden			
	Number	%	Overpayment (>30% of income on rent)		Severe Overpayment (>50% of income on rent)	
Total (Owners & Renters)	114,233	100%	21,609	18.9%	7,160	6.3%

An overcrowded housing unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). Occupancy by more than 1.5 persons per room constitutes severe overcrowding. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community.

Table 31 summarizes overcrowding and severe overcrowding in the City and County by tenure. Approximately 1,665 households, roughly 9 percent of households, in the City of Madera were experiencing overcrowding or severe overcrowding in 2021. This includes 426 owner-occupied and 1,239 renter-occupied households. Overall, the City has a slightly higher percentage of overcrowded households compared to the County (9 percent and 7.9 percent, respectively).

Table 31: Overcrowding and Severe Overcrowding by Tenure

Persons per Room	Owners		Renters		Total	
	Overcrowded Households	% of Total	Overcrowded Households	% of Total	Overcrowded Households	% of Total Households
City of Madera						
1.01 to 1.50	426	25.6%	775	46.5%	1,201	6.5%
>1.50	0	0%	464	27.9%	464	2.5%
Total Overcrowded	426	25.6%	1,239	74.4%	1,665	9.0%
Madera County						
1.01 to 1.50	931	26.7%	775	22.2%	1,706	3.9%
>1.50	598	17.1%	1,187	34.0%	1,785	4.1%
Total Overcrowded	1,529	43.8%	1,962	56.2%	3,491	7.9%

Source: US Census Bureau, American Community Survey (2021), Table B25014.

Preservation of Units at Risk of Conversion

Jurisdictions are required by state Housing Element Law to analyze government-assisted housing that is eligible to convert from low-income to market-rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance to an assisted housing development. Government-assisted housing might convert to market-rate housing for a number of reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions.

Qualified Entities

Under Government Code Section 65863.11, owners of federally assisted projects must provide a “Notice of Opportunity to Submit an Offer to Purchase” to qualified entities that agree to preserve the long-term affordability if they should acquire at-risk projects at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are nonprofit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. The following is a list of qualified entities from HCD for Madera County and the surrounding area:

- Housing Authority of the City of Madera
- The Pacific Companies
- Madera Opportunities for Resident Enrichment and Services
- Self- Help Enterprises
- Corporation for Better Housing
- Pacific West Communities Inc

Inventory of At-Risk Units

Per Government Code Section 65863.10, assisted housing developments are defined as multifamily, rental housing complexes that receive government assistance under any of the specified federal, state, and/or local programs.³ There are approximately 1,178 assisted affordable housing units in the City of Madera and, as of December 2024, no assisted affordable units are under construction.

The expiration dates for the two affordable housing projects that may be at risk of being converted to market-rate before 2032, as shown in Table 32. Should the units expire during the 6th Cycle, the City will ensure that owners are contacted and provided advanced notice to tenants through Program C - 1.

³ HCD Building Blocks, <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/assisted-housing-developments-risk-conversion>

Table 32: Units at Risk of Conversion

Project Name	Address	Assistance Received	Number of Units	Conversion Date
115 N. P St	115 N. P St	CalHFA	4	4/1/2031
Valle De Las Brisas Apartments	101 East Adell St	LIHTC; CalHFA	80	2025
<u>Knox Park, Sunrise Madera Plaza Flh</u>	<u>337 Knox Ave</u>	<u>514 Off-Farm Labor Housing</u>	<u>81</u>	<u>6/1/2024</u>
<u>Madera Villa</u>	<u>2160 North Schnoor Ave</u>	<u>CalHFA</u>	<u>192</u>	<u>3/1/2033</u>
Total			357	

Source: US Department of Housing and Urban Development AFFH Data Viewer

Preservation Options

There is a total of 357 units at-risk of converting to market rate within the next eight years. Preservation of at-risk units can be accomplished in a variety of ways, including provision of rental subsidies to tenants, facilitation of the transfer of units to nonprofit organizations or purchase of similar replacement units by nonprofit organizations, purchase of the affordability covenant, and new construction of replacement units.

A variety of programs exist to assist cities to acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available to the City of Madera.

Replacement Costs

The California Tax Credit Allocation Committee's 2020 report provides estimates and data on the cost of building assisted units. It estimates that the average cost of an assisted unit in the State of California is \$439,827.60.

Table 33 summarizes the estimated replacement costs per unit using construction cost estimates from the UC Berkeley Turner Center and average unit sizes in the City of Madera from Apartment Finder. Combined, this data provides an estimate for replacement costs by unit size, ranging from \$278,540 to \$405,840. These replacement cost estimates use data from 2020. As such, the replacement costs are likely to be higher than those shown here, as costs have been steadily rising since 2018 and have not been adjusted for inflation.

Table 33: Replacement Cost

Unit Size	Construction Cost/sq ft ¹	Average sq ft/unit ²	Replacement Cost/unit
1 bedroom	\$380	733	\$278,540
2 bedroom	\$380	1,068	\$405,840
3 bedroom	\$380	1,044	\$396,720

¹ UC Berkeley Turner Center, 2020, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, 15. https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf.

² ApartmentFinder.com, <https://www.apartmentfinder.com/California/Madera-Apartments>, accessed September 21, 2023 .

Transfer of Ownership

Transfer of ownership from a private owner to a nonprofit housing organization is another potential way to preserve at-risk units.

Extension of Affordability Covenant

In some cases, affordability can be preserved by providing financial incentives to the project owner to maintain the affordability of the project.

Rent Subsidy

Tenant-based subsidies could be used to preserve the affordability of housing. The Housing Authority of the City of Madera and local nonprofit agencies provide Section 8 Housing Choice Vouchers to lower-income households. These agencies could request funding from the City to provide vouchers for residents if additional sources of revenue were available.

Entities Interested in Participating in California's First Right to Refusal Program

An owner of a multifamily rental housing development with rental restrictions (e.g., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants) may plan to sell an at-risk property. HCD maintains a database of listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner. HCD has listed four entities that may be interested in participating in California's First Right of Refusal Program in Madera County.⁴

In addition, the City of Madera is including Program C - 1 to ensure the monitoring and preservation of affordable units in the City.

Federal Programs

Community Development Block Grant (CDBG) – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment, and economic opportunity for principally low- and moderate-income persons. CDBG funds can be used for housing acquisition, rehabilitation, economic development, and public services.

Continuum of Care (CoC) – COC funding is designed to promote a community-wide commitment to the goal of ending homelessness—i.e., to provide funding for efforts by nonprofit organizations, local governments, instrumentalities of state and local governments, Indian tribes, tribally designated housing entities, and public housing agencies to quickly rehouse homeless individuals, families, persons fleeing domestic violence, and youth. The funding is used to assist with minimizing the trauma and dislocation caused by

⁴ California Department of Housing and Community Development website accessed December 6, 2023.

homelessness and to promote access to and effective utilization of mainstream programs, while optimizing self-sufficiency for those experiencing homelessness.

HOME Investment Partnership – HOME is a flexible grant program and funds are awarded on a formula basis for housing activities. HOME considers local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing.

Section 8 Rental Assistance / Housing Vouchers Program – The Section 8 Rental Assistance / Housing Vouchers Program provides rental assistance payments to owners of private, market-rate units on behalf of very low-income tenants.

Section 811/202 Program – Nonprofit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities, and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

State Programs

Permanent Local Housing Allocation (PLHA) – PLHA provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.

Homekey – Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the target population awarded by the state on a project basis.

California Housing Finance Agency (CalHFA) Multifamily Programs – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One program is the Preservation Acquisition Finance Program, which is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.

Low-Income Housing Tax Credit (LIHTC) – This program provides tax credits to individuals and corporations that invest in low-income rental housing. The LIHTC program creates affordable housing opportunities when the developer of a project “sells” the tax credits to an investor(s) who contributes equity to the development in exchange for an ownership position in the project.

California Community Reinvestment Corporation – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

Local Programs

The City of Madera operates a First Time Homebuyer Program to assist eligible households with a zero interest, silent second loan in the purchase of their first home. Eligible households are those whose annual income does not exceed 80 percent of the Madera County AMI (\$83,800) based on family size. Loans are up to a maximum of \$55,000 per family. The program information is made available in both English and Spanish on the City's website.

The City of Madera just became a HOME participating jurisdiction. This means that similar to CDBG it will receive HOME funds on an entitlement basis annually. The HUD allocation for 2024 is \$372,064.92. This City contributed a one-time match of \$127,935.08 for a total of \$500,000. HOME funds are able to be used for the following activities:

- New construction or rehabilitation of owner-occupied housing
- Homeownership assistance to homebuyers
- New construction or rehabilitation of rental housing
- Tenant based rental assistance

The City also has PLHA (Permanent Local Housing Allocation) funds. The remaining award years are 2021-2023. These funds have been earmarked for housing construction and rehabilitation. The estimated amount available is \$1,455,181.

Monitoring of Affordable Units

The City of Madera Community Development Department monitors the list of affordable housing units and their eligibility to convert to market-rate housing. Consistent and accurate monitoring enables the City to anticipate when the affordability covenants will expire, allowing the City to implement various resources to ensure the continued affordability of the housing units. The City may explore new opportunities for tracking unit affordability with the upcoming software system solutions.

Quantified Objectives

Housing Element Law requires that cities establish a maximum number of units that can be converted over the planning period. During the planning period, 84 rent-restricted housing units are at risk of being converted to market rate (see Table 32).

Special Housing Needs

Due to special needs or circumstances related to income, family or household characteristics, age, and disability, certain groups have historically had greater difficulties finding quality affordable housing. They also often have a higher prevalence of special circumstances leading to housing problems such as lower incomes, higher housing cost burdens, and higher rates of overcrowding. State law therefore requires evaluation of housing needs of these groups, in particular senior households, single-parent households, persons with physical, mental and developmental disabilities, large households, farmworkers, and homeless individuals.

Operating funds from the CDBG, HOME, and Emergency Solutions Grant (ESG) have enabled many local programs to provide affordable housing rehabilitation, emergency rental

assistance, affordable housing, and homeless case management for the special needs populations in the City. The following are a few of those programs.

- Shunammite Place program provides supportive housing to chronically homeless single men, women, and families.
- The Homeless Engagement for Living Program (H.E.L.P. Center) is composed of homeless outreach workers, housing case workers, and a housing coordinator that assists those experiencing homelessness in Madera County.
- The Low Income Home Energy Assistance Program (LIHEAP) can provide help with a PG&E bill or propane assistance one time per program year to qualifying households.

Table 34 provides an overview of the special needs populations within the City and each group is discussed in further detail in the following sections.

Table 34: Overview of Special Needs, Groups, City of Madera, 2020

Special Needs Group	# of People	% of Population
Persons with a Disability	8,074	12.2%
Persons Experiencing Homelessness	541	0.8%
Farmworkers	15,654	23.6%
Special Needs Group	# of Households	% of Households
Householders Age 65+	1,908	10.8%
Large Households	5,068	28.8%
Female-Headed Households	3,351	19.0%
Extremely Low-Income Households	519	5.9%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, and US Housing and Community Development Comprehensive Housing Affordability Strategy Data, 2016–2020.

Table 35 shows the services currently providing support to the special needs populations in the City of Madera. Services and housing options for seniors include the Pan-American Community Center and Frank Bergon Senior Center as well as two varying apartment developments. One of the apartment complexes provides housing for extremely low-income households, and the development includes three-bedroom units for large families. Table 44 details homeless facilities available in the City.

Table 35: Inventory of Services for Special Needs Populations, City of Madera, 2023

Services/ Programs	Population Served	Details	# of Units
Shunammite Place	Family, Homeless	- Permanent supportive housing - Five units, each broken up into three bedrooms, and has the capacity to hold up to 15 women - Each unit has a kitchen, living room and bathroom	15
Madera Rescue Mission	Family, Homeless	Transitional housing	78
Retraining the Village	Veterans	- Transitional housing - Service up to a dozen male residents - Provides job training and life skills - Transitional for up to a year with 10 employees	12
Martha Diaz Shelter	Domestic violence victims	Emergency shelter	18
Pan-American Community Center	Elderly Persons	Hot meals are served at this facility every Monday through Friday at 11:30 a.m. Variety of in-person programs and classes during the week.	N/A
Frank Bergon Senior Center	Elderly Persons	Hot meals are served at this facility every Monday through Friday at 11:30 a.m. Variety of in-person programs and classes during the week.	N/A
Valle De Las Brisas Apartments	Elderly Persons	- Seniors 62 and older - Very low- (50% of AMI) and low-income (60% of AMI)	80
Yosemite Manor	Elderly Persons	Section 8 accepted	76
Sugar Pine Village	Extremely Low Income, Homeless	- Supportive services 16 units for individuals and families struggling with housing insecurity and homelessness	52
Olive	Family, Homeless	- Anti-trafficking agency - Safe housing, case management and advocacy to victims of human sex trafficking - Social service resources provided to victims to assist in recovery - Victims who live in the safe house are assisted with transportation to recovery services	6

Source: City of Madera

Farmworkers

Traditionally, agricultural workers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. The following information is from the California Department of Public Health and Community and Labor Center at UC Merced. “Farmworker Health in California: Health in a Time of Contagion, Drought, and Climate Change” and the San Joaquin County 2020- 2025 Consolidated Plan.

According to ACS estimates, over half of the state’s farmworker population lives in the San Joaquin Valley (61%), and another third of the population lives in the Central Coast (31%). Farmworkers in this study were most likely to be renters (92%), to live in single-family homes (55%), and very few renters relied on employers to pay any or all of their rent (2%). Research suggests that farmworkers generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up. Poor ventilation and crowded spaces put farmworkers at increased risk for respiratory illnesses such as asthma and infectious diseases like tuberculosis and COVID-19.

FWHS respondents lived in large, overcrowded households with low incomes and several household problems, arrangements associated with decreased mental health. Farmworkers households were larger than the California average (3.0 persons per household), with a median household size of four persons. Over one-fourth (29%) of farmworkers' households had six or more persons. More than half (55%) of farmworkers reported that two persons (including themselves) slept in their room—a figure somewhat less than the percent married (67%)—but more than one fourth (25%) slept in a room with three or more persons indicating over-crowding.

Children were a significant part of respondents' households. More than two-thirds (70%) of farmworkers lived in households with one or more children under the age of 18. The median number of children per household was two, and more than two in five (42%) households had three or more children. Only two percent of farmworkers lived in households with children who worked.

The median household income reported by respondents was \$25,000 per year—a figure sharply different from that reported in the ACS by California farmworkers (\$62,021). This figure may have only accounted for immediate family members' earnings rather than those of all persons living under the same roof. This forces the farmworking community to compete for the lowest cost housing, which, as mentioned above, is typically substandard.

Housing affordability and overcrowding are critical issues among this special needs group. The ineligibility of undocumented workers for government-sponsored housing programs is a serious problem as well and only adds to constraints the farmworkers face.

The 2021 ACS found that approximately 5,565 Madera residents were employed in the agriculture, forestry, fishing and hunting, and mining industry. This equates to about 21 percent of all employed individuals in the City over 16 years old.

Among other issues, farmworker typically face low wages, leading to high rates of housing cost burden for farmworking families. According to the Bureau of Labor Statistics, California’s mean farmworker wages range from \$30,370 to \$42,480 per year and the median wage for farmworkers in Madera in 2020 was \$33,000 (see Table 36).

Table 36: Madera Farmworker Wages

Occupation	Employment ¹	Hourly median wage	Annual median wage ²
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	284,000	\$15.87	\$ 33,000

¹Estimates for detailed occupations do not sum to the totals because the totals include occupations not shown separately. Estimates do not include self-employed workers. (May, 2022)

²Annual wages have been calculated by multiplying the corresponding hourly wage by 2,080 hours.

Table 37 shows the 2017 estimates of farmworkers for Madera County, as reported in the US Department of Agriculture's Census of Agriculture. As indicated, there were an estimated 15,654 farmworkers in the County. This yields a 11.4 percent decrease of farmworkers in the County from 2012 to 2017.

Table 37: Number of Farmworkers and Farms, Madera County, 2017

Farm/Worker Type	Farmworkers	Farms
Farm Size		
Farms with less than 10 employees	1,785	563
Farms with 10 or more employees	13,869	157
Total	15,654	720
Length of Employment of Workers		
Workers working 150 days or more	6,889	515
Workers working less than 150 days	8,765	451
Total	15,654	966

Source: 2017 Census of Agriculture, Table 7, Madera County,
https://www.nass.usda.gov/Quick_Stats/CDQT/chapter/2/table/7/state/CA/county/039/year/2017.

The Housing Authority of the City of Madera operates the Farm Labor Housing program which provides permanent rental housing for "domestic farm laborers." A domestic farm laborer is a person (and the family of such person) who receives a substantial portion of his or her income from farm labor work. This program is funded by the US Department of Agriculture (USDA). The Housing Authority has three separate housing developments in the City of Madera with a total of 100 rental units. The Pomona Ranch Housing Center is a gated 50-unit complex, with 10 two bedroom, 30 three-bedroom, and 10 four-bedroom units. All units have 1 bathroom. In the spring/summer/fall months, rent is paid by migrant workers on a daily basis and all utilities are included. This center has an on-site laundry facility with coin operated machines and a daycare facility run and operated by the Madera County Community Action Partnership. Additionally, the Housing Authority operates a Farm Labor Housing Program which provides low-rent rental housing for eligible families.

Additionally, a report prepared for the Housing Authority of the City of Madera and the Darrin M. Camarena Health Centers, Inc., was developed to present the needs and issues of agricultural workers in Madera County. The study included stakeholder surveys and focus groups to identify current and future health and housing needs of farmworkers. The study concluded that factors such as very low wages, the seasonal nature of farm labor, and the

rising housing costs in the Central Valley pose serious constraints for Madera agricultural workers to obtain adequate affordable housing. Undocumented workers are ineligible for government-sponsored housing programs, challenging their ability to obtain affordable housing.

The City is encouraging and facilitating housing for farmworkers through Program C - 4 and D - 1.

Large Households

State Housing Law defines large households as those consisting of five or more members. Large households are considered a special needs group because it may be difficult for these households to secure adequately sized, affordable housing. In order to balance affordable housing along with other financial responsibilities, large households tend to reside in smaller dwelling units, which may lead to overcrowding.

In 2020, approximately 28 percent (5,068) of Madera's 17,598 households were considered large households. This is a similar proportion as seen Countywide. Of those large households, 23.8 percent (2,121) lived in owner-occupied units, while 33.9 percent (2,947) lived in rental housing (see Table 38). Between 2010 and 2020, the percentage of large households in the City remained unchanged, however the distribution between renters and homeowners of large households increased marginally. In 2010, approximately 26 percent (4,104) of Madera's 15,857 households were considered large households. Of those large households in 2010, 20 percent (1,631) lived in owner-occupied units, while 32 percent (2,473) lived in rental housing.

In the City of Madera, the proportion of large households that are owners (23.8 percent) is significantly lower to the general proportion of ownership households citywide (50.6 percent). Additionally in the County, there is a significantly smaller proportion of large households owning their homes (17.7 percent).

Table 38: Regional Large Households by Tenure, 2020

Household Type (Size)	Owner-Occupied Households		Renter-Occupied Households		Total Households	
City of Madera						
Five-person Household	1,055	11.8%	1,266	14.6%	2,321	13.2%
Six-person Household	534	6.0%	1,033	11.9%	1,567	8.9%
Seven-or-more-person Household	532	6.0%	648	7.5%	1,180	6.7%
Total Large Households	2,121	23.8%	2,947	33.9%	5,068	28.8%
Total of All Households	8,909	50.6%	8,689	49.4%	17,598	100%
Madera County						
Five-person Household	2,583	8.8%	2,176	14.3%	4,759	10.7%
Six-person Household	1,126	3.8%	1,510	9.9%	2,636	5.9%
Seven-or-more-person Household	1,458	5.0%	1,003	6.6%	2,461	5.5%
Total Large Households	5,167	17.7%	4,689	30.8%	9,856	22.2%
Total of All Households	29,270	65.8%	15,209	34.2%	44,479	100%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table B25009.

Based on HUD’s 2016-2020 CHAS data shown in Table 39, 58.7 percent of large households in Madera are in one of the lower-income categories. Madera County had a similar percentage of large households within lower-income categories, at 55.3 percent. The City is including a Programs D - 1 and D - 2 to specifically consider additional incentives for households with special housing needs, including large households and extremely low-income households.

Table 39: Income Distribution, Large Households

Income	Madera		Madera County	
	Number	%	Number	%
Less than or equal to 30% of HAMFI	1,215	13.6%	2,350	16.9%
Greater than 30% but less than or equal to 50% of HAMFI	2,265	25.3%	2,520	18.1%
Greater than 50% but less than or equal to 80% of HAMFI	1,769	19.8%	2,820	20.3%
Greater than 80% but less than or equal to 100% of HAMFI	1,159	13%	1,430	10.3%
Greater than 100% of HAMFI	2,540	28.4%	4,775	34.4%
Total	8,948	100%	13,895	100%

Source: US Department of Housing and Community Development Comprehensive Housing Affordability Strategy, 2016-2020 data, Table 7

Large households tend to have more difficulty purchasing housing due to the financial constraints of supporting a larger household and because there is limited housing stock of

adequate size. Additionally, rental units with three or more bedrooms are not common, and large affordable rental units are even less common. This can lead to overcrowded housing conditions.

Table 40 summarizes housing problems experienced by large households in the City of Madera by tenure. As previously noted, the types of housing problems include overcrowding, overpayment (cost burden), and households lacking kitchen or plumbing facilities. CHAS 2016–2020 data indicates that 58 percent of large households experience at least one of the housing problems. Analyzing by tenure, percent of large renter households and 65 percent of large owner households have at least one form of housing problem.

As of 2020, 27 percent of the City’s housing stock have four or more bedrooms (see Table 19). This equates to 4,778 housing units with four or more bedrooms to serve the estimated 5,068 (see Table 12) large households that require at least four bedrooms to avoid overcrowded conditions. However, these figures do not consider if it is actually large households that occupy these housing units. Table 40 shows that 16 percent of large households in the City experience a cost burden and 9 percent experience a severe cost burden. Large household renters have a higher overpayment rate than homeowners, at 23 percent and 7 percent, respectively.

Table 40: Large Households by Housing Problems and Tenure, City of Madera, 2020

Household Type	Large-Household Renters		Large-Household Owners		Total Large Households	
Total Households	5,185		3,763		8,948	
Large Households with Any Housing Problem ¹	3,390	65.4%	1,780	47.3%	5,170	57.8%
Large Households with Cost Burden (> 30%)	1,200	23.1%	268	7.1%	1,468	16.4%
Large Households with Severe Cost Burden (> 50%) ²	595	11.5%	210	5.6%	805	9.0%

Source: US Department of Housing and Community Development Comprehensive Housing Affordability Strategy, 2016-2020 data, Table 4 and Table 7.

Notes: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

¹The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30 percent.

²Cost burden occurs when housing costs exceed 30 percent of household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs" which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Severe cost burden occurs when housing costs exceed 50 percent of household income.

Female-Headed Households

Female-headed households who do not have a spouse present are a special needs group because they tend to experience comparatively lower rates of homeownership, lower incomes, and higher poverty rates. Female-headed households are often further characterized by whether they have children in the household. Table 41 shows the number

of female-headed households by tenure and presence of children. In 2020, 19 percent of households in the City of Madera were female-headed households, similarly in the County 20 percent of households were female-headed. Female-headed households in the City have a slightly lower rate of homeownership than those in the County (11.8 percent and 13.3 percent, respectively), however in both female-headed households (with children and without children), the City has higher homeownership rates than the County. Of the 3,351 female-headed households in the City of Madera, 11.4 percent had children under 18.

Table 41: Female-Headed Households by Tenure, City of Madera, 2020

Household Type	Owner-Occupied		Renter-Occupied		Total	% of Total Households
	Number	%	Number	%		
City of Madera						
Female householder, no spouse present, with children under 18	310	3.5%	1,692	19.5%	2,002	11.4%
Female householder, no spouse present, without children	740	8.3%	609	7.0%	1,349	7.7%
Total	1,050	11.8%	2,301	26.5%	3,351	19.0%
Madera County						
Female householder, no spouse present, with children under 18	823	2.8%	1,692	11.1%	2,515	5.7%
Female householder, no spouse present, without children	1,731	7.4%	609	5.2%	2,340	8.0%
Total	2,554	13.3%	2,301	33.4%	4,855	20.9%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table B25115.

In the City of Madera, 28.9 percent of households below the poverty line are female-headed households (1,172 households). When compared, the City and County have a comparable percentage of female-headed households below the poverty line (28.9 percent and 27.1 percent, respectively).

Table 42: Female-Headed Households by Poverty Status, City of Madera, 2020

Female-Headed Households	Income Below Poverty Level		Income Above Poverty Level		Total	% of Total Households
	Number	%	Number	%		
Madera City	1,172	28.9%	2,179	16.1%	3,351	19.0%
Madera County	1,931	27.1%	4,090	10.9%	6,021	13.5%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table B17017.

Persons Experiencing Homelessness

Data on homelessness in Madera County is based on the 2023 Point-in-Time Count (PITC), information provided to HUD by the Fresno-Madera Continuum of Care (FMCoC). The PITC provides a count of sheltered and unsheltered homeless persons on a single night during the

last ten days in January for the Fresno and Madera region. A follow-up survey sampling of unsheltered and sheltered individuals is conducted two weeks following the count. The count was conducted on January 24, 2023. No PITC was conducted in Fresno and Madera counties in 2024.

Madera County had an estimated homeless count of 140, 100 percent of which were unsheltered. There were 541 homeless persons surveyed in the City of Madera, 205 of whom were unsheltered. Madera's homeless population accounts for 12 percent of all homeless persons in the region. Table 43 shows the change in the sheltered/unsheltered population in Madera County between 2022 and 2023.

Table 43: Regional Homeless Population

Homeless Population	2022			2023			% Change	% Total
	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total		
Madera City	73	150	223	205	336	541	142.6%	12.0%
Madera County	55	0	55	140	0	140	154.5%	3.1%
Fresno and Madera Region Total	2,338	1,878	4,216	2,758	1,735	4,493	6.6%	100%

Source: 2020 and 2023 Madera County Homeless Point-in-Time Count and Housing Inventory Count.

Table 44 lists emergency shelters and transitional housing in the City of Madera. There are two facilities with 127 total beds for persons experiencing homelessness in the City. Madera is the County seat and largest City in Madera County; therefore, Madera is the central point for many supportive services for homeless individuals.

Shunammite Place is a supportive housing program that operates under the umbrella of Community Action Partnership of Madera County. The program is supervised by the Community Services Program Manager and is funded by HUD. The Shunammite Place program provides supportive housing to chronically homeless single men, women, and families. Shunammite Place utilizes the Housing First model to ensure the lowest possible barriers for individuals coming from the streets, places not meant for human habitation, or emergency shelters.

The City of Madera provides annual funds to homelessness prevention support and services through Community Development Block Grant (CDBG) funds. The City, which receives approximately \$1 million/year (\$981,730 in FY 2023/24) of CDBG entitlement funds, spends its CDBG entitlement allocation on a variety of initiatives, including supporting local non-profits and enhancing park facilities. \$422,319 of PLHA funds were awarded to the Madera Rescue Mission. The City of Madera just became a HOME participating jurisdiction. This means that similar to CDBG it will receive HOME funds on an entitlement basis annually. The HUD allocation for 2024 is \$372,064.92. This City contributed a one-time match of \$127,935.08 for a total of \$500,000. HOME funds are able to be used for the following activities:

- New construction or rehabilitation of owner-occupied housing

- Homeownership assistance to homebuyers
- New construction of rehabilitation of rental housing
- Tenant based rental assistance

CAPMC has allocated \$20,000 from the annual CDBG allocation for planning and administration of the Point In time survey. CAPMC is an active participant of the Fresno Madera Continuum of Care. CDBG funds are used towards this participation.

Table 44: Homeless Facilities in Madera

Facility Name	Type of Facility	Target Population	Number of Shelter Beds
Madera Rescue Mission Emergency Shelter	Emergency shelter	Individuals and families	78
Madera Rescue Mission Women's Transitional	Transitional housing	Women	
Martha Diaz Shelter	Emergency shelter	Victims of domestic violence, sexual assault, or human trafficking	18
Sugar Pine Village	Transitional Housing	Individuals and families	16
Shunammite Place	Permanent Supportive Housing	Individuals with disabilities	15
Total			127

Disabilities

People living with disabilities may have a wide range of housing needs, depending on the type and severity of their disability. Housing affordability is a major concern for individuals with disabilities, particularly for those whose disability impacts their income earning potential. Design accommodations to navigate within the home and to/from the residence are another challenge. Access often requires specially designed dwelling units that include features such as wider doorways, ramps in place of stairs, and elevators for units with multiple stories. These modifications have the potential to be expensive and are not usually found in older dwelling units. Ongoing enforcement of the City's Building Code ensures that new construction will be accessible to disabled persons, though all units may not have all the features needed by specific individuals. Additionally, housing with adequate access to public facilities and public transit are important for this special needs group.

The US Census Bureau categorizes disabilities as follows:

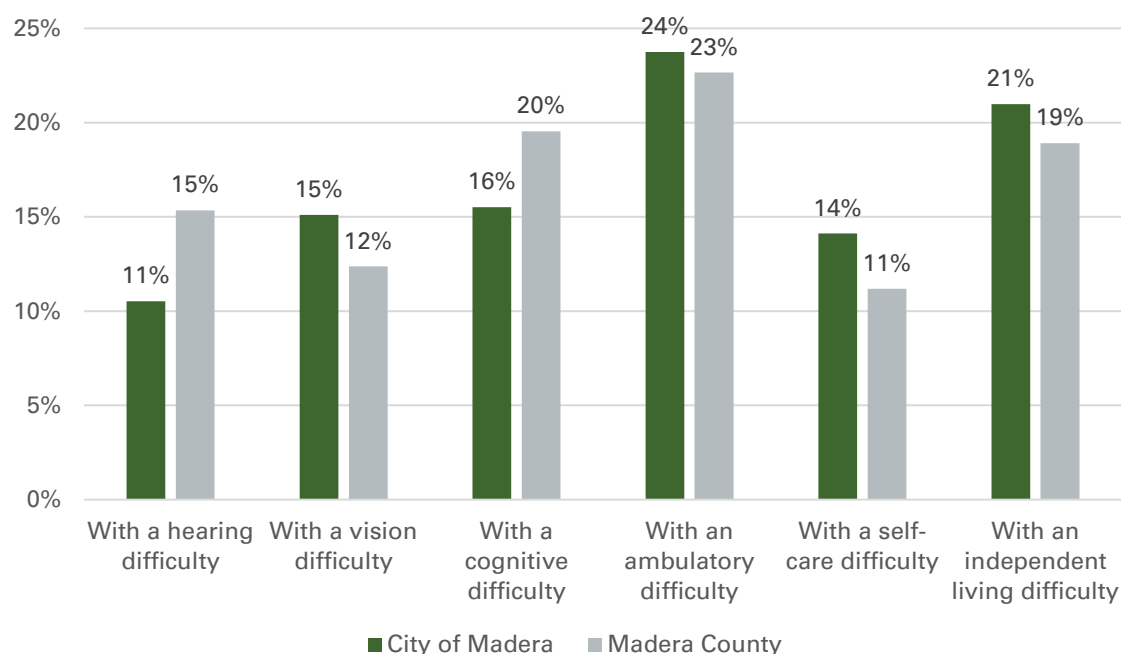
- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses

- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing
- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or shopping

Based on the 2016–2020 ACS, there are 7,658 individuals, or 11.8 percent of the population, living with at least one form of disability in Madera. This is substantially lower than the County, where 46.4 percent of the population has a disability.⁵ Ambulatory issues are the highest reported disability Countywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities. For many in need of live-in help or living assistance, accessory dwelling units (ADUs) may serve as a caregiver unit. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

Further information about the type of disabilities residents experience and how they compare to Madera County is illustrated in Figure 12.

Figure 12: Disability by Type



⁵ Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table C18108

Source: US Census Bureau, American Community Survey 1-Year Data, 2021, Table S1810.

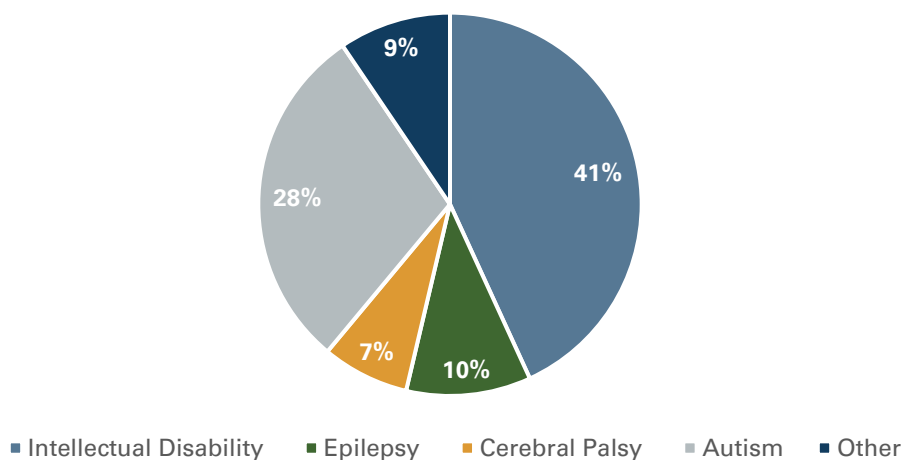
Note: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Developmental Disabilities

A subgroup of disabled residents is those who are developmentally disabled. Housing Element Law mandates that an analysis of special needs of disabled persons, including persons with developmental disabilities, be included in Housing Elements. Many developmentally disabled persons are able to live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. When developmental disabilities exist before adulthood, the first housing issue for that individual is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services through 21 community-based nonprofit corporations known as regional centers. The regional centers serve as a local resource to help find and access services and support available to individuals and families once eligibility is determined. The Central Valley Regional Center provides service to developmentally disabled individuals throughout Madera County. According to the DDS, as of December 2021, the Central Valley Regional Center served 22,500 residents. Figure 13 displays the breakdown of type of developmental disabilities served at the center. The largest populations served are those with an intellectual disability (41 percent) followed by autism (28 percent).

Figure 13: Central Valley Regional Center, Development Disabilities by Type, 2021–2022



Source: California Department of Developmental Service (December 2021), Consumers by Diagnosis and Regional Center.

¹ People may have more than one type of disability, so individual disability categories will not sum to total.

A number of housing types are appropriate for people living with a developmental disability, including rent-subsidized homes, licensed single-family homes, and homes available through the Housing Choice Voucher program. The design of housing accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this group. Incorporating barrier-free designs in all new multifamily housing, as required by California

and federal fair housing laws, along with affordability, is especially important in housing for disabled residents.

People with disabilities face additional housing challenges. Many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. When it comes to housing, people with disabilities generally are not only in need of lower-income housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a higher risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers.

Many developmentally disabled persons are able to live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. When 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 DDS data for the 2024/2025 fiscal year, there were 37,966 cases in the Central Valley Regional Center. 34,137 of these cases are in the home of a parent, guardian, family member, home agency, or foster home. 4,009 cases are out of the home. In the City of Madera, 21% of the population with a disability have independent living difficulties, and 89 percent of the population with a developmental disability does not live independently. 10,804 of the 37,966 identified by DDS are under the age of 22, which may indicate that some independent living difficulty is due to age and not solely disability.

For many in need of live-in help or living assistance, ADUs may serve as a caregiver unit. The City is including Program A 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

Elderly Persons

The US Census defines persons 65 years of age and older as elderly. The City of Madera's elderly population has special housing needs associated with affordability, maintenance, and upkeep of their homes, as well as physical access. Elderly persons are more likely to have fixed incomes and have a substantial portion of their financial resources in non-liquid assets, such as property. They often spend a higher percentage of their income on food, housing, medical care, and personal care comparative to non-elderly persons. Elderly persons may have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need closer access to medical services, shopping, public transit, and other amenities. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-protection. In addition, the elderly may require assistance with housekeeping, maintenance, and repairs to remain in their own homes for as long as possible. Special

consideration should be given for recreational and social amenities for the elderly. Resources available to elderly households are listed in Table 35.

According to the 2020 US Census data shown in Table 45, 17 percent of Madera’s households are headed by one person aged 65 or over. This is significantly less than the 30 percent in Madera County households.

Table 45: Regional Household by Age, 2020

Household Age	Madera		Madera County	
	Households	%	Households	%
15 to 24 years	674	3.8%	6,871	10.5%
25 to 34 years	3,475	19.7%	7,774	11.9%
35 to 64 years	10,541	59.9%	31,047	47.5%
65 to 74 years	1,708	9.7%	3,164	4.8%
75 years and over	1,200	6.8%	16,574	25.3%
Total	17,598	100%	65,430	100%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table B25007.

As indicated in Table 46, the 2020 median household income for households with a resident aged 65 and older was \$39,548 in the City and \$53,108 in Madera County. This is lower than the citywide median income of \$49,358 and Countywide median income of \$63,454 in 2020. The lower income is likely because fewer elderly persons are working full-time, and most income comes from a fixed income such as Social Security and/or part-time work.

Table 46: Regional Median Household Income for Elderly Households, 2020

Household Age	City of Madera Median Income	Madera County Median Income
65 Years and Older	\$39,548	\$53,108
All Households	\$49,358	\$63,454

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table S1903.

Based on HUD’s 2016–2020 CHAS data shown in Table 47, 48.2 percent of elderly households in the City of Madera are in one of the lower-income categories. Madera County had a lower percentage of elderly households within the lower income categories, at 36.9 percent.

Table 47: Regional Income Distribution, Elderly¹ Households, 2019

Income	Madera		Madera County	
	Number	%	Number	%
Less than or equal to 30% of HAMFI	490	15%	2,145	8.2%
Greater than 30% but less than or equal to 50% of HAMFI	500	15.3%	2,855	10.9%
Greater than 50% but less than or equal to 80% of HAMFI	584	17.9%	4,635	17.8%
Greater than 80% of HAMFI	1,689	51.8%	16,465	63.1%
Total	3,263	100%	26,100	100%

Source: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2016–2020

¹ HUD defines “elderly” as people aged 62 and up. However, the US Census Bureau defines “elderly” as people aged 65 and older.

Table 48 displays the percentage of the elderly population and their disability status. Of people aged 65 and above, 18.9 percent have one type of disability and 26.5 percent have two or more disabilities. The County has an overall smaller percentage of elderly individuals with disabilities at 39.8 percent compared to 45.4 percent in the City of Madera.

Table 48: Regional Elderly People with Disabilities, 2020

Disability Status	# of Elderly People with a Disability	% of People Age 65+	# of Elderly People with a Disability	% of People Age 65+
	City of Madera		Madera County	
With one type of disability	1,073	18.9%	4,271	20.1%
With two or more types of disability	1,505	26.5%	4,199	19.7%
Total, Elderly with a Disability	2,578	45.4%	8,470	39.8%

Source: US Census Bureau, American Community Survey 5-Year Data, 2016–2020, Table C18108.

Table 49 summarizes housing problems experienced by elderly households in the City. According to the 2016–2020 CHAS data, 39.6 percent of all elderly households experience some type of housing problem. This includes 62.6 percent of renters and 29.8 percent of owners. For households with at least one person 62 years and older, 68.7 percent resided in owner-occupied units and nearly 31.2 percent resided in renter-occupied units.

Table 49: Elderly Households by Housing Problems and Tenure, City of Madera, 2020

Housing Problem Type	Elderly Owners	Elderly Renters	Total (Elderly Households)
Total	2,004	1,009	3,103
% with any Housing Problem ¹	29.8%	62.6%	39.6%
% with Cost Burden (>30%) ²	18.2%	18.2%	36.4%
% with Severe Cost Burden (>50%) ²	13.9%	19.8%	33.7%

Source: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2016–2020, Table 5 and Table 7.

¹The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30 percent.

²Cost burden occurs when housing costs exceed 30 percent of household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Severe cost burden occurs when housing costs exceed 50 percent of household income.

The increasing number of elderly persons in the population is creating more demand for affordable, accessible, and low-maintenance housing. As residents age, they may desire alternatives to single-family units, opting for smaller multifamily units or assisted care living. Another option for seniors looking to downsize is ADUs, which could house seniors or their caregivers. The City is including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City. Based on the demographic trends, the need for senior housing is considered a high priority.

Extremely Low-Income Housing Needs

Extremely low-income households in Madera are defined as households with income less than 30 percent of the Madera County AMI. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of extremely low-income households. In 2020, 5.9 percent of Madera households were in the extremely low-income category. Resources available to extremely low-income households are listed in Table 35.

Table 50 summarizes the overcrowding rates experienced by extremely low-income households in the City compared to other income levels. As defined earlier, an overcrowded housing unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). Occupancy by more than 1.5 persons per room constitutes severe overcrowding. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock.

Households in Madera experience overcrowding at a lower rate than those in the County. Extremely low-income owner-occupied households experience overcrowding at a similar rate to most of the other income levels in the City. As shown in the table below, the extremely low income population does not experience disproportionately high levels of overcrowding

in the City. In fact, the moderate income population experiences the highest levels of overcrowding for owner households, and the low income population experiences the highest levels of overcrowding for renter households. While extremely low income renters do experience notably higher rates of overcrowding compared to extremely low income owners, these households still experience overcrowding below the average for households of this tenure. This illustrates there is not a significant need for the availability of larger households for the extremely low income population.

Table 50: Regional Overcrowding by Income Level, 2016–2020

Housing Income Range	Households	Number of People per Room			
		Overcrowding (>1 person per room)		Severe Overcrowding (>1.5 persons per room)	
	#	#	%	#	%
City of Madera: Owner Households					
<30% of HAMFI	1,045	90	8.6%	20	1.9%
30% to 50% of HAMFI	2,340	50	2.1%	0	0%
50% to 80% of HAMFI	2,780	290	10.4%	80	2.9%
80% to 100% of HAMFI	1,470	170	11.6%	90	6.1%
>100% of HAMFI	10,170	600	5.9%	120	1.2%
Total	17,805	1,200	6.7%	310	1.7%
City of Madera: Renter Households					
<30% of HAMFI	4,620	1,070	23.2%	340	7.4%
30% to 50% of HAMFI	4,125	1,345	32.6%	225	5.5%
50% to 80% of HAMFI	4,095	930	22.7%	415	10.1%
80% to 100% of HAMFI	2,243	603	26.9%	8	0.4%
>100% of HAMFI	2,305	465	20.2%	340	10%
Total	17,388	4,413	25.4%	1,328	7.6%
Madera County: Owner Households					
<30% of HAMFI	4,685	165	3.5%	60	1.3%
30% to 50% of HAMFI	7,210	470	6.5%	110	1.5%
50% to 80% of HAMFI	7,180	625	8.7%	150	2.1%
80% to 100% of HAMFI	20,069	1,119	5.6%	334	1.7%
>100% of HAMFI	34,295	16,565	48.3%	15,475	45.1%
Total	73,439	18,944	25.8%	16,129	22%
Madera County: Renter Households					
<30% of HAMFI	6,640	1,545	23.3%	340	5.1%
30% to 50% of HAMFI	6,815	1,655	24.3%	395	5.8%
50% to 80% of HAMFI	5,385	1,165	21.6%	280	5.2%
80% to 100% of HAMFI	4,945	815	16.5%	210	4.2%
>100% of HAMFI	6,854	1,769	25.8%	689	10.1%
Total	30,639	6,949	22.7%	1,914	6.2%

Source: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2016–2020, Summary Level Data for Madera.

Table 51 summarizes the housing problems experienced by extremely low-income households in the City of Madera. Extremely low-income renter-occupied households experience both overpayment and overcrowding. According to 2016–2020 HUD CHAS data, nearly 13.5 percent of extremely low-income households experience at least one type of housing problem. The needs of extremely low-income households include housing units designed for unhoused persons, multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, and workforce housing.

Table 51: Extremely Low-Income Households with Housing Problems, City of Madera, 2020

	Renters	%	Owners	%	Total	%
Household Income < 30% MFI	2,060		485		2,545	
With any Housing Problem	1,870	90.8%	470	96.9%	2,340	91.9%
With a Cost Burden 30-50%	260	12.6%	90	18.6%	350	13.8%
Cost Burden > 50%	1,510	73.3%	380	78.4%	1,890	74.3%

Source: US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy Data, 2016–2020, Summary Level Data for Madera.

As shown in the table below, the extremely low income population experiences disproportionately high levels of cost burden in the City. When analyzing cost burden by tenure, both owner and renter households experience the highest levels of cost burden. Extremely low income owner households experience cost burden at the highest rate in the City. This indicates the need for more extremely low income housing stock in the City.

Through the use of CDBG-CV funding, the Madera Coalition for Community Justice provided eviction and utility shutoff prevention assistance to 919 households impacted by COVID-19 from July 1, 2021, to June 30, 2022.

In June 2019, as part of its Affordable Housing and Sustainable Communities program, the California Strategic Growth Council awarded the City of Madera an \$11.3 million grant for development of the Downtown Madera Veterans and Family Housing project. The project was completed in March 2022 and includes 48 affordable housing units for extremely low- to low-income households earning between 30 and 60 percent of the area median income.

The City is including Program A - 1 to rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac, respectively, which will create ample opportunity for high-density residential development and more potential for affordable residential developments to serve the extremely low income population. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

Table 52: Cost Burden by Income Level and Tenure, 2016-2020

Household Income Range	All Households		Households with Housing Cost Burden			
	Number	%	Overpayment (>30% of income on rent)		Severe Overpayment (>50% of income on rent)	
Owner Households, Madera City						
<u><= 30% of HAMFI</u>	<u>1,010</u>	<u>5.7%</u>	<u>950</u>	<u>94%</u>	<u>770</u>	<u>76.2%</u>
<u>> 30% < 50% of HAMFI</u>	<u>2,350</u>	<u>13.2%</u>	<u>1,620</u>	<u>68.9%</u>	<u>890</u>	<u>37.9%</u>
<u>> 50% < 80% of HAMFI</u>	<u>2,764</u>	<u>15.6%</u>	<u>980</u>	<u>35.5%</u>	<u>390</u>	<u>14.1%</u>
<u>> 80% <100% of HAMFI</u>	<u>1,463</u>	<u>8.2%</u>	<u>330</u>	<u>22.6%</u>	<u>60</u>	<u>4.1%</u>
<u>> 100% of HAMFI</u>	<u>10,160</u>	<u>57.2%</u>	<u>440</u>	<u>4.3%</u>	<u>50</u>	<u>0.5%</u>
<u>Owner Subtotal</u>	<u>17,747</u>	<u>50.9%</u>	<u>4,320</u>	<u>24.3%</u>	<u>2,160</u>	<u>12.2%</u>
Renter Households, Madera City						
<u><= 30% of HAMFI</u>	<u>4,370</u>	<u>25.5%</u>	<u>3,520</u>	<u>80.5%</u>	<u>510</u>	<u>11.7%</u>
<u>> 30% < 50% of HAMFI</u>	<u>4,130</u>	<u>24.1%</u>	<u>3,180</u>	<u>76.9%</u>	<u>1,110</u>	<u>26.9%</u>
<u>> 50% < 80% of HAMFI</u>	<u>4,094</u>	<u>23.9%</u>	<u>1,850</u>	<u>45.2%</u>	<u>200</u>	<u>4.9%</u>
<u>> 80% <100% of HAMFI</u>	<u>2,250</u>	<u>13.1%</u>	<u>320</u>	<u>14.2%</u>	<u>30</u>	<u>1.3%</u>
<u>> 100% of HAMFI</u>	<u>2300</u>	<u>13.4%</u>	<u>100</u>	<u>4.3%</u>	<u>-</u>	<u>0%</u>
<u>Renter Subtotal</u>	<u>17,144</u>	<u>49.1%</u>	<u>8970</u>	<u>52.3%</u>	<u>1,850</u>	<u>10.8%</u>
<u>Total (Owners & Renters)</u>	<u>34,891</u>	<u>100%</u>	<u>13,290</u>	<u>38.1%</u>	<u>4,010</u>	<u>11.5%</u>
Owner Households, Madera County						
<u><= 30% of HAMFI</u>	<u>6,460</u>	<u>8.1%</u>	<u>3,120</u>	<u>48.3%</u>	<u>1,470</u>	<u>22.8%</u>
<u>> 30% < 50% of HAMFI</u>	<u>8,995</u>	<u>11.3%</u>	<u>2,925</u>	<u>32.5%</u>	<u>1,145</u>	<u>12.7%</u>
<u>> 50% < 80% of HAMFI</u>	<u>9,035</u>	<u>11.3%</u>	<u>2,525</u>	<u>27.9%</u>	<u>670</u>	<u>7.4%</u>
<u>> 80% < 100% of HAMFI</u>	<u>20,920</u>	<u>26.3%</u>	<u>1,000</u>	<u>4.8%</u>	<u>150</u>	<u>0.7%</u>
<u>> 100% of HAMFI</u>	<u>38,084</u>	<u>47.8%</u>	<u>1,795</u>	<u>4.7%</u>	<u>145</u>	<u>0.4%</u>
<u>Owner Subtotal</u>	<u>79,675</u>	<u>69.7%</u>	<u>11,365</u>	<u>14.3%</u>	<u>3,580</u>	<u>4.5%</u>
Renter Households, Madera County						
<u><= 30% of HAMFI</u>	<u>9,485</u>	<u>27.4%</u>	<u>4,965</u>	<u>52.3%</u>	<u>2,540</u>	<u>26.8%</u>
<u>> 30% < 50% of HAMFI</u>	<u>9,429</u>	<u>27.3%</u>	<u>3,294</u>	<u>34.9%</u>	<u>865</u>	<u>9.2%</u>
<u>> 50% < 80% of HAMFI</u>	<u>6,800</u>	<u>19.7%</u>	<u>1,560</u>	<u>22.9%</u>	<u>150</u>	<u>2.2%</u>
<u>> 80% < 100% of HAMFI</u>	<u>5,205</u>	<u>15.1%</u>	<u>275</u>	<u>5.3%</u>	<u>15</u>	<u>0.3%</u>
<u>> 100% of HAMFI</u>	<u>3,819</u>	<u>11.1%</u>	<u>150</u>	<u>3.9%</u>	<u>10</u>	<u>0.3%</u>
<u>Renter Subtotal</u>	<u>34,558</u>	<u>30.3%</u>	<u>10,244</u>	<u>29.6%</u>	<u>3,580</u>	<u>10.4%</u>

Household Income Range	All Households		Households with Housing Cost Burden			
	Number	%	Overpayment (>30% of income on rent)		Severe Overpayment (>50% of income on rent)	
Total (Owners & Renters)	114,233	100%	21,609	18.9%	7,160	6.3%

The City of Madera has focused funding to address the needs of extremely low-income households on programs that enable households and individuals living in poverty to attain self-sufficiency, support at-risk youth to succeed in school and graduate, and protect the health and safety of low-income households. These programs include the following:

- Shunammite Place program provides supportive housing to chronically homeless single men, women, and families.
- The Homeless Engagement for Living Program (H.E.L.P. Center) is composed of homeless outreach workers, housing case workers, and a housing coordinator that assist those experiencing homelessness in Madera County.
- The Low Income Home Energy Assistance Program (LIHEAP) can provide help with a PG&E bill or propane assistance one time per program year to qualifying households.

Summary of Housing Needs

An analysis of the housing in the City of Madera reveals a number of trends.

- **Population.** The population grew by 8 percent from 2010 to 2020, to 66,224 people.
- **Demographics.** Adults ages 45 to 54 are the fastest growing age group in the City and now comprise 11 percent of the population. While adults ages 25 to 34 remain the largest age group in the City (15 percent), the proportion of adults ages 25-34 and 35-44 remained constant since 2010.
- **Race and Ethnicity.** The Hispanic or Latino population continue to grow, comprising 80 percent (75 percent increase since 2010). The Black/African American and Asian population in the City continues to decline and currently makes up 2.3 percent and 1.8 percent of the total population, respectively.
- **Household Income.** The median household income in Madera was \$67,454 in 2022, according to the American Community Survey. Based on HUD's income definitions, about 54 percent of the City's households are considered lower income.
- **Overpayment.** The City's households spend a large proportion of their income on rent. In 2022, 62 percent of households spent 30 percent or more on rent and 35 percent of households spent 50 percent or more of their income on rent.
- **Farmworkers.** In 2020, Farmworkers comprised 24 percent of City's population. Additionally, farmworkers in the City make an annual median wage of \$33,000 which falls within the lower end of the Very Low income category.

- **Large Households.** Households of five-persons or more make up nearly 29 percent of the total households in the City of Madera. Of the 5,068 large households, 58 percent rent.

City of Madera

HOUSING ELEMENT



**6TH CYCLE
AFFIRMATIVELY FURTHERING
FAIR HOUSING**

Affirmatively Furthering Fair Housing

Introduction

Assembly Bill (AB) 686 requires a jurisdiction's Housing Element to:

- Analyze barriers that restrict access to opportunity;
- Commit to specific meaningful actions; and
- Identify Regional Housing Needs Allocation (RHNA) sites that affirmatively further fair housing.

AB 686 requires jurisdictions to identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected segments of the population. In addition, AB 686:

- Requires jurisdictions and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their Affirmatively Furthering Fair Housing (AFFH) obligation;
- Adds an AFFH analysis to the Housing Element for plans that are due beginning in 2021; and
- Requires a Housing Element's AFFH analysis include an examination of issues such as segregation and resident displacement, as well as an identification of fair housing goals.

As stated above, the bill added a required assessment of fair housing to the Housing Element. The following components are included in the analysis:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

Public Outreach

The City of Madera has developed a comprehensive and successful public engagement strategy that has provided valuable community feedback to date. The City will continue to gather information as the Housing Element progresses, and to provide extensive information to guide the Housing Element update process. Outreach for the Housing Element update began in March 2023, starting with a virtual community workshop, followed by a series of stakeholder focus groups. Community outreach involved engaging a diverse group of people in the planning process, including community members, stakeholders, service providers,

educators, the Planning Commission, and City Council, to identify Madera’s Housing Element housing issues. The Madera Housing Element was posted for a 30-day public review on March 3rd, 2025. No public comments were received during this time.

The main strategies to facilitate public participation and collect input are summarized below.

Outreach Activities

The public participation program includes the following methods:

- Stakeholder focus group interviews
- Dedicated webpage on City website
- Email list
- City social media accounts
- Community workshops
- Public hearings

Organizations Consulted

Organizations contacted and interviewed included:

- Berry Construction
- Bonnadelle Neighborhoods
- California Land Consulting
- Catalyst Consulting and Acquisitions
- Century Communities
- Community Action Partnership of Madera County (CAPMC)
- Crown Homes
- DeYoung Properties
- DMP Development Corp.
- DR Horton
- Fair Housing Council of Central California
- Homeless Program/Department of Social Services
- Housing Authority of the City of Madera
- Integrated Community Development
- KB Homes
- Lennar
- Love INC. - Madera
- Madera Chamber of Commerce
- Madera Coalition for Community Justice – Rental Assistance

- Madera County Economic Development Commission
- Madera County Transportation Commission (MCTC)
- Madera Rescue Mission
- McCaffrey Homes
- Ramirez Land Planning, Inc.
- Self-Help Enterprises
- The Vincent Company, Architects, Inc.
- United Way Fresno and Madera Counties
- Villa Di Ubaldo
- Workforce Assistance Center

Outreach to Lower- and Moderate-Income and Special Needs Populations

The City is making a comprehensive effort to reach lower- and moderate-income individuals to participate in the Housing Element update. As noted above, the City developed an outreach campaign and contacted a variety of local organizations, including advocacy groups, local service providers, and community-centered organizations. The City included stakeholders representing service providers to the homeless population, low-income residents, and the workforce / middle-income population.

Stakeholders representing the special needs populations discussed the neighbor-perceived stigma against low-income housing and homeless shelters, and the need for education and outreach Citywide. Several stakeholders noted a growing homeless population, and a disproportionate number of the non-White population being affected by the rising housing costs.

The City is including several programs to address the neighborhood perception of special needs populations. This includes Program D - 1, which notes the City will contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable regarding housing development and opportunities. Per Program F - 2, the City will continue to support the non-White population by providing materials and communications in both English and Spanish.

Community Meetings

A virtual community workshop was held on March 21, 2023. The workshop was attended by approximately 10 community members. A recording of the meeting and the presentation can be found on the City's website. Additionally, one public comment letter was submitted after the community workshop advocating for increasing allowed densities.

Housing Element Update Website

The City created the Housing Element update webpage on the City's website to provide:

- Background and information on the Housing Element process;
- A link to Housing Element update email list;

- A link to the Housing Element update multilingual survey;
- Documents related to the Housing Element, including the first public review draft;
- Presentation materials and recordings of presentations; and
- Notification to the public of future events.

Stakeholder Focus Groups

The City reached out to 29 individuals and organizations who represent a diverse range of agencies and interest groups to participate in focus groups regarding housing needs and issues in Madera. Three focus groups were held on the following dates:

- June 24, 2024: 12:00 PM – 1:00 PM
- June 25, 2024: 5:00 PM – 6:00 PM
- June 26, 2024: 11:00 AM – 12:00 PM

Focus groups discussed a variety of topics and the following key themes were identified:

- Need for senior, workforce, veteran, and transitional and permanent supportive housing that is affordable at the lower-income AMI levels.
- Residents move to Merced and Fresno due to the lack of units for single individuals.
- Ample availability of vacant land for development but constrained by lack of existing infrastructure and impact fees.
- Disparity of housing and quality/access to amenities in east Madera, including downtown.

The participants had varying perspectives informed by their involvement and familiarity with Madera, but a lack of affordable housing stock variety, education and support, and equitable development and investments were the issues that were mentioned the most.

Findings

Several key themes were brought up during the public outreach process, as listed below. Input from stakeholders led to the inclusion or revision of the noted programs

- **Housing affordability:** Participants acknowledged that housing affordability is a significant issue across all income brackets in Madera. Rental and homeownership opportunities are limited, and the inventory is low. There are thousands of people on the waiting list for housing choice vouchers (HCV). Program A - 5 is being included to incentivize ADUs and encourage lower-income housing production. Additionally, Program D - 1 is being included to incentivize lower income housing production. Program D - 2 is includes the City encouraging participation in the HCV program.
- **Housing supply:** There is a shortage of housing in Madera, leading to high demand and long waiting lists for affordable housing options. Participants agreed that there is a lack of financing and capacity to build affordable housing, and there is a need for incentives to encourage both rental investment and homeownership. Developers often rely on subsidies to build affordable housing, but these incentives haven't been sufficient to generate developer interest. Nonprofits and interest groups have played

a significant role in building affordable housing. Due to the lack of incentives to build new housing, some individuals prefer to invest in existing housing stock, such as flipping houses, rather than adding to the housing inventory. The City is including Program C - 3 with a goal of rehabilitating 10 units annually during the planning period, based on the stakeholders input to prioritize rehabilitation.

- **Cost of homeownership and maintenance:** Owning and maintaining a home can be expensive, and people often underestimate the costs involved. The City is including Program D - 1 to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program.
- **Diversity of housing units and accessibility:** Participants emphasized the need for a diversity of housing units to meet the various needs of the community. This includes units that accommodate different income levels, accessibility requirements, and the ability to move within one's neighborhood. There is a need for accessible housing options, particularly for aging individuals. The goal is to allow people to age in place, with homes that are ADA-accessible and have features like single-level layouts. In response to stakeholder input, the City is including Program B - 7 to provide fee reductions for ADA improvements.
- **Accessory dwelling units (ADUs):** ADUs were discussed as a potential solution to the housing shortage. Participants inquired about grant funding and expressed interest in building ADUs to accommodate family members. Madera is considering adopting preapproved ADU designs and has made the approval process easier due to state legislation. There is a call to reduce regulations and streamline the process for approving ADUs to make it more accessible for homeowners. The Planning Department is suggested as a point of contact for further information on ADUs and related regulations. The City is including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

Assessment of Fair Housing

Analysis of Impediments

The 2020-2024 Analysis of Impediments (AI) provides a demographic profile of the City of Madera, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. The AI addresses disparities in housing needs, existing patterns of segregation and racially/ethnically concentrated areas of poverty (R/ECAPs), and contributing factors to fair housing impediments.

In general, housing discrimination has not been documented as a significant impediment to fair housing choice in Madera. Since 2015, there have only been two fair housing complaints recorded by HUD. 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 being unaware of their rights and not recognizing when they are being discriminated against. Therefore, fair housing education and outreach are among the top fair housing priorities for the City.

The City has experienced consistent but slow population growth from 1950 to 1990, with the most significant population growth taking place from 2000 to 2014, and the least population growth occurring from 2014 to 2019. Persons of Hispanic or Latino origin make up the majority of the City of Madera's population (79 percent), as of 2019. Hispanic or Latino origin represents a higher population percentage in comparison to California's Hispanic or Latino population (39 percent). Within the City of Madera, the lowest percentage of Hispanic population is found in the census tracts in western Madera. There are no block groups with a concentration of any other race.

Main points from the AI include:

- Madera is a family-oriented City, with family households making up 78 percent of all households in 2019 (compared to the state average of 68 percent); families with children comprised 47 percent of households (compared to the statewide average of 31 percent). Non-family households made up 21 percent of households in 2019.
- Two-person households earning less than \$16,460 annually would be considered extremely low-income based on the 2018 Madera County HCD Income Limits.
- Approximately 8.3 percent of Madera's population is categorized as seniors (65 years and older). Approximately one in every five (20 percent) of the elderly live alone, which may diminish their chances of obtaining regular and convenient assistance with domestic tasks.
- 45 percent of Madera households are owner-occupied.
- According to the 2013-2017 ACS, 11.4 percent of the total population in Madera had a disability. Almost half (47 percent) of seniors had a disability, while just under 11 percent of the population 18 to 64 years of age had a disability.

A special report prepared for the Housing Authority of the City of Madera and the Darrin 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 current health and housing options for agricultural workers in Madera and to identify some of the problems they are facing. The 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 farmworkers. Findings from this study included the following:

- **Household Income.** A reasonable estimate of the typical hourly pay (or piece work equivalent) for 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 yearly 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 insect 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 concluded 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 agricultural workers to secure decent and affordable housing. Undocumented workers are ineligible for government-sponsored housing programs, challenging their ability to obtain affordable housing.

As part of the AI, the City conducted an extensive community outreach program in 2020, including consultation with public and nonprofit agencies, a series of focus groups, and a community needs survey. Specifically, the public consultation process resulted in the following findings:

- General Housing Needs
 - Increased supply of affordable housing. Rentals for those with extremely low income and very low income. Increased supply of housing (e.g., apartments and lower-cost homes) for people on a fixed income or otherwise at risk of being “priced out” of the area—specifically, low-income seniors, people living with disabilities, and others on a fixed income.
 - Rental assistance programs.
 - Additional resources for people experiencing homelessness. Additional capacity of temporary shelters. Transitional support housing for individuals who are experiencing homelessness, mental health, and/or substance use issues. Housing for homeless young people and young people transitioning out of foster care.
 - Increased/improved services for people experiencing homelessness including but not limited to food, clothing, healthcare including behavioral healthcare, showers, toilets, and child support or day care.
 - Increased supply of apartments suitable for people living with disabilities.
 - Additional specialized housing (e.g., seasonal or congregate-style units) for agricultural workers.
 - Additional, centralized sources of housing information for low-income residents—especially in areas northeast of Highway 99 in Madera.

- Additional resources to improve the quality of existing apartments and houses, such as energy-efficient improvements.
- Additional shelters and support services for abused, abandoned, or neglected children, and greater access to information about existing services.
- Urgent resources for individuals and families impacted by the COVID-19 pandemic including information and support services (e.g., food, clothing, sanitation, and job support services) for those at risk of becoming homeless; easily accessible information regarding foreclosure and eviction laws and rights; and increased supply of temporary shelters (as noted above).
- Public Facilities
 - Additional health and wellness activities for youth such as teen activity programs, new/renovated teen centers, and other community-led activities.
 - Increased downtown revitalization.
- Public Services
 - Expanded job training and employment opportunity programs. Programs to assist with job-skills development and job placement.
 - Additional services to address community health needs, e.g., mental health; substance misuse/abuse; intimate partner violence; services for abused, abandoned, or neglected children; and people living with HIV/AIDS.
 - Expanded Meals-on-Wheels for homebound seniors.
- Economic Development and Public Improvements
 - Improved infrastructure such as street maintenance; additional, accessible sidewalks; and improved maintenance of existing sidewalks.
 - Additional incentives to encourage new development such as, but not limited to, reduced regulatory and permitting fees and increased zoning and building requirement flexibility.
 - Enhanced public transportation, including better access for seniors, youth, and people living with disabilities.

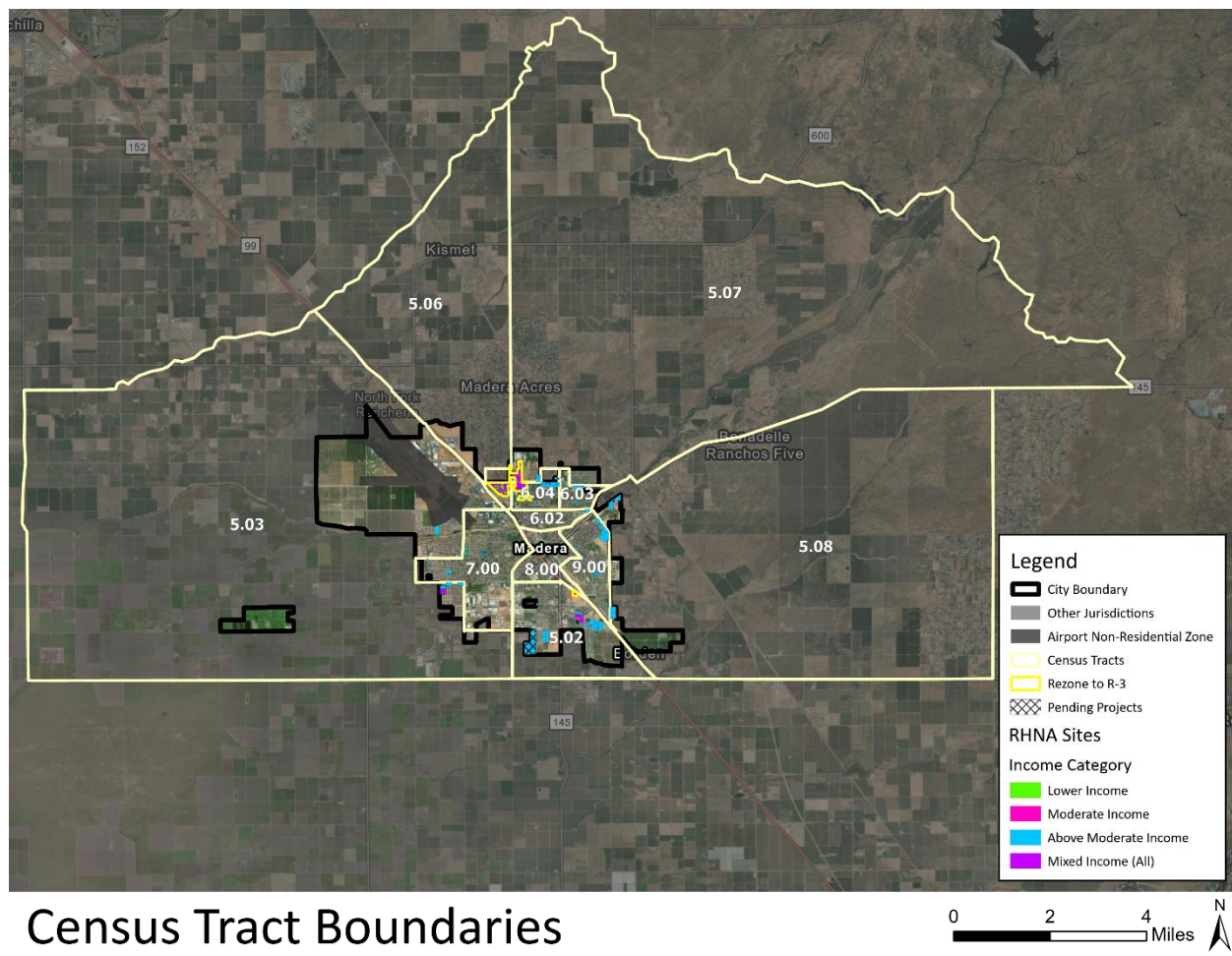
City Overview

Madera is the County seat and one of two cities in Madera County, and is located in the Madera, CA Metropolitan Statistical Area. The City is located in the San Joaquin Valley, 23 miles northwest of Fresno. The City is almost entirely surrounded by agricultural land. Madera is approximately 16 square miles of land at the intersection of State Routes 99 and 145.

Much of the fair housing analysis is based upon census data provided at the census tract level. Madera has 11 census tracts. Figure 14 displays the census tracts in the City and the RHNA sites within those census tracts; however, several of the census tracts are not solely in Madera and have portions in neighboring jurisdictions. As a result, demographic information for these census tracts reflects neighboring communities, as well as Madera. Some of these census tracts that expand beyond the City are larger than the entirety of Madera. Therefore, some data for these tracts may be skewed due to the large amount of agricultural land in these tracts in areas outside of the City.

Most of the census tracts in Madera contain housing, with the majority of the City being zoned for single-family. Census tract 5.03 contains an airport.

This AFFH section also considers the effects that the selected RHNA sites may have on fair housing. Selected RHNA sites and entitled projects are distributed throughout the City. The City is rezoning several areas to high density as part of the sites inventory. These identified sites will offer proximity to job opportunities and other commercial resources such as schools and grocery stores.

Figure 14: Census Tracts and RHNA Sites

Source: HCD AFFH Data Viewer

Of the 11 census tracts that intersect Madera, 7 have the majority of their area located inside City limits. These seven tracts vary in demographic makeup, with tracts on average having lower incomes and more predominant non-White populations in central and northern Madera, and tracts having higher incomes and a more predominant White population in southwestern Madera. While there is little variation in the tracts surrounding the City, the majority follow the opportunity trends of the western and southern areas of Madera. The southeastern areas have particularly low levels of opportunity compared to the region. There is high variation in resource categories (see the Disparities in Access to Opportunities section) within the City, with low resource or areas of high segregation and poverty in the southern and downtown areas, moderate resource northeast areas, and high resource areas in the western areas of the City. This is a relative ranking based on composites of environmental, economic, and education scores. The rationale and metric for each indicator is described in more detail in current guidance documents for the California TCAC program.⁶

⁶ California TCAC Opportunity and High Segregation and Poverty Guidance Document
<https://www.treasurer.ca.gov/ctcac/opportunity/2025/opportunity-map-methodology.pdf>

Currently, higher-density development opportunities in the City are primarily located in the downtown area. The downtown includes a R/ECAP and has a higher concentration of the non-White population. The City is increasing opportunities for higher-density housing by rezoning areas outside of the R/ECAP and in the new annexed area. The existing R3 zoned areas are primarily in lower resource census tracts. The new R3 areas are located primarily in moderate resource tracts, and will increase opportunities for higher density housing in moderate-resource areas. The inclusion of the RHNA sites in these areas is not expected to negatively change or exacerbate fair housing considerations of segregation, but rather will increase housing mobility and access to opportunity for lower-income households.

The City is including a number of programs to increase housing types and opportunities in higher resource areas of the City. These efforts go beyond the sites that are included in the RHNA Site List and help improve housing choice and mobility by providing opportunities to increase the number and type of dwelling units in lower-density residential zones.

Per Program A - 1, the City will rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac respectively, which will create ample opportunity for high-density residential development throughout the City. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City. Program A - 4 includes efforts to support housing development for lower-income and special needs households throughout the City by providing technical assistance to developers, but not limited to offering fee waivers and deferrals for affordable housing projects, assistance with permit processing, and providing financial support when available.

In addition to increasing opportunities for housing choice and housing mobility in higher opportunity areas of Madera, the City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the ADA) improvements, transit improvements, and water and sewer infrastructure improvements. The City will prioritize funding and efforts in the comparatively lower-resource and -income areas of the City as identified throughout the AFFH chapter.

Table 53 summarizes fair housing data by census tract within the City of Madera. The table also provides information on the percentages of RHNA sites by income level within each census tract.

Table 53: Comparison of Fair Housing with Respect to Location

Census Tract	Low	Mod	Above Mod	RHNA Units		Total HH	Total Pop	TCAC Composite Category	Median Income	% with Disability	% of Children in FHH	CES Percentile	% Non-White	R/ECAP Present
Tracts Mostly Inside Madera														
5.02	228	114	507	849	12.0%	1,518	2,262	Low Resource	\$70,455	10.3%	17.8%	96.0	74.6%	No
6.02	0	65	125	190	2.7%	1,183	1,430	High Segregation & Poverty	\$35,879	12.7%	32.8%	90.4	83.1%	No
6.03	0	0	79	79	1.1%	1,367	2,049	High Segregation & Poverty	\$48,563	11.5%	30.2%	72.0	81.8%	No
6.04	519	264	868	1,651	23.4%	1,215	2,001	High Segregation & Poverty	\$48,079	9.6%	17.9%	78.2	81.1%	Yes
7.00	18	0	125	143	2.0%	1,923	1,373	High Resource	\$66,036	16.9%	11.2%	76.4	50.2%	No
8.00	0	106	36	142	2.0%	1,082	1,014	High Segregation & Poverty	\$32,643	12.3%	11.8%	99.3	77.6%	Yes
9.00	0	21	337	358	5.1%	829	2,400	High Segregation & Poverty	\$49,936	11.4%	34.0%	98.3	85.2%	No
Tracts Mostly Outside Madera														
5.03	91	45	136	272	3.9%	1,146	1,001	High Resource	\$53,824	11.7%	46.4%	76.5	62.6%	No
5.06	35	17	0	52	0.7%	1,812	1,809	High Resource	\$83,333	11.6%	9.6%	77.1	63.1%	No
5.07	1,745	772	627	3,144	44.5%	1,809	1,988	Moderate Resource	\$77,713	8.5%	12.1%	78.0	60.1%	No
5.08	0	0	184	184	2.6%	488	2,019	Moderate Resource	\$121,250	12.7%	4.8%	79.8	61.8%	No

Source: HCD AFFH Data Viewer.

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Federal fair housing laws prohibit housing discrimination based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. California's fair housing laws also prohibit discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower- or moderate-income people.

A review of relevant City policies and regulations by the City attorney on January 26, 2025 shows that the City is in compliance with all state and federal civil rights and fair housing laws. This includes compliance with the following:

- Fair Housing Act; Title VI of the Civil Rights Act of 1964. The City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision making procedures, and adhering to non-discrimination requirements of federal funding program
- California Fair Employment and Housing Act (FEHA) (Part 2.8 [commencing with section 12900] of Division 3 of Title 2). The City upholds policies that prohibit housing discrimination based on protected characteristics and enforces these policies by supporting residents seeking to file a complaint to the FHEO or who wish to pursue legal action
- Rehabilitation Act of 1973 (Section 504) The City complies through its accessibility protocols including recommendations from the Madera ADA Advisory Council (MADAAC)
- American Disabilities Act. The MADAAC ensures that all public buildings and facilities, services, programs, and activities are in compliance with ADA regulations
- California Government Code sections 8899.50, 65008, and 11135. The City has included this assessment of fair housing and identifies strategies to increase housing opportunities for all residents, with specific actions to reduce housing disparities for disadvantaged communities
- Civil Code section 51 (the Unruh Civil Rights Act)
- FEHA regulations in California Code of Regulations, title 2, sections 12005-12271
- Density Bonus Law (Gov. Code § 65915). The City's Density Bonus Ordinance was last updated in January 2025.
- Housing Accountability Act (Gov. Code § 65589.5). The City has documented compliance with the HAA, as is further described in the Constraints chapter
- No-Net-Loss Law (Gov. Code § 65863). The City complies with the No Net Loss Law by identifying sites that can accommodate the City's RHNA. Through the proposed

rezoning, the City will also maintain minimum density requirements for housing development in Medium and High Density Residential zones

- **Least Cost Zoning Law** (Gov. Code § 65913.1). The City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA
- **Excessive subdivision standards** (Gov. Code § 65913.2). The City's subdivision standards are typical or not excessive in compliance with the Government Code
- **Limits on growth controls** (Gov. Code § 65302.8). The City complies as it has no growth control measures
- **Housing Element Law** (Gov. Code § 65583, esp. subds. [c][5], [c][10]). This Housing Element documents compliance with Housing Element Law
- **Government Code Section 65008**. The City Zoning Code is written to ensure that the City's actions regarding the development of housing for persons and families of very low, low, moderate, and middle incomes, or emergency shelters for the homeless, are not discriminatory. Programs have been included in this Housing Element to remove constraints and facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, emergency shelters, etc.)

The City also has local laws relating to fair housing and housing choice, including

- **Reasonable Accommodation**. The City's procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act.
- **Control of Resale**. In order to maintain the availability of for-sale affordable housing units, sellers of affordable units are limited in the purchase price and must declare affordability restrictions. These units should be offered to the City if there is intent to sell. The City monitors the resale of ownership affordable units.
- **Condominium Conversion**. The City has established requirements and procedures for condominium conversion in order to reduce the impact of such conversions on residents in rental housing who may be required to relocate due to the conversion of apartments to condominiums. This includes attempts to provide a reasonable balance of ownership and rental housing in the city and a variety of choices of tenure, type, price, and location of housing maintain a supply of rental housing for low and moderate income persons.

Any legal matters and litigation in the City since the beginning of the 5th Cycle have not been related to fair housing. The City does not have any pending lawsuits, enforcement actions, judgments, settlements, or findings related to fair housing and civil rights.

Multiple organizations in Madera County provide fair housing services, as listed in Table 54. These organizations collaborate with local governments, including the City of Madera, to address housing and community needs at the local level and provide the following services:

- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation

- Homeless prevention programs
- Rental assistance programs
- Rent/deposit grant programs
- Home seeking services
- Shared housing counseling placement
- Homebuyers' education learning programs

Table 54: Fair Housing Organizations Active in Madera County

Organization	URL	Phone Number
California Rural Legal Assistance	https://crla.org/	(800) 337-0690
Community Action Partnership (CAP) of Madera County	https://maderacap.org/	(559) 673-9173
Fair Housing Council of Central California (FHCCC)	http://www.fhcc.org/	(559) 244-2950
Fresno Madera Continuum of Care (FMCoC)	https://fresnomaderahomeless.org/	(559) 785-0311
Housing Authority of the City of Madera	https://maderaha.org/	(559) 674-5695
Resources for Independence Central Valley	http://www.ricv.org/	(559) 221-2330

Sources: Madera County. Housing Assistance Programs. <https://www.maderacounty.com/government/social-services/calworks/housing-assistance-programs>; City of Madera. Grants and Assistance Programs. <https://www.madera.gov/home/departments/grants-assistance-programs/housing/>; City of Madera. Grant Submittal. <https://www.madera.gov/home/departments/grants-assistance-programs/grant-submittals/>.

The Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (FHEO) enforces fair housing by investigating complaints of housing discrimination. From 2013-2022 there were 14 fair housing inquiries and 8 fair housing cases filed with FHEO on behalf of the City of Madera. Inquiries can be based on multiple identities. One (1) inquiry referenced disability concerns, and the remaining 13 were found to have no identity-basis given. Of the 8 cases, 2 were on the basis of disability, 3 were on the basis of retaliation, 1 was on the basis of race, 2 were on the basis of sex, 1 was on the basis of color, and 3 were on the basis of national origin. There are no outstanding lawsuits or complaints regarding fair housing in the City. With a total of 8 cases over the course of 8 years, the number of cases per 1,000 people is 0.12. Regionwide, in Madera County, there are 0.18 cases of fair housing discrimination per 1,000 people. This indicates that fair housing is more successful in the City of Madera compared to the region as a whole.

Table 55: Dispute Inquiries and Cases by Basis in the City of Madera, 2013–2022

	Color	Disability	Familial	National Origin	Race	Retaliation	Sex	No Basis Given	Total
Inquiries	0	1	0	0	0	0	0	13	14
Cases	1	2	0	3	1	3	2	0	8

Source: HCD AFFH Data Viewer.

Local Data

The Fair Housing Council of Central California (FHCCC) partners with jurisdictions in Madera County to conduct fair housing audits and testing of rental properties to assess how well rental properties conform to fair housing laws. The FHCCC depicts the City of Madera in its service area to promote fair housing. The FHCCC is a private, nonprofit agency that facilitates equal access to apartments, homes, mortgage loans, and insurance policies for residents of the Central Valley. As an operating member of the National Fair Housing Alliance, the FHCCC is dedicated to educating the housing industry and community in regard to state and federal housing laws; conducting research into the nature and extent of housing, lending, and insurance discrimination; and enforcing the federal Fair Housing Act to increase housing opportunities for all people. The FHCCC provides services and accepts complaints from residents throughout the Central Valley. Its activities include developing and implementing auditing and testing programs to assess discriminatory practices in the housing market.

Local stakeholders emphasized the need for additional, centralized sources of housing information for low-income residents. The City is including Program E - 2 to collaborate 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.

The City will coordinate with the newly identified fair housing service provider to offer educational and training resources such as fair housing presentations, mass media communications, and multilingual literature distribution. The City will hold at least two workshops or other outreach events with the fair housing service provider or another qualified fair housing service provider throughout the planning period.

Integration and Segregation

Race and Ethnicity

The ethnic and racial composition of a region relates to fair housing concerns such as household size, locational preferences, and economic opportunity. Historical exclusionary governmental policies, biased mortgage lending practices, and other tactics have caused racial and ethnic segregation and spatial inequities.

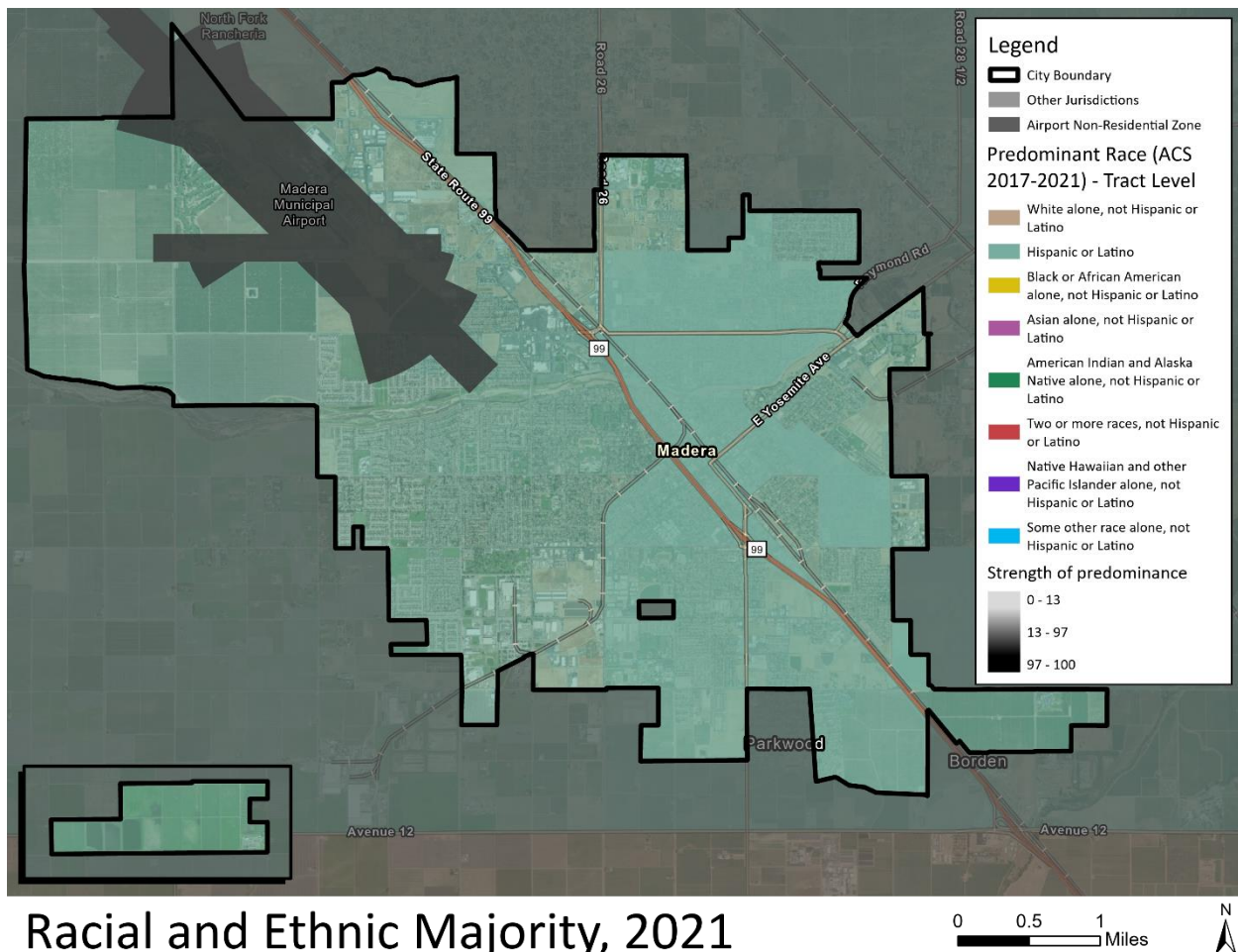
The HCD AFFH Data Viewer identifies areas that are predominately one racial/ethnic group. A racial/ethnic group with a predominant majority has more than a 50 percent difference between the percentage of the population in the dominant racial/ethnic group and the percentage of the population in the second most populated racial/ethnic group. A sizeable majority occurs when the difference is between 10 and 50 percent and a slim majority occurs when the difference is less than 10 percent.

Figure 15 shows the racial and ethnic majority in the City of Madera. As illustrated, every tract in the City is majority Hispanic or Latino. This majority is slightly more predominant in central and eastern Madera than in the west. Western Madera contains an airport and significant agricultural land, so demographic data may be skewed. The tracts with the most predominant Hispanic majority are part of the R/ECAPs, and also have a slightly larger non-White population.

These trends continue beyond City limits. Madera has comparable racial trends to the County as a whole. The entirety of Madera County has a Hispanic majority, as well as the greater region to the north. The City is 81 percent Hispanic and 12 percent White, while the overall County of Madera is 60 percent Hispanic and 32 percent White.

Local knowledge indicated that a history of surrounding communities using restrictive covenants to prevent the non-White population from buying property led to many non-White residents, especially Black residents, establishing community in Madera. Madera's non-White majority throughout the City may be a continued pattern from the historical context of these restrictive covenants in surrounding cities in the area.

The City is including Program F - 2 to continue its efforts to provide materials and communications in both English and Spanish. The City shall provide a detailed project review process and approval guidelines in English and Spanish available on the City's website.

Figure 15: Racial and Ethnic Majority, 2021

Source: HCD AFFH Data Viewer

Population density is low overall in Madera County. In addition, there is a significant difference in the population density within and near urban areas compared to rural parts of the County. Western Madera County contains the only two incorporated cities, Chowchilla and Madera. In these cities, population density ranges from 500 to over 10,000 persons per square mile. However, in rural, unincorporated parts of the County, population density is generally fewer than 50 persons per square mile. The western area of Madera County is more racially and ethnically diverse than the eastern part of the County. In western Madera County, more than 60 percent of the population identifies as non-White. Comparatively, the eastern area of Madera County, which consists of portions of the Sierra National Forest, contains a higher percentage of White residents, with less than 20 percent of residents identifying as non-White.

The eastern area of the County has a predominant majority (gap more than 50 percent) of White residents. In contrast, most of the western area of the County has a sizeable majority (gap of 10 to 50 percent) of Hispanic/Latino residents. The City of Chowchilla and surrounding area differs from the rest of western Madera County as it has a slim majority (gap less than 10 percent) of White residents.

Racial/ethnic diversity in Madera County and City of Madera increased between 2010 and 2020, as shown in Table 56. This table shows the percentage of residents by race/ethnicity out of the total population for the County and the City of Madera. In Madera County, the percent of non-Hispanic White residents decreased by about 6 percent. The category of “some other race” (race/ethnicity not listed on the census) has the largest increase in population percentage (approximately 15 percent), followed by Hispanic/Latino with a 6 percent increase.

Table 56: Population by Racial Group (City of Madera and Madera County)

	Madera County		City of Madera	
Race/Ethnicity	2010	2020	2010	2020
White	79.6%	60.7%	16.9%	12.2%
Black/African American	3.8%	3.2%	2.7%	4.2%
American Indian and Alaska Native	1.6%	1.6%	0.5%	0.3%
Asian/Pacific Islander	2.1%	2.3%	2.0%	1.6%
Some Other Race	9.2%	24.7%	0.1%	0%
Two Or More Races	3.7%	7.6%	1.0%	1.3%
Hispanic/Latino*	51.9%	58.3%	76.7%	78.3%
Non-Hispanic White	48.1%	41.7%	16.9%	14.3%

Source: US Bureau of the Census, American Community Survey (ACS), Table DP05 ACS Demographic and Housing Estimates, 2006-2010 and 2016-2020 Estimates.

*Hispanic/Latino is considered an ethnicity; residents may report to be Hispanic/Latino as well as a race. Therefore, percentages for race/ethnicity categories can total more than 100 percent.

The City of Madera has a majority non-White population (approximately 86 percent), although there are differences by geographic area. In most of the city, non-White residents comprise more than 81 percent of the population. In a small portion of the City center, 41 to 60 percent of the population is non-White. Figure 16 shows the percentage of non-White residents in the City.

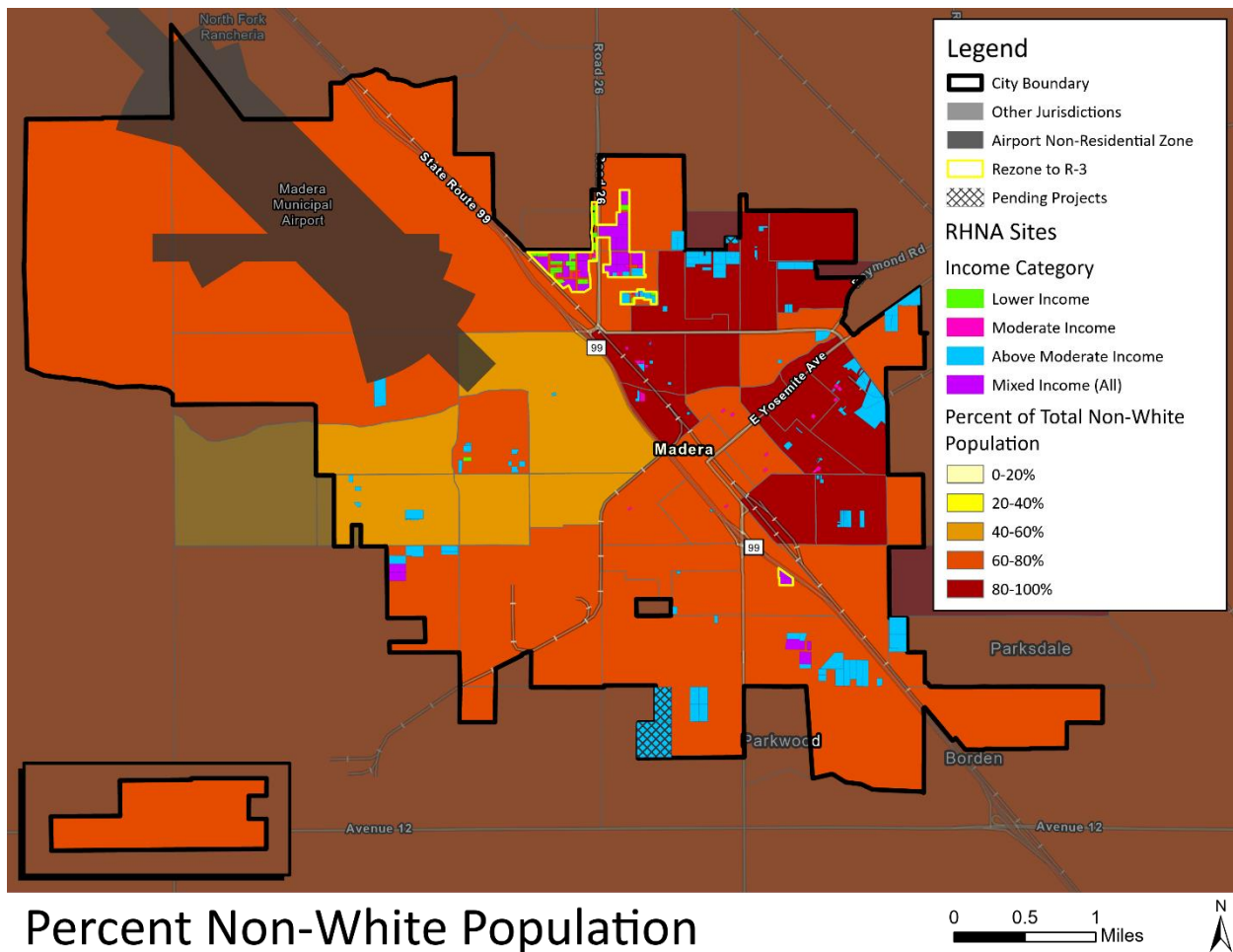
Between 2010 and 2020, the percent of residents that reported as Hispanic/Latino increased by approximately 2 percent, Black/African American residents increased by 2 percent, and residents of two or more races increased slightly.

Figure 17 compares the RHNA units with the percentage of the population that is non-White. Almost 90 percent of the RHNA units are located in areas of the City where 60 to 80 percent of the population is non-White. This is a reflection of the trends within the City as a whole, as most of Madera’s tracts are 60 to 80 percent non-White. The City is including Program F - 2 to continue its efforts to provide materials and communications in both English and Spanish.

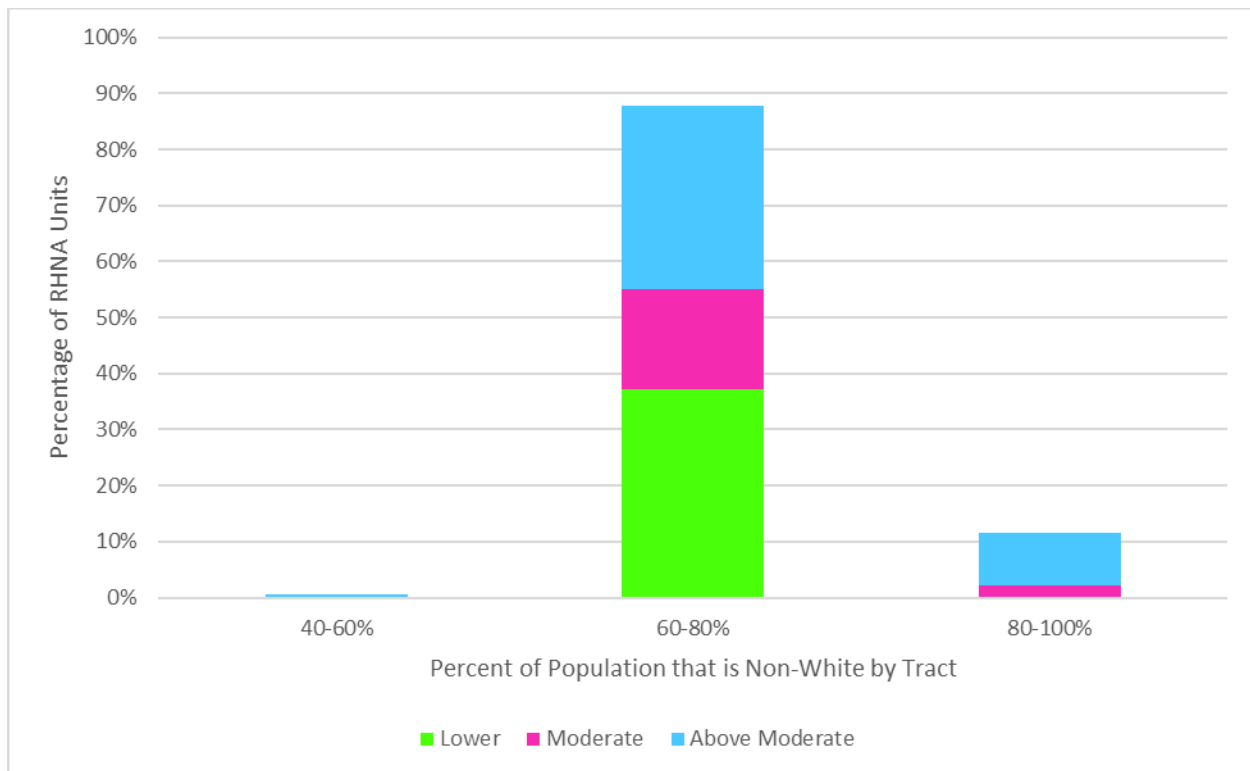
According to local knowledge, the greatest percentage of the total non-White population is in neighborhoods adjacent to downtown and platted relative to the railroad, as well as neighborhoods immediately to the north of downtown and the river, and east of the railroad. The original railroad grid neighborhoods are the oldest. Based on remnant housing stock, and the fact that the neighborhood lots immediately north of the river are based upon reference to original Miller and Lux plats, it is likely early growth and annexation occurred in these neighborhoods north of the river.

The City's RHNA distribution reflects the overall composition of Madera's non-White population and is not anticipated to exacerbate segregation conditions related to race or ethnicity.

Figure 16: Percentage of the Population that is Non-White, 2020



Source: HCD AFFH Data Viewer

Figure 17: Percentage Non-White Comparison with RHNA Units

Dissimilarity Index – Race and Ethnicity

Segregation is defined by the census as the spatial distributions of different groups among units in a metropolitan area. Segregation can be quantified by using the dissimilarity index. The dissimilarity index measures the distribution of two groups in a city and assigns a score between 1 and 100. The level of segregation is determined by assessing what percentage of residents of a census block would have to move for each block to have the exact same population of said group. A score of zero (0) reflects a fully integrated environment; a score of 100 (or 100%) reflects full segregation. Therefore, a higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City, when compared to the White population distribution. A lower dissimilarity index implies higher integration, and a more even distribution of each ethnicity, when compared to the White population. The formula for this calculation is provided by the HCD AFFH Guidance Document.

The categories for the dissimilarity index on a scale of 1-100 are as follows:

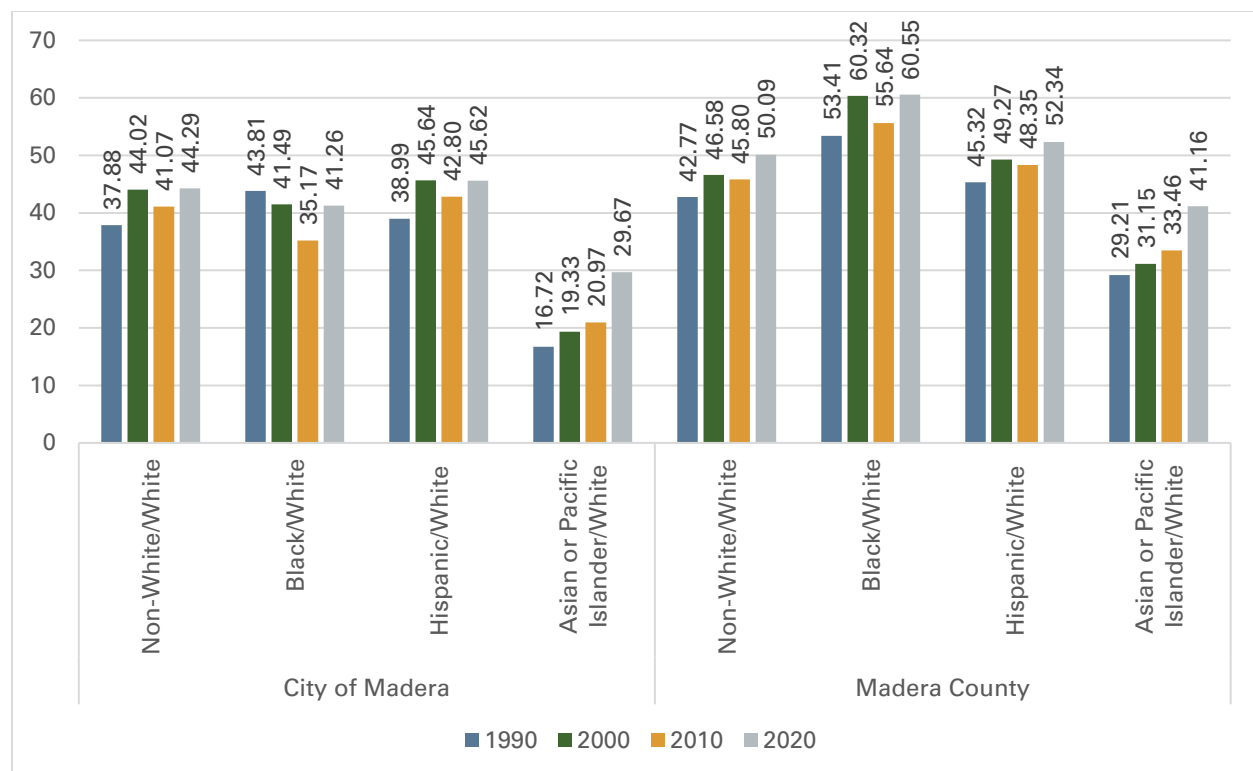
- <30: Low Segregation
- 30 – 60: Moderate Segregation
- >60: High Segregation

The ethnic and racial composition of an area is useful in analyzing housing demand and related fair housing concerns, as these factors illustrate the relationship with other characteristics such as household size, locational preferences, and mobility.

Figure 18 provides the dissimilarity index values in both the City and County of Madera, indicating the level of segregation between White residents and residents who are non-White, Black, Hispanic, or Asian/Pacific Islander. In 2020, in the City, there was moderate segregation between the Non-White and White, Black and White, and Hispanic and White populations. The segregation between the Asian and White population was low, but segregation has been trending upwards since 1990. A low dissimilarity index of 29.67 means that 29.67 percent of Madera's Asian or White residents would need to move to a different census block to create balanced integration between White and Asian residents. Levels of segregation have remained relatively consistent since 1990, with the exception of the Asian/Pacific Islander population. This data may be skewed due to the small size of the Asian/Pacific Islander population in Madera.

The County has moderate segregation between the Non-White and White, Hispanic and White, and Asian and White populations. Segregation between the Black and White populations is high. Despite the majority of populations being moderately segregated in both the City and the County, segregation is notably higher Countywide than in the City. As noted above, the County has a low population density and is more rural in nature, which may affect its dissimilarity index results. Segregation is more prevalent regionally than in the City of Madera.

Figure 18: Racial/Ethnic Dissimilarity Index, 2000–2020



Source: HUD AFFH Database, 2020.

Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases,

households tend to pay a disproportionate amount of their income for housing and the number of persons occupying substandard and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have actual choice in housing opportunities—that is, they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

HUD defines a Low to Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population is LMI. The definition of low or moderate income is based on HUD income definitions of up to 80 percent of the AMI, as shown in Table 16.

LMI populations in the County are more frequently located in the eastern half of the County and in and around the Cities of Madera and Chowchilla. Areas with a higher percentage of LMI populations tend to overlap with communities with a greater percentage of non-White residents.

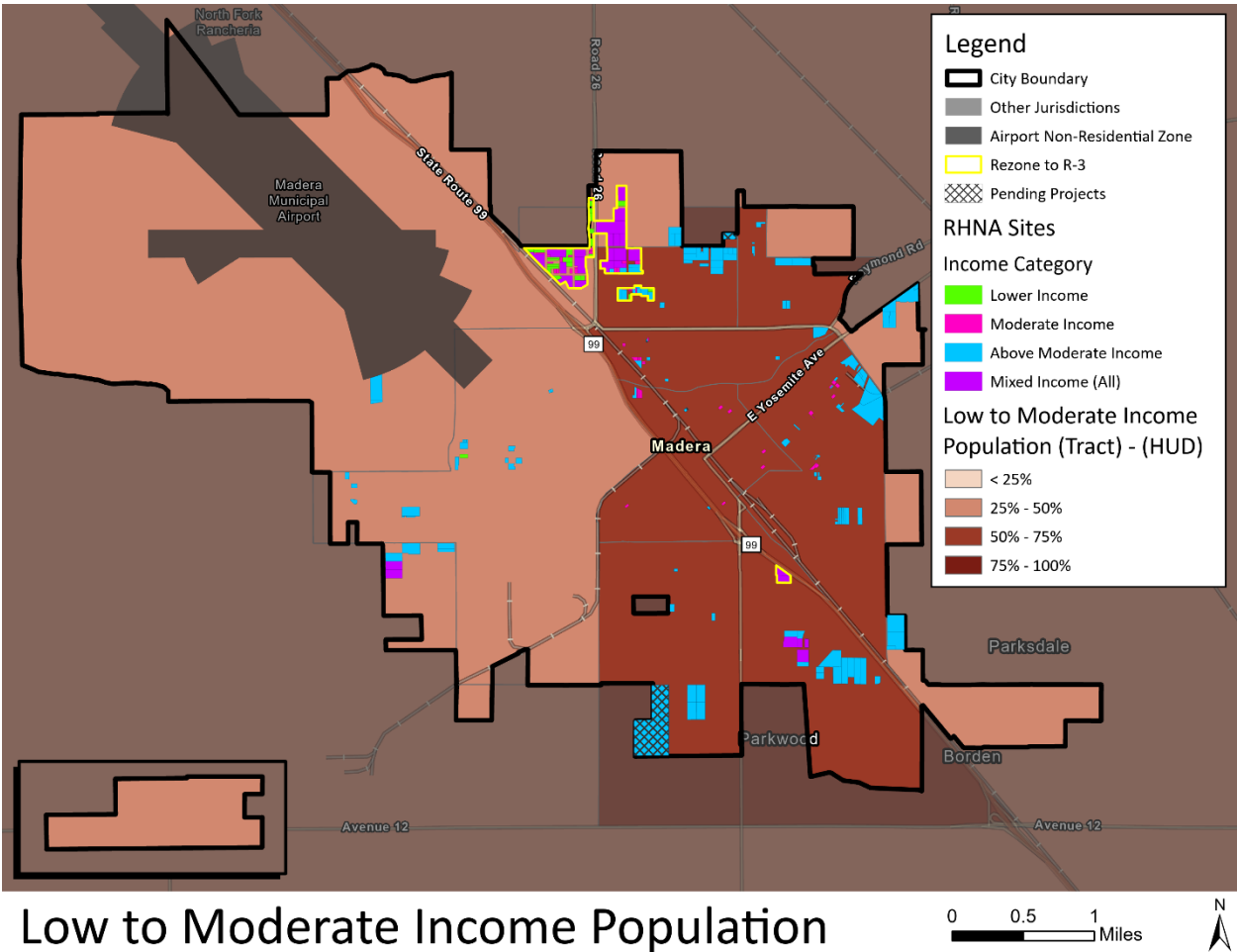
The eastern, central, and southern areas of the City have the highest percentage of LMI populations, where 50 to 75 percent of the population is considered LMI. The northwestern areas of the City have considerably smaller percentages of the population considered LMI, at less than 25 percent of the population.

Figure 19 and Figure 20 show the distribution of RHNA units by low- to moderate-income population. As shown in Figure 19, the area with the largest low- to moderate-income population is also the area with the largest non-White population. The R/ECAPs are also located in this area.

Local stakeholders noted a need for senior, workforce, veteran, and transitional and permanent supportive housing that is affordable at the lower-income AMI levels. The City is including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

RHNA units are almost evenly split between the areas where 25 to 50 and 50 to 75 percent of the population is low to moderate income, as shown in Figure 20. The City's RHNA strategy reflects the overall composition of Madera and is not expected to exacerbate conditions of segregation.

Figure 19: Low- to Moderate-Income Population and RHNA Sites, 2021



Source: HCD AFFH Data Viewer.

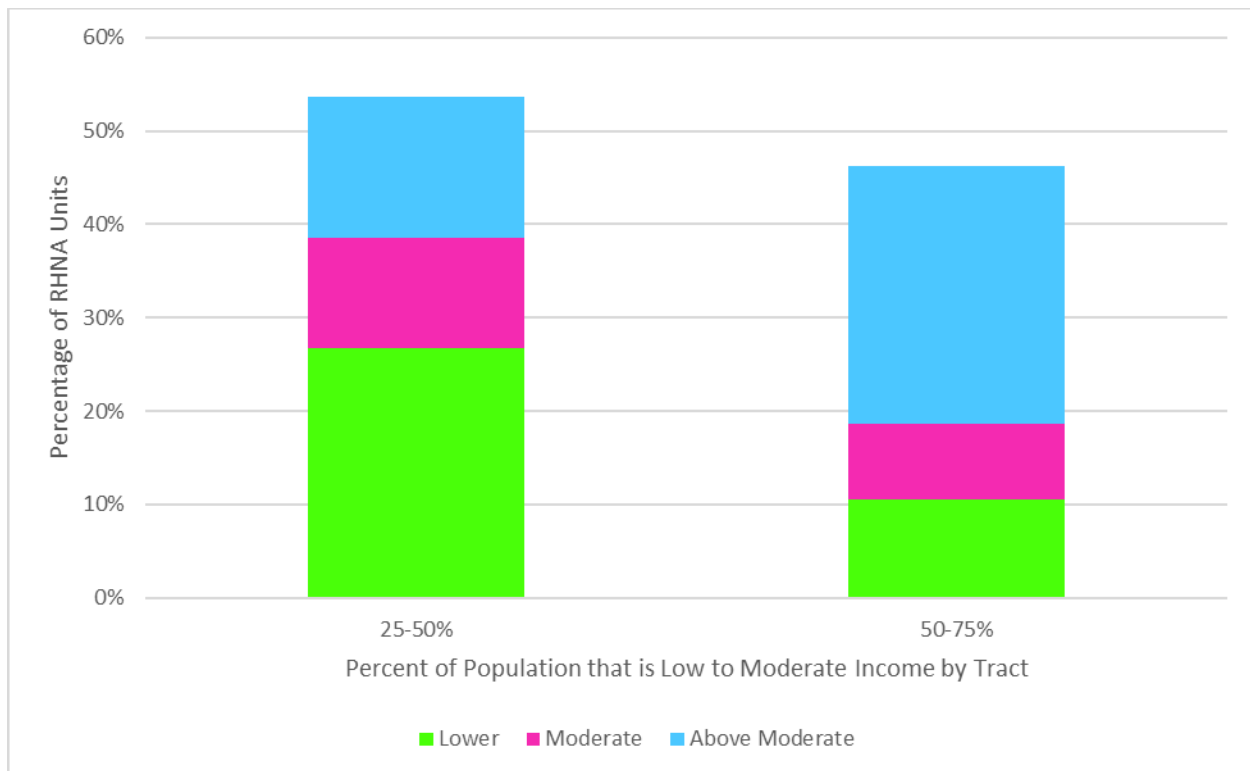
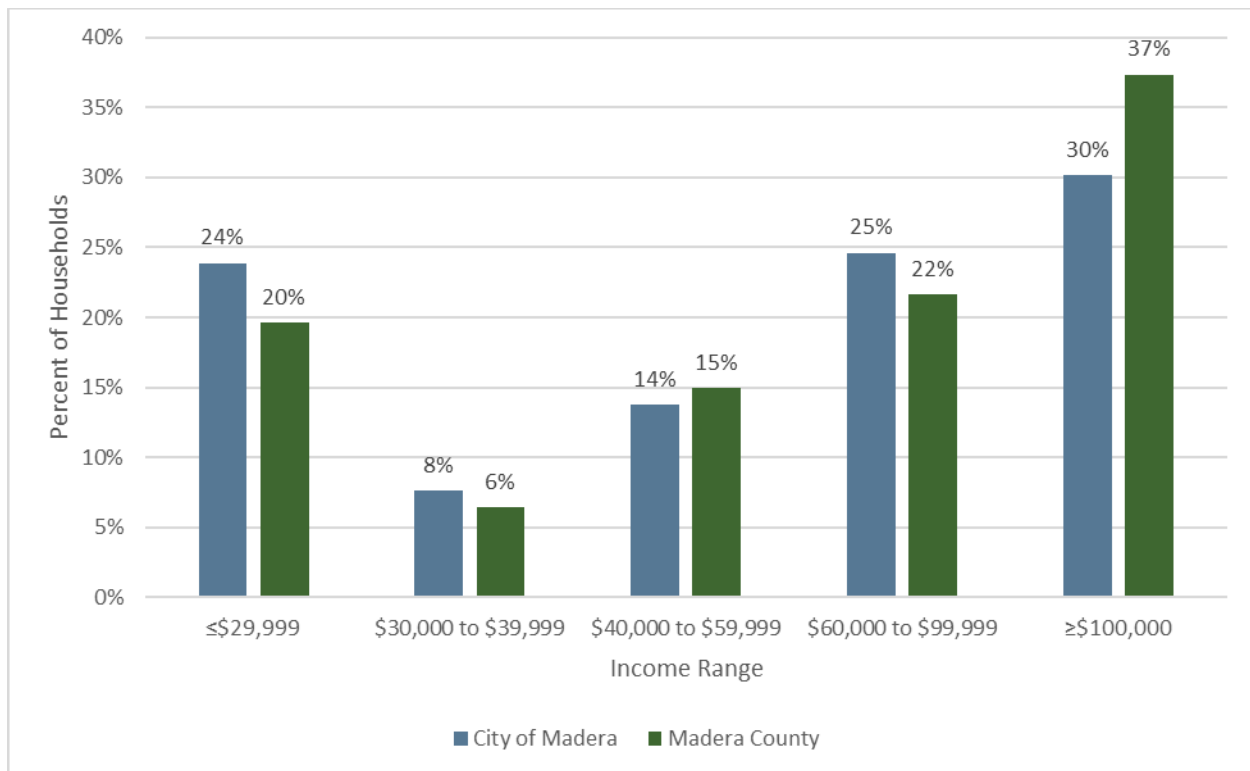
Figure 20: Low- to Moderate-Income Population Comparison of RHNA Units

Figure 21 compares the percentage of County and City of Madera households with income levels similar to the income ranges provided by HCD Income Limits. The above moderate-income category has the largest percentage of the population, while the very low-income category has the smallest population. The size of the extremely low-income population is similar to the size of the moderate-income population. The comparison of the population distribution to the County AMI shows that Madera residents have generally comparable incomes to the region as a whole. The City has a notably smaller above moderate-income population and a larger very low- and extremely low-income households than the County. Madera's median income may be affected by a sizeable elderly population with fixed incomes, and a large proportion of agricultural workers.

Figure 21: Households per Income Level, 2022

Source: 2021 US Census ACS Table B19009.

Madera County has a median household income of \$61,924 (2016-2020 ACS). Most households in the County have an income that is lower than the state median income of \$87,000. Households near the northern County boundary tend to have lower incomes (less than \$55,000 per year). Generally, households in the urban core of cities have lower incomes than rural or suburban areas.

The City of Madera has a lower median household income than the County and the state. In 2020, the City of Madera had a median household income of \$49,335. The central areas of the City, closest to Highway 99, have the lowest median household income, with a median household income of below \$30,000. The eastern and southern areas of the City have the highest median household income, between \$87,100 and \$125,000.

Figure 22 shows median household income by census tract. In Madera, median incomes are slightly lower in the central and northeast areas, where the R/ECAPs are located. Median incomes are also lower in the northwest, but this data may be skewed due to the presence of the airport and subsequent development restrictions.

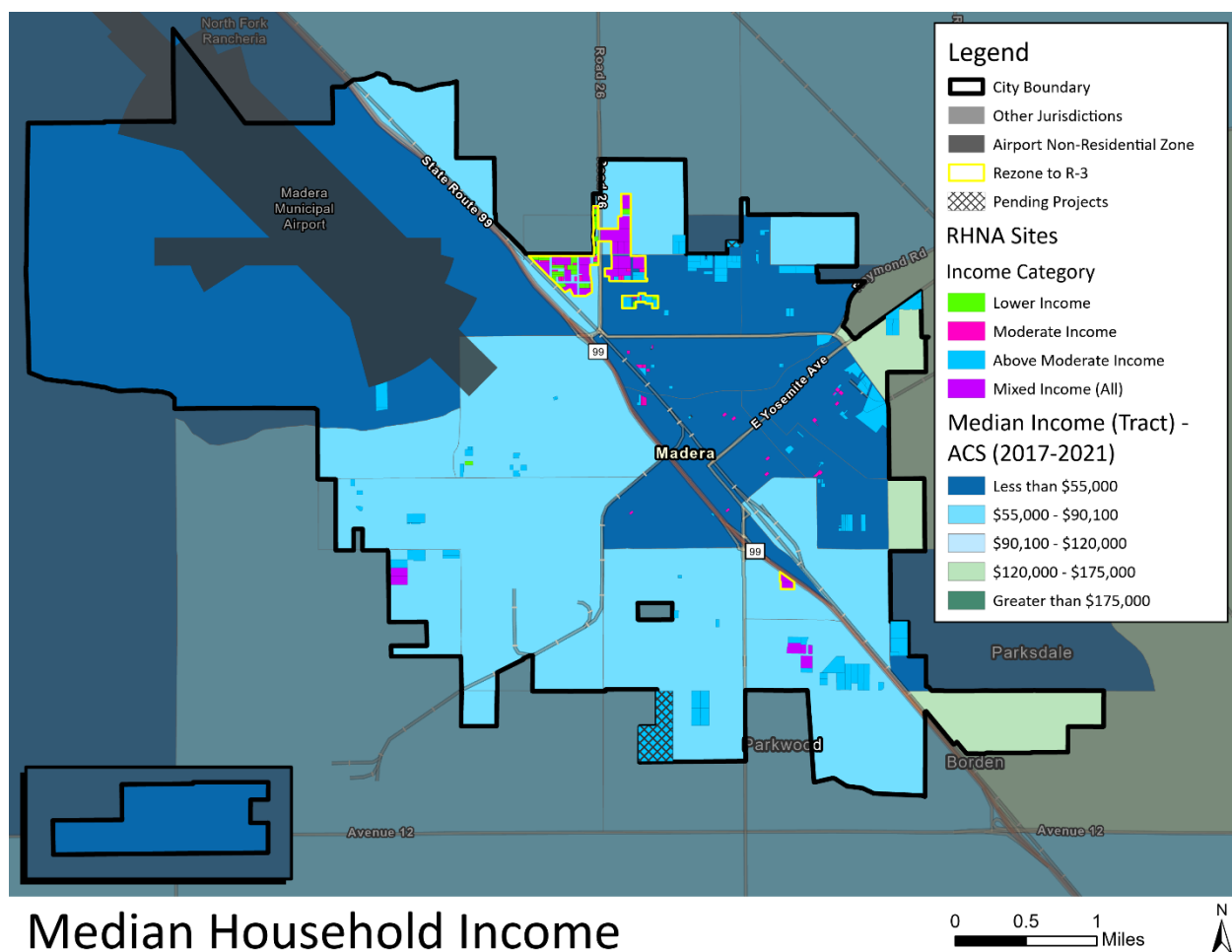
The City is including a number of programs to increase housing types and opportunities in higher resource areas of the City. These efforts go beyond the sites that are included in the RHNA Site List and help improve housing choice and mobility by providing opportunities to increase the number and type of dwelling units in lower-density residential zones.

Per Program A - 1, the City will rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac respectively, which will create ample opportunity for high-density residential development throughout the City. The

City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

The City is also including Program E - 3 continue to implement and develop programs and strategies to create place-based improvements in areas of the City with lower incomes and greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the ADA) improvements, transit improvements, and water and sewer infrastructure improvements.

Figure 22: Median Household Income, 2021

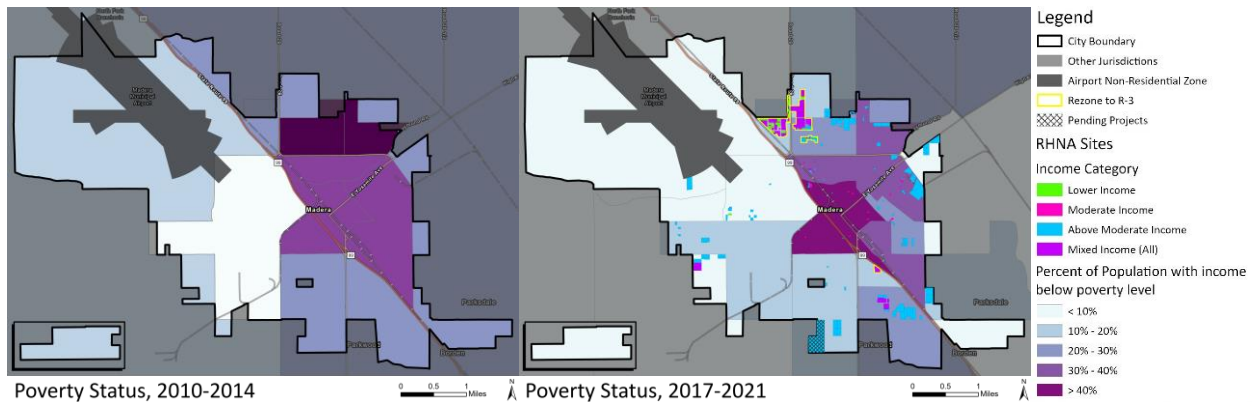


Source: HCD AFFH Data Viewer.

Poverty status is determined using annually defined income thresholds for family size provided by the US Census. Poverty status by tract in Madera is shown in Figure 23 for the years 2010 – 2014 and 2017 - 2021. Consistent with the aggregation of LMI areas, tracts with large populations below the poverty level are located around the central downtown area where the R/ECAP is located. Since 2014, poverty levels have increased in the central City

and decreased in most areas to the north and west. The areas with higher rates of poverty also correlate with areas with a more predominant non-White population. RHNA sites are spread throughout the City without concentration in areas of poverty. The City's RHNA strategy reflects the overall composition of Madera and is not expected to exacerbate conditions of segregation.

Figure 23: Poverty Status, 2010–2014 and 2017–2021



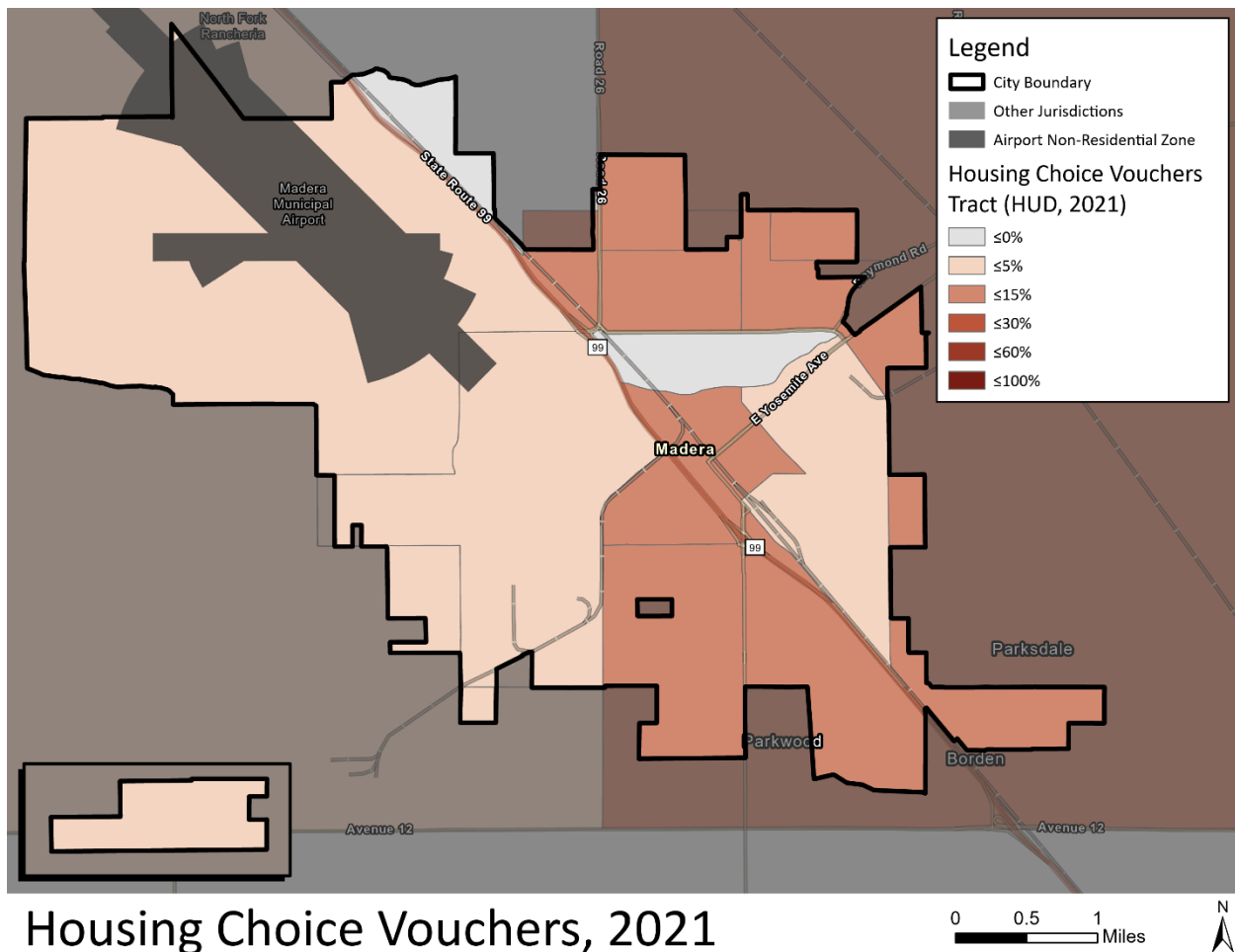
Source: HCD AFFH Data Viewer.

Figure 24 shows the HCV recipients by tract in the City. The HCV program is a 100 percent federally funded rental subsidy for low-income households living in privately owned rental units. HCV recipients are most concentrated in the northern, southern, and central areas of the City.

The HACM administers the HCV program for the City of Madera. According to HACM, 741 vouchers are administered throughout the County. It is unknown how many vouchers are administered to residents of the City of Madera. According to the AI, there are 767 applicants on the HCV waiting list, the majority of which are Black/African American (29 percent) or Hispanic/Latino (50 percent). Compared to the racial/ethnic makeup of Madera residents, Black/African American residents are over-represented among HCV applicants.

There is a higher concentration of HCV recipients in the central area of southeastern and the northeastern quadrants of the City, where approximately 10 percent of renter households are HCV recipients. In the rest of the City, less than 5 percent of renter households are HCV recipients. Concentrations of HCV recipients generally correlate with concentrations of cost-burdened renters. The City is including Program D - 2 to continue to partner with the regional housing authority and outreach to residents about housing choice vouchers.

Figure 24: Housing Choice Voucher Recipients by Tract, 2021



Source: HCD AFFH Data Viewer.

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers the following: the presence of children under the age of 18, pregnant persons, and any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (e.g., through birth, adoption, or custody), or requiring families with children to live on specific floors or in specific buildings or areas. Single-parent households are also protected by fair housing law.

A 2016 HUD study examined the effects of housing discrimination based on familial status. The study found that landlords presented households with children fewer housing options, and the units shown were generally larger, and as a result, slightly more expensive to rent.⁷ Additionally, female-headed households with children require special consideration and

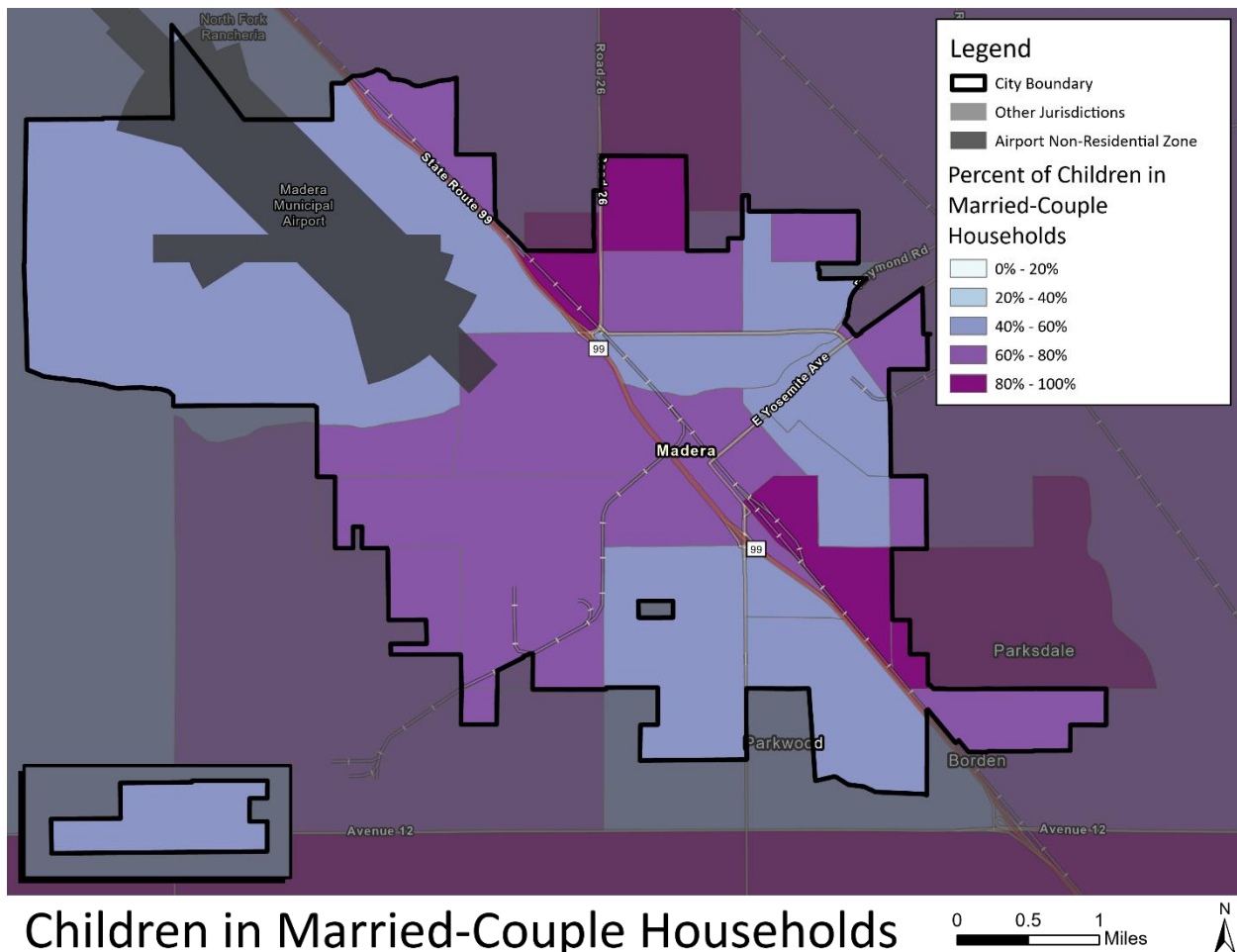
⁷ HUD. 2016. <https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf>.

assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

Households with children present comprised 36 percent (16,209) of the total households in Madera County (2016–2020 ACS). Married couple families with children comprised the largest share of owner and renter households with children.

Households with children present comprise 48.7 percent (8,465) of the total households in the City of Madera. Like the County, married couple families with children comprise the largest share of owner and renter households with children.

Figure 25: Percentage of Children in Married Couple Households by Tract, 2015–2019

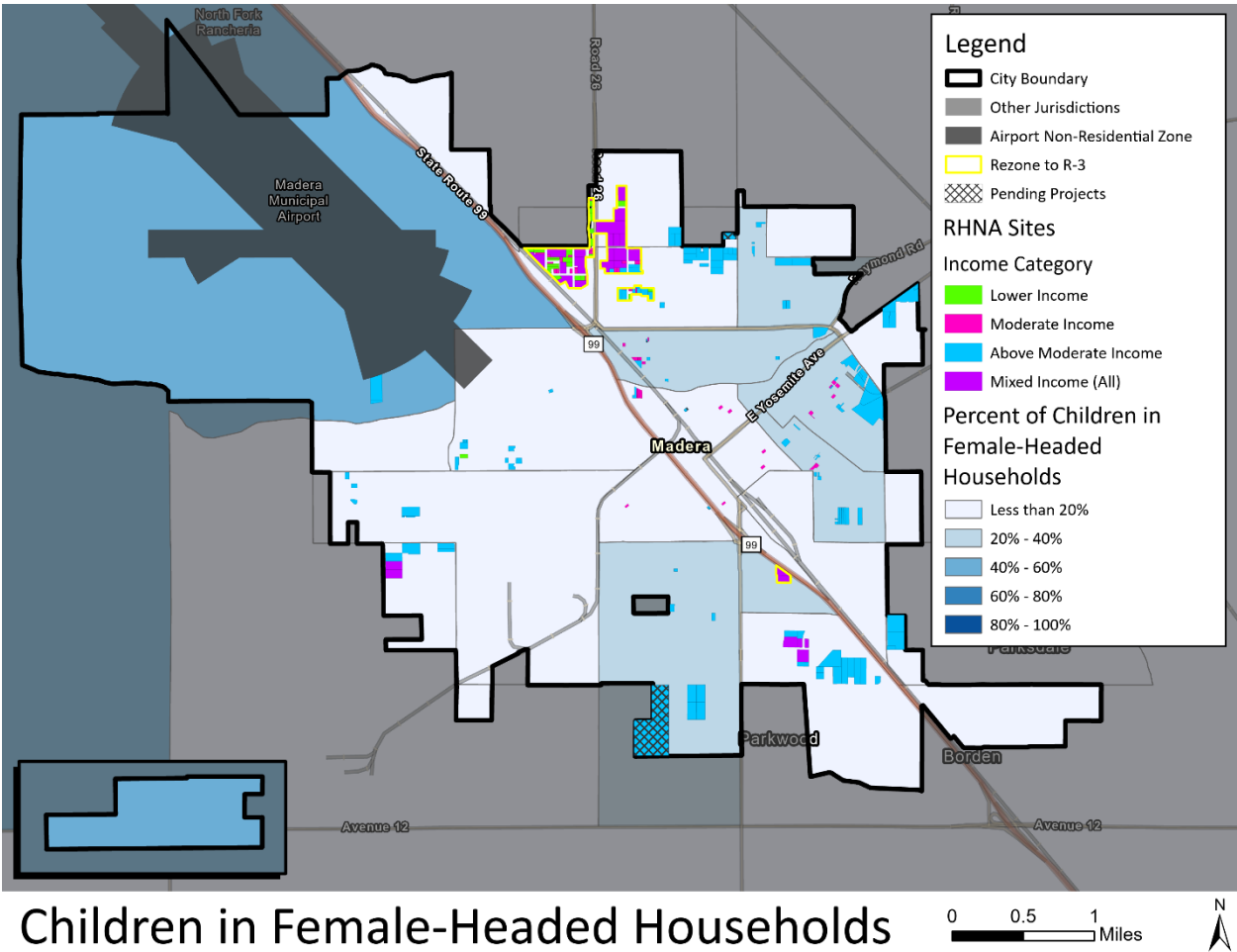


Source: HCD AFFH Data Viewer.

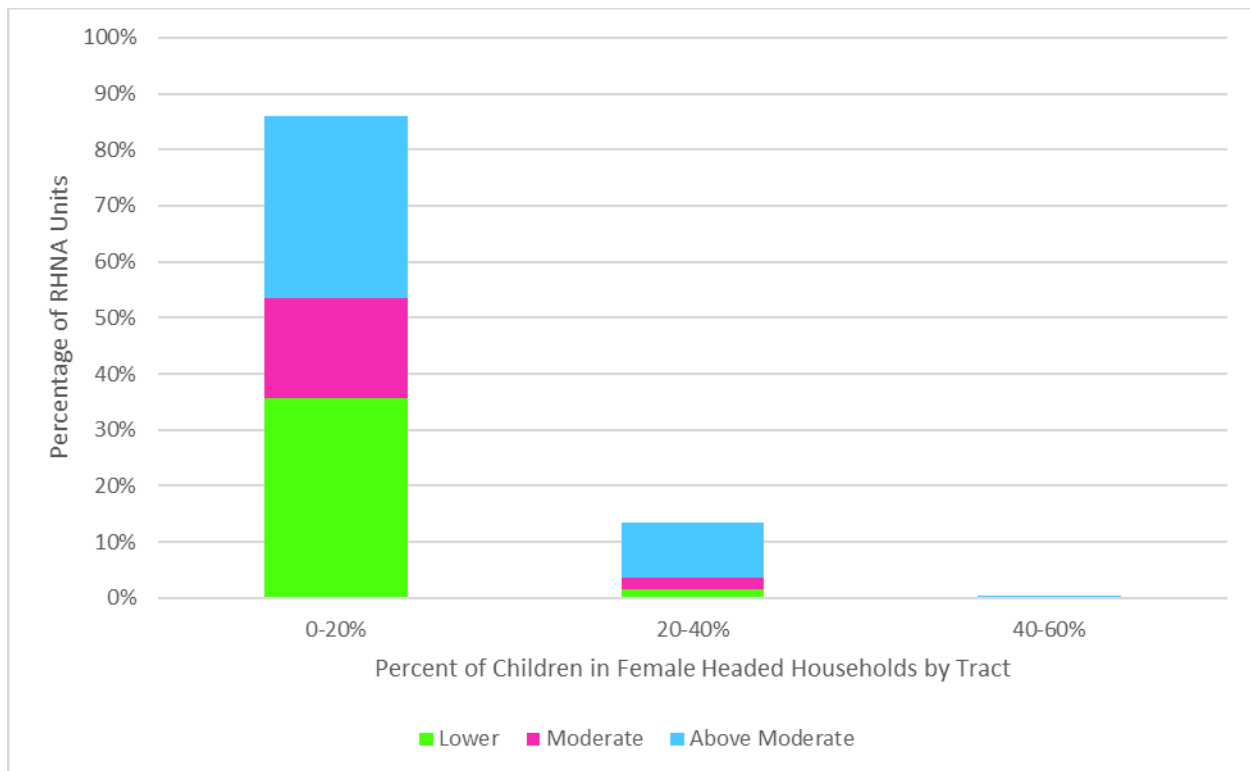
In most parts of the County, less than 20 percent of children live in female-headed, single-parent household. Areas with the highest percentage of children living in female-headed, single-parent households are in Oakhurst and eastern parts of the City of Madera, where between 20 and 40 percent of children live in female-headed, single-parent households.

As shown in Figure 27, RHNA sites are primarily in areas where less than 20 percent of children are in female-headed households, which is not expected to impact fair housing concerns based on familial status.

Figure 26: Percentage of Children in Female-Headed Households and RHNA Sites, 2017–2021



Source: HCD AFFH Data Viewer

Figure 27: Female-Headed Households Comparison with RHNA Units

Persons with Disabilities

The US Census Bureau provides information on the number of persons with disabilities of varying types and degrees. According to the US Census Bureau, a person is considered to have a disability if they have difficulty performing certain functions or difficulty with certain social roles. Affordability of appropriate housing and access, both within the home and to/from the home site, are the primary challenges for persons with disabilities. Access often requires specially designed dwelling units. Additionally, housing locations near public facilities and public transit are important for these special needs group. The 2021 ACS estimates that 18.5 percent of the population in the City of Madera and 16.6 percent of population in the Madera County has a disability.

The types of disabilities included in the census are:

- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing
- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or shopping

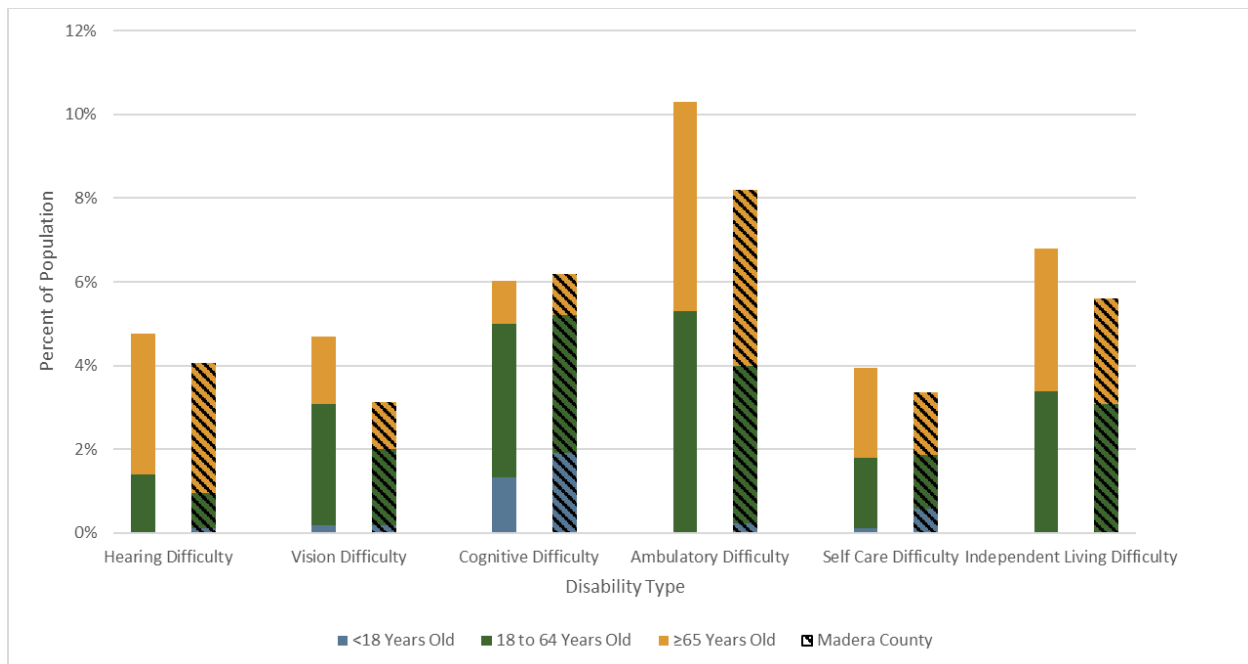
For persons with disabilities, fair housing choice and access to opportunity includes access to housing in the most integrated setting appropriate to an individual's special needs and disability-related services as required under federal civil rights law. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice without the presence of housing units with these accessibility features.

High spatial segregation of persons with disabilities may indicate fair housing issues related to not only physical needs, but also economic disparities. According to the 2020 Annual Report on People with Disabilities in America,⁸ more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability. Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

According to 2016–2020 ACS estimates, approximately 19,408 Madera County residents had one or more disabilities. Communities located throughout the eastern region of the County, particularly in census tracts along the northern County border, were estimated to have a larger share of residents with disabilities compared to communities in the western regions of the County.

Figure 28 shows disability by type in the City and County of Madera. Ambulatory issues are the highest reported disability Countywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities. For many in need of live-in help or living assistance, ADUs may serve as a caregiver unit. The City is including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

⁸ Institute on Disability, University of New Hampshire. 2020. "2020 Annual Report on People with Disabilities in America." <https://eric.ed.gov/?id=ED613092>.

Figure 28: Disability Characteristics by Age Group, 2019

Source: US Census Bureau ACS 2016-2019 (5-year estimates) Table C18108.

According to local knowledge provided by City staff, the Madera ADA Advisory Council (MADAAC) is comprised of seven members that serve four-year terms. Individuals serve in an advisory capacity to the City Council and staff on ADA matters including promoting pedestrian safety and access to all public streets; ensuring that all public buildings and facilities, services, programs, and activities are in compliance with ADA regulations; promoting inclusion of the disabled community in the City's emergency and disaster preparedness plans; developing disability awareness and educational outreach programs; working with various City of Madera departments to ensure that all public buildings and facilities, remodeled and newly constructed, are in compliance with current laws guaranteeing access for all people with disabilities; promoting affordable and accessible housing in the community; making recommendations regarding unmet transit needs; and ensuring grievance procedures are followed and enforced as described in MADAAC By-laws.

The City has identified and facilitated numerous projects in its Capital Improvement Program for various improvements within various neighborhoods including but not limited to pedestrian and bicycle paths and facilities, sidewalks, curb bulb-outs, crosswalks, rapid flashing beacons, high visibility striping, ADA ramps and curb returns, drive approaches, bridges, and trail connections for purposes of closing gaps, reducing pedestrian crossing distances, improve connectivity and improve and/or repair conditions related to safety.

Figure 29 shows the population of persons with disabilities by tract in the City. There is no clear pattern to the current areas with higher concentrations of the population with a disability. Healthcare facilities are distributed throughout the City.

Figure 30 shows the RHNA sites with population of persons with disabilities by tract in the City. As shown, the RHNA sites are relatively evenly distributed across tracts where 0-10, 10-

20, and 20-30 percent of the population has a disability. For example, about 25 percent of the RHNA units are located in an area where 0-10 percent of the population has a disability. As such, the RHNA sites are not anticipated to exacerbate fair housing concerns as they relate to residents with a disability.

Figure 29: Population of Persons with Disability by Tract (2010–2014 and 2017–2021)

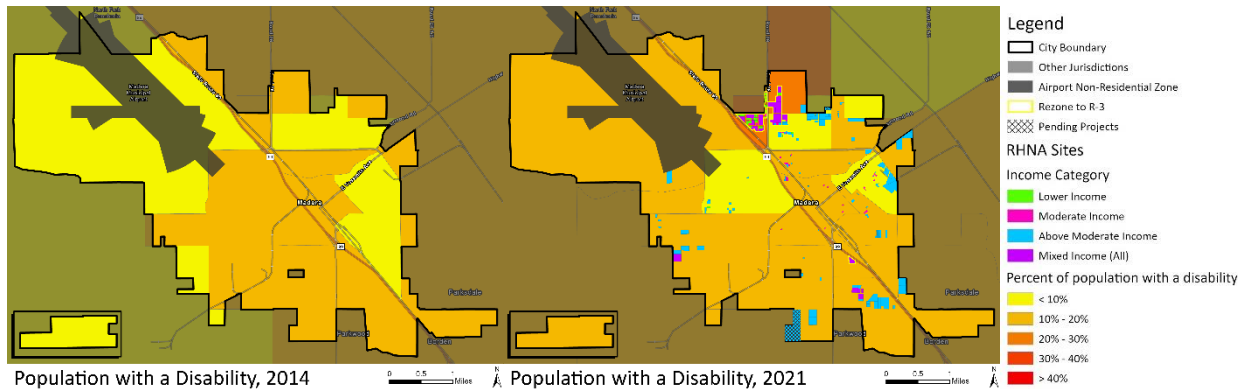
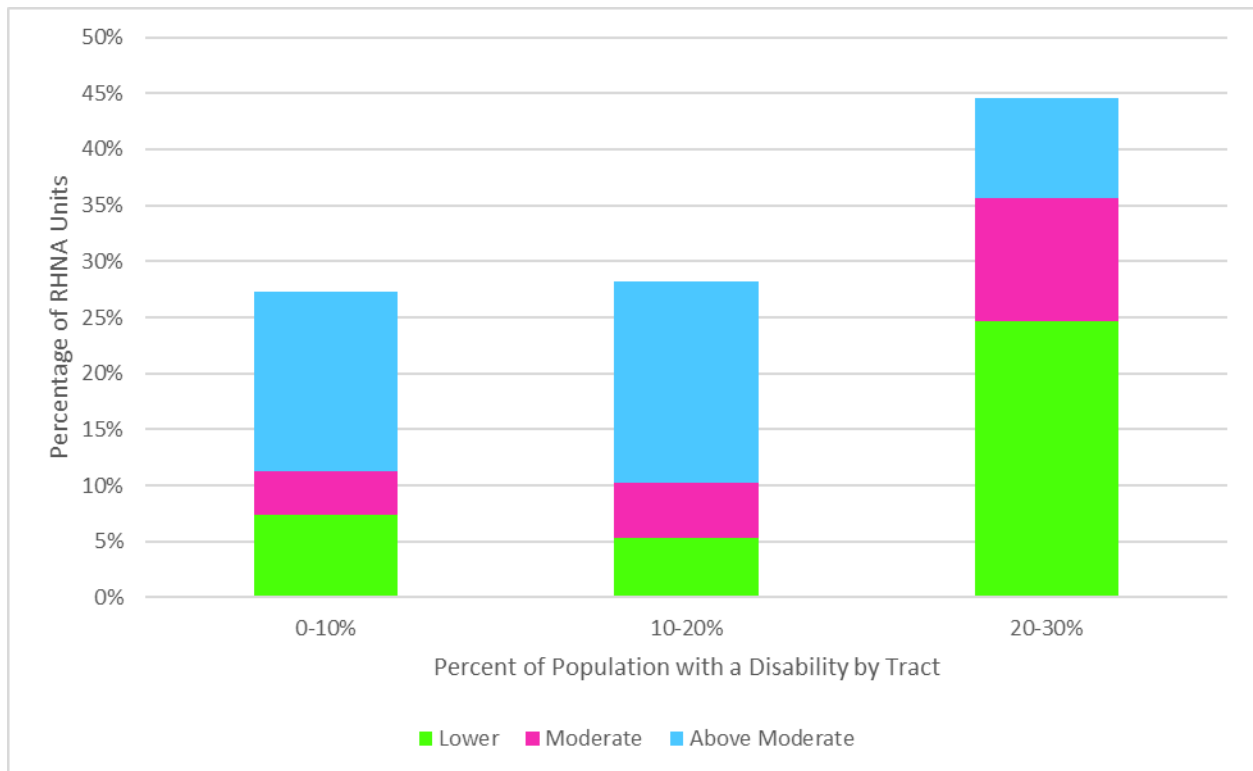


Figure 30: Population with a Disability Comparison of RHNA Units



Findings

Overall, the City of Madera has higher concentrations of non-White and low- to moderate-income residents in the eastern part of the City. While poverty has decreased over time in tracts throughout the City, there is an increase in poverty in the central area of the City, near

downtown. Housing choice voucher use correlates with the areas where poverty is more prominent and where there is a larger non-White population. The selected RHNA sites are not anticipated to cause displacement or worsen patterns of segregation.

The City is including Program A - 1 to rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac, respectively, which will create ample opportunity for high-density residential development throughout the City. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

In addition to increasing opportunities for housing choice and housing mobility in higher-opportunity areas of Madera, the City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with ADA) improvements, transit improvements, and water and sewer infrastructure improvements.

The City's RHNA strategy reflects the overall composition of Madera and is not expected to exacerbate conditions of segregation.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-White population of 50 percent or more in metropolitan or micropolitan areas. The income threshold is based on areas of "extreme poverty," where 40 percent or more of households earn incomes at or below the federal poverty line, or where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets both thresholds for racial or ethnic concentration and "extreme poverty" is considered a R/ECAP.

There are two R/ECAPs in the County of Madera, both located in the City of Madera, in census tracts 6.04 and 8.00. The tracts are shown in Figure 31 along with the proposed RHNA sites by income level. The tracts include the central downtown area and the northern area of the City.

As shown in Figure 32, the majority of RHNA units, about 75 percent, are located in non-R/ECAPs. Despite not concentrating site selection in the R/ECAPs, the City is pursuing targeted, place-based improvements in the R/ECAPs beyond the RHNA selection. The location of the RHNA units in or out of a R/ECAP will not exacerbate existing conditions.

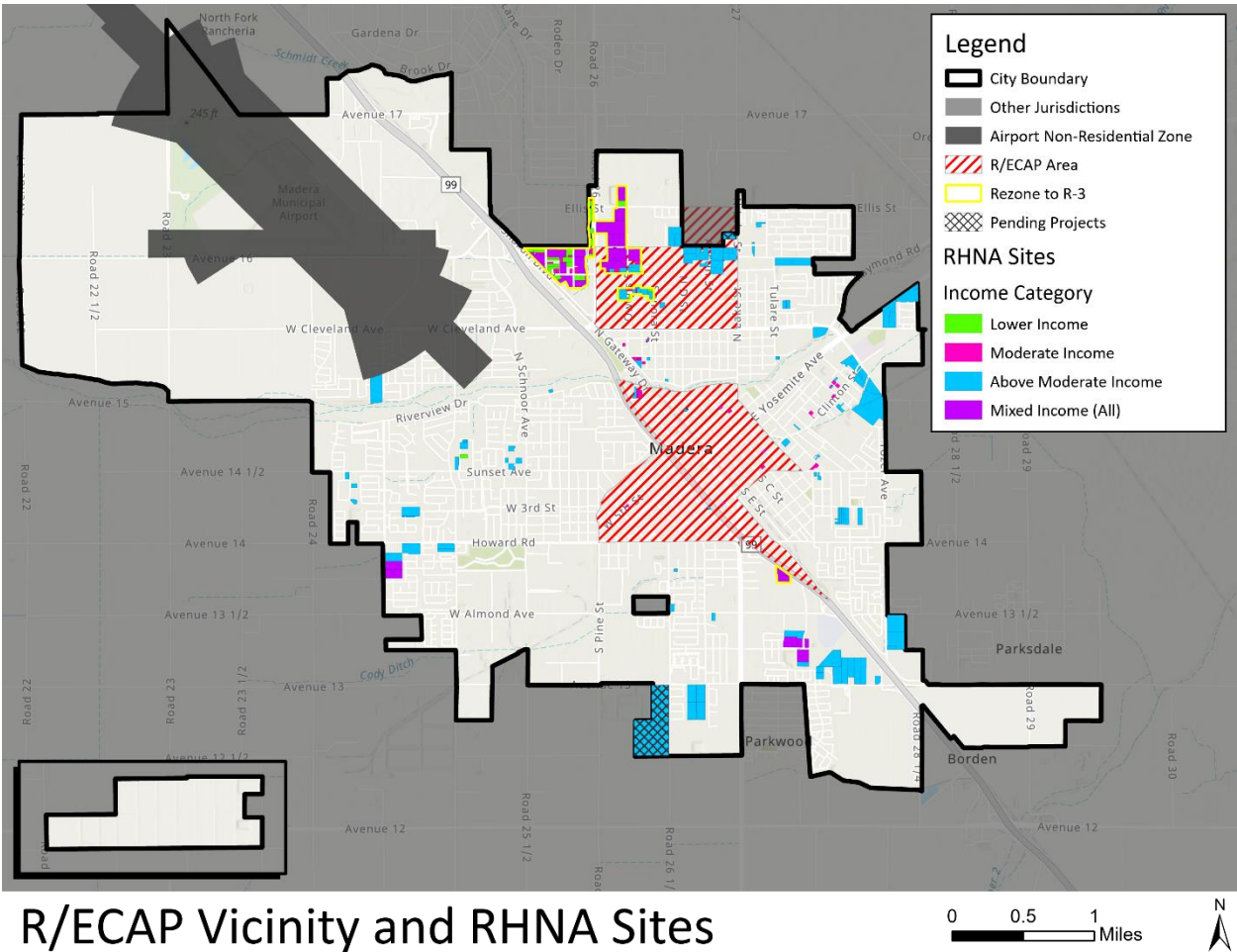
Local stakeholders noted a disparity of housing and quality/access to amenities in east Madera, including downtown. The City is including Program E - 1 to improve disadvantaged neighborhoods through community outreach, neighborhood revitalization, and more. The

City is also including Program E - 3 to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the ADA) improvements, transit improvements, and water and sewer infrastructure improvements. The City will prioritize funding and efforts in the comparatively lower-resource and income areas of the City. Specific actions and efforts targeting areas of greater need, including the R/ECAP, include the following:

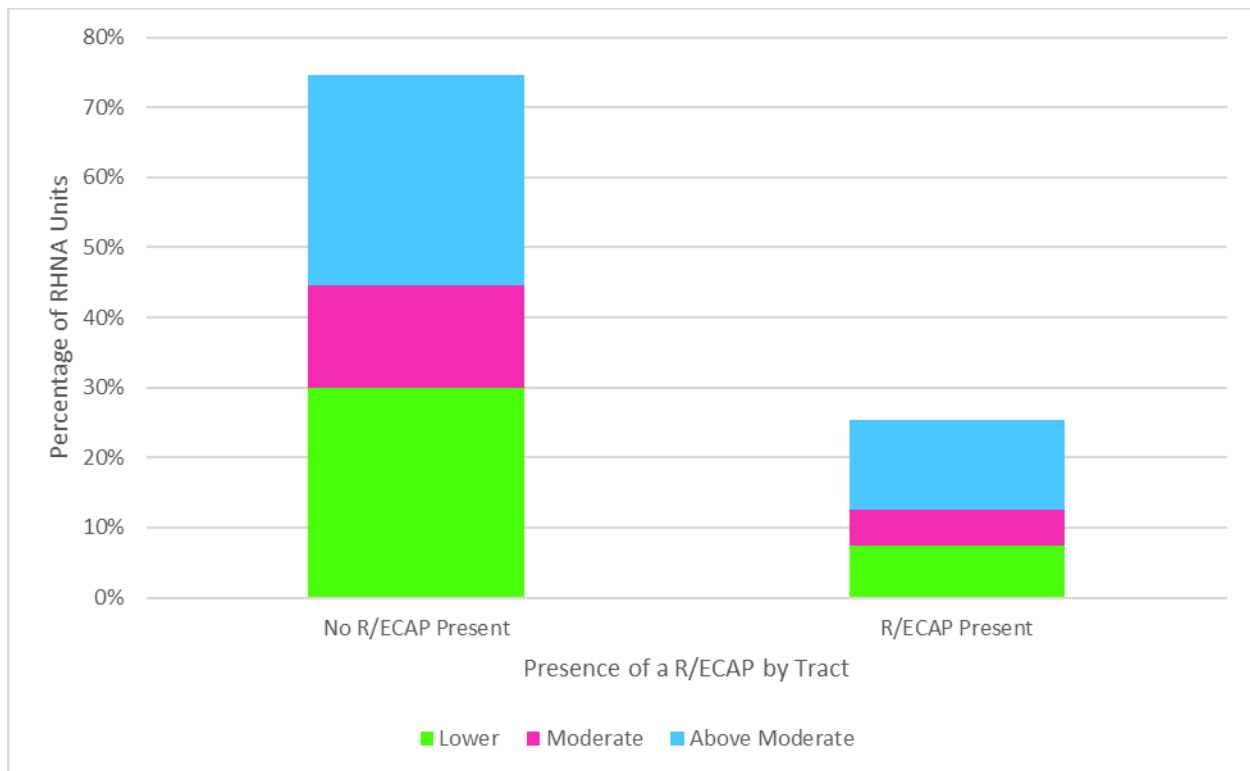
- Alley paving in the northeast area of the City (\$398,000)
- Class I and Class II bike lanes and street crossings at Raymond Road and Cleveland Avenue and between the Fresno River and Raymond Road to the east (\$315,000)
- Construction of missing wheelchair ramps and pedestrian facility improvements throughout the City (\$400,000)
- Pedestrian and ADA-compliant improvements at Washington Elementary School (\$678,000)
- Design, engineering, and construction of James Taubert Park, a new park in a historically underserved area (\$1.9 million in Statewide Park Development and Community Revitalization Program)
- McNally Park rehabilitation including new equipment, musical instruments, and basketball court (\$609,307)
- ADA-compliant curb returns and sidewalks citywide (\$400,000)
- Sidewalk improvements, transit improvements, bike lanes, and safety improvements to improve accessibility and provide sidewalk gap closure along 5th Street and C Street, providing access to grocery stores, the medical clinic, library, and childcare facilities; bike lanes to provide connectivity from key destinations to the proposed Veteran Housing Project (\$3.6 million, part of which funded by the Affordable Housing and Sustainable Communities Grant)
- Enhancements to the Caltrans Downtown Madera CAPM Project including wider sidewalks, landscaping, pedestrian safety, and enhanced crosswalks (\$3 million)
- Planned sewer improvement in the northeast area to better serve future development. On February 5, 2025, the City awarded Clinton Sewer and Water Main CDBG funding assistance including the renovation of a 12-inch sewer main and 8 or 10 inch water mains on the east side of the City (\$767,246)
- Avenue 13 sewer line re-lining project. Completion date is Feb. 2025 (\$14 million)
- Cook water tower rehabilitation (\$2.3 million)
- Cleveland Avenue sewer lift station reconstruction awarded in December 2024 (\$2 million)
- Northeast Madera water storage tank currently in design on City purchased land (\$24 million)
- New headworks at the Wastewater treatment plant (\$10 million)
- Olive Avenue street widening project

- SR 145 road diet with construction to begin in 2025 (\$17 million)
- The City has a sidewalk replacement team. This is funded through this fiscal year and the City recently applied for more grant funding to continue the program. To date, the City has spent approximately \$500,000 in the past 2 years on replacing sidewalks in low income neighborhoods
- The City recently completed an energy project, for solar power to City facilities. This project included 150 solar street lights in older neighborhoods (\$19 million)
- In Dec. 2024, the City was awarded \$5.7 Million to improve pedestrian access to 5 schools, all in low income neighborhoods
- New playground at Millview Park (\$50,000)
- Pool upgrades and repairs at the Centennial Pool Complex (\$215,000)
- Tozer Park \$1.3 Million Grant Outdoor Legacy Partnership Program with a 50 percent match
- Fresno River Trail Clean Up California Grant, including a new playground, trail clean up, and exercise equipment (\$832,000)
- Lion's Town & Country Park restroom renovation (\$177,952)
- Lion's Town & Country Walking Trail: (\$1.6 Million in funds from Assemblywoman Cabellero and Soria)
- Sunrise Rotary Sports Complex new park installation (\$75,000)
- New water tank in northeast Madera and rehabilitation of an existing water tank. The overall cost estimate of the project is \$24,500,000. The tank itself is \$15,700,000 while the offsite water main is \$8,800,000. The tank allows provides multiple benefits to the City including reducing pumping electricity costs as the tank can be filled during off-peak hours, providing the equivalent of over two existing City wells during peak hours, bolstering water pressure at the high end of the water system (\$24,500,000)
- Fee waivers for qualifying downtown development (see Program B-7). Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks.

Figure 31: R/ECAPs in the City and Vicinity



Source: HCD AFFH Data Viewer.

Figure 32: Presence of a R/ECAP Comparison of RHNA Units

The R/ECAP in Madera is currently located in the central and northern areas of the City. As shown in Figure 34, in 2010, these tracts had a notable lower percent non-White population, with 40-60 percent of the population of these tracts being non-White, compared to the 60-100 percent of the tracts in 2020 with a non-White population. This is a trend that is not specific to Madera, as the non-White population has increased throughout the region. Per the census, this change in trend data may also in part be due to improvements made to processing Hispanic origin and other ethnicity and race questions.⁹

There has been an increase in the non-White population in all neighborhoods in Madera, including notable increase in neighborhoods to the north and east of the R/ECAP. This trend is similar in other neighborhoods in the City when compared to the R/ECAP.

The downtown and core neighborhoods are the oldest in the City. In general, most of the neighborhoods built on the original railroad grid have public improvements, which include sidewalks. While the R/ECAP is in the downtown, most neighborhoods in the City have public improvements. There are a few areas in other neighborhoods which do not have sidewalks and some that have sidewalks interspersed (e.g., one side or the other or not complete along the entirety of a block frontage) but this is not common and is never far from complete and contiguous sidewalks. The largest concentration of blocks without sidewalks are found within the neighborhood just north of the river and downtown. When it comes to availability of services and commercial, neighborhoods east of the freeway and railroad rely on the

⁹ US Census Bureau Improvements to the 2020 Census Race and Hispanic Origin Question Designs, Data Processing, and Coding Procedures <https://www.census.gov/newsroom/blogs/random-samplings/2021/08/improvements-to-2020-census-race-hispanic-origin-question-designs.html>

downtown, where there are shops and services available Overall, there is no significant difference between quality of street and sidewalks or quality of life when comparing the R/ECAP to other neighborhood.

For the purpose of addressing missing or maintaining existing public improvements, the City includes various projects in its Capital Improvement Program which include: alley pavement projects (which occur in multiple quadrants of the City), bike and pedestrian improvement projects which also focus on the repair and construction of sidewalks and crosswalks (allowing residents choices, including but not limited to neighborhoods, around schools and to key destinations), an ADA walkability sidewalks program (which adds missing wheel chair ramps City-wide and miscellaneous pedestrian facilities), bridges and railroad crossings, trails and various resurfacing, restoration and rehabilitation projects on existing streets.

The City is also installing a roundabout at the five-legged intersection of Lake and 4th streets with Central Avenue as a supplementary project to the Yosemite Road Diet. This roundabout will help with traffic circulation/management/calming in conjunction with the roundabouts that will be installed on Yosemite and will improve pedestrian connectivity and safety at that intersection, which is also near the City's John Wells Youth Center and Centennial (public) Pool Complex.

As of November 2025, Madera has selected a consultant for the Safe Routes to Schools study. The consultant is currently in the beginning stages of this project including gathering information, an initial outreach to stakeholder contacts, and reviewing the history of the area. As this study is just beginning, the complete analysis and comparison of safe routes to schools between neighborhoods is not yet available. The City has indicated that there are a few areas in other neighborhoods which do not have sidewalks and some that have sidewalks interspersed (e.g., one side or the other or not complete along the entirety of a block frontage) but this is not common. Local knowledge has indicated that while there is some variation in sidewalk conditions, there is not a neighborhood with a known concentration of these concerns, and they are distributed geographically throughout the City. These sidewalk gaps are not concentrated in the R/ECAP, and are located at a comparable rate in other neighborhoods, including north of the river and downtown.

There is adequate water supply in all neighborhoods in the City of Madera, including for the RHNA sites and in the newly annexed areas. Investments are being made to support water infrastructure in various neighborhoods in the City. This includes a new water tank in northeast Madera in addition to the rehabilitation of an existing water tank. There is no concentration in any specific neighborhood with water access concerns.

The City also recently purchased a ponding basin to facilitate the development of a 138-lot subdivision on 26.8 acres of land on Storey road, east of Yosemite Avenue, illustrating the City's continued investment in resources to support infrastructure to support development throughout all neighborhoods in the City.

The southern neighborhoods in the City of Madera have the greatest concentration of sewer infrastructure access issues. The City's Sewer Rehabilitation and Manhole Repair project consists of approximately \$3.5 million in existing sewer rehabilitation and repairs. The project includes approximately 6,424 linear feet (LF) of cured-in-place pipe liner, approximately 3,832 LF of removed and replaced PVC Sewer Main, and various other work

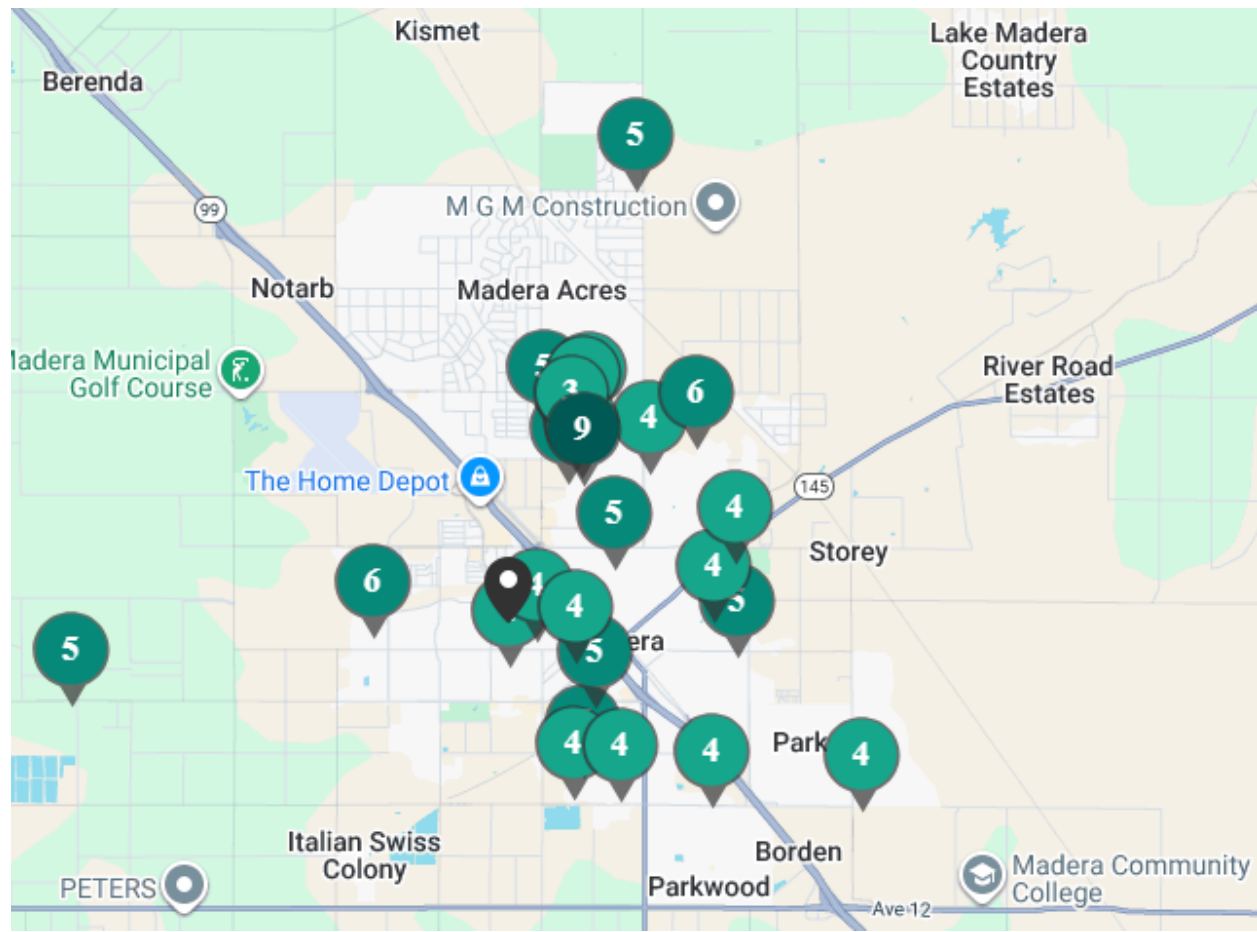
related to sewer repair including manhole rehab/repair, point repair, and storm drain modification.

The City is also replacing a \$55 million water main in the R/ECAP, with construction having began in early 2025, including approximately 13,844 LF of water main replacement and various other work related to water main replacement including gate valves, fire hydrants, and service laterals.

There is a notable concentration of community resources in the downtown, R/ECAP area, which correlates with the concentration of the population in poverty in these areas, as they provide the most direct access to resources. This includes job and economic opportunity as well as other amenities. The City is pursuing several mobility improvements to increase access to these resources from the other neighborhoods with a lower concentration of job opportunity. This includes improvements to sidewalks and crosswalks, bike infrastructure, bridges and railroad crossings, trails and various resurfacing, restoration and rehabilitation projects on existing streets.

Greatschools.org is a nonprofit organization that rates schools across the country. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average,” 5-6 is “average,” and 7-10 is “above average.”

As shown in Figure 33, the school’s ratings in the region are primarily average with a ranking of 4 or 5, with some higher variation in northern areas of Madera County. Scores do not show a clear pattern correlating with fair housing trends. Schools are distributed across the City with similar ratings, and there is not a neighborhood with a notable concentration of very high or very low school scores, including the R/ECAP.

Figure 33: GreatSchools Ratings in Madera and Surrounding Region

According to local knowledge provided by City staff, new development and outward growth have led to shifts in the concentration of middle-class families, employment, shopping and retail activities, and underinvestment in the core of the City. This shift in growth and investment has contributed to degradation, vacant buildings, decline of property values and resulted in concentrations of poverty and lack of resources. This may have been further exacerbated by the extent of low-density residential development and the lack of focused downtown and core neighborhood infill planning and incentives in a smaller city within a historically agricultural and rural region.

The City has taken steps to incentivize reinvestment in infill areas through adoption of mixed-use provisions for commercial districts, recent amendments to the Zoning Regulations to streamline and incentivize housing production, and program efforts such as Council adoption of the Downtown Development Incentive Fee Reduction Program.

The Madera City Council has approved up to \$3 million dollars from Local Transportation Funds (LTF) to support improvements to East Yosemite Avenue (State Route 145) and the State Department of Transportation (Caltrans) has approved use of these funds in conjunction with funding through the State Highway Operation and Protection Program toward a scope of work which will include aspects of the City of Madera's State Route 145 (Yosemite Avenue) Downtown Main Street Final Report dated 2020 into the project design.

The Caltrans scope of work will include installation of complete streets features and will implement a “road diet” reducing the number of lanes from four to two from E Street to Fig Street, install a center median islands between E Street and Flume Street, add a two-way left-turn in the center of the roadway, and construct Class II bike lanes on both sides of the corridor segment.

Other improvements to the East Yosemite Avenue (State Route 145) corridor will include:

- Roundabout/Traffic Circles at Lake Street, C Street and D Street;
- Bulb-outs at A and B Street;
- Widened sidewalks between E and B Streets and completion of sidewalks in areas where missing;
- Enhanced crosswalks, including Rectangular Rapid Flashing Beacons at A and B Streets for pedestrian crossings;
- Decorative street lighting between E and Lake Streets; and,
- Landscaping between E and Lake Streets, including shade trees.

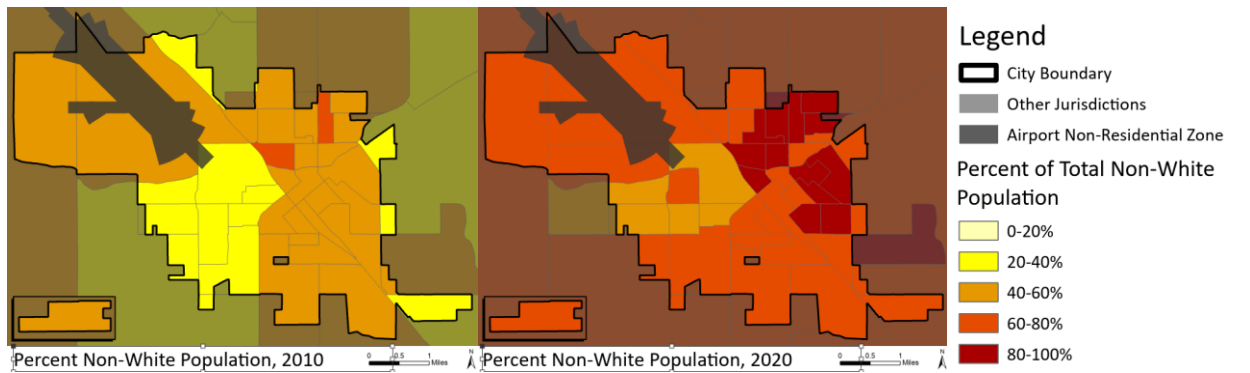
The improvements reflect the City’s vision to make the downtown area a more attractive destination to live, work, and play while boosting economic development opportunities and enhancing the pedestrian and bicycle environment with the intent of shifting travel behavior through reduced driving and increased transportation choices. Construction is planned to begin early in 2026.

These improvements by Caltrans specifically target the City’s downtown, where the R/ECAP is located.

The City is actively seeking REAP 2.0 grant funding with potential supplement from Home Project Jurisdiction (Home P) and Permanent Local housing Allocation (PHLA) funds to facilitate a new downtown mixed-use affordable housing development project on land owned by the City on Yosemite Avenue and within the road diet project segment.

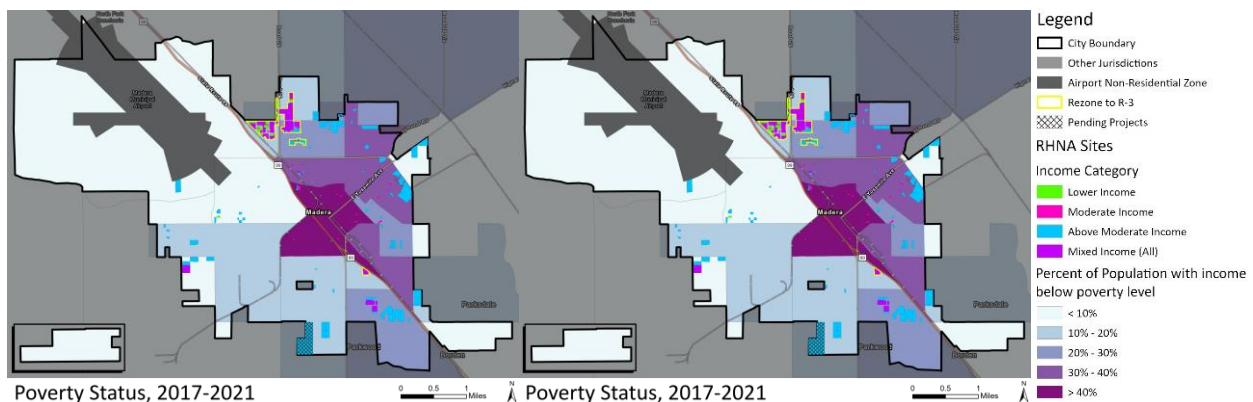
Madera County has advertised a Request for Proposal (RFP) and received and (in conjunction with City Staff) considered responses (June 2025) from qualified consultants to prepare a Safe Routes to School Plan in cooperation with Madera Unified School District (MUSD) City of Madera and Madera County. It is anticipated that the contract will commence in 2025 and will be for a term of 2 years.

The overall objective of the proposed SRTS Plan is to identify appropriate motorized and non-motorized design/improvement concepts to increase the functionality and safety of transportation systems around each of the MUSD school campuses for students, pedestrians, bicyclists, and drivers. The proposed Plan will complement Madera County’s General Plan, the City of Madera’s General Plan, the Madera County Transportation Commission’s Active Transportation Plan, and other local transportation planning documents to address the shortcomings in the existing local circulation network that impact the safe travel of students to their schools. Implementation and construction of the design concepts identified in the SRTS plan will require action after the creation of the plan.

Figure 34: Patterns of Non-White Population Over Time

Since 2014, poverty levels have increased in the central City, where the R/ECAP is located, and decreased in most areas to the north and west. This downtown, central area is where many social economic resources are located, including job opportunities. This is also currently where most of the higher density housing and zoning is located. This indicates that the increased concentration over time in population below the poverty line in the central City may be due to congregation around resources and location of affordable housing.

The City is including Program A - 1 to rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac, respectively, which will create ample opportunity for high-density residential development outside of the R/ECAP areas. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City. Furthermore, Programs E - 1 and E - 3 address neighborhood revitalization and place-based improvements in the downtown area.

Figure 35: Patterns of Poverty Status Over Time

Racially and Ethnically Concentrated Areas of Affluence (RCAAs)

HUD defines racially concentrated areas of affluence (RCAAs) as areas where the percentage of the White population in a tract is over 1.25 times the average percentage of the White

population in the given Council of Government (COG) region and the median income is 1.5 times higher than the COG or State AMI, whichever is lower.

In addition to having a higher median income, areas of affluence experience less overcrowding and less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas. There are no RCAAs in the City of Madera or in Madera County.

Disparities in Access to Opportunities

California Tax Credit Allocation Committee (TCAC)

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores. These were prepared by a task force commissioned by the TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as high resource. Then, any area that is considered segregated and that has at least 30 percent of the population living below the federal poverty line is labeled as an area of high segregation and poverty. Any remaining uncategorized areas in the County are evenly divided between moderate resource and low resource areas. The rationale and metric for each indicator is described in more detail in current guidance documents for the California TCAC program.¹⁰

Economic Indicators

Housing opportunities and economic opportunities are closely linked. Access to high quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data from the ACS, and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes. The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

Economic outcomes vary across Madera County. Areas with more positive economic outcomes are in the eastern part of the County, and areas near Oakhurst and areas west and south of the City of Madera have the highest economic outcomes in the County. In contrast, areas within the Cities of Madera and Chowchilla and in the western part of the County have the lowest economic outcomes in the County.

¹⁰ California TCAC Opportunity and High Segregation and Poverty Guidance Document
<https://www.treasurer.ca.gov/ctcac/opportunity/2025/opportunity-map-methodology.pdf>

In 2020, Madera County had a labor force participation rate of 55 percent of persons 16 years and over. Estimates from the California Employment Development Department show that the average annual salary in Madera County in 2022 was \$54,790. Management, legal occupations, and healthcare professionals and technical occupations have the highest average annual salaries, more than \$45,000 higher than the County average salary.¹¹ Occupations related to personal care and service, food preparation and serving, healthcare support, and fishing, farming, and forestry occupations have the lowest average salaries, at less than \$40,000. The largest industries in Madera County in terms of employment include educational services, health care, and social assistance (22 percent); agriculture, forestry, fishing and hunting, and mining (15 percent); and retail trade (10 percent). Most jobs in these industries have lower average salaries.

In 2022, the City of Madera had a labor force of 46,679 of persons 16 years and over and a labor force participation rate of 62 percent (2016–2021 ACS). This is an increase of approximately 7 percent from the City's 2015 labor force participation rate. The largest employment industries in the City of Madera are agriculture, forestry, fishing, and hunting (22 percent), educational services, health care, and social assistance (19 percent), and retail trade (9 percent). There are several large employers in the City, including the Ardagh Group, Baltimore Aircoil Company, Cherokee Freight Lines, Lamanuzzi & Pantaleo Cold Storage, Lion Raison, Inc., the San Joaquin Wine Company, and Walmart.¹²

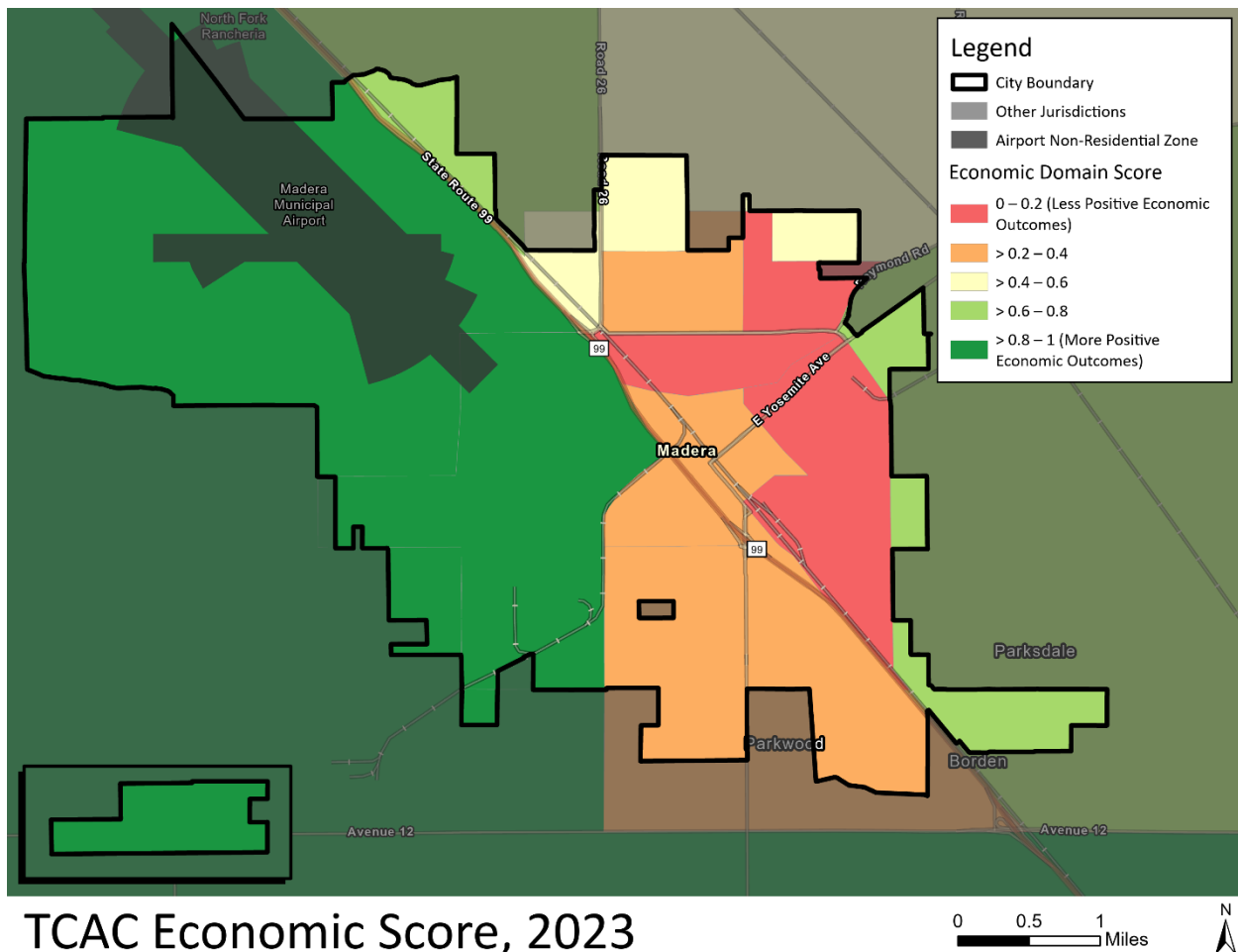
Access to employment opportunities varies across the City. The northeast and portions of the central part of the City have lower job proximity index scores, while western and southeastern parts of the City have higher job proximity index scores. While portions of the southern portion of the City have higher job proximity index scores, this area has less positive economic outcomes. The western portion of the City has the most positive economic outcomes in the City, along with areas along the eastern boundary. The scores in the western portion of the City may be skewed by the large amount of vacant land outside of the City in this tract. The majority of the data in this western tract is from outside the City boundary.

According to local knowledge, the areas with lower economic opportunity are the older parts of the community and have generally older and smaller homes. The parcels are smaller in this area so there is less reinvesting in the underutilized parcels. The lower-income population is also more likely to live near the railroad.

¹¹ California Employment Development Department, Occupational Wage data, 2022.

¹² California Employment Development Department, Major Employers, 2022.

Figure 36: TCAC Opportunity Areas – Economic Score by Tract, 2023



Source: HCD AFFH Data Viewer.

Education Indicators

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.¹³ Therefore, educational attainment is directly linked to income and thus housing opportunities. To assess educational opportunities by geography, this analysis uses TCAC education domain scores, which incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates, and student poverty rates at the census tract level.

In Madera County, education outcomes are highest in the rural, central, and eastern parts of the County. Educational outcomes in more urban areas of the County, including the Cities of Madera and Chowchilla, as well as areas east and south of the City of Madera have less positive outcomes. Areas of the County with the least positive education outcomes are east of Chowchilla and south of the City of Madera. According to Kidsdata.org (a data compilation program of the Lucile Packard Foundation for Children's Health), Madera

¹³ Annual Disability Statistics Compendium, 2020, <https://disabilitycompendium.org/annualreport>.

County high school graduation rates are highest among Asian-American students (89 percent), White students (87 percent), and Hispanic/Latino students (87 percent). Comparatively, graduation rates are lower among Black/African American students (80 percent), American Indian/Alaska Native students (77 percent), and multiracial students (77 percent).

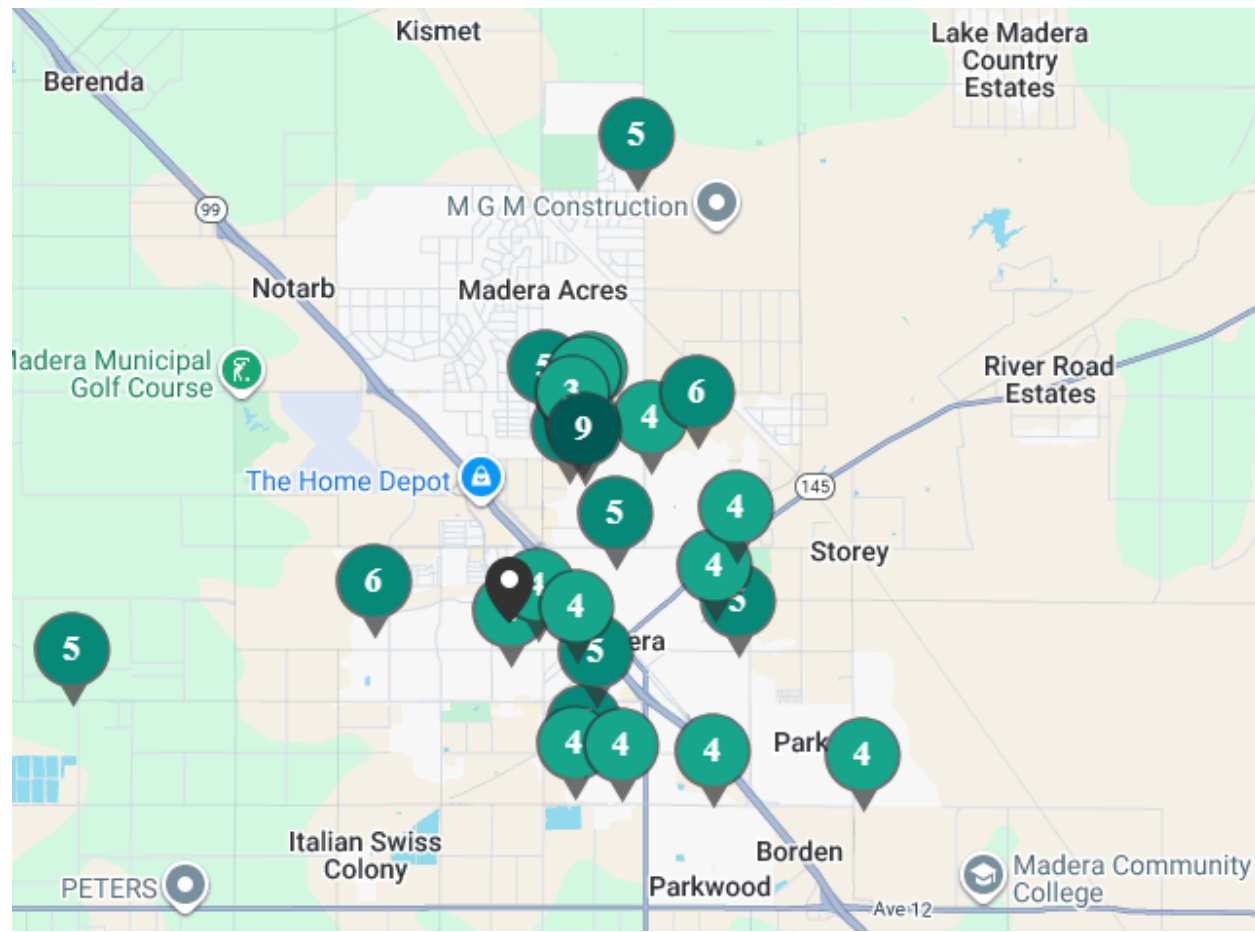
The City of Madera is served by Madera Unified School District (MUSD), which operates 19 elementary schools, 9 middle schools, and 6 high schools. The MUSD has a student enrollment of approximately 19,937 students, grades kindergarten through twelfth grade. About 63.7 percent of enrolled students are on free or reduced-price lunch.¹⁴ According to [publicschoolreview.com](https://www.publicschoolreview.com), Madera High School has a high school graduation rate of 97 percent, which is higher than the high school graduation rate for Madera County.¹⁵

Greatschools.org is a nonprofit organization that rates schools across the country. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average,” 5-6 is “average,” and 7-10 is “above average.”

As shown in Figure 37, the school’s ratings in the region are primarily average with a ranking of 4 or 5, with some higher variation in northern areas of Madera County. Scores do not show a clear pattern correlating with fair housing trends. The proposed sites will have equal access to education as schools are distributed throughout the City.

¹⁴ US News Madera Unified School District, <https://www.usnews.com/education/k12/california/districts/madera-unified-110485>.

¹⁵ Madera Unified School District, Public School Review, <https://www.publicschoolreview.com/california/madera-unified-school-district/623340-school-district>.

Figure 37: GreatSchools Ratings in Madera and Surrounding Region

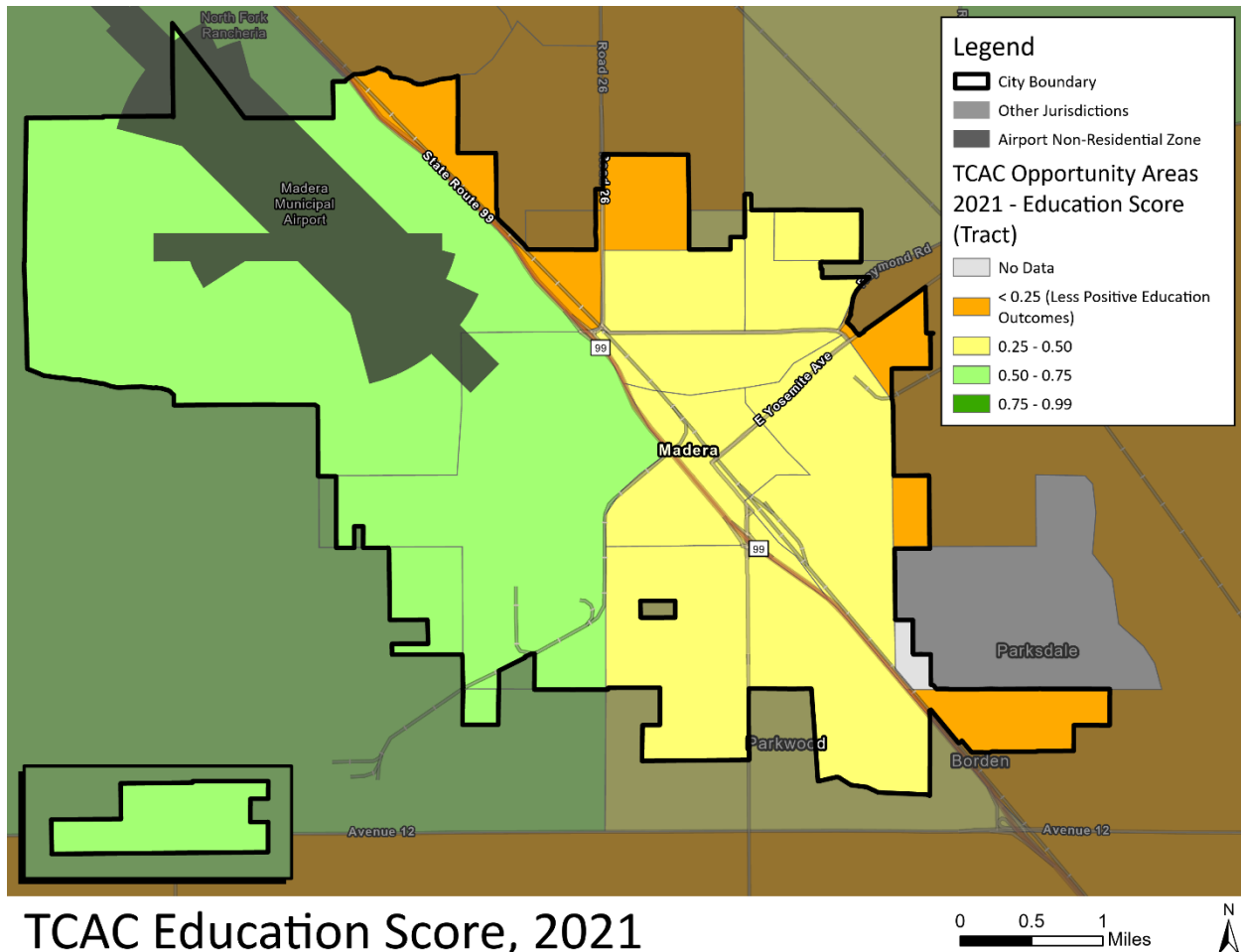
The Madera Transit Station Relocation Plan is being led by the San Joaquin Joint Powers Authority (SJJPA) and the County, with participation from City, to consolidate and replace the City and County State Center Community College Specific Plans. This will ultimately result in an increase in access and connectivity to transit, and future expanded educational and employment opportunities for existing and future residents of the City.

Madera County has advertised a Request for Proposal (RFP) and received and (in conjunction with City Staff) considered responses (June 2025) from qualified consultants to prepare a Safe Routes to School Plan in cooperation with Madera Unified School District (MUSD), City of Madera and Madera County. It is anticipated that the contract will commence in 2025 and will be for a term of 2 years.

The overall objective of the proposed SRTS Plan is to identify appropriate motorized and non-motorized design/improvement concepts to increase the functionality and safety of transportation systems around each of the MUSD school campuses for students, pedestrians, bicyclists, and drivers. The proposed Plan will complement Madera County's General Plan, the City of Madera's General Plan, the Madera County Transportation Commission's Active Transportation Plan, and other local transportation planning documents to address the shortcomings in the existing local circulation network that impact the safe travel of students to their schools. Implementation and construction of the design concepts identified in the SRTS plan will require action after the creation of the plan.

The southern, eastern, and central areas of the City had less positive education outcomes, in contrast to the northwestern area of the City, which had more positive education outcomes. The southern, eastern, and central areas of the City also have a predominant Hispanic population and non-White population.

Figure 38: TCAC Opportunity Areas – Education by Tract, 2021



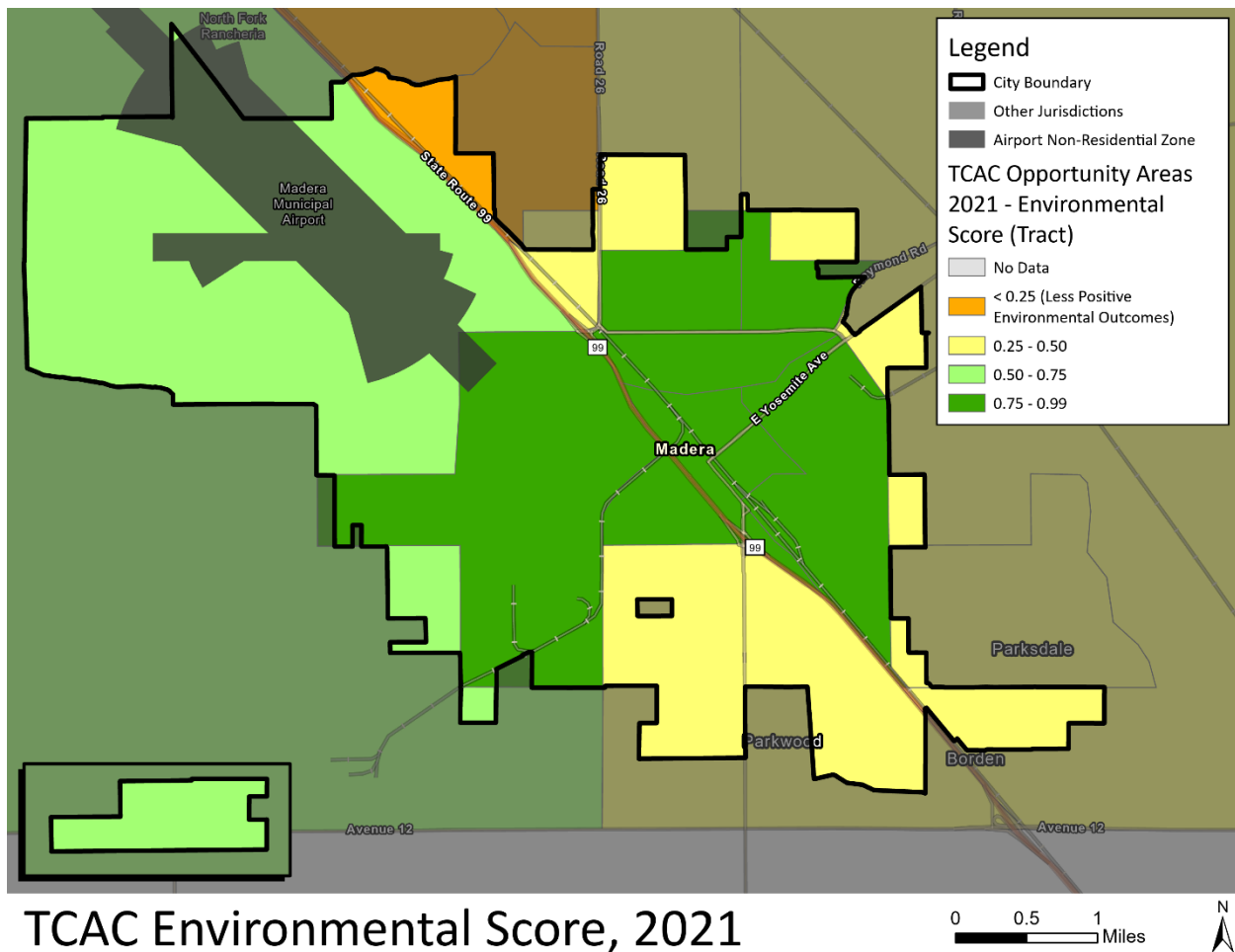
Source: HCD AFFH Data Viewer.

Environmental Indicators

The environmental domain utilizes CalEnviroScreen (CES) 3.0 pollution indicators and values¹⁶ (see Figure 46 for more discussion on CES). As shown in Figure 39, a large portion of the City has positive environmental outcomes, between 0.75 and 1. Tracts with lower environmental scores are generally adjacent to or bisected by a highway. Particulate matter, pesticides, and contaminated drinking water are among the highest scoring pollutants in the area, which may be attributed to areas of high traffic or contributions from the agriculture industry surrounding the City.

¹⁶ Note that the 2021 TCAC environmental score relies on CES 3.0, rather than the updated CES 4.0.

Figure 39: TCAC Opportunity Areas – Environmental by Tract, 2021



Source: HCD AFFH Data Viewer

TCAC Composite Score

Figure 40 displays the 2023 TCAC composite score for the City. There is high variation in resource categories within the City, with low resource or areas of high segregation and poverty in the central, southern, and eastern areas of the City. The areas with lower opportunity scores have a generally lower median income and a more predominant non-White population.

The tracts in the west with the highest opportunity contain an airport and significant agricultural land. Tracts that have the majority of their area outside of the City may be skewed by this outside data.

The City is including a number of programs to increase housing types and opportunities in higher-opportunity areas of the City. These efforts go beyond the sites that are included in the RHNA and help improve housing choice and mobility by providing opportunities to increase the number and type of dwelling units in lower-density residential zones.

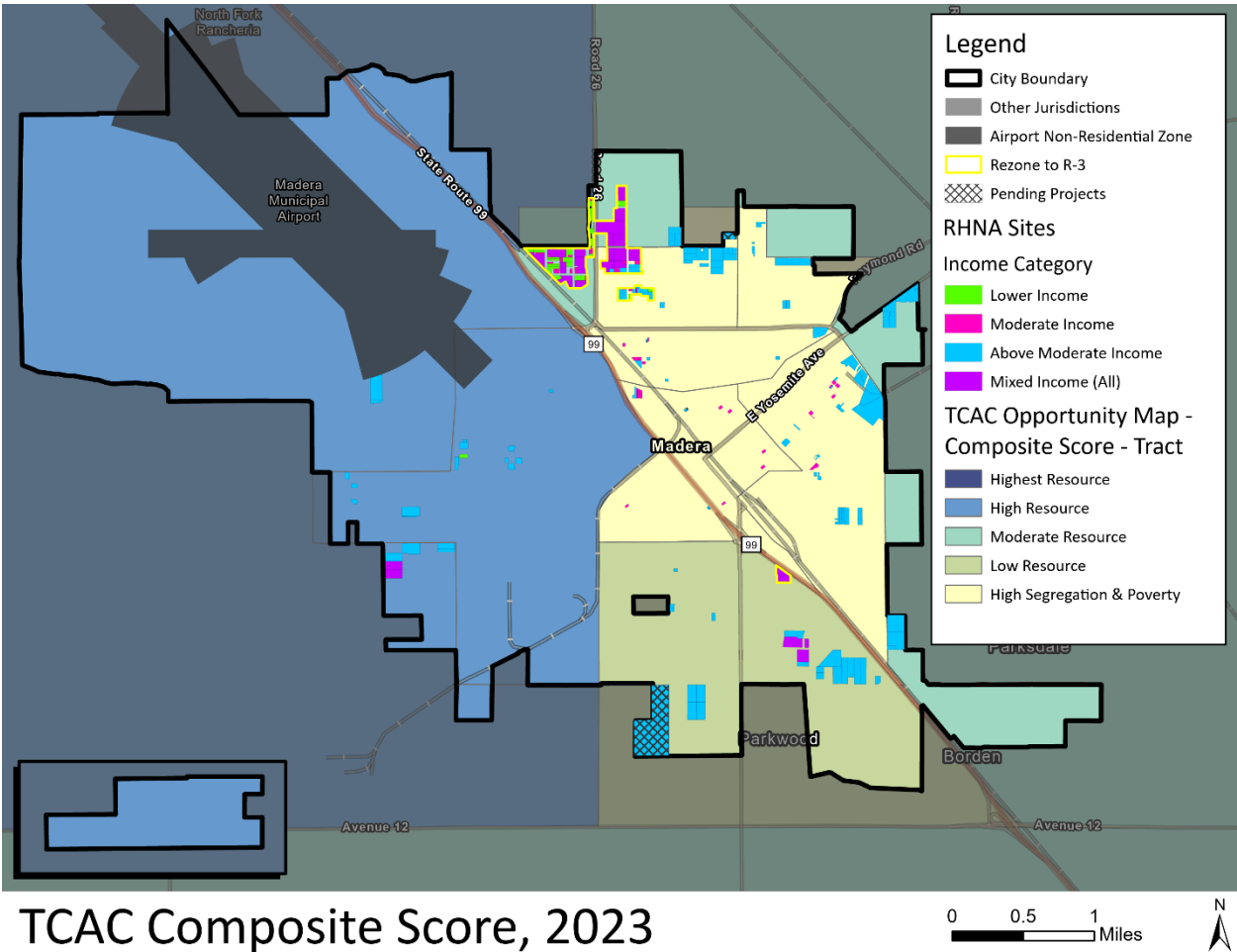
The City is including Program A - 1 to rezone three areas of the City to R3, as well as increasing the maximum density of the R2 and R3 zones to 20 du/ac and 50 du/ac,

respectively, which will create ample opportunity for high-density residential development throughout the City. The City is also including Program A - 5 to incentivize and promote ADU development to increase opportunities for lower-income households in lower-density, higher-opportunity areas of the City. This includes a recently adopted (February 2025) affordable bonus ADU program for both single and multifamily lots that goes beyond state law to allow additional affordable and market rate units. It also includes adopting a set of preapproved plans and providing promotional and educational materials regarding building ADUs in the City.

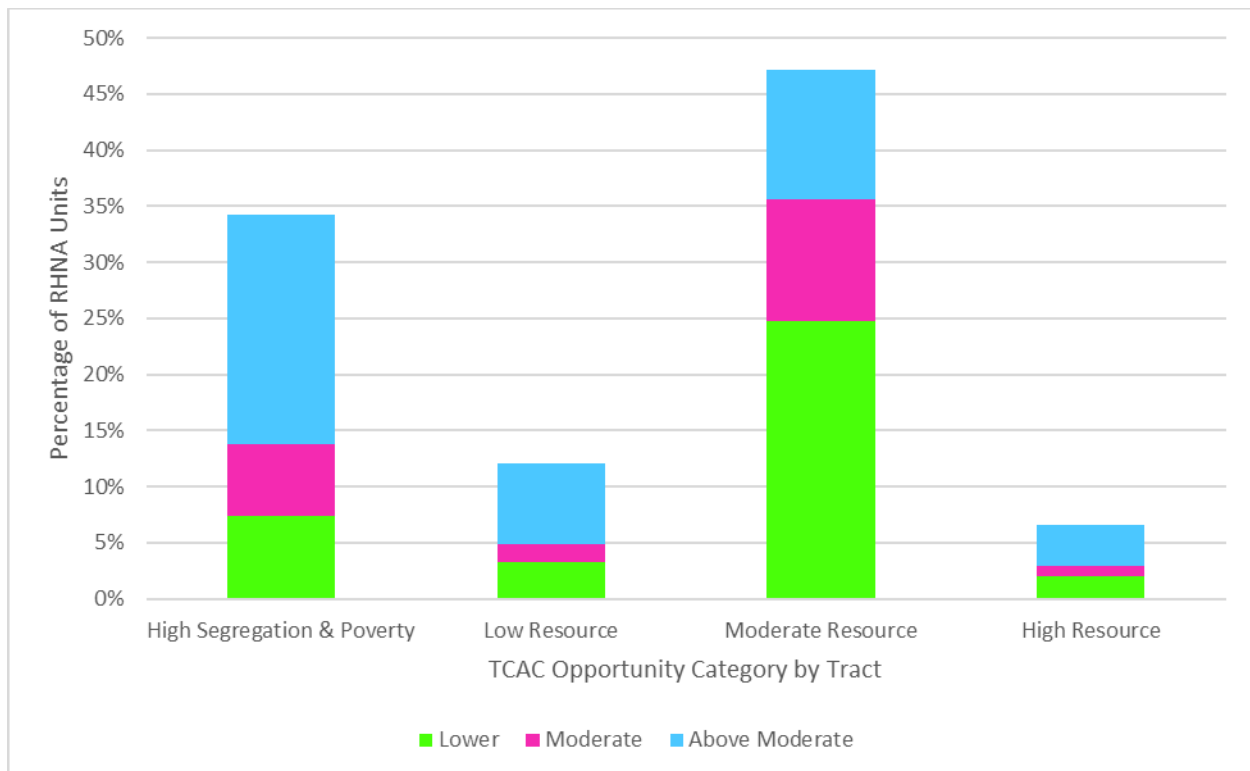
In addition to increasing opportunities for housing choice and housing mobility in higher-opportunity areas of Madera, the City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the ADA) improvements, transit improvements, and water and sewer infrastructure improvements.

As shown in Figure 41, the RHNA units are distributed through all resource areas, with about 55 percent of units in moderate- or high-resource areas and 45 percent in low-resource areas or areas of high segregation and poverty. As there is high variation in the City, distributing RHNA units across all opportunity categories is unlikely to exacerbate any conditions of segregation or make any negative changes to the resource designation.

Figure 40: Site Inventory and TCAC Composite Score by Tract, 2023



Source: HCD AFFH Data Viewer.

Figure 41: Distribution of RHNA Units by TCAC Category

According to local knowledge provided by City staff, the core and downtown area of the City of Madera comprises a historically underserved area of the City within a Census Tract recognized by both the USDOT and EPA as disadvantaged.

This is the area where the City sees the greatest percentage of extremely low income households, the lowest median household incomes, and Census Tracts with the highest percentage of persons of Hispanic origin.

In the City, new development and outward growth have led to shifts in the concentration of middle-class families, employment, shopping and retail activities, and underinvestment in the core of the City. This shift in growth and investment has contributed to degradation, vacant buildings, decline of property values and resulted in concentrations of poverty and lack of resources. This may have been further exacerbated by the extent of low-density residential development and the lack of focused downtown and core neighborhood infill planning and incentives in a smaller city within a historically agricultural and rural region.

The City has taken steps to incentivize reinvestment in infill areas through adoption of mixed-use provisions for commercial districts within its zoning regulations, recent amendments to the Zoning Regulations to streamline and incentivize housing production, and program efforts such as Council adoption of the Downtown Development Incentive Fee Reduction Program.

The Madera City Council has approved up to \$3 million dollars from LTF to support improvements to East Yosemite Avenue (State Route 145) and Caltrans has approved use of these funds in conjunction with funding through the State Highway Operation and Protection Program toward a scope of work which will include aspects of the City of Madera's State

Route 145 (Yosemite Avenue) Downtown Main Street Final Report dated 2020 into the project design.

The Caltrans scope of work will include installation of complete streets features and will implement a “road diet” reducing the number of lanes from four to two from E Street to Fig Street, install a center median islands between E Street and Flume Street, add a two-way left-turn in the center of the roadway, and construct Class II bike lanes on both sides of the corridor segment.

- Roundabout/Traffic Circles at Lake Street, C Street and D Street;
- Bulb-outs at A and B Street;
- Widened sidewalks between E and B Streets and completion of sidewalks in areas where missing;
- Enhanced crosswalks, including Rectangular Rapid Flashing Beacons at A and B Streets for pedestrian crossings;
- Decorative street lighting between E and Lake Streets; and,
- Landscaping between E and Lake Streets, including shade trees.

The improvements reflect the City’s vision to make the downtown area a more attractive destination to live, work, and play while boosting economic development opportunities and enhancing the pedestrian and bicycle environment with the intent of shifting travel behavior through reduced driving and increased transportation choices. Construction is planned to begin early in 2026.

The City is actively seeking REAP 2.0 grant funding with potential supplement from Home Project Jurisdiction (Home P) and PHLA funds to facilitate a new downtown mixed-use affordable housing development project on land owned by the City on Yosemite Avenue and within the road diet project segment.

Updates and upgrades are proposed for the downtown Madera Intermodal Transit Center (MITC). The MITC was originally designed to offer multiple modes of transportation and connectivity through Greyhound Lines, taxi, the Madera County public transportation system (Madera County Connection) and the City public transit system (Madera Metro) public transit stops. While some operations have transferred to the newly constructed Transit Center in Madera’s Freedom Industrial Park, the existing structure on the transit center site is proposed to be remodeled to provide offices for City of Madera staff. Tenant improvements to the existing structure will include a new transit lobby with public service counter and public restrooms that will allow the site to continue to operate as a transit center. The existing bus shelter in the parking area will be removed and replaced with a new larger shelter and outdoor seating area for riders. Greyhound will continue serving the City, utilizing the site as a bus stop and local service destination and the site will continue to serve as a public transit transfer point for passengers of both the City of Madera Metro and Madera County Connection public transit systems. Collectively, these services will provide public transit opportunities and connectivity to local, regional and/or statewide destinations or beyond.

Access to Opportunities, Regional Comparisons

HUD has developed a series of indices for fair housing analysis to assist cities in identifying disparities in access to opportunity. The following indicators are scored on a scale from zero to 100.

- **Low Poverty Index:** The low poverty index captures poverty at the census tract level. The higher the score, the less exposure to poverty.
- **School Proficiency Index:** The school proficiency index uses the performance of fourth-grade students on state exams to describe which areas have higher and lower performing schools. The higher the score, the higher the school system quality.
- **Labor Market Index:** The labor market index measures the relative intensity of labor market engagement and human capital. The index is calculated using employment levels, labor force participation, and education attainment. The higher the score, the higher the labor market participation in a neighborhood.
- **Transit Index:** The transit index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the more likely that the residents use public transit.
- **Low Transportation Cost Index:** The low transportation cost index is calculated based on estimates for a three-person, single-parent family with income at 50 percent of the median income for renters for the region. More specifically, this index considers transportation costs as a percentage of income for this household type. The higher the index, the lower the cost of transportation.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to a variety of toxins that are harmful to human health. The higher the index, the less exposure to toxins.

As shown in Table 57, the most variation between ethnicities in the City of Madera is seen in the low poverty index, with the Hispanic population at 18.9 while the White and Asian populations score 40.3 and 42.5, respectively. The jobs proximity index and transit index also have moderate levels of variation.

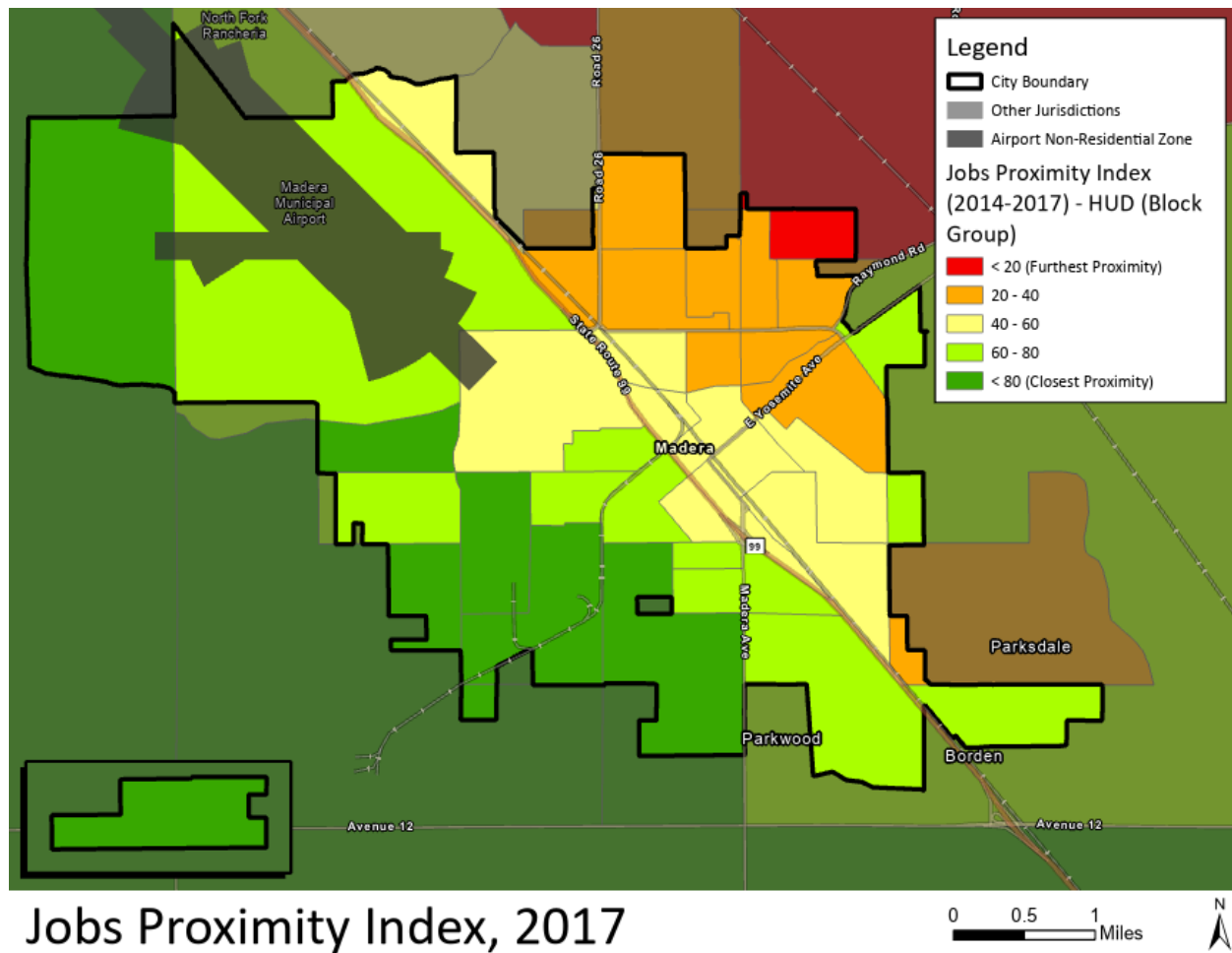
Compared to the wider Madera County region as a whole, the City of Madera scores comparatively higher for almost all index categories, with the exception of the environmental health index. Madera proves to have higher availability of labor market, transit, and jobs proximity. The City includes many of the resources and economic opportunities that serve the County as a whole.

Table 57: Opportunity Indicators

	Low Poverty Index	School Proficiency	Labor Market Index	Transit Index	Low Transportation	Jobs Proximity Index	Environmental Health Index
City of Madera							
White, Non-Hispanic	40.3	18.3	33.6	18.5	19.3	64.3	4.4
Black, Non-Hispanic	23.0	13.8	26.5	28.0	19.7	52.0	5.7
Hispanic	18.9	11.5	25.6	33.0	21.7	49.5	5.7
Asian or Pacific Islander, Non-Hispanic	42.5	21.7	34.9	16.2	17.2	64.8	4.0
Native American, Non-Hispanic	24.6	12.9	27.6	28.8	21.5	54.3	5.2
Madera County							
White, Non-Hispanic	34.8	32.3	22.8	16.5	12.2	39.8	27.3
Black, Non-Hispanic	20.0	15.6	14.6	17.7	14.0	42.4	22.2
Hispanic	22.2	17.1	23.7	25.2	16.9	48.8	12.3
Asian or Pacific Islander, Non-Hispanic	37.7	26.7	29.6	16.2	13.2	52.3	15.8
Native American, Non-Hispanic	30.5	27.5	18.1	21.3	12.6	32.4	28.9

Source: Decennial Census; American Community Survey; Great Schools; Common Core of Data; School Attendance Boundary Information System; Local Affordability Index; Longitudinal Employer Household Dynamics; National Air Toxics Assessment.

Figure 42 below illustrates the distribution of the jobs proximity index in the City. The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities. While the highest job proximity indices are in the west, where the high resource area is, the central area of the City where the R/ECAP is located, actually has a moderate jobs proximity index. This central downtown area having a moderate proximity to jobs indicates that there is access to economic opportunity for the higher density residential development in this region. Almost half the RHNA sites are in areas with moderate or high proximity to job opportunities.

Figure 42: Jobs Proximity Index, 2017

Source: HCD AFFH Data Viewer.

Transportation

Reliable public transit access and active transportation options, such as walking and biking, are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income communities in accessing housing and employment opportunities.

Madera County has varied access to public transit. While there are several bus and Dial-A-Ride services offered in the Cities of Madera and Chowchilla, rural and eastern parts of the County have limited access to public transit. Accessible transportation infrastructure includes Madera County Connection (MCC) Transit, which provides bus service throughout the City of Madera and to Chowchilla and eastern Madera County. MCC Transit connects to other transit services in the region, including the Fresno Area Express, Yosemite Area Regional Transportation System, City of Chowchilla Area Transit (CATX), and City of Madera Dial-A-Ride. The City of Madera also operates Madera Metro, a fixed-route bus service. Other transit options in the County include Eastern Madera County Medical Escort Van, Eastern Madera County Senior Bus (for seniors 60 and older and persons with disabilities), MCC Madera Area

Dial-A-Ride (for rides beginning or ending in County areas or the City of Madera), MCC Chowchilla Area Dial-A-Ride, Amtrak, and Greyhound bus systems.

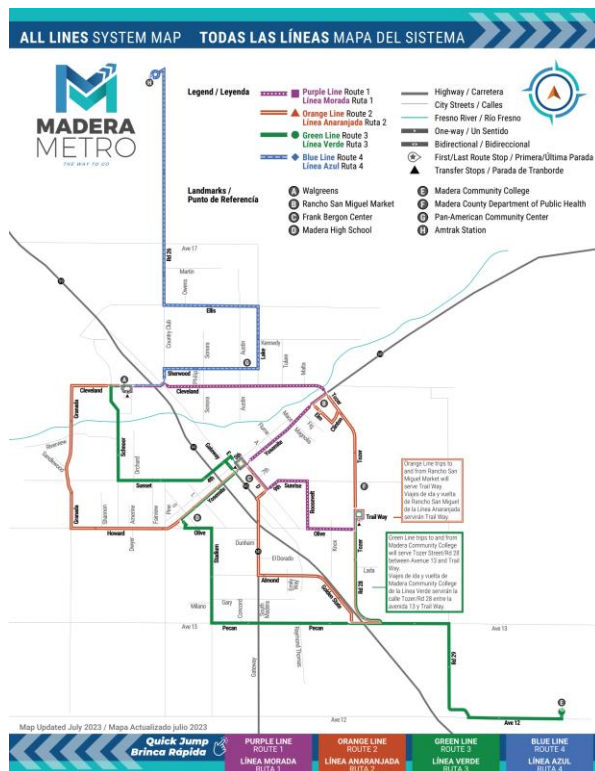
Dial-A-Ride provides an alternative service for passengers preferring the convenience of curb-to-curb transportation due to age, disability, or distance from a transit route. Although Dial-A-Ride is available to any member of the general public, its first priority is to provide complementary paratransit service in accordance with the ADA. The service operates weekdays from 7:00 a.m. to 6:30 p.m., Saturdays from 9:00 a.m. to 4:00 p.m., and Sundays from 8:30 a.m. to 2:30 p.m. The one-way Dial-A-Ride fare within the fixed route area, other parts of the City, and parts of the County is \$1.00 for ADA riders and seniors and \$3.00 for the public. The fare for all riders in the Dial-A-Ride service area outside the \$1.00 County area is \$3.00 for all riders. Dial-A-Ride operations take place within the Madera urban area, covering a 5-mile radius from the downtown area, and transport approximately 70,000 riders annually. The City provides an ADA-Paratransit brochure in both English and Spanish.¹⁷

Madera County received an average AllTransit performance score of 1.2, which equates to a very low combination of trips per week and number of jobs accessible by transit. Less than 1 percent (0.5 percent) of commuters use transit, 3 percent walk, and 0.6 percent bike to get to work.

Residents of the City of Madera have limited access to public transit. The City of Madera operates Madera Metro, a fixed-route public transit system. Other transit options in the City include a curb-to-curb Dial-A-Ride bus transit service with wheelchair accessibility, which requires reservations and a fee. The City received an average AllTransit performance score of 2.1, which equates to a very low combination of trips per week and number of jobs accessible by transit. Approximately 2 percent of commuters use transit to get to work. Transit access is highest within the center of the City, as shown in Figure 43. The City recently updated and implemented the Madera Transit Plan for Madera Metro. The update included the recent realignment of existing routes, as well as the addition of a fourth route.

¹⁷ <https://www.madera.gov/wp-content/uploads/2022/10/DAR-Brochure-2022.pdf>.

Figure 43: Madera Metro Service Area

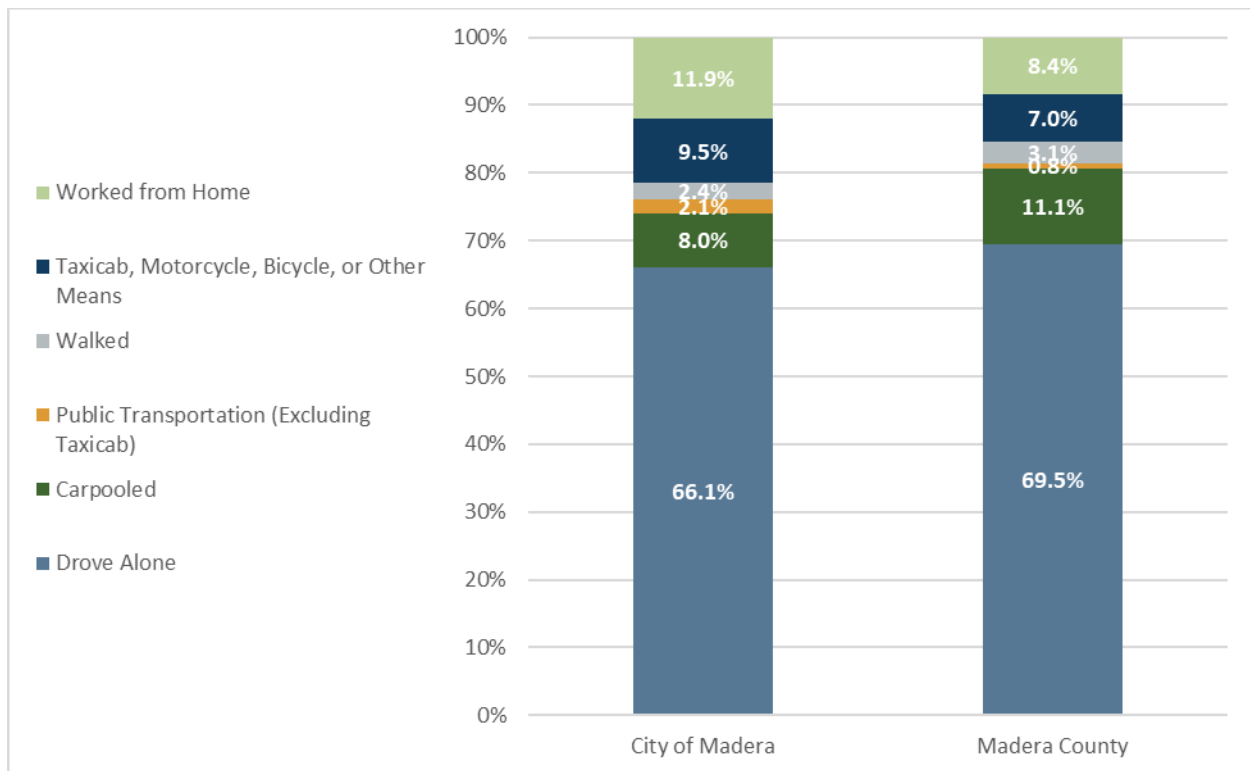


Source: Madera Metro

According to the 2018 Madera County Active Transportation Plan, pedestrian infrastructure in the City of Madera is most extensive in the downtown due to short blocks that are easy to walk. Outside of the core downtown area, crosswalks are spaced farther apart, and sidewalk gaps become more common.

Walk Score is a private company that offers a walkability index, which measures the pedestrian friendliness of a given location by analyzing walking routes to nearby amenities and examining population density and road metrics, including block length and intersection density. According to Walk Score, the City has a walk score of 42 out of 100, which means that a moderate amount of errands require a car. The Environmental Protection Agency (EPA) also has a walkability index that ranks block groups according to their relative walkability. According to the National Walkability Index, the center of the City is the most walkable, while the outer edges of the City have a below average walkability. The majority of the rest of the City has above average walkability. The central area, or downtown, currently has the highest concentration of high density housing in the City.

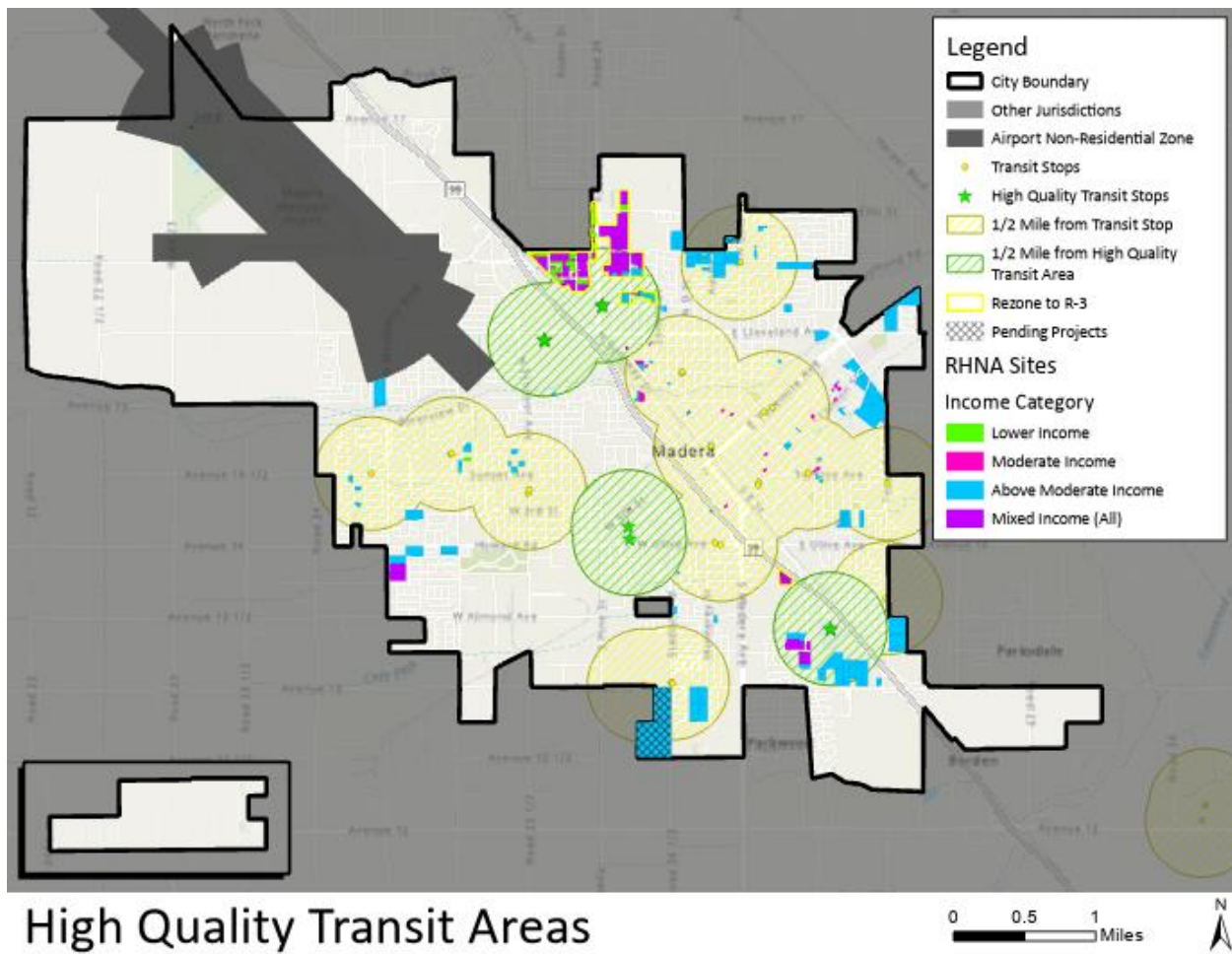
As shown in Figure 44, the City of Madera and Madera County have similar mode shares for transportation to work. In the City, a majority of workers drive alone to work, followed by 8 percent who carpool. Only about 2 percent of workers use public transportation or walk.

Figure 44: Means of Transportation to Work

Source: US Census Bureau, ACS 16-20 (5-year Estimates), Table B08301.

RHNA sites were reviewed for their distance to the nearest transit stop. The sites evaluation found that 218 of the 223 sites are within a mile of a transit stop, 162 of the 223 sites are within 0.5 miles of a transit stop, and 58 of the 65 non-vacant sites are located within 0.5 miles of a transit stop. Figure 45 below shows the 0.5 mile radius around each transit stop, as well as each high quality transit stop per the HCD provided maps, and the RHNA site relationship to these stops. By providing opportunity for higher density residential development near transit stops, lower income households will be able to live in areas with direct transit access to economic hubs, job opportunities, and other resources that are available in the downtown area.

Currently, the purple line and orange line shown in Figure 43 have a frequency of 30 minutes, while the green and blue lines have a frequency of 1 hour. The City is pursuing \$3.6 million of transit improvements, bike lanes, and safety improvements to improve accessibility along 5th Street and C Street, and provide access to grocery stores, the medical clinic, library, and childcare facilities. There are some RHNA sites in this neighborhood that will be directly affected by these improvements. Improvements to transit access to this area downtown will also improve access from other sites to this downtown area where resources are located.

Figure 45: High Quality Transit Areas and RHNA Sites

Source: HCD AFFH Data Viewer.

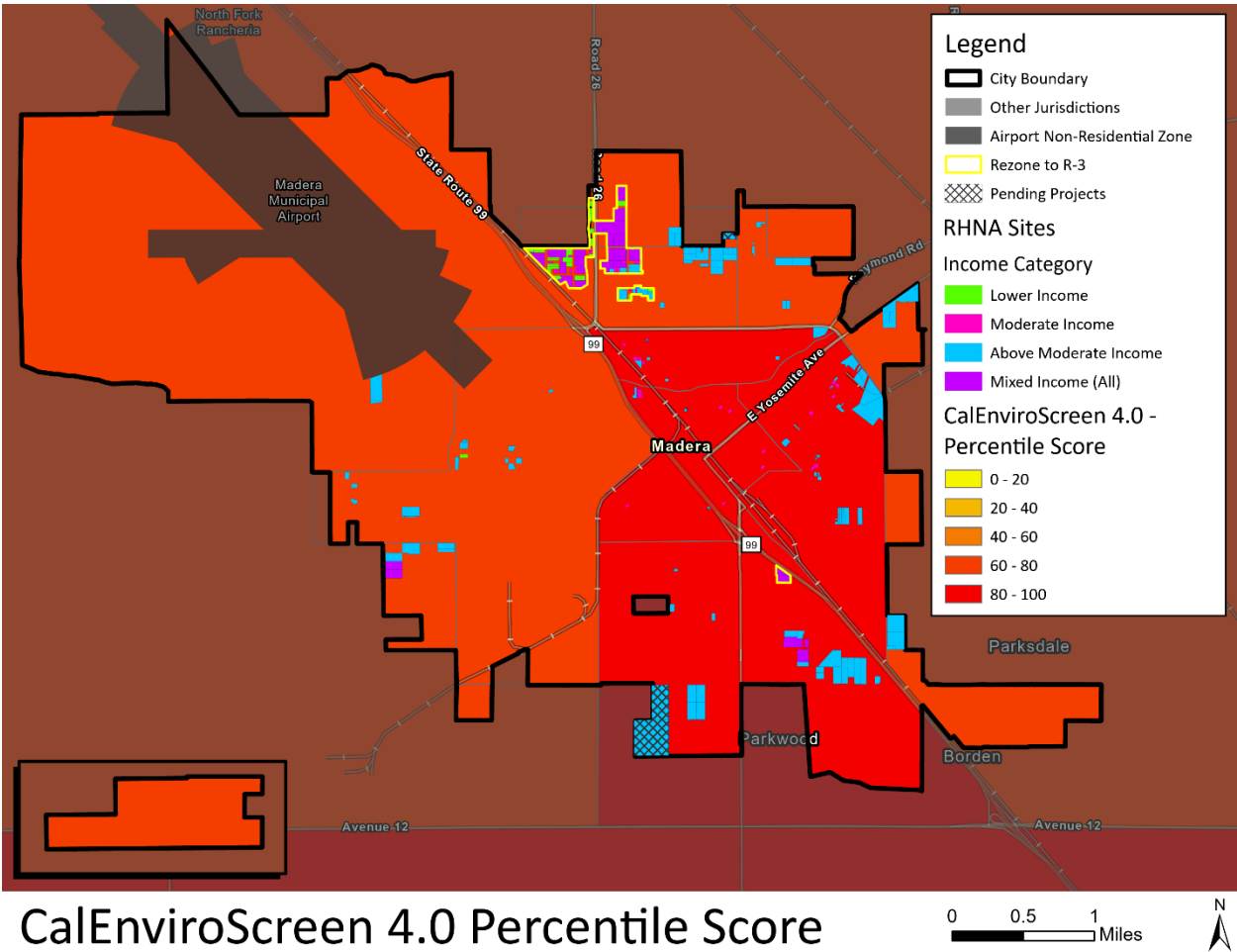
CalEnviroScreen 4.0

The CalEnviroScreen map for Madera County identifies the degree to which communities are considered burdened by pollution. The western parts of the County have less positive environmental outcomes, most notably within and south of the City of Madera. The central and eastern parts of the County, which includes portions of the Sierra National Forest, have more positive environmental outcomes. The western part of the County has higher levels of pollutants from ozone, particulate matter, and pesticide use. Most of western Madera County is considered a CalEnviroScreen disadvantaged community.

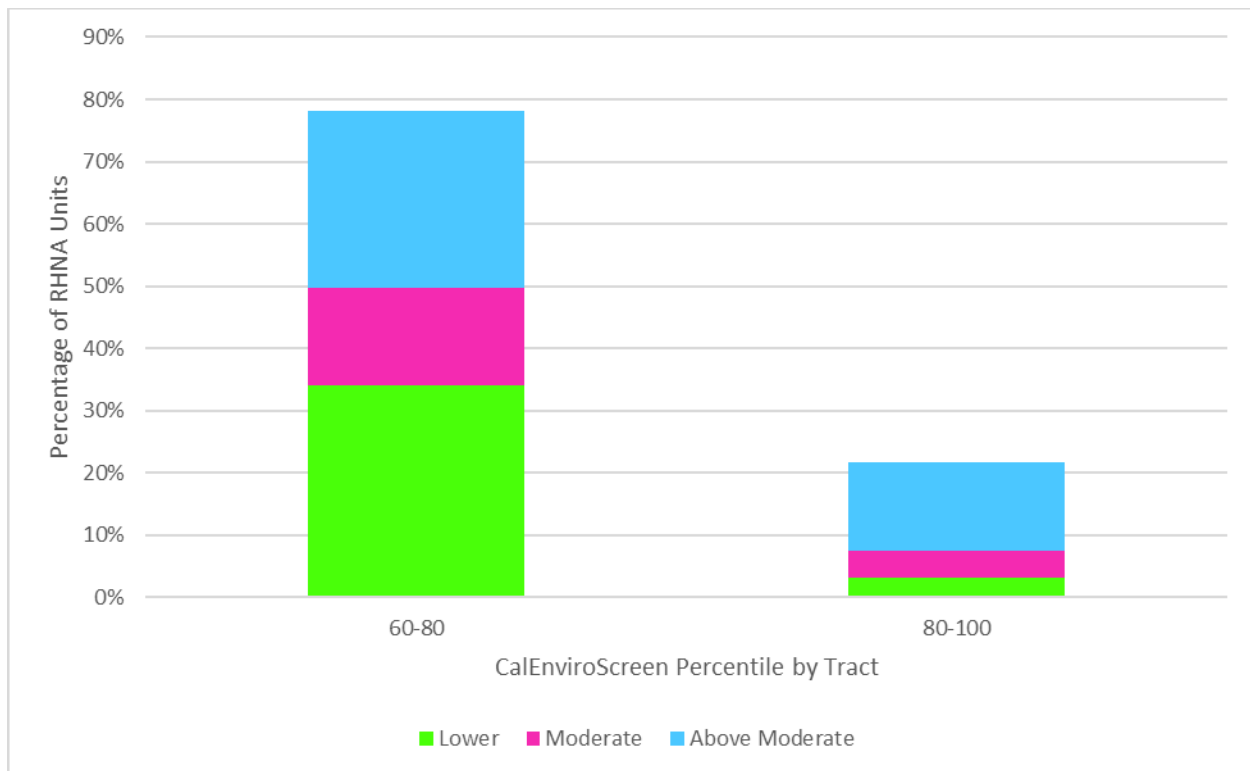
The entire City of Madera has CalEnviroScreen percentiles over 71. The City has high pollution burden due to pesticide use and groundwater threats. The southern and central areas of the City have a higher pollution burden caused by particulate matter (PM2.5), diesel particulate matter, and traffic.

As shown in Figure 47, RHNA sites are primarily in areas with a CalEnviroScreen percentile between 60 and 80. The majority of the City falls within this category, and the RHNA site distribution follows existing trends within the City. RHNA sites located in the 80-100 percentile area, closer to downtown, will provide access to employment opportunities.

Figure 46: Sites Inventory and CalEnviroScreen 4.0 Percentile Score by Tract



Source: HCD AFFH Data Viewer.

Figure 47: Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile Score

Findings

There is high variation in resource categories within the City, with low-resource or areas of high segregation and poverty in the central, southern, and eastern regions, and moderate- and high-resource areas in the north and west. CalEnviroScreen percentiles are high throughout the City, likely due to proximity to agriculture and highway emissions. Transit opportunities are available throughout the City, and there are transit stops in proximity to the proposed rezone areas. As such, RHNA units are distributed throughout the City without concentration in low-resource areas.

Disproportionate Housing Needs

Substandard Housing

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (Code of Federal Regulations). The analysis is completed by assessing cost burden, overcrowding, and substandard housing. CHAS, developed by the census for HUD, provides detailed information on housing needs by income level for different types of households in Madera County.

Disproportionate housing needs are determined by finding trends in housing problems in the population by race, household size, or household age. A housing unit is considered

substandard or as having a housing problem if it has one or more of the following housing conditions:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Household is cost burdened
- Housing unit is overcrowded

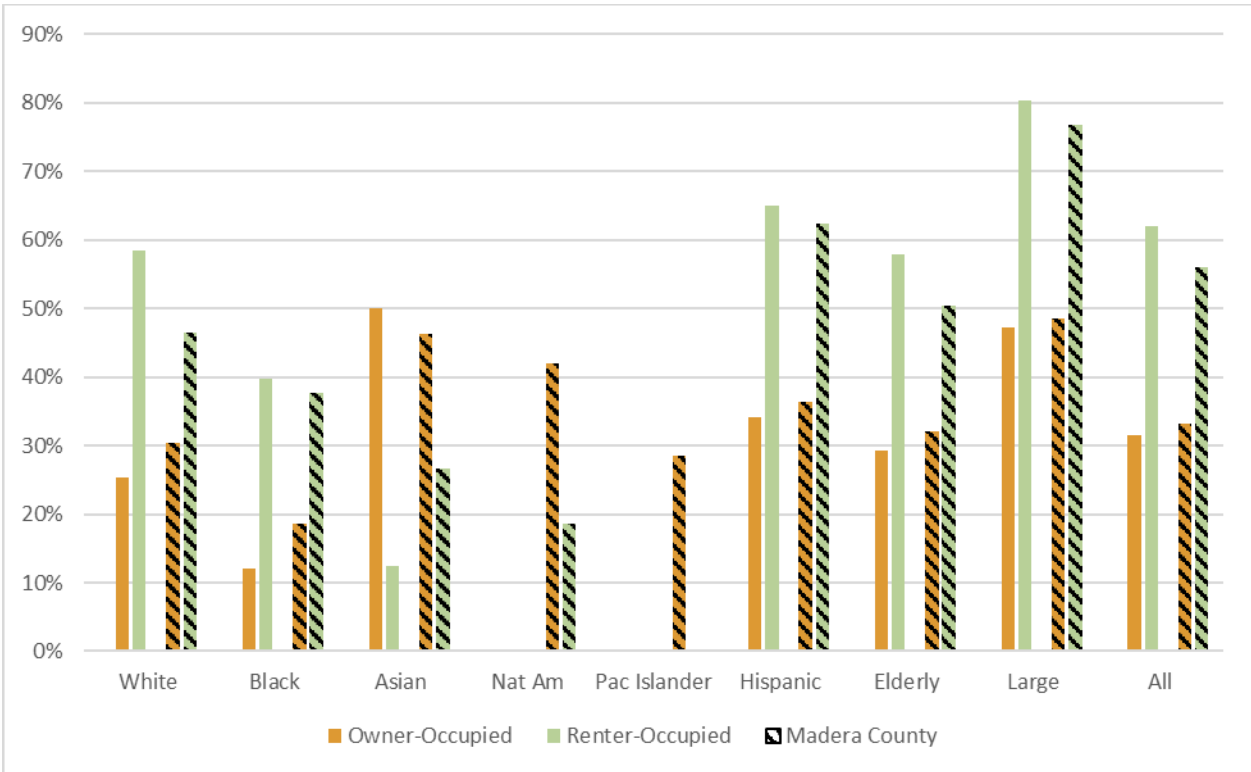
Large and elderly households are often more likely to experience housing problems. A large household is a household with three or more children but is also often calculated as a household with five or more people. An elderly household is calculated as any household with a person over 62 years of age.

Typically, housing over 30 years old is more likely to have rehabilitation needs, which may include replacing plumbing, roof repairs, foundation work, and other repairs. Housing units built before 1978 may have health risks such as lead-based paint and asbestos. Housing issues prompted by disrepair such as mold may elevate health conditions (e.g., asthma). Based upon the substandard housing notices of violation over the past 4 years, the City has estimated that there are approximately 138 substandard housing units.

Approximately 55 percent of the housing stock in Madera County is more than 30 years old. These units are potentially in need of repair and modernization improvements. Most of the County's housing stock was constructed between 1970 and 2009.

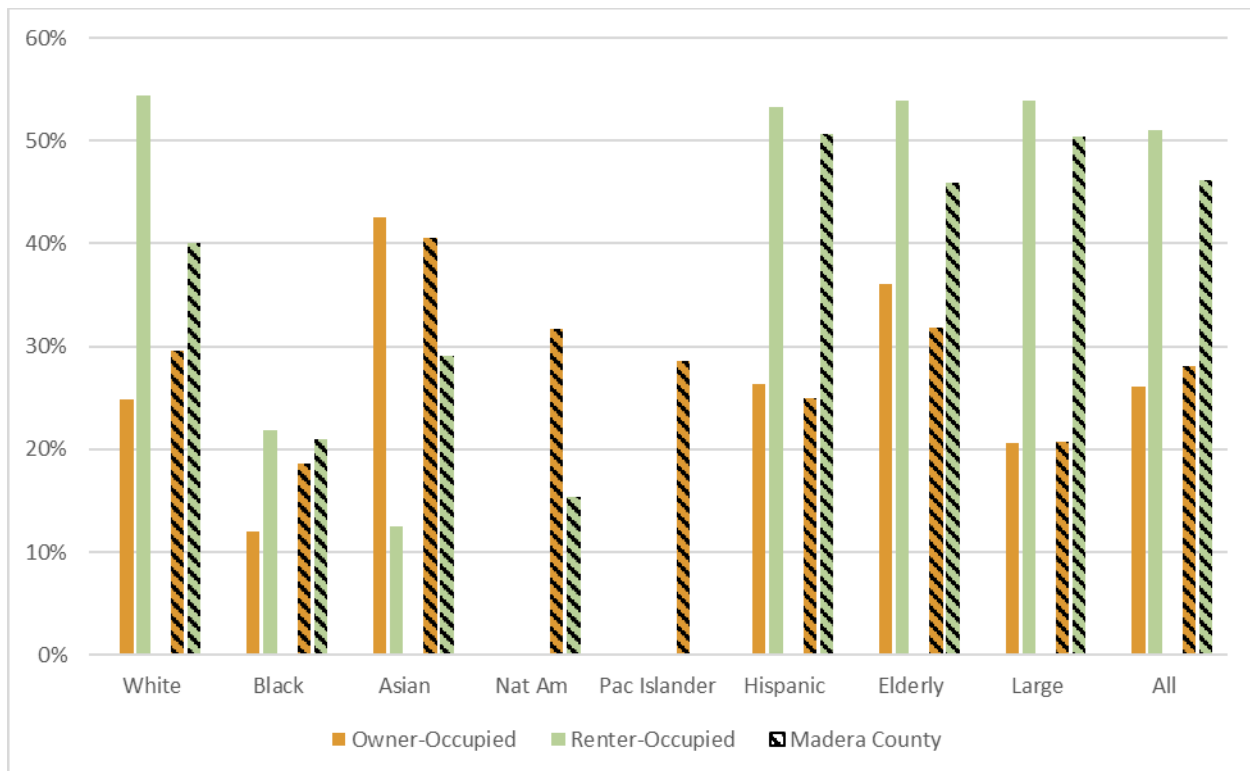
White, Hispanic, elderly, and large household renters in the City experience high rates of housing problems, over 50 percent, while less than 20 percent of Black owners and Asian renters experience housing problems. Rates of housing problems are notably higher for renters across most categories. Large household renters experience housing problems at the highest rate in both the City of Madera and Madera County.

Figure 48: Housing Problems by Tenure and Race/Elderly/Housing Size



Source: HUD CHAS Data, 2021.

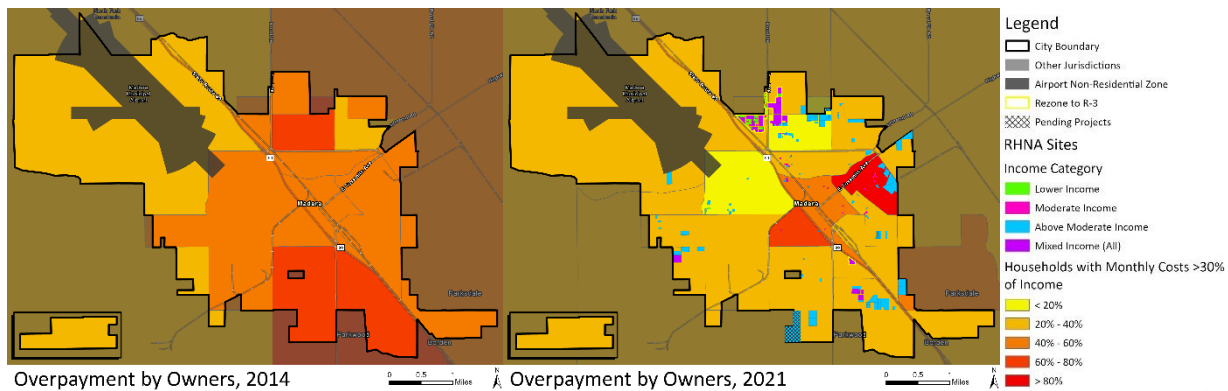
Cost burden is when a household spends more than 30 percent of its monthly income on housing costs such as rent, mortgage, or utilities. Large households have more costs to support more people, and may experience cost burden or a lack of excess funds to amend housing problems. Elderly households may be on a fixed income, which affects excess funds necessary for maintenance in an older home bought before retirement.

Figure 49: Cost Burden by Tenure and Race/Elderly/Housing Size

Source: HUD CHAS Data, 2021.

Homeowners in central and eastern parts of the County have higher rates of cost burden compared to other parts of the County (between 40 and 60 percent). In other parts of the County, between 20 and 40 percent of homeowners are cost burdened. Areas in the central and eastern parts of the County with higher rates of cost burden by both renters and homeowners correspond with areas that experience higher rates of poverty and have higher percentages of residents living with a disability and larger LMI populations.

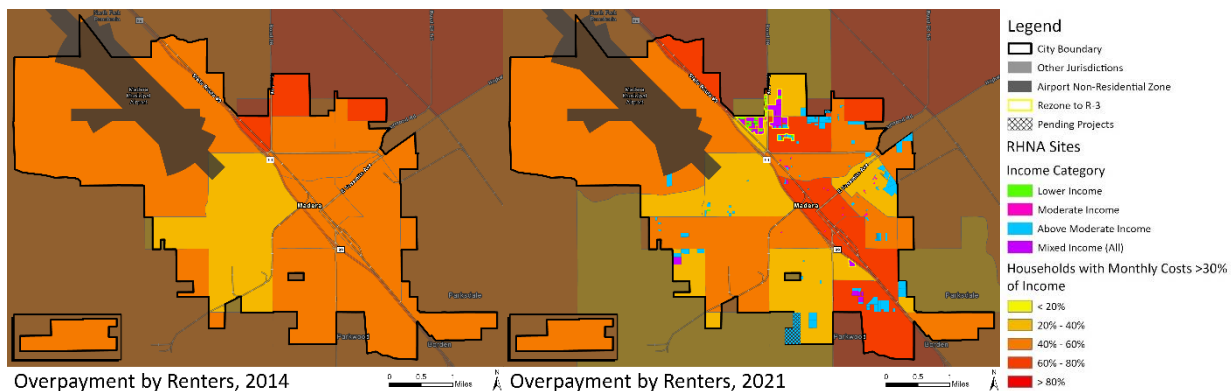
Cost burden among homeowners is also prevalent in the central areas of the City of Madera. In the central part of the City, between 60 and 80 percent of homeowners with a mortgage are cost burdened while in other areas of the City, 20-40 percent of homeowners with a mortgage are cost burdened.

Figure 50: Overpayment by Owners, 2014 and 2021

Source: HCD AFFH Data Viewer.

Cost burden is widespread for renters and homeowners across Madera County. Renters generally experience greater rates of cost burden than homeowners. Approximately 54 percent of all renter households are cost burdened and 23 percent are severely cost burdened, while 25 percent of all owner households are cost burdened and 12 percent are severely cost burdened. However, among extremely low-income (0 to 30 percent AMI) and moderate-income households (80 to 120 percent AMI), a greater percentage of homeowners compared to renters are cost burdened.

Cost burden among renters is highest in the central and northern areas of the City of Madera (60-80 percent). In most of the City, between 40 and 60 percent of renters experience cost burden.

Figure 51: Overpayment by Renters, 2014 and 2021

Source: HCD AFFH Data Viewer

Table 58 highlights the nature of substandard housing conditions in Madera according to local knowledge from code enforcement over the past 2 years. Faulty plumbing is the most common violation, accounting for a total of 32 cases. Other common violations include pest infestation (19 cases), missing smoke alarm or carbon monoxide detectors (13 cases), and broken or nonfunctional fixtures such as water heaters, doors and windows (12 total cases). Electrical and structural hazards are also significant with 9 and 11 cases respectively. Less common violations include dampness in habitable rooms, deteriorated flooring or roofing, ceiling leaks, and stagnant water.

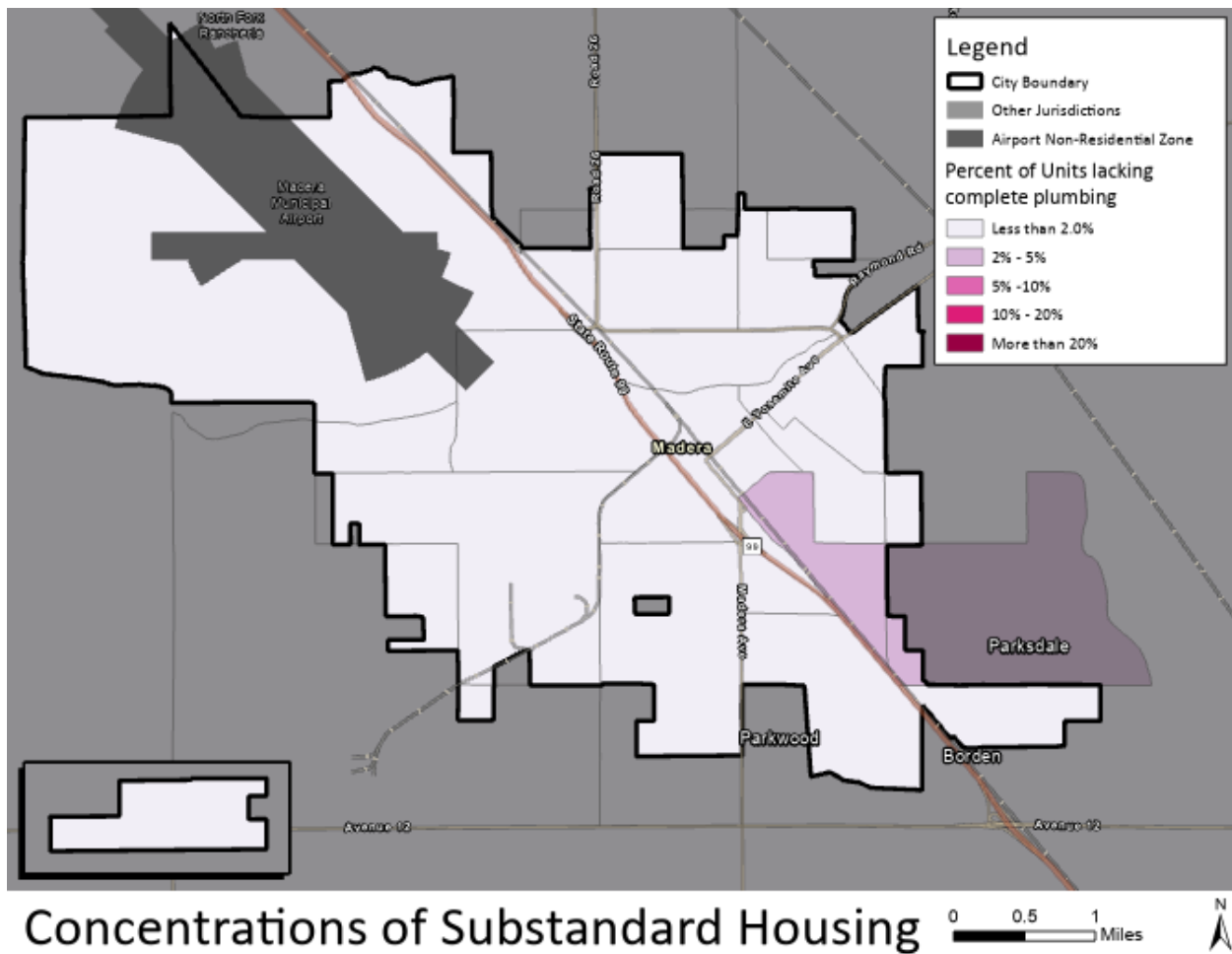
To combat these challenges, Madera leverages federal funding through the Community Block Grant (CDBG) program. Which funds support housing rehabilitation, emergency repairs and neighborhood revitalization projects.

Table 58: Code Enforcement Cases 2023-2025

Violation Type	Number of Cases
Faulty Plumbing	32
No Smoke Alarms And/or No Carbon Monoxide Detectors	13
Faulty Wiring	11
Faulty Electrical	9
Structural Hazards	10
Pest Infestation	19
AC Not Working	12
Heater Not Working	3
Faulty Water Heater	3
Broken Fixtures (Doors, Windows, Sinks, etc.)	12
Trash & Debris	3
Dampness in Habitable Rooms	12
Unpermitted Garage Conversion	2
Holes in Walls	2
Deteriorated Floor / Foundation / Roof	5
Ceiling Leaking	2
Faulty Weather Protection	1
Stagnant Water	1

Source: City of Madera Code Enforcement

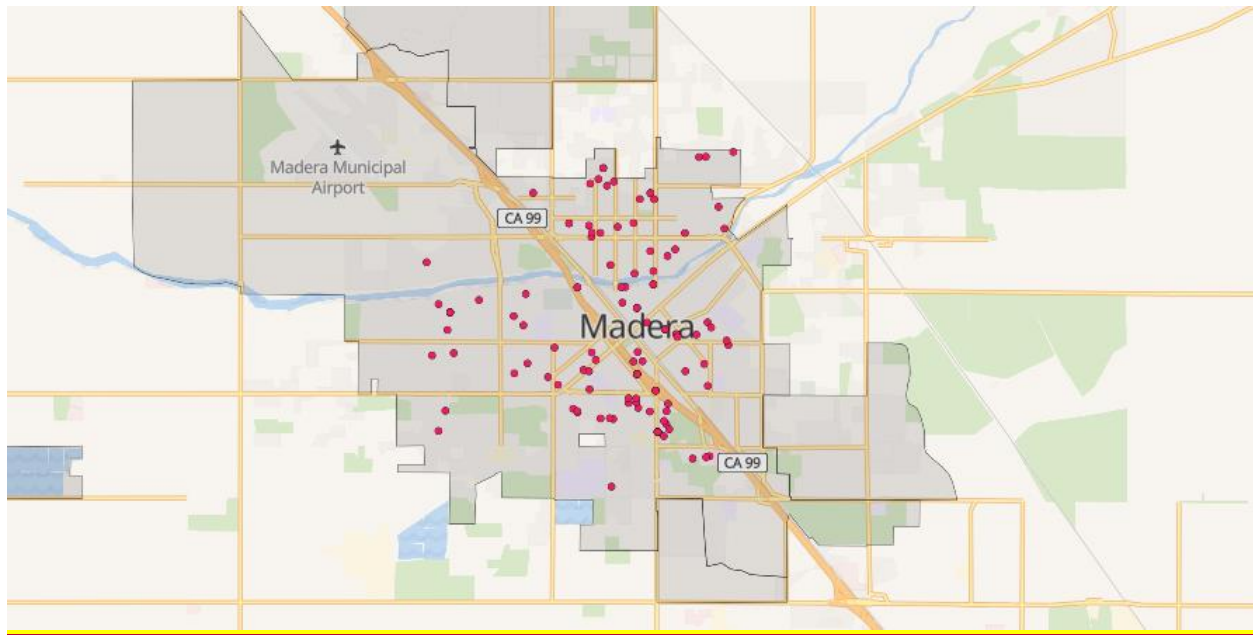
As shown in Figure 52, all but one census tracts within the City of Madera have less than 2 percent of units as substandard housing.

Figure 52: Concentrations of Substandard Housing

Source: HCD AFFH Data Viewer.

Figure 53 shows the concentration of substandard housing and patterns of units in need of rehabilitation based on code enforcement data from 2023 to 2025. As shown below, there is not a distinct neighborhood where there is a high concentration of units in need of rehabilitation. There is a relatively even distribution throughout the City. The TCAC high opportunity area to the west has no substandard housing cases, as this area is primarily an airport, and there is little to no residential development in this neighborhood, compared to neighborhoods in central and northern Madera which have more residential development, and thus proportionately more code enforcement cases.

In an effort to preserve and rehabilitate existing housing stock, the City is including Program C - 1: Preservation of At-Risk Units, Program C - 2: Abandoned Real Property Registration Program, Program C - 3: Active Property Abatement Program, and Program C - 4: Preservation of Farmworker Housing. Through these programs, the City will implement strategies to preserve affordable units that are at risk of converting to market rate and seek strategies to prevent neighborhood blight and improve conditions of substandard housing, thus maintaining housing opportunities in lower-income neighborhoods.

Figure 53: Concentrations of Substandard Housing Code Enforcement Cases

Source: City of Madera Code Enforcement

Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Overcrowding is a measure to understand the needs of large families where there are five or more persons per household. Generally, large households have special housing needs due to lower per capita income and the need for housing with three or more bedrooms.

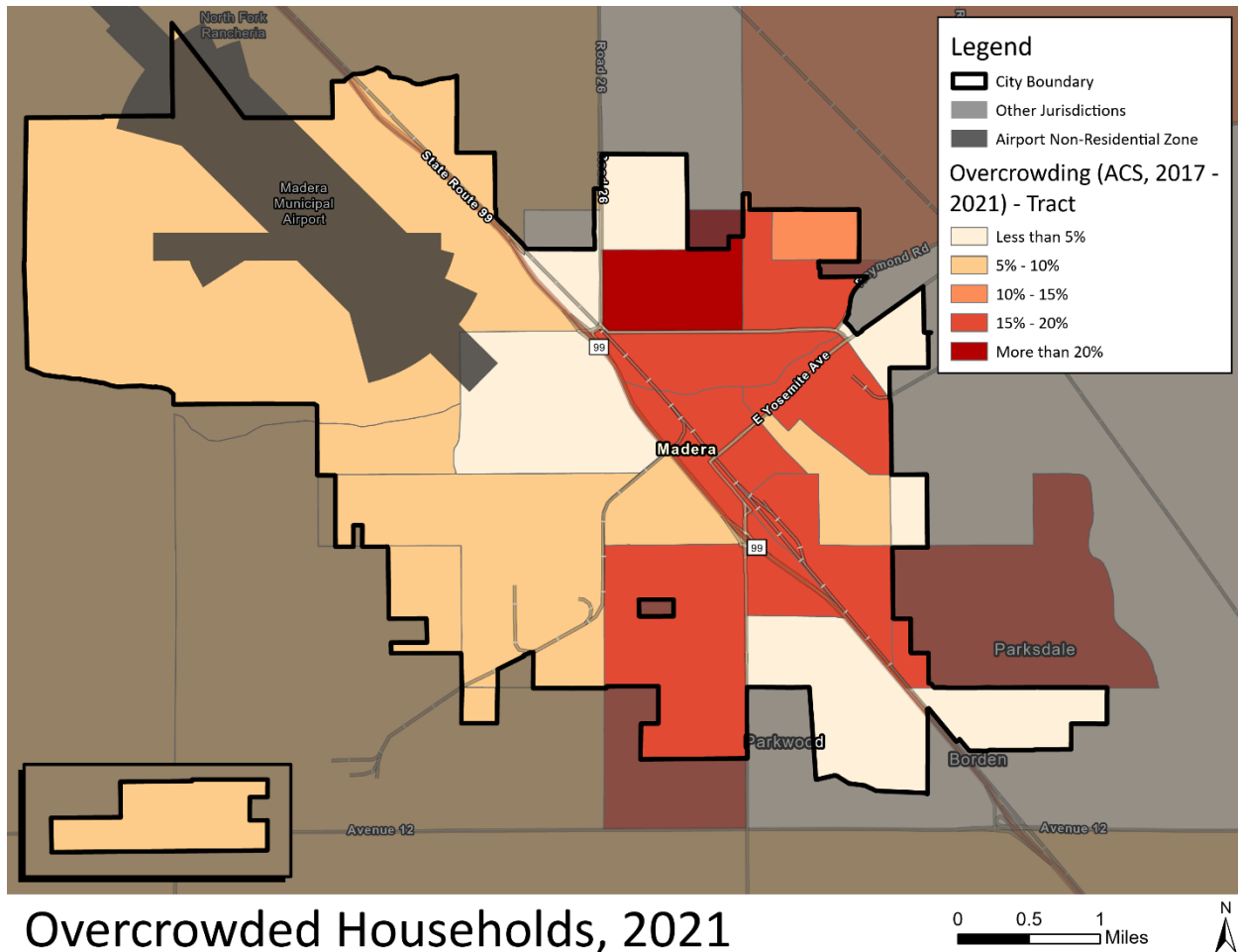
Some large households may not be able to accommodate high cost burdens for housing and accept housing with too few rooms. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding reflects various living situations, including housing units that are inadequately sized to meet a household's needs; the necessity or desire to have extended family members reside in an existing household; or unrelated individuals or families that share a single housing unit.

Not only is overcrowding a potential fair housing concern, but it can also contribute to other detrimental impacts, such as potentially straining electrical systems in older housing that has not been updated or contributing to a perceived shortage of parking. As a result, some property owners/managers may be more hesitant to rent to large households, thus making access to adequately sized housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies intended to limit overcrowding that have a disparate impact on specific racial or ethnic groups with different preferences for housing size and/or ability to pay according to the household size standards identified.

Overcrowding is low throughout most parts of Madera County. Western areas of the County and parts of the Cities of Madera and Chowchilla experience greater rates of overcrowding compared to central and eastern parts of the County. Areas with greater rates of overcrowding correspond with areas that are predominantly Hispanic.

Approximately 16 percent of households in the City of Madera experience overcrowding, which is higher than the rate of the County (about 11 percent). The central area of the City has a higher rate of overcrowding.

Figure 54: Overcrowded Households by Tract, 2021



Source: HCD AFFH Data Viewer.

Table 59: Overcrowding by Tenure, 2021

Jurisdiction	Persons /Room	Owners		Renters		Total	
		Over-crowded Households	% of Owners	Over-crowded Households	% of Renters	Over-crowded Households	% of Total Population
City of Madera	1.01 to 1.5	1,345	5.1%	4,515	17.4%	5,860	11.2%
	>1.50	450	1.7%	1,980	7.7%	2,430	4.7%
	Total Overcrowded	1,795	6.8%	6,495	25.1%	8,290	15.9%
Madera County	1.01 to 1.5	3,813	4.4%	6,400	14.5%	10,213	7.8%
	>1.50	1,540	1.8%	2,760	6.2%	4,300	3.3%
	Total Overcrowded	5,353	6.2%	9,160	20.7%	14,513	11.1%

Source: HUD CHAS Data, 2021.

Homelessness

Data on homelessness in Madera County is based on the 2023 Point-in-Time Count (PITC), information provided to HUD by the Fresno-Madera Continuum of Care (FMCoC). The PITC provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January for the Fresno and Madera region. A follow-up survey sampling of unsheltered and sheltered individuals is conducted two weeks following the count. The most recent count was conducted on January 24, 2023. No PITC was conducted in Fresno and Madera counties in 2024.

Madera County had an estimated homeless count of 140, 100 percent of which were unsheltered. There were 541 homeless persons surveyed in the City of Madera, 205 of whom were unsheltered. The City's homeless population accounts for 12 percent of all homeless persons in the County. Table 60 shows the change in the sheltered/unsheltered population in the City, County, and region between 2022 and 2023. An increase in the homeless population may be attributed to Covid-19 or transfers from other Cities as Madera is the County hub for access to resources.

Table 60: Regional Homeless Population

Homeless Population	2022			2023			% Change	% Total
	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total		
Madera City	73	150	223	205	336	541	142.6%	12.0%
Madera County	55	0	55	140	0	140	154.5%	3.1%
Fresno and Madera Region Total	2,338	1,878	4,216	2,758	1,735	4,493	6.6%	100%

Source: 2020 and 2023 Madera County Homeless Point-in-Time Count and Housing Inventory Count.

Table 61 lists emergency shelters and transitional housing in the City of Madera. There are two facilities with 127 total beds for persons experiencing homelessness in the City. Madera is the County seat and largest City in Madera County; therefore, Madera is the central point for many supportive services for homeless individuals.

Shunammite Place is a supportive housing program that operates under the umbrella of Community Action Partnership of Madera County. The program is supervised by the Community Services Program Manager and is funded by HUD. The Shunammite Place program provides supportive housing to chronically homeless single men, women, and families. Shunammite Place utilizes the Housing First model to ensure the lowest possible barriers for individuals coming from the streets, places not meant for human habitation, or emergency shelters.

The City of Madera provides annual funds to homelessness prevention support and services through Community Development Block Grant (CDBG) funds. The City, which receives approximately \$1 million/year (\$981,730 in FY 2023/24) of CDBG entitlement funds, spends its CDBG entitlement allocation on a variety of initiatives, including supporting local nonprofits and enhancing park facilities. \$422,319 of PLHA funds were awarded to the Madera Rescue Mission. The City of Madera just became a HOME participating jurisdiction. This means that similar to CDBG it will receive HOME funds on an entitlement basis annually. The HUD allocation for 2024 is \$372,064.92. This City contributed a one-time match of \$127,935.08 for a total of \$500,000. HOME funds are able to be used for the following activities:

- New construction or rehabilitation of owner-occupied housing
- Homeownership assistance to homebuyers
- New construction or rehabilitation of rental housing
- Tenant based rental assistance

CAPMC has allocated \$20,000 from the annual CDBG allocation for planning and administration of the Point In time survey. CAPMC is an active participant of the Fresno Madera Continuum of Care. CDBG funds are used towards this participation.

Table 61: Homeless Facilities in Madera

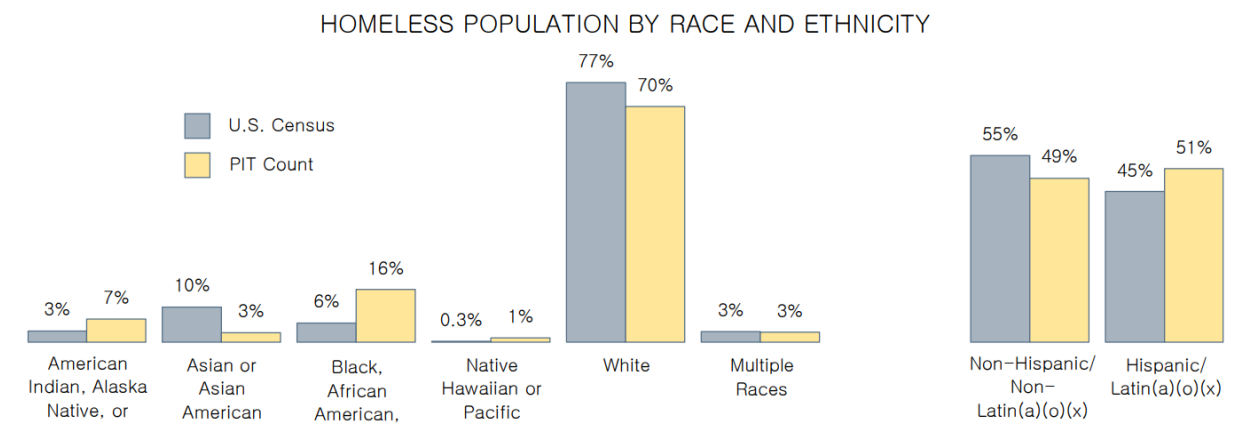
Facility Name	Type of Facility	Target Population	Number of Shelter Beds
Madera Rescue Mission Emergency Shelter	Emergency shelter	Individuals and families	78
Madera Rescue Mission Women's Transitional	Transitional housing	Women	
Martha Diaz Shelter	Emergency shelter	Victims of domestic violence, sexual assault, or human trafficking	18
Sugar Pine Village	Transitional Housing	Individuals and families	16
Shunammite Place	Permanent Supportive Housing	Individuals with disabilities	15
Total			127

The 2023 PITC also analyzed disproportionate impacts on people with protected characteristics. Key findings included

- 4,493 persons in the FMCoC experienced homelessness at the time of the count, a 7% increase from 2022.
- Among the FMCoC's homeless population at the time of the count, 2,758 (61%) were unsheltered, 1,431 (32%) were staying at an emergency shelter, and 304 (7%) were enrolled in a transitional housing program.
- Single adults and couples accounted for 86% of the population experiencing homelessness, while persons in family households accounted for 14%.
- 63% of persons experiencing homelessness were male, 36% were female, and 1% were transgender, questioning, or a gender that is not singularly male or female (e.g., non-binary, genderfluid, agender).
- Many homeless adults reported experiencing a disability, including 36% who reported a substance use disorder and 33% who reported a mental health problem.

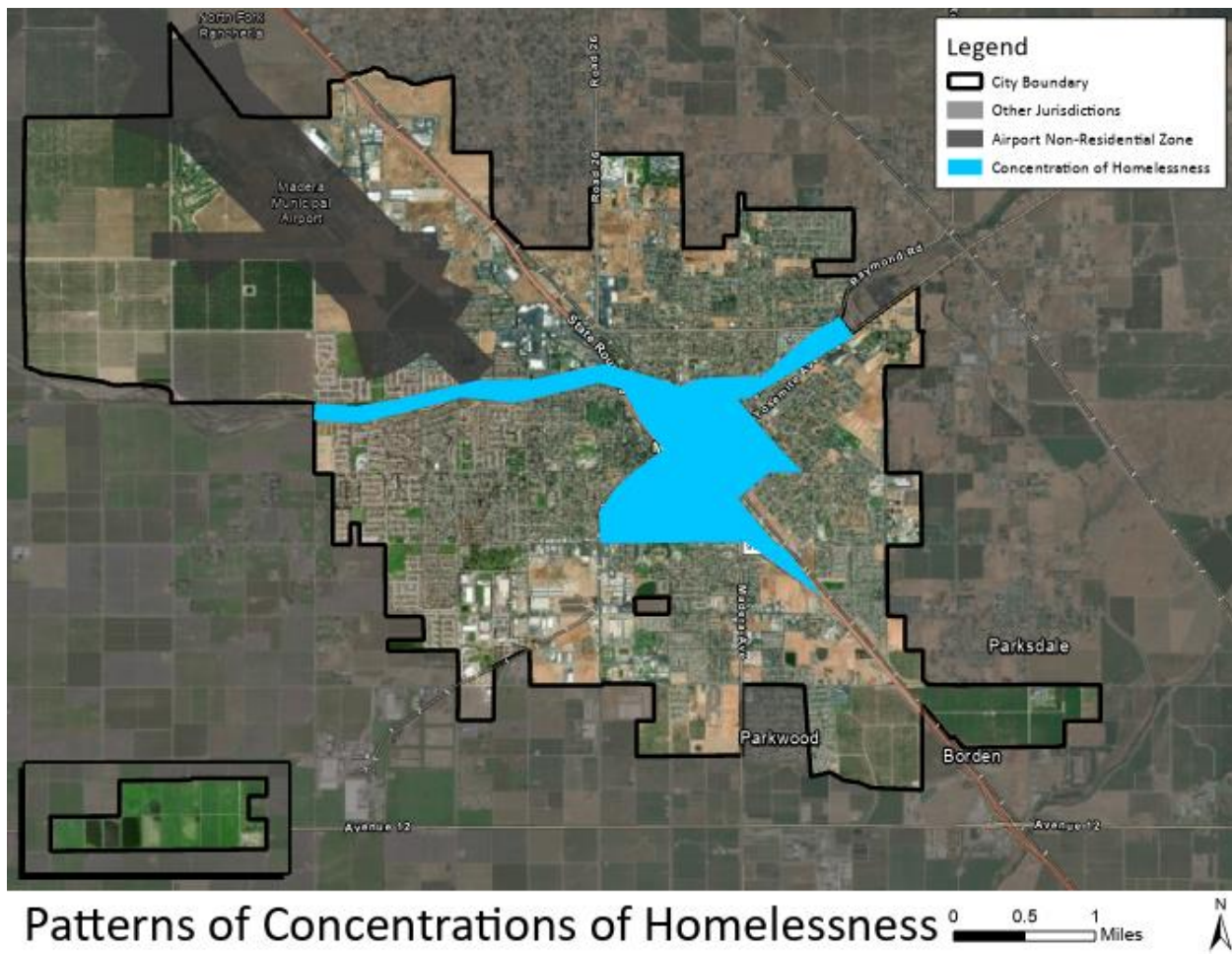
The distribution of the homeless population by race and ethnicity are shown in Figure 55. This includes a comparison of the distribution of race of the overall population versus the racial distribution of the homeless population. The racial distribution of the homeless population is relatively comparable to the region as a whole.

Figure 55: Homeless Population by Race and Ethnicity



Source: 2023 Madera County Homeless Point-in-Time Count and Housing Inventory Count.

Areas of concentration of homeless encampments in the City include the downtown area and areas along the Fresno river. The entirety of the downtown area falls within at least 0.5 miles of a transit stop, and there are also several high quality transit stops just north of the Fresno river, indicating significant transit access for people experiencing homelessness in these areas.

Figure 56: Patterns of Concentrations of Homelessness

Source: City of Madera and Michael Baker International

The City participates in the Madera Homeless Coalition, which consists of representatives of a variety of organizations, including the Madera Rescue Mission. The Madera Rescue Mission provides vital services, such as food, showers, and clean beds, to individuals experiencing homelessness in the City of Madera. Between July 2021 and June 30, 2022, homelessness services were provided to 119 individuals. The Mission provided 102 beds (38 for women and 64 for men) and served over 36,000 meals. The Mission currently has 12 participants in its 9- to 12-month recovery program. Through respite care, six clients were referred to Madera Community Hospital and, in partnership with the Camarena Health Mobile Unit, 25 people received medical assistance. Case management was offered to more than 65 clients; of these, six successfully found permanent housing and eight obtained full-time employment.

The Community Action Partnership of Madera County, Inc.'s (CAPMC) Rapid Rehousing Program funding is designed to assist individuals who are experiencing homelessness due to COVID-19. Between July 2021 and June 2022, the CAPMC Rapid Rehousing Program provided wraparound services to 54 residents in the City of Madera. The CAPMC Homelessness Engagement for Living Program offers comprehensive services for individuals experiencing homelessness. A total of 279 individuals came in contact with staff

from CAPMC through outreach. Of these, 1 entered a drug rehabilitation program, and 67 received referrals to Behavioral Health Services. Staff referred 14 individuals to Madera County Workforce, and of those, 3 gained employment. A total of 44 homeless individuals were assisted with obtaining a social security card and 10 with a birth certificate.

Displacement

The Urban Displacement Project (UDP) at the University of California, Berkeley, developed a map of “sensitive communities” where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Sensitive communities are defined based on the following set of criteria:

- The share of very low-income residents is above 20 percent.
- The census tract must also meet two of the following criteria:
 - The share of renters is above 40 percent.
 - The share of people of color is above 50 percent.
 - The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
 - The census tract, or areas in close proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
 - The percentage change in rent in a selected census tract, divided by county median rent increases OR
 - Median rent in a selected census tract, minus median rent for all surrounding tracts, divided by median rent for all tracts in county (rent gap)

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production.¹⁸ Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionately impact people of color, as well as lower-income households, persons with disabilities, large households, and persons at risk or experiencing homelessness.

¹⁸ Been, V., Ingrid, E., & O'Regan, K. 2019. Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40.

For the purpose of AFFH analysis, “displacement is used to describe any involuntary household move caused by landlord action or market changes.”¹⁹ Neighborhoods can experience displacement for a variety of reasons:

- Disinvestment-driven displacement occurs when lower-income communities which receive less public sector investment deteriorate. Evaluating access to opportunity, including access to transit, high performing schools, parks, and other services/amenities, can identify areas that lack investment in infrastructure improvements and are considered low resource.
- Investment-driven displacement generally occurs after a period of disinvestment, when the market encourages a flood of public and private investment, leading to real estate speculation and infrastructure improvements.
- Disaster-driven displacement occurs when housing is destroyed or compromised by disasters and the result is that the housing is not rebuilt. Lower-income households who tend to rent (and therefore lack control over whether their homes are rebuilt) or lower-income homeowners who have fewer financial resources to rebuild their homes are most at risk of this type of displacement.

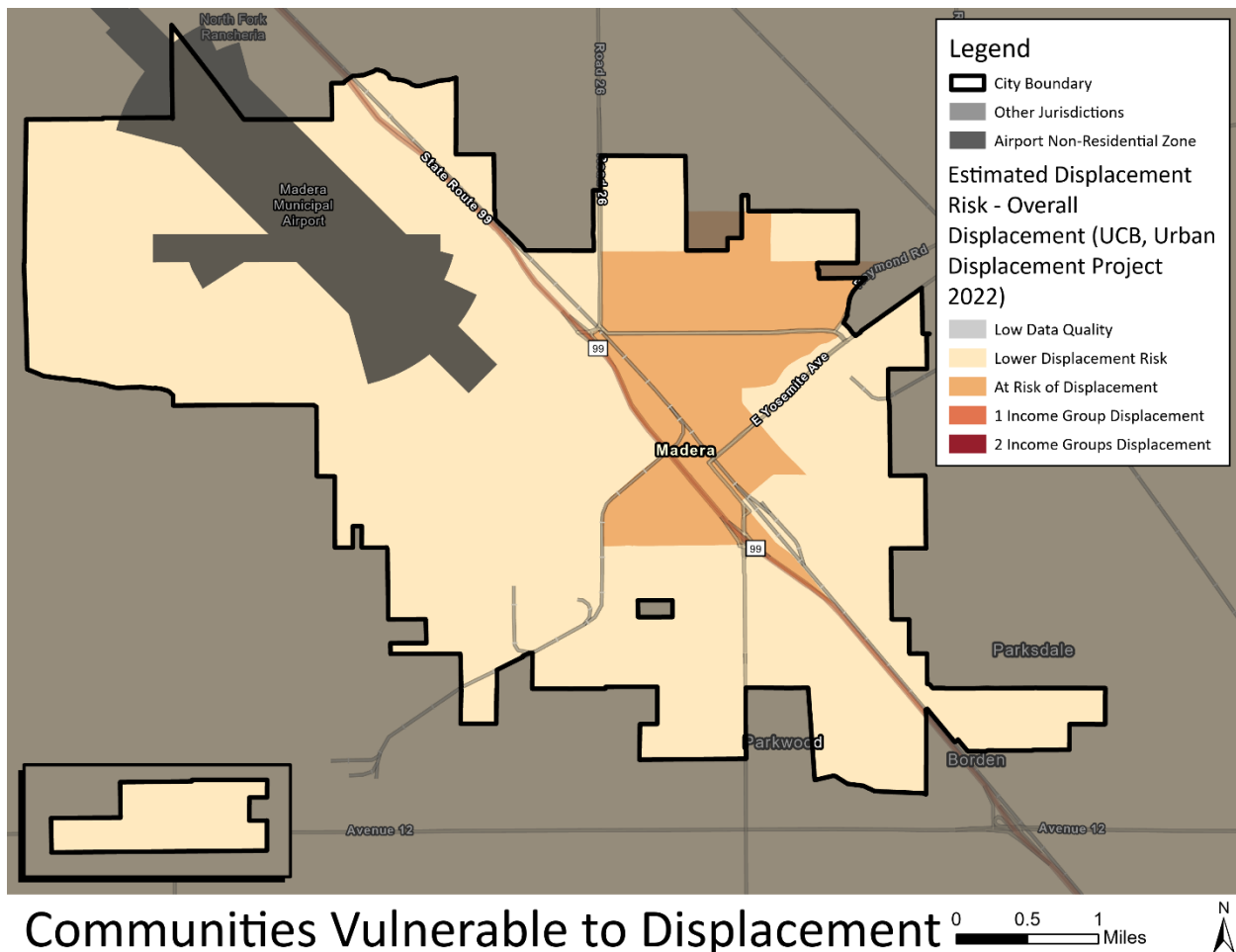
Sensitive communities are located in the western part of the County, particularly in the Cities of Madera and Chowchilla. There are no sensitive communities in the central or eastern parts of the County.

The central area of the City of Madera is considered a sensitive community and is vulnerable to displacement. Any RHNA sites with existing residential development could be developed to retain existing uses. RHNA site distribution is not expected to increase any risk of displacement.

In an effort to preserve and rehabilitate existing housing stock, the City is including Program C - 1: Preservation of At-Risk Units, Program C - 2: Abandoned Real Property Registration Program, Program C - 3: Active Property Abatement Program, and Program C - 4: Preservation of Farmworker Housing. Through these programs, the City will implement strategies to preserve affordable units that are at risk of converting to market rate and seek strategies to prevent neighborhood blight and improve conditions of substandard housing, thus maintaining housing opportunities in lower-income neighborhoods.

The LHMP indicates that the probability of future occurrences of earthquakes in Madera is unlikely. Additionally, any future wildfires will likely have negligible magnitude/severity. Since the construction of the dam in 1976, no floods have occurred in the City. The LHMP indicates that the probability of future occurrences of flood in Madera is unlikely. Therefore, disaster driver displacement is unlikely in the City of Madera. Environmental risk and constraints are further discussed in the Constraints on Housing Chapter.

¹⁹ HCD AFFH Guidebook, 2021

Table 62: Estimated Displacement Risk, 2022

Source: HCD AFFH Data Viewer.

Findings

Overall, the City of Madera experiences housing problems and cost burden at a comparable rate to the region as a whole, with renters generally experiencing housing problems and cost burden at a higher rate than owners. Overcrowding is more prevalent in the City of Madera compared to Madera County. The City is including Program D - 1 and Program D - 2 to provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households, including but not limited to persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, and work with community groups to seek funding to help develop additional emergency shelter and transitional housing facilities in Madera.

Other Contributing Factors

2022 Comprehensive Housing Report for the San Joaquin Valley

In response to housing supply and affordability challenges, the San Joaquin Valley Regional Early Action Planning (REAP) Committee commissioned a study of housing trends,

impediments, and best practices in the San Joaquin Valley. Funded by the REAP grant program, and with the coordination of HCD staff, the study included outreach to the eight counties in the San Joaquin Valley, stakeholders, city and county staff, Metropolitan Planning Organization staff, and the public. Interviews with builders, developers, housing advocates, and city, county, and Metropolitan Planning Organization staff led to meaningful analysis of barriers to housing affordability and production in the San Joaquin Valley.

Key findings in the study suggested that while the region has become more diverse in the past few decades, there are existing disparities in income, poverty, and homeownership among racial and ethnic groups. Stakeholder interviews provided insight to trends and challenges in housing affordability, and also helped establish a list of opportunity areas for affordable housing in the eight counties within the San Joaquin Valley: San Joaquin, Stanislaus, Merced, Madera, Fresno, Tulare, Kings, and Kern Counties.

History of Racial Covenants

In the 1960s, most communities were using restrictive covenants to prevent the non-White population from buying property. In Madera County, this led to many non-White residents, especially Black residents, owning farms as a way to establish community. As large companies purchased property and depleted the groundwater from the farmland in the area, White families moved to cities with greater resources, property values lowered, and many Black families purchased dry farmland in Madera County cities.

Madera has a non-White majority throughout the City, a pattern which may have continued from the historical context of these restrictive covenants in surrounding cities in the area.

Fair Housing Issues, Contributing Factors, and Meaningful Action

The City has adopted goals and actions that specifically address the contributing factors identified in the AFFH analysis. While the City views all contributing factors as important, higher priority was given to factors that limit fair housing choice and/or negatively impact fair housing per Government Code section 65583(c)(10)(A)(iv).

Table 63 displays the identified fair housing issue, contributing factor, actions taken to address the contributing factor, and priority level for each issue. Relevant programs are referenced in the action column for each contributing factor.

Table 63: Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Action	Priority
Fair Housing Outreach and Enforcement	- Lack of a variety of media used for outreach - Lack of local fair housing outreach and enforcement - Lack of language access - Lack of resources for fair housing agencies and organizations	- D - 1: Incentives and Assistance for Lower-Income and Special Needs Housing - E - 2: Fair Housing Service Provider - F - 1: Housing Outreach and Information - F - 2: Bilingual Access and Outreach	Low
Integration and Segregation	Lack of variety in location, type, and supply of affordable housing	- E - 1: Neighborhood Revitalization - E - 3: Place-Based Improvements	Moderate
Disparities in Access to Opportunities	- Displacement of residents due to economic pressures related to rising housing costs - Lack of variety in location, type, and supply of affordable housing - Land use and zoning	- A - 1: Rezoning Plan - A - 2: General Plan and Zoning Densities - A - 4: Technical Assistance and Outreach to Developers - A - 5: Accessory Dwelling Unit (ADU) Production - B - 1: Zoning Ordinance Updates - B - 7: Fee Reduction Programs - D - 1: Incentives and Assistance for Lower-Income and Special Needs Housing - D - 2: Coordination with Local Agencies for Special Needs Households	High

Identified Fair Housing Issue	Contributing Factor	Action	Priority
		- E - 1: Neighborhood Revitalization - E - 3: Place-Based Improvements	
Disproportionate Housing Needs	- Land use and zoning laws - Rising rent costs and rising home values - Location and type of affordable housing - Displacement of residents due to economic pressures	- A - 1: Rezoning Plan - A - 5: Accessory Dwelling Unit (ADU) Production - B - 1: Zoning Ordinance Updates - B - 7: Fee Reduction Programs - C - 1: Preservation of At-Risk Units - C - 2: Abandoned Real Property Registration Program - C - 3: Active Property Abatement Program - C - 4: Preservation of Farmworker Housing - D - 2: Coordination with Local Agencies for Special Needs Households	High

Table 64 provides a detailed overview of actions included in Housing Element Programs that are aimed at affirmatively furthering fair housing. The table separates the actions by their identified fair housing issue and priority level. It summarizes the specific commitment, timeline, geographic targeting, and metric for each program.

Table 64: AFFH Actions Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
Fair Housing Outreach and Enforcement				
D - 1	The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. The term “special needs households” covers all types of special needs households, including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Specifically, the City will do the following: • Expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households. • Provide incentives to developers and property owners for the construction of affordable housing, including density bonuses for units for lower-income and senior households. Incentives include modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing. The City currently has a ministerial approval process for missing middle housing types up to 8 dwelling units. • Continue, via the City’s Grants Administration Division, to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program. • Provide assistance to support low-moderate income families through the use newly acquired HOME funds through HUD, acquired in June 2024. Funding includes \$372,065 through grant funding and City Funding of \$127,935. • 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. • Contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable, or comparable outreach, to developers to provide information on the City’s regulations regarding housing development, opportunities	Outreach to developers annually. Review and apply for funding annually. Ongoing technical assistance as project applications are received. Develop density bonus incentives by Q1 2028.	Citywide; High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development. Annual developer roundtable or comparable event. Process two affordable/special needs housing projects with the expedited review.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	and sites available for development, and the City's development incentives (see Program A - 4). • Create and adopt density bonus standards going above and beyond state law requirements for certain affordable and special needs housing types. • <u>Outreach specifically to farmworker employees and developers of farmworker housing to discuss and provide opportunities for development of farmworker housing, including technical assistance on applications as they are submitted.</u> • <u>Reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing. Seek partnerships with other jurisdictions in the region and other agencies, housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.</u> • <u>Provide technical support, offer incentives, and partner on applications for funding for farmworker housing from HCD, USDA Rural Development loans and grants, and other funding sources that may become available.</u>			
E - 2	The City will collaborate 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. An organization will be identified by Q1 2026. The City will coordinate with the newly identified fair housing service provider to offer educational and training resources such as fair housing presentations, mass media communications, and multilingual literature distribution. The City will hold at least two workshops or other outreach events with the fair housing service provider or another qualified fair housing service provider throughout the planning period.	By Q1, 2026.	Citywide	Identified fair housing service provider. Provide information to 100 households regarding the fair housing service provider's services.
F - 1	The City shall publicize and provide information about its housing programs and fair housing information through a variety of medium and outreach methods. 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, links to housing services and resources, fair housing, and consumer	Update the City website with housing information as new resources become available.	Citywide	Provide information to 150 households annually.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	information on housing choices) to residents on affordable housing in Madera as well as information on fair housing services. 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. The City will make available such information at local service centers, City offices, the Housing Authority of the City of Madera office, the public library, and other public facilities.			
F - 2	The City will continue its efforts to provide materials and communications in both English and Spanish. The City shall provide a detailed project review process and approval guidelines in English and Spanish available on the City's website. The City will review its demographics every five years to determine if translations in other languages are appropriate.	By Q1, 2026. Review demographics every five years.	Citywide; R/ECAP	Spanish materials on the City's website for existing and new website material, including the housing material provided through Program F - 1.

New Opportunities in High Resource and High Income Areas

A - 1	The City will rezone to provide adequate sites to meet its housing need. The City will process zoning amendments to fully accommodate the City's remaining housing need. Rezone sites will comply with the requirements of Government Code Section 65583.2(h) and (i). To address AFFH goals and improve access for a diverse array of housing opportunities for all residents of Madera, including members of protected classes, the City will seek to expand affordable and multifamily housing opportunities in areas of high resource. Reused Sites: The adequate sites rezoning will include a provision that on any non-vacant RHNA sites listed in the previous housing element or vacant RHNA sites listed in the previous two housing elements, residential development will be allowed by right, <u>without any discretionary review or action</u>, when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code Section 65583.2(c). Replacement Policy: RHNA sites with existing residential uses will be subject to a replacement housing policy. Any demolished residential units located on a sites inventory property will be replaced pursuant to Government Code Sections 65915(c)(3) and 65583.2(g). Rezoning for Lower Income Units: RHNA sites that are rezoned to accommodate for lower income units will comply with Government Code Section 65583.2(h), which includes by-right approval for projects that include at least 20 percent of the units for lower-income housing on the rezoned sites. This applies to 44 parcels (projected 2,410 units) of the sites inventory.	As soon as possible after adoption.	Defined Rezone Areas	Rezoning of the following: 82 parcels (123.4 acres) to the R3 zone (2,410 lower, 1,109 moderate, 1,340 above moderate RHNA units)

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
A - 2	The City will revise densities so that the zoning and General Plan densities align. Specifically, the City will: • Increase the density of the R2 zone from 0–14.52 dwelling units per acre (du/ac) to 0–20 du/ac. • Revise the density of the R3 zone from 0–24.2 du/ac to 20–50 du/ac. <u>As a part of the rezoning plan, review and revise minimum lot sizes to ensure that they can facilitate the maximum density on all parcels.</u>	As soon as possible after adoption	Citywide in the Designated Zones	Two zones with increased density
A - 4	The City will provide technical assistance to housing developers on projects in the City, continuing efforts from the previous cycle as well as introducing new incentives and support. The City will encourage and facilitate development on RHNA sites or affordable or special needs housing projects by assisting with site identification and entitlement processing, marketing materials for residential opportunity sites, and technical assistance to interested developers (see also Program D - 1). Technical assistance includes but is not limited to offering fee waivers and deferrals for affordable housing projects, assistance with permit processing, and providing financial support when available. The City shall continue to encourage and provide technical assistance to private developers to make applications for state and federal funding. The City will provide information on funding programs through various City departments and appropriate agencies. <u>Additionally, the City will support developments that require lot consolidation. The City will provide technical assistance to projects that require lot consolidation for development. The City will review its lot consolidation procedures and consider adopting a set of incentives that encourage lot consolidation, including but not limited to fee waivers and expedited processing.</u> The City will conduct outreach with affordable housing developers and developers of housing for special needs households, including large households, senior households, farmworkers, and extremely low-income households to inform them of development opportunities, funding opportunities, and any other educational and engagement methods in the City. <u>The City will also proactively follow up with developers after Planning approvals to ensure no issues or barriers arise in the application and approval of building permits and subsequent construction of RHNA sites.</u>	Annual outreach event to developers	High Opportunity and High Income Areas	Annual outreach to housing developers. Target 25% of contacted developers to be affordable housing developers.
A - 5	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage the development of ADUs in Madera, the City adopted an affordable ADU bonus program in February 2025. The affordable ADU bonus program goes beyond state law for both single and multifamily lots. For single family lots, the bonus ADU program would allow for one additional market rate ADU for each affordable ADU that is deed restricted for lower or moderate	Preapproved plans by Q1, 2025. Updated website by Q3, 2025.	High Opportunity and High Income Areas	Increase the number of new ADUs permitted annually in the City from an average of approximately

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	income households, not to exceed eight total units per lot. For multifamily lots the program would allow up to 8 detached ADUs (1 ADU/ea. primary) for proposed or existing MFR. • Additionally, to encourage the development of ADUs, the City will: • Adopt a new set of preapproved/prereviewed plans. As a part of this effort, the City may partner with or utilize plans from neighboring jurisdictions, such as the County of Madera. • Develop and provide promotional and educational materials regarding building ADUs in the City. This includes information regarding the permit process in Madera, available resources for financing and funding ADUs, and information on developing ADUs affordable for lower-income households. As a part of this effort, the City will update its website to provide thorough information on building an ADU in Madera. Information to be posted on the website includes FAQs, a step-by-step guide, and links to other readily available resources for homeowners. The City will track ADUs developed in the City to ensure that the projections in the Housing Element (an average of 0.25 ADUs annually) are achieved. The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets, the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts.			0.4 to an average of approximately 2. Development of at least 6 projects through the new bonus ADU program.
B - 1	The City will update its zoning ordinance to remove constraints and comply with applicable state laws. The following revisions were completed in February 2025: • Amend the zoning ordinance to prohibit single-family development in multifamily residential zones. • Amend the ordinance to comply with state density bonus law, specifically parking requirements for 100 percent affordable rental projects within one-half mile of an accessible major transit stop. • Amend Chapter 10-3-5.1 to reflect the most recent amendments to state density bonus law. • Explicitly define and allow single-room occupancy units in the City. <u>SROs are allowed in the PO, C-1, C-2, and C-N zones. A comprehensive set of standards for SROs was adopted.</u> • Allow the development of low barrier navigation centers with a discretionary permit in mixed-use zones, as well as non-residential zones permitting multifamily uses. Revisions will ensure consistency with procedural and requirements as provided in Government Code Sections 65662 and 65664.	Phase I completed Q1 2025. Phase II by Q1 2028.	Citywide	One Updated Zoning Ordinance

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	- Permit and process mobile homes and factory-built housing the same as conventional or stick-built single family structures. The following revisions will be made in Phase II, by Q1 of 2025: - Reduce parking requirements to 1 space for studio/one bedroom units and 1.5 spaces to 2+ bedroom units. <u>Remove CUP requirement for small and large group homes in residential zones.</u> <u>Revise emergency shelter standards to comply with state law. Specifically, the City will revise emergency shelter parking standards to be based on staff levels only and add a definition of emergency shelters.</u> <u>Revise Emergency Shelter definition to note that for the purposes of the current definition, “emergency shelter” shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.</u> <u>Revise PD standards to allow developments to default to existing residential development standards of zones that allow the same density. Or, establish baseline development standards for PD zones.</u> <u>Revise parking requirements for supportive housing projects within one-half mile of a transit so that no minimum parking requirement is imposed.</u> <u>Allow group homes for seven or more persons in all zones allowing residential uses subject only to requirements of residential uses of the same type in the same zone.</u>			
D - 1	The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. The term “special needs households” covers all types of special needs households, including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Specifically, the City will do the following: - Expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households. - Provide incentives to developers and property owners for the construction of affordable housing, including density bonuses for units for lower-income and senior households. Incentives include modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing. The City currently has a ministerial approval process for missing middle housing types up to 8 dwelling units. - Continue, via the City’s Grants Administration Division, to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing	Outreach to developers annually. Review and apply for funding annually. Ongoing technical assistance as project applications are received. Develop density bonus incentives by Q1 2028.	Citywide; High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development. Annual developer roundtable or comparable event. Process two affordable/special needs housing projects with the expedited review.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program. • Provide assistance to support low-moderate income families through the use newly acquired HOME funds through HUD, acquired in June 2024. Funding includes \$372,065 through grant funding and City Funding of \$127,935. The • 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. • Contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable, or comparable outreach, to developers to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives (see Program A - 4). • Create and adopt density bonus standards going above and beyond state law requirements for certain affordable and special needs housing types. • <u>Outreach specifically to farmworker employees and developers of farmworker housing to discuss and provide opportunities for development of farmworker housing, including technical assistance on applications as they are submitted.</u> • <u>Reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing. Seek partnerships with other jurisdictions in the region and other agencies, housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.</u> • <u>Provide technical support, offer incentives, and partner on applications for funding for farmworker housing from HCD, USDA Rural Development loans and grants, and other funding sources that may become available.</u>			
D - 2	The City shall coordinate with the Housing Authority of the City of Madera, its affiliated nonprofit 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. The City shall work with the Housing Authority of the City of Madera to monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis. The City shall also encourage the development of a full range of senior housing while finding ways to incorporate	Annual coordination with nonprofits and support through CDBG funding.	High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	adjacent service facilities, where appropriate, including affordable independent/semi-independent living accommodations for Madera's senior population. 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 seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera. The City shall advertise and encourage participation in the Housing Authority of the City of Madera's administration of Housing Choice Vouchers for residents as the waiting list is opened. The City shall work closely with local agricultural employers and the Housing Authority of the City of Madera to identify sites appropriate for farmworker housing and available funding sources, through the California Department of Housing and Community Development and US Department of Agriculture's Rural Development programs.	Apply for at least one grant annually.		
E - 1	The City will continue to support neighborhood revitalization through the following existing and new efforts: Neighborhood Revitalization Program: To ensure the improvement of disadvantaged neighborhoods, the City will continue its Neighborhood Revitalization program, which is designed to ensure the absence of blight and nuisances, and to maintain a clean environment for residents. Existing efforts of the Community Outreach Programming include Neighborhood Watch, Business Watch, Coffee with a Cop, MadKids Camp, and the Anti-Graffiti Program. Other departmental efforts include the Safe & Clean Team and the Concrete Sidewalk Replacement Team. The Safe & Clean Team is dedicated to beautifying City streets through community cleanup efforts. The Concrete Sidewalk Replacement Team focuses on replacing sidewalks in low-income neighborhoods. Revitalization/Redevelopment Fee Waivers: The City supports neighborhood revitalization and redevelopment through its fee waiver program (Program B - 7)). This includes fee waivers for downtown development (new and remodel, façade improvements, ADA improvements, streetscape improvements), vacant and aging buildings, and non-profit buildings. Windshield Survey: The City will a targeted windshield survey of the areas with known concentration of older housing stock and commercial structures to evaluate the condition of housing units and aging commercial structures in the downtown area. The windshield survey shall be completed by Q1 2027 and prior to creation of the Adaptive Reuse Ordinance to help inform appropriate incentives, needs, and policies for the Adaptive Reuse Ordinance. Adaptive Reuse Ordinance: The City will encourage adaptive reuse of underutilized and vacant buildings to promote housing and commercial structure revitalization, especially in the downtown area. The City shall evaluate, and if appropriate, amend the Zoning Code to remove potential	Ongoing	50% of programs in areas of the City with comparatively lower TCAC scores.	Hold Community Outreach Programming events at least four times per year. Complete at least 50 repair or cleanup projects throughout the planning period (through the Safe & Clean Team on Concrete Sidewalk Replacement Team efforts). Completed windshield survey, adopted Adaptive Reuse Ordinance.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	constraints for adaptive reuse, including review or approval processes. The Adaptive Reuse shall include a set of incentives for reuse for lower income or special needs households, including but not limited to flexible building and development standards, fee waivers or deferrals, expedited processing, and building type flexibility. The City will adopt an Adaptive Reuse Ordinance to facilitate the conversion of underutilized properties for diverse housing opportunities by Q4 2028. Following the windshield survey and Adaptive Reuse Ordinance Adoption, the City will conduct proactive outreach to property owners regarding opportunities for redevelopment and to publicize the incentives. Home Rehabilitation Grants: The City provides rehabilitation grants to low- and very low-income homeowners in partnership with the CalHome Owner-Occupied Rehabilitation Program. The program provides grants and low-interest loans that maintain safe and habitable housing conditions and promote long-term ownership. The City will continue to provide grants with the goal of 50% of investment in areas with comparatively lower TCAC scores. Funding Prioritization: The City will continue prioritize funding and projects as part of the annual budgeting process and seek additional funding and other resources toward community revitalization in targeted areas; activities will involve a variety of neighborhood improvements and community development based on outreach including but not limited to infrastructure (e.g., water, sewer, storm drainage), evacuation routes, circulation, community facilities and recreation opportunities, parks, public art, community programs, streetscapes, accessibility, safe routes to school and active transportation. The City will continue to prioritize these efforts through funding sources included but not limited to CBDG and HOME funds as well as in seeking additional grant funding opportunities for such projects.			
E - 3	The City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the Americans with Disabilities Act [ADA]) improvements, transit improvements, and water and sewer infrastructure improvements. The City will prioritize funding and efforts in the comparatively lower-resource and income areas of the City as identified throughout the AFFH chapter. Specific actions and efforts include the following: • Alley paving in the northeast area of the City (\$398,000) • Class I and Class II bike lanes and street crossings at Raymond Road and Cleveland Avenue and between the Fresno River and Raymond Road to the east (\$315,000) • Construction of missing wheelchair ramps and pedestrian facility improvements throughout the City (\$400,000)	As identified in CIP; annual distribution of CBDG funding.	R/ECAP	Increased ADA compliance and neighborhood improvements

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	• Pedestrian and ADA-compliant improvements at Washington Elementary School (\$678,000) • Design, engineering, and construction of James Taubert Park, a new park in a historically underserved area (\$1.9 million in Statewide Park Development and Community Revitalization Program) • McNally Park rehabilitation including new equipment, musical instruments, and basketball court (\$609,307) • ADA-compliant curb returns and sidewalks citywide (\$400,000) • Sidewalk improvements, bike lanes, and safety improvements to improve accessibility and provide sidewalk gap closure along 5th Street and C Street, providing access to grocery stores, the medical clinic, library, and childcare facilities. Bike lanes to provide connectivity from key destinations to the proposed Veteran Housing Project (\$3.6 million, part of which funded by the Affordable Housing and Sustainable Communities Grant) • Enhancements to the Caltrans Downtown Madera CAPM Project including wider sidewalks, landscaping, pedestrian safety, and enhanced crosswalks (\$3 million) • Planned sewer improvement in the northeast area to better serve future development (\$208,602) • Avenue 13 sewer line re-lining project. Completion date is Feb. 2025 (\$14 million) • Cook water tower rehabilitation (\$2.3 million) • Improving pedestrian access to 5 schools in lower income neighborhoods (\$5.7 million) • Pool upgrades and repairs at the Centennial Pool Complex (\$215,000) • Tozer Park \$1.3 Million Grant Outdoor Legacy Partnership Program with a 50 percent match • Fresno River Trail Clean Up California Grant, including a new playground, trail clean up, and exercise equipment (\$832,000) • Lion's Town & Country Park restroom renovation (\$177,952) • Lion's Town & Country Walking Trail: (\$1.6 Million in funds from Assemblywoman Cabellero and Soria) • Sunrise Rotary Sports Complex new park installation (\$75,000) • Solar power to City facilities including 150 solar street lights in older neighborhoods (\$19 million)			

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	- New water tank in northeast Madera and rehabilitation of an existing water tank. The overall cost estimate of the project is \$24,500,000. The tank itself is \$15,700,000 while the offsite water main is \$8,800,000. The tank allows provides multiple benefits to the City including reducing pumping electricity costs as the tank can be filled during off-peak hours, providing the equivalent of over two existing City wells during peak hours, bolstering water pressure at the high end of the water system (\$24,500,000) - Fee waivers for qualifying downtown development (see Program B-7). Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks.			
Housing Mobility				
A - 1	The City will rezone to provide adequate sites to meet its housing need. The City will process zoning amendments to fully accommodate the City’s remaining housing need. Rezone sites will comply with the requirements of Government Code Section 65583.2(h) and (i). To address AFFH goals and improve access for a diverse array of housing opportunities for all residents of Madera, including members of protected classes, the City will seek to expand affordable and multifamily housing opportunities in areas of high resource. Reused Sites: The adequate sites rezoning will include a provision that on any non-vacant RHNA sites listed in the previous housing element or vacant RHNA sites listed in the previous two housing elements, residential development will be allowed by right, <u>without any discretionary review or action</u>, when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code Section 65583.2(c). Replacement Policy: RHNA sites with existing residential uses will be subject to a replacement housing policy. Any demolished residential units located on a sites inventory property will be replaced pursuant to Government Code Sections 65915(c)(3) and 65583.2(g). Rezoning for Lower Income Units: RHNA sites that are rezoned to accommodate for lower income units will comply with Government Code Section 65583.2(h), which includes by-right approval for projects that include at least 20 percent of the units for lower-income housing on the rezoned sites. This applies to 44 parcels (projected 2,410 units) of the sites inventory.	As soon as possible after adoption.	Defined Rezone Areas	Rezoning of the following: 82 parcels (123.4 acres) to the R3 zone (2,410 lower, 1,109 moderate, 1,340 above moderate RHNA units)
A - 5	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage the development of ADUs in Madera, the City adopted an affordable ADU bonus program in February 2025. The affordable ADU bonus program goes beyond state law for both single and multifamily lots. For single family lots, the bonus ADU program would allow for one additional market rate ADU for each affordable ADU that is deed restricted for lower or moderate	Preapproved plans by Q1, 2025. Updated website by Q3, 2025.	High Opportunity and High Income Areas	Increase the number of new ADUs permitted annually in the City from an average of

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	income households, not to exceed eight total units per lot. For multifamily lots the program would allow up to 8 detached ADUs (1 ADU/ea. primary) for proposed or existing MFR. • Additionally, to encourage the development of ADUs, the City will: • Adopt a new set of preapproved/prereviewed plans. As a part of this effort, the City may partner with or utilize plans from neighboring jurisdictions, such as the County of Madera. • Develop and provide promotional and educational materials regarding building ADUs in the City. This includes information regarding the permit process in Madera, available resources for financing and funding ADUs, and information on developing ADUs affordable for lower-income households. As a part of this effort, the City will update its website to provide thorough information on building an ADU in Madera. Information to be posted on the website includes FAQs, a step-by-step guide, and links to other readily available resources for homeowners. The City will track ADUs developed in the City to ensure that the projections in the Housing Element (an average of 0.25 ADUs annually) are achieved. The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets, the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts.			approximately 0.4 to an average of approximately 2. Development of at least 6 projects through the new bonus ADU program.
B - 7	The City will continue providing fee reductions for qualifying projects through the following two programs: • Downtown Development. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • Vacant and Aging Buildings. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodeled development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • Non-Profit Buildings: Up to a 50% reduction in Engineering, Planning, and Building Fees, with a \$4,000 cap on building fee reductions. Eligible projects include new and remodeled development, exterior on-site improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • In addition, the City of Madera Municipal Code Section 10-8.17 allows the Community Development Director to approve impact fee adjustments, waivers or findings of exemption.	By Q3, 2026.	50% of funding in areas of the City with comparatively lower TCAC scores	Fee reductions for at least 20 qualifying projects in the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	Such reductions and/or exemptions would be considered for residential infill development on sites previously developed and or utilized for residential use in the past.			
D - 1	The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. The term “special needs households” covers all types of special needs households, including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Specifically, the City will do the following: • Expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households. • Provide incentives to developers and property owners for the construction of affordable housing, including density bonuses for units for lower-income and senior households. Incentives include modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing. The City currently has a ministerial approval process for missing middle housing types up to 8 dwelling units. • Continue, via the City’s Grants Administration Division, to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program. • Provide assistance to support low-moderate income families through the use newly acquired HOME funds through HUD, acquired in June 2024. Funding includes \$372,065 through grant funding and City Funding of \$127,935. The • 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. • Contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable, or comparable outreach, to developers to provide information on the City’s regulations regarding housing development, opportunities and sites available for development, and the City’s development incentives (see Program A - 4). • Create and adopt density bonus standards going above and beyond state law requirements for certain affordable and special needs housing types.	Outreach to developers annually. Review and apply for funding annually. Ongoing technical assistance as project applications are received. Develop density bonus incentives by Q1 2028.	Citywide; High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development. Annual developer roundtable or comparable event. Process two affordable/special needs housing projects with the expedited review.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	• Outreach specifically to farmworker employees and developers of farmworker housing to discuss and provide opportunities for development of farmworker housing, including technical assistance on applications as they are submitted. • Reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing. Seek partnerships with other jurisdictions in the region and other agencies, housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region. • Provide technical support, offer incentives, and partner on applications for funding for farmworker housing from HCD, USDA Rural Development loans and grants, and other funding sources that may become available.			
D - 2	The City shall coordinate with the Housing Authority of the City of Madera, its affiliated nonprofit 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. The City shall work with the Housing Authority of the City of Madera to monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis. The City shall also encourage the development of a full range of senior housing while finding ways to incorporate adjacent service facilities, where appropriate, including affordable independent/semi-independent living accommodations for Madera's senior population. 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 seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera. The City shall advertise and encourage participation in the Housing Authority of the City of Madera's administration of Housing Choice Vouchers for residents as the waiting list is opened. The City shall work closely with local agricultural employers and the Housing Authority of the City of Madera to identify sites appropriate for farmworker housing and available funding sources, through the California Department of Housing and Community Development and US Department of Agriculture's Rural Development programs.	Annual coordination with nonprofits and support through CDBG funding. Apply for at least one grant annually.	High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development.
Place-Based Improvements				
B - 7	The City will continue providing fee reductions for qualifying projects through the following two programs: • Downtown Development. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel	By Q3, 2026.	50% of funding in areas of the City with comparativel	Fee reductions for at least 20 qualifying projects in the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • Vacant and Aging Buildings. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodeled development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • Non-Profit Buildings: Up to a 50% reduction in Engineering, Planning, and Building Fees, with a \$4,000 cap on building fee reductions. Eligible projects include new and remodeled development, exterior on-site improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. In addition, the City of Madera Municipal Code Section 10-8.17 allows the Community Development Director to approve impact fee adjustments, waivers or findings of exemption. Such reductions and/or exemptions would be considered for residential infill development on sites previously developed and or utilized for residential use in the past.		y lower TCAC scores	
E - 1	The City will continue to support neighborhood revitalization through the following existing and new efforts. Neighborhood Revitalization Program: To ensure the improvement of disadvantaged neighborhoods, the City will continue its Neighborhood Revitalization program, which is designed to ensure the absence of blight and nuisances, and to maintain a clean environment for residents. Existing efforts of the Community Outreach Programming include Neighborhood Watch, Business Watch, Coffee with a Cop, MadKids Camp, and the Anti-Graffiti Program. Other departmental efforts include the Safe & Clean Team and the Concrete Sidewalk Replacement Team. The Safe & Clean Team is dedicated to beautifying City streets through community cleanup efforts. The Concrete Sidewalk Replacement Team focuses on replacing sidewalks in low-income neighborhoods. Revitalization/Redevelopment Fee Waivers: The City supports neighborhood revitalization and redevelopment through its fee waiver program (Program B 7). This includes fee waivers for downtown development (new and remodel, facade improvements, ADA improvements, streetscape improvements), vacant and aging buildings, and non-profit buildings. Windshield Survey: The City will a targeted windshield survey of the areas with known concentration of older housing stock and commercial structures to evaluate the condition of housing units and aging commercial structures in the downtown area. The windshield survey shall be completed by Q1 2027 and prior to creation of the Adaptive Reuse Ordinance to help inform appropriate incentives, needs, and policies for the Adaptive Reuse Ordinance.	Ongoing	50% of programs in areas of the City with comparatively lower TCAC scores.	Hold Community Outreach Programming events at least four times per year. Complete at least 50 repair or cleanup projects throughout the planning period (through the Safe & Clean Team on Concrete Sidewalk Replacement Team efforts). Completed windshield survey. adopted Adaptive Reuse Ordinance.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	Adaptive Reuse Ordinance: The City will encourage adaptive reuse of underutilized and vacant buildings to promote housing and commercial structure revitalization, especially in the downtown area. The City shall evaluate, and if appropriate, amend the Zoning Code to remove potential constraints for adaptive reuse, including review or approval processes. The Adaptive Reuse shall include a set of incentives for reuse for lower income or special needs households, including but not limited to flexible building and development standards, fee waivers or deferrals, expedited processing, and building type flexibility. The City will adopt an Adaptive Reuse Ordinance to facilitate the conversion of underutilized properties for diverse housing opportunities by Q4 2028. Following the windshield survey and Adaptive Reuse Ordinance Adoption, the City will conduct proactive outreach to property owners regarding opportunities for redevelopment and to publicize the incentives. Home Rehabilitation Grants: The City provides rehabilitation grants to low- and very low-income homeowners in partnership with the CalHome Owner-Occupied Rehabilitation Program. The program provides grants and low-interest loans that maintain safe and habitable housing conditions and promote long-term ownership. The City will continue to provide grants with the goal of 50% of investment in areas with comparatively lower TCAC scores. Funding Prioritization: The City will continue prioritize funding and projects as part of the annual budgeting process and seek additional funding and other resources toward community revitalization in targeted areas; activities will involve a variety of neighborhood improvements and community development based on outreach including but not limited to infrastructure (e.g., water, sewer, storm drainage), evacuation routes, circulation, community facilities and recreation opportunities, parks, public art, community programs, streetscapes, accessibility, safe routes to school and active transportation. The City will continue to prioritize these efforts through funding sources included but not limited to CBDG and HOME funds as well as in seeking additional grant funding opportunities for such projects.			
E - 3	The City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the Americans with Disabilities Act [ADA]) improvements, transit improvements, and water and sewer infrastructure improvements. The City will prioritize funding and efforts in the comparatively lower-resource and income areas of the City as identified throughout the AFFH chapter. Specific actions and efforts include the following: Alley paving in the northeast area of the City (\$398,000)	As identified in CIP; annual distribution of CBDG funding.	R/ECAP	Increased ADA compliance and neighborhood improvements

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	- Class I and Class II bike lanes and street crossings at Raymond Road and Cleveland Avenue and between the Fresno River and Raymond Road to the east (\$315,000) - Construction of missing wheelchair ramps and pedestrian facility improvements throughout the City (\$400,000) - Pedestrian and ADA-compliant improvements at Washington Elementary School (\$678,000) - Design, engineering, and construction of James Taubert Park, a new park in a historically underserved area (\$1.9 million in Statewide Park Development and Community Revitalization Program) - McNally Park rehabilitation including new equipment, musical instruments, and basketball court (\$609,307) - ADA-compliant curb returns and sidewalks citywide (\$400,000) - Sidewalk improvements, bike lanes, and safety improvements to improve accessibility and provide sidewalk gap closure along 5th Street and C Street, providing access to grocery stores, the medical clinic, library, and childcare facilities. Bike lanes to provide connectivity from key destinations to the proposed Veteran Housing Project (\$3.6 million, part of which funded by the Affordable Housing and Sustainable Communities Grant) - Enhancements to the Caltrans Downtown Madera CAPM Project including wider sidewalks, landscaping, pedestrian safety, and enhanced crosswalks (\$3 million) - Planned sewer improvement in the northeast area to better serve future development (\$208,602) - Avenue 13 sewer line re-lining project. Completion date is Feb. 2025 (\$14 million) - Cook water tower rehabilitation (\$2.3 million) - Improving pedestrian access to 5 schools in lower income neighborhoods (\$5.7 million) - Pool upgrades and repairs at the Centennial Pool Complex (\$215,000) - Tozer Park \$1.3 Million Grant Outdoor Legacy Partnership Program with a 50 percent match - Fresno River Trail Clean Up California Grant, including a new playground, trail clean up, and exercise equipment (\$832,000) - Lion's Town & Country Park restroom renovation (\$177,952) - Lion's Town & Country Walking Trail: (\$1.6 Million in funds from Assemblywoman Cabellero and Soria)			

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	- Sunrise Rotary Sports Complex new park installation (\$75,000) - Solar power to City facilities including 150 solar street lights in older neighborhoods (\$19 million) - New water tank in northeast Madera and rehabilitation of an existing water tank. The overall cost estimate of the project is \$24,500,000. The tank itself is \$15,700,000 while the offsite water main is \$8,800,000. The tank allows provides multiple benefits to the City including reducing pumping electricity costs as the tank can be filled during off-peak hours, providing the equivalent of over two existing City wells during peak hours, bolstering water pressure at the high end of the water system (\$24,500,000) Fee waivers for qualifying downtown development (see Program B-7). Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks.			
Displacement Prevention				
A - 5	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage the development of ADUs in Madera, the City adopted an affordable ADU bonus program in February 2025. The affordable ADU bonus program goes beyond state law for both single and multifamily lots. For single family lots, the bonus ADU program would allow for one additional market rate ADU for each affordable ADU that is deed restricted for lower or moderate income households, not to exceed eight total units per lot. For multifamily lots the program would allow up to 8 detached ADUs (1 ADU/ea. primary) for proposed or existing MFR. - Additionally, to encourage the development of ADUs, the City will: - Adopt a new set of preapproved/prereviewed plans. As a part of this effort, the City may partner with or utilize plans from neighboring jurisdictions, such as the County of Madera. - Develop and provide promotional and educational materials regarding building ADUs in the City. This includes information regarding the permit process in Madera, available resources for financing and funding ADUs, and information on developing ADUs affordable for lower-income households. As a part of this effort, the City will update its website to provide thorough information on building an ADU in Madera. Information to be posted on the website includes FAQs, a step-by-step guide, and links to other readily available resources for homeowners. The City will track ADUs developed in the City to ensure that the projections in the Housing Element (an average of 0.25 ADUs annually) are achieved.	Preapproved plans by Q1, 2025. Updated website by Q3, 2025.	High Opportunity and High Income Areas	Increase the number of new ADUs permitted annually in the City from an average of approximately 0.4 to an average of approximately 2. Development of at least 6 projects through the new bonus ADU program.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets, the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts.			
B - 1	The City will update its zoning ordinance to remove constraints and comply with applicable state laws. The following revisions were completed in February 2025: - Amend the zoning ordinance to prohibit single-family development in multifamily residential zones. - Amend the ordinance to comply with state density bonus law, specifically parking requirements for 100 percent affordable rental projects within one-half mile of an accessible major transit stop. - Amend Chapter 10-3-5.1 to reflect the most recent amendments to state density bonus law. - Explicitly define and allow single-room occupancy units in the City. <u>SROs are allowed in the PO, C-1, C-2, and C-N zones. A comprehensive set of standards for SROs was adopted.</u> - Allow the development of low barrier navigation centers with a discretionary permit in mixed-use zones, as well as non-residential zones permitting multifamily uses. Revisions will ensure consistency with procedurals and requirements as provided in Government Code Sections 65662 and 65664. - Permit and process mobile homes and factory-built housing the same as conventional or stick-built single family structures. The following revisions will be made in Phase II, by Q1 of 2025: <u>Reduce parking requirements to 1 space for studio/one bedroom units and 1.5 spaces to 2+ bedroom units.</u> <u>Remove CUP requirement for small and large group homes in residential zones.</u> <u>Revise emergency shelter standards to comply with state law. Specifically, the City will revise emergency shelter parking standards to be based on staff levels only and add a definition of emergency shelters.</u> <u>Revise Emergency Shelter definition to note that for the purposes of the current definition, "emergency shelter" shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.</u> <u>Revise PD standards to allow developments to default to existing residential development standards of zones that allow the same density. Or, establish baseline development standards for PD zones.</u>	Phase I completed Q1 2025. Phase II by Q1 2028.	Citywide	One Updated Zoning Ordinance

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	- Revise parking requirements for supportive housing projects within one-half mile of a transit so that no minimum parking requirement is imposed. - Allow group homes for seven or more persons in all zones allowing residential uses subject only to requirements of residential uses of the same type in the same zone.			
B - 7	The City will continue providing fee reductions for qualifying projects through the following two programs: Downtown Development. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. Vacant and Aging Buildings. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodeled development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. Non-Profit Buildings: Up to a 50% reduction in Engineering, Planning, and Building Fees, with a \$4,000 cap on building fee reductions. Eligible projects include new and remodeled development, exterior on-site improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. In addition, the City of Madera Municipal Code Section 10-8.17 allows the Community Development Director to approve impact fee adjustments, waivers or findings of exemption. Such reductions and/or exemptions would be considered for residential infill development on sites previously developed and or utilized for residential use in the past.	By Q3, 2026.	50% of funding in areas of the City with comparatively lower TCAC scores	Fee reductions for at least 20 qualifying projects in the planning period.
C - 1	The City, in cooperation with the Madera Housing Authority, will continue to regularly monitor deed-restricted units that have the potential of converting to market rate and shall implement strategies to preserve affordable units that are at risk of converting to market rate. Additionally, the City in cooperation with the Madera 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. As identified in the Needs Chapter, there are 357 units in two projects that are at risk of converting to market rate during the 6th Cycle Housing Element Period. The City 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.	Annually review affordable housing term expirations. Noticing as needed with expiration of covenants.	Citywide	Preservation of 100% of below market-rate units. Preservation of the 357 units set to expire during this planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	Strategies to preserve projects identified as being at risk of converting to market-rate housing include: - Monitoring affordable housing term expiration status annually. - Notifying property owners annually about compliance with the extended noticing requirement (three-year, one-year, and six-month Notice of Intent) under state law. - Including preservation as an eligible use in Notices of Funding Availability. - Biennial contact with property owners of affordable units. - Identification of funding opportunities to purchase and preserve affordable units. - Noticing of tenants and technical assistance with applications for funds. The City will take appropriate steps to preserve affordable units. This includes ensuring that units with affordability covenants that are close to expiration are conserved or replaced and remain affordable to moderate- and low-income households. For below market-rate units that are at risk of conversion during this planning cycle, the City will: - Contact the property owners to assess their interest in extending the affordability covenant for the at-risk units. - Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. - Work with property owners to notify tenants of potential conversion to market rate, pursuant to state law. - Contact affordable housing developers/providers to solicit their interest and financial capacity to acquire the at-risk units. - Work with qualified operators, the California Department of Housing and Community Development, and the property owners to preserve the housing for lower-income households.			
C - 2	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.	Ongoing	Citywide; R/ECAP	Accurate registration of abandoned real property throughout the planning period.
C - 3	The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program. City Code enforcement works with	Ongoing assistance;	Citywide; R/ECAP	Rehabilitation of 10 units annually

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2032 Metric
	property owners to conduct joint inspections with the Building Department and assist homeowners in bringing their properties into compliance in a reasonable timeline. The City will apply for at least one grant to fund this program in the planning period.	apply for grant by Q1 2027.		during the planning period.
C - 4	The City shall work with the Housing Authority of the City of Madera to identify farmworker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs.	Ongoing	Citywide; R/ECAP	Preservation of all farmworker housing units in the City.
D - 2	The City shall coordinate with the Housing Authority of the City of Madera, its affiliated nonprofit 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. The City shall work with the Housing Authority of the City of Madera to monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis. The City shall also encourage the development of a full range of senior housing while finding ways to incorporate adjacent service facilities, where appropriate, including affordable independent/semi-independent living accommodations for Madera’s senior population. 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 seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera. The City shall advertise and encourage participation in the Housing Authority of the City of Madera’s administration of Housing Choice Vouchers for residents as the waiting list is opened. The City shall work closely with local agricultural employers and the Housing Authority of the City of Madera to identify sites appropriate for farmworker housing and available funding sources, through the California Department of Housing and Community Development and US Department of Agriculture’s Rural Development programs.	Annual coordination with nonprofits and support through CDBG funding. Apply for at least one grant annually.	High Opportunity and High Income Areas	Apply for at least one grant annually to fund affordable housing development.

City of Madera

HOUSING ELEMENT



6TH CYCLE CONSTRAINTS ON HOUSING

Constraints on Housing

Constraints to the development of adequate and affordable housing can be posed by market, governmental, infrastructure, and environmental factors. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction economically infeasible for developers. Constraints to housing production can significantly and disproportionately impact households with lower to moderate incomes and/or special needs.

Per Government Code Section 65583, local governments are required to analyze governmental and nongovernmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and those with special needs and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing as part of housing elements updates. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to mitigate these constraints are included in the Housing Element. Local governments must also demonstrate in their constraints analysis that local efforts include the removal of barriers to achievement of regional goals for housing production and housing for persons with special needs.

Governmental Constraints

Local governments have little or no influence on federal monetary policies or national economic forces; yet these factors carry substantial weight on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the Housing Element's purpose is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that address housing needs for a diversity of the population, address public health and safety, and facilitate reducing the cost of housing production.

The City of Madera's primary policies and regulations that affect residential development and housing affordability include the following: land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, building and housing codes, and code enforcement. This section discusses these policies and regulations and assesses whether any serve as a governmental constraint to the production of housing.

As part of the governmental constraints analysis, the Housing Element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Additional analysis of these constraints is included at the end of this section.

General Plan and Zoning Ordinance

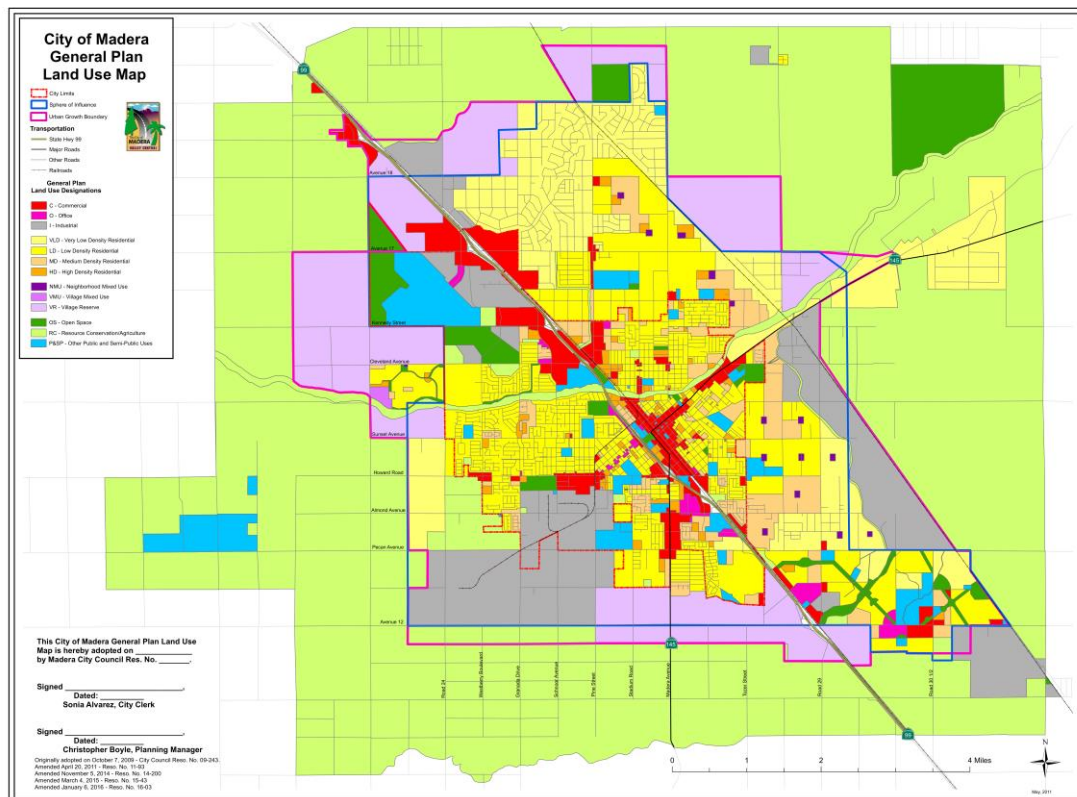
The City of Madera General Plan and Zoning Ordinance establish allowable land use types, amount, and distribution of various uses throughout the City, including the distribution of housing. These policy and regulatory controls guide growth and

development for the future. The discussion that follows focuses generally on the intent of these controls and their impact on the production of housing.

General Plan Land Use Designations

The City of Madera General Plan is a comprehensive, long-term guide for development in the City. The elements of any general plan should include integrated, internally consistent, and compatible policy objectives. The 2009 comprehensive update to the City of Madera General Plan has a 15-year planning horizon (to 2025). The Land Use Diagram sets broad guidance for land use development (see Figure 57).

Figure 57: General Plan Land Use Designation



The Land Use Element establishes the following land use designations that allow for residential development, along with the range of building intensity.

- **Very Low Density Residential.** The Very Low Density category is intended to be limited in its application to areas that have an established pattern of rural residential development, generally located along the edge of the urbanized area. Ranchette-style homes on large lots are the predominant use at a density of 0 to 2 units per acre.
- **Low Density Residential.** The Low Density category represents the traditional single-family neighborhood with a majority of single-family detached homes, primarily for single-family dwellings at a density of 2.1 to 7 units per acre.
- **Medium Density Residential.** The Medium Density Residential category is generally characterized by small lot single-family detached, single-family attached

(e.g., townhomes, condominiums, brownstones), and small apartment complexes with densities at a range of 7.1 to 15 units per acre.

- **High Density Residential.** The High Density Residential category is dominated by larger apartment and condominium complexes, and vertical mixed-use projects with residential use with densities at a range of 15.1 to 50 units per acre.
- **Village Mixed Use.** This category provides for a mix of uses generally corresponding to the Medium Density Residential, High Density Residential, and Commercial land use categories.
- **Village Reserve.** This category applies to lands in Village Reserve designated areas which require additional comprehensive planning as defined in this Land Use Element. Villages are collections of three to four neighborhoods and include a range of uses and a commercial center. The City has ten defined Villages (A -J). Village Reserve-designated areas must implement a planning process to provide more detailed plans for these areas and individual development projects.
- **Commercial.** The Commercial land use allows a broad range of commercial uses including professional offices, as well as single- and multifamily units where permitted in the zone district. For nonresidential uses, the maximum floor area ratio (FAR) for the Commercial designation is 0.30.
- **Office.** The Office land use provides for the development of office centers near residential areas and is designed to buffer between residential areas and more intense uses or arterial streets. Single- and multifamily developments are permitted with a conditional use permit (CUP).
- **Industrial.** The Industrial land use provides for both light and heavy industrial development. Single- and multifamily developments are permitted with a CUP. For nonresidential uses, the maximum FAR for the Industrial designation is 0.80.
- **Resource Conservation/Agriculture.** The Resource Conservation/Agriculture use designates lands planned to remain in use as agricultural lands (such as the growing of crops) or for conservation purposes (such as habitat lands). Single-family residences and farm employee housing are permitted if incidental to agricultural use.

Table 65 identifies the General Plan land use designations and the corresponding zoning districts. Madera's General Plan is not a governmental constraint to the development of housing. Residential development is encouraged through both the stated policies and objectives of the Land Use Element as well as the City's land use designations and associated development intensities.

Table 65: General Plan Land Use Designations Permitting Residential Uses

General Plan Designation	Compatible Zoning Ordinance Classification	Allowable Residential Use	Density (du/acre)
Very Low Density Residential (VLD)	Urban Reserve (UR) Unclassified (U)	Large lot residential "ranchettes"	0 – 2.0
Low Density Residential (LD)	RA	Single-family detached homes	2.1 – 7.0

General Plan Designation	Compatible Zoning Ordinance Classification	Allowable Residential Use	Density (du/acre)
	R-1 PD (4500) PD (6000) PD (8000) PD (12000)		
Medium Density Residential (MDR)	R-2 PD (4500) PD (3000)	Small lot single-family detached; single-family attached (townhomes, condominiums, brownstones), small apartment complexes	7.1 – 15.0
High Density Residential (HD)	R-3 PD (2000) PD (1500)	Single-family and larger apartment and condominium complexes, vertical mixed-use projects	15.1 – 50.0
Village Mixed Use (VMU)	Restricted Commercial (C-R) Neighborhood Commercial (C-N) Light Commercial (C-1) Heavy Commercial (C-2) Highway Commercial (C-H) Professional Office (PO) Planned Development (PD Zones)	Mix of uses generally corresponding to the Medium Density Residential, High Density Residential, and Commercial land use categories	8.0 – 18.0
Village Reserve (VR)	All Districts	Mix of uses including residential, commercial, office, industrial, and resource conservation/agriculture	1.0 – 50.0
Commercial	Restricted Commercial (C-R) Neighborhood Commercial (C-N) Light Commercial (C-1) Heavy Commercial (C-2)	Any residential use	Min 1 unit per parcel
Office	Professional Office (PO)	New residential uses and the expansion of existing residential uses with a use permit	Subject to CUP
Industrial	Industrial (I) Industrial Park (IP)	Any residential use with a CUP	Subject to CUP
Resource Conservation/Agriculture	Resource Conservation and Open Space (RCO) Urban Reserve (UR)	Single-family detached homes; farmworker housing	1 unit per parcel in agriculture districts

Source: City of Madera Zoning Ordinance, 2022; City of Madera General Plan

Specific Plans

A specific plan is a planning document that implements the goals and policies of the general plan. These plans contain more detailed development standards and implementation measures to which future projects located within a specified geographic area must adhere.

Ventana Specific Plan

The Ventana Specific Plan is a regulatory document adopted in 2007 and designed to provide residential housing, educational facilities, parks and landscaped open space areas, and circulation facilities that are consistent with the form and function of the City of Madera. The plan area is located to the west of State Route 99 in southern Madera and encompasses approximately 250.6 acres. The Ventana Specific Plan proposes approximately 1,444 residential units, 18.7 acres of parkland, neighborhood commercial uses, and a new elementary school. The residential densities range from 3 dwelling units per acre to 15 dwelling units per acre. Table 66 and Table 67 show the zoning designations and development standards included in the Ventana Specific Plan, respectively. Tentative subdivision map applications for the Specific Plan area are comprised of 855 single family residential lots and 2 multifamily residential lots (144 units); 20 acres of open space/park and 8.5 acres of open space/ponding basin were approved by Commission on December 12, 2023. No final map have been recorded or units constructed as of November 2024. The residential densities would allow for a range of housing types and do not constrain development of housing.

Table 66: Ventana Specific Plan Zoning Designations

Specific Plan Designation	Compatible Zoning Ordinance Classification	Density (du/ac)
Low-Density Residential (VSP-LD)	RA	3.0 – 7.0
	R-1	
	PD (6000)	
	PD (4500)	
	PD (8000)	
	PD (12000)	
Medium-Density Residential (VSP-MD)	R-2	8.0 – 15.0
	PD (3000)	

Table 67: Ventana Specific Plan Development Standards

Land Use / Zoning	Average Lot Size (max/min)	Density (du/ac)	Setback (min)			Height
			Front	Side	Rear	
Low Density	6,000 sf / 10,000 sf; 4,500 sf / 5,500 sf	3.0 – 7.0	15 ft	5 ft (interior) 15 ft (exterior)	10 ft	2-story/ 35 ft
Medium Density	3,000 sf / 4,000 sf	8.0 – 15.0	10 ft	0 ft (interior, zero lot line) 4 ft (interior, conventionally plotted) 10 ft (exterior)	10 ft	2-story/ 35 ft

The Villages at Almond Grove

Approved in 2022, the Villages at Almond Grove Specific Plan includes approximately 1,883 gross acres located in Madera County that have been annexed into the City of Madera. Upon plan buildout, the Villages at Almond Grove Specific Plan will provide an estimated 10,783 dwelling units, up to 2.1 million square feet of commercial and office development, 163 acres of public parkland, 17 acres of natural open space, 54 acres of public facility/school uses, and 128 acres of major roadways. The residential densities will range from 0.1 dwelling units per acre to 50 dwelling units per acre. Table 68 and Table 69 show the zoning designations and development standards, respectively, included in the Almond Grove Specific Plan for multifamily residential uses. Three tentative subdivision maps have been approved for the Specific Plan area, but construction has not yet begun. The residential densities would allow for a range of housing types, up to high-density multifamily housing, and do not constrain development of housing.

Table 68: The Villages at Almond Grove Zoning Designations

Specific Plan Designation	Compatible Zoning Ordinance Classification	Density (du/ac / FAR)
Village Medium Density Residential (V-MDR)	R-2	7.1 - 15.0
	PD (3000)	
	PD (4500)	
Village High Density Residential (V-HDR)	R-3	15.1 - 50.0
	PD (2000)	
	PD (1500)	
Village Mixed-Use (V-MU)	R-A	0 - 50.0 / 0.35
	R-1	
	R-2	
	R-3	
	PD (12000)	
	PD (8000)	
	PD (6000)	

Specific Plan Designation	Compatible Zoning Ordinance Classification	Density (du/ac / FAR)
	PD (4500)	
	PD (3000)	
	PD (2000)	
	PD (1500)	
	C-R	
	C-N	
	C-1	
	C-2	
	PO	
	UR	

Table 69: The Villages at Almond Grove Development Standards

Development Standard	V-MDR		V-HDR		V-MU	
	Single-Family (Detached & Attached)	Multifamily	Single-Family (Detached & Attached)	Multifamily	Multifamily	Nonresidential and Mixed- Use
Density (du/ac)	7.1 - 15.0		15.1 - 50.0		0 - 50.0	NA
FAR			NA		NA	0.35
Minimum Lot Area	2,780 sf/unit	1,600 sf/unit	1,600 sf/unit	1,200 sf/unit	1,200 sf/unit	None
Maximum Lot Coverage	75%		75%		75%	None
Minimum Setbacks (feet)						
Front Yard, Facing the Street						
Porch, Balcony or Deck	8 ft		5 ft	8 ft	-	-
Living Space	10 ft		5 ft	10 ft	-	-
Front Entry Garage (min. / max.)	20 ft		5 ft / 7 ft or 18 ft or greater		-	-
Front Yard, Facing a Paseo or Green Court						
Porch, Balcony or Deck	0 ft		0 ft		-	-
Living Space	5 ft	10 ft	5 ft		-	-
From Couplet/Commercial Street (V-MU only)						
Porch (from back of walk)	-	-	-	-	0 ft	
Balcony or Deck (from back of walk)	-	-	-	-	3 ft	
Ground Level Living, Retail and/or Office Space (from back of walk)	-	-	-	-	5 ft	0 ft
Living, Retail and/or Office Space Above Ground Leve (from back of curb)	-	-	-	-	3 ft	
Surface Parking	-	-	-	-	0	
Setback from Alley or Parking Field						
Balcony or Deck	3 ft		3 ft		3 ft	

Development Standard	V-MDR		V-HDR		V-MU	
	Single-Family (Detached & Attached)	Multifamily	Single-Family (Detached & Attached)	Multifamily	Multifamily	Nonresidential and Mixed- Use
Living Space	3 ft		3 ft		3 ft	
Garage (min. / max.)	3 ft / 7 ft or 20 ft or greater		3 ft / 7 ft or 20 ft or greater		3 ft / 7 ft or 18 ft or greater	
Retail and/or Office Space (back of walk or edge of paving if there is no walk)	-	-	-	-	NA	0 ft or 5 ft
Surface Parking	-	-	-	-	0	
Side Yard						
Interior (building to building / to property line)	6 ft / 3 ft	10 ft / 5 ft	6 ft / 3 ft	10 ft / 5 ft	-	-
Street	10 ft		10 ft	10 ft for building elements up to 35 ft	-	-
Rear Yard						
Living Space not Adjacent to an Arterial, Collector, or Local Street	5 ft	10 ft	5 ft	10 ft	-	-
Living Space Adjacent to an Arterial, Collector, or Local Street	15 ft		15 ft	20 ft	-	-
Living Space Adjacent to an Alley	5 ft		-	-	-	-
Patio Cover, Balcony or Deck	3 ft	3 ft if adjacent to alley or 7.5 ft	-	-	-	-
Maximum Building Height	3 stories / 40 ft	3 stories / 45 ft	3 stories / 40 ft	4 stories / 50 ft	3 stories / 40 ft	4 stories / 55 ft

Zoning Ordinance

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance, Title X, Chapter 3 of the Code of Ordinances, as well as specific plan development codes. A zoning district is assigned to every parcel in the City and the Zoning Ordinance identifies compatible uses.

In general, the City's zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups while protecting the health and safety of residents and preserving the character of existing neighborhoods. Additionally, development standards are identified for each zoning district. Some zoning districts may allow similar uses but have different development standards. Residential development shall conform to the density range for each land use category, unless specific characteristics of the site reduce the development potential; it would result in impacts to roadways or other infrastructure; or development was limited by an existing Development Agreement.

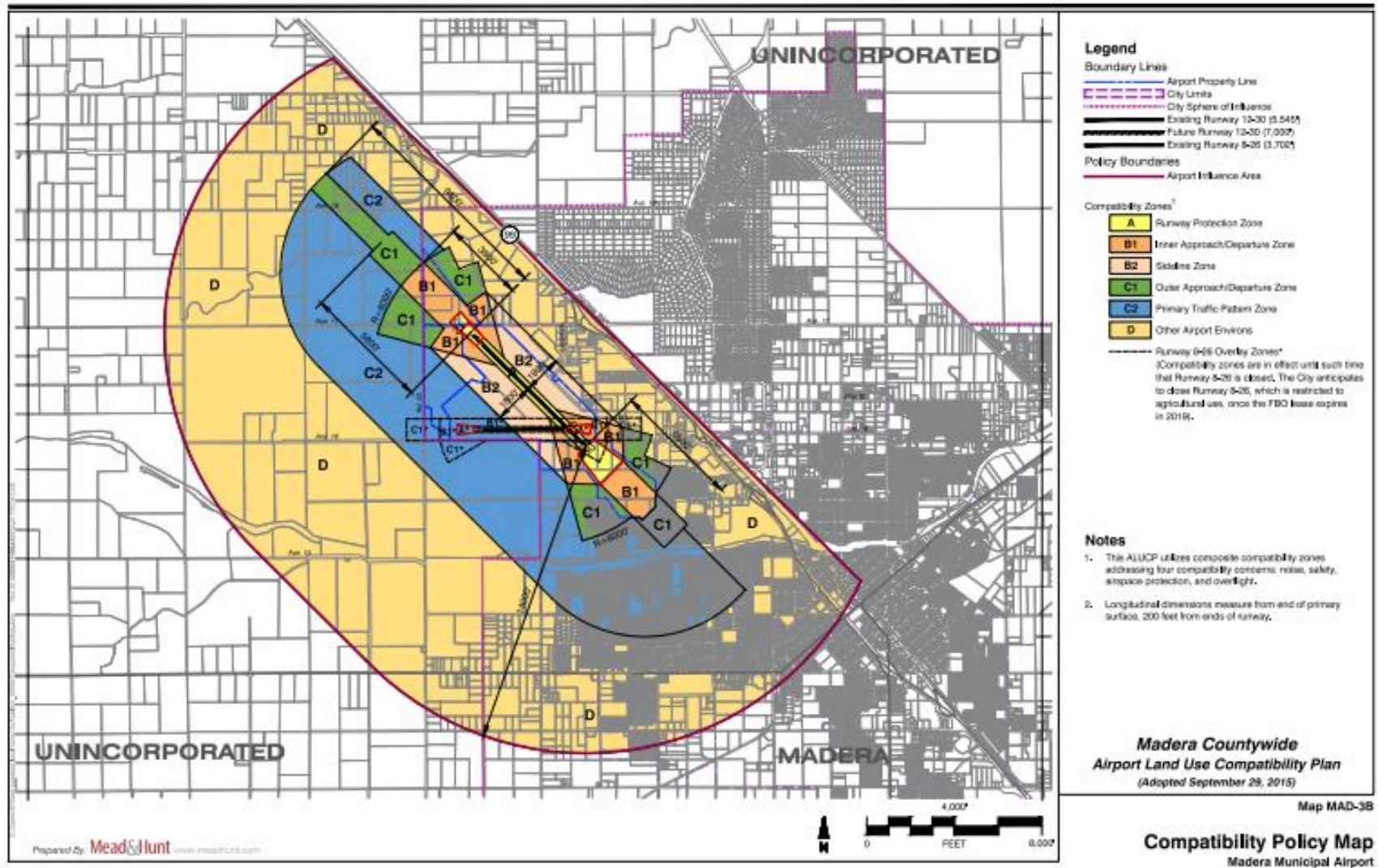
The following discussion reviews the types and density of housing permitted and relevant development standards in the City of Madera Zoning Ordinance.

Airport Approach Zoning

The Madera Municipal Airport is located in northwest Madera, west of Highway 99, between Avenue 16 and Avenue 17. The Madera Countywide Airport Land Use Compatibility Plan establishes standards and regulations for the areas surrounding its airports. The land use compatibility factors that can affect residential development in the Airport Approach Zone are safety, noise, and airspace protection (building and structure height). It also establishes five airport height zones: Horizontal Surface Zone, Conical Surface Zone, Primary Surface Zone, Approach Surface Zone, and Transitional Surface Zone.

Development, particularly of noise-sensitive uses such as residential, is prohibited in the approach and departure zones. Residential uses fall within part of the Other Airport Environs zone established in the Airport Land Use Compatibility Plan (see Figure 58). The Other Airport Environs zone area is considered low risk, and all uses are acceptable except for those that would create a hazard to flight. The City of Madera includes regulations to prevent and mitigate airport hazards within the vicinity of the Madera Municipal Airport, such as limited building heights. As a result, the Airport Approach Zone is not considered a constraint to development.

Figure 58: Airport Land Use Compatibility Zones



Residential Districts

According to the City of Madera Zoning Ordinance Section 10-3.301, the City has 16 total zone districts, 10 of which allow residential development in the City of Madera. Table 70 shows these zone districts in relation to the minimum lot area and maximum residential density. The City allows for a range of residential densities. The maximum residential densities do not pose a constraint to development.

Madera's development regulations allow for a variety of densities. However, R2, R3, and PD 1500 zones, which permit medium- and high-density residential development, are generally concentrated in Downtown Madera and the surrounding areas, which limits the distribution of medium- and high-density development throughout the entire City. PD 3000 and PD 4500 zones, which also permit multifamily housing, are distributed throughout the City. Additionally, the City allows single-family housing as a permitted use in all residential zones, including higher-density residential districts (i.e., R3), so long as the minimum density range of the applicable General Plan land use designation is met. This has the potential to be an impediment to the development of higher-density, multifamily housing even in those districts where it is allowed. The City will adopt regulations that expand opportunities for multifamily housing developments throughout the City and amend the Zoning Ordinance to prohibit single-family development in multifamily residential zones (Program B - 1).

Development Standards

The City regulates the location, density, and scale of development through development standards in the City's Zoning Code. Table 70 outlines the residential districts in the City's Zoning Ordinance and specific plans that allow residential development as a primary or secondary use. This table includes the setbacks, height, and minimum lot area of each residential zone in the City. The Zoning Ordinance does not establish lot coverage for most zoning districts, except for office and industrial zones. Instead, lot coverage is established through setback requirements and indirectly through minimum open space requirements.

Height

Height limits in the RA, R1, and R2 zone are 35 feet; for the R3 zone, the height limit is 50 feet. The height limits do not constrain multifamily development from reaching the permitted densities in the General Plan (7.1-15.0 du/ac for medium density and 15.1-50.0 du/ac for high density).

Setbacks

All residential zones have setbacks, which are the minimum distance between a structure and a lot line. Setbacks in Madera are uniform in all residential zones with 15-foot front setbacks, 5-10-foot interior/exterior side setbacks, and 10-15-foot rear setbacks. Additional requirements on rear setbacks include 15 feet where windows face the rear property line plus 5 feet per story for each story over two stories and 10 feet where there are no windows. For multifamily projects of three or more units, the setback for any two-story building from a single-family dwelling or low-density project or any R-1 zone shall be 15 feet. The setback for any three-story structure shall be 25 feet plus 5 feet for each

additional story over three. This setback requirement is a constraint for multifamily development and will be addressed through the objective design standards Program B - 6.

Lot Area

The Zoning Code specifies a minimum lot area for all residential zone districts. The lot size requirements are also dependent on whether the lot is an interior or corner lot. All zones require a 5,000-square-foot interior lot and 5,500-square-foot corner lot.

Lot Coverage

The City of Madera does not regulate residential lot coverage.

Minimum Open Space

All residential zones have minimum open space requirements. The amount of open space requirements are dependent on zone, ranging from 2,000 square feet in the RA zone to 500 square feet in the R3 zone. A smaller amount of open space required for higher density zones. The 500 square foot open space requirement could pose a constraint for high density projects in the R3 zone. This standard will be addressed through the objective design standards Program B - 6 to provide flexibility in meeting open space (for example on rooftops, common open space, and in setbacks) and opportunities for reduction of the open space requirement.

Minimum Lot Size

The minimum lot size in the residential zones is 80 feet in depth and 50 feet in width, except that corner lots have a minimum width of 60 feet. The minimum site area for creation of new lots in a Residential Zone is 5,000 square feet for interior lots, and 5,500 square feet for corner lots. These lot size standards are reasonable and appropriate for housing and do not constitute a constraint on development. To ensure that minimum lot sizes does not constraint the ability to meet the maximum density on parcels, as a part of the rezoning program (A - 1), minimum lot sizes will be reviewed and revised as necessary with the increase of density in the R-2 zone.

Cumulative Development Standards

The City has permissive and appropriate standards that work together to allow for a variety of housing types and densities in its residential zones. The setback and open space standards combined currently could pose a constraint to residential development. These standards are being addressed and revised through Program B - 6. Cumulatively, the rest of the development standards work cohesively together and do not constitute as a constraint on residential development. There is no impact on cost, supply, choice, or ability to reach maximum density as a result of these standards.

Table 70: Residential Zone Districts Development Standards

Zone District	Min. Lot Area (sf)	Max Height (ft)	Min Lot Width (ft)	Minimum Yard Setback (ft)			Min Open Space/unit (sf)	Max Lot Coverage (%)	Max Density (du/acre)
				Front	Side	Rear			
R-A	6,000; 6,500 for corner lots	35	50 (60 for exterior lots)	15	5 (interior) 10 (exterior)	15 (windows) 10 (no window)	2,000	N/A	3.6
R-1	6,000; 6,500 for corner lots	35	50 (60 for exterior lots)	15	5 (interior) 10 (exterior)	15 (windows) 10 (no window)	1,000	N/A	7.2
R-2	6,000; 6,500 for corner lots	35	50 (60 for exterior lots)	15	5 (interior) 10 (exterior)	15 (windows) 10 (no window)	750	N/A	14.5
R-3	6,000; 6,500 for corner lots	50	50 (60 for exterior lots)	15	5 (interior) 10 (exterior)	10) ⁽⁷⁾	500	N/A	24.2
PD (12000) ⁽⁸⁾	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3.6
PD (8000) ⁽⁸⁾	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.4
PD (6000) ⁽⁸⁾	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.2
PD (4500) ⁽⁸⁾	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9.6

Zone District	Min. Lot Area (sf)	Max Height (ft)	Min Lot Width (ft)	Minimum Yard Setback (ft)			Min Open Space/unit (sf)	Max Lot Coverage (%)	Max Density (du/acre)
				Front	Side	Rear			
PD (3000) ⁽⁸⁾	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14.5
PD (2000) ⁽⁸⁾	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	21.7
PD (1500) ⁽⁸⁾	Subject to approval of precise development plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	29
C-R	5,000/6,000 for corner lots	24	N/A	10	10 ⁽¹⁾	None ⁽²⁾	N/A	N/A	14.5
C-N	5,000/6,000 for corner lots	35	N/A	10	10 ⁽³⁾	None ⁽²⁾	N/A	N/A	Subject to use permit
C-1	2,000	50	N/A	None ⁽⁴⁾	None ⁽⁵⁾	None ⁽⁵⁾	N/A	N/A	24.2
C-2	2,000	65	N/A	None ⁽⁴⁾	None ⁽⁵⁾	None ⁽⁵⁾	N/A	N/A	24.2
PO	5,000/6,000 for corner lots	35	N/A	10	5	5	N/A	75%	24.2
I	Subject to CUP	65	N/A	None ⁽⁴⁾	None ⁽⁶⁾	None ⁽⁶⁾	N/A	50%	24.2
UR	Subject to CUP	35	N/A	50	40	20	N/A	N/A	3.6

Source: City of Madera, Municipal Code, Chapter 3: Zoning

Notes:

(1) 5 feet interior – adjacent to R or PD zones.

(2) Except when adjacent to R or PD zones.

(3) 15 feet when adjacent to R or PD zones.

(4) Except when partially in R zone.

(5) 10 feet when abutting to R zone.

(6) 10 feet when adjacent to R zone.

(7) 10 feet except when abutting to R or PD zone, then 15 feet (windows facing rear) and 10 feet (no window).

(8) PD zoning is used to authorize and regulate density of condominiums, cooperatives, planned developments, and other residential subdivisions. The district is intended to allow use of special design criteria for maximum utility of the site and to allow maximum design flexibility within the density limitations.

Parking Standards

According to the Turner Center for Housing Innovation at UC Berkeley, parking can cost \$25,000 to \$75,000 per space to construct.²⁰ Requiring less parking not only reduces the project budget but can allow for more space to build housing units.

The City of Madera requires off-street parking spaces for all new dwelling units. The parking requirements vary depending on the type of residential dwelling unit. Table 71 shows the parking requirement per housing type. Each parking space must be a minimum of 9 feet wide by 19 feet deep, and compact car spaces must be marked with a minimum of 8 feet wide by 16 feet deep. All parking within residential zones shall be located on the same lot as the buildings they are required to serve.

Under state Density Bonus law, parking standards can be reduced for qualifying developments, which requires a ratio of 0.5 parking spaces per unit for affordable and senior housing developments and no more than 0.3 parking spaces per unit for special needs housing developments. The Madera Affordable Housing Density Bonus allows for a reduction in the amount of parking required: one parking space for zero to one bedroom; two parking spaces for two or three bedrooms; and 2.5 parking spaces for four or more bedrooms. These parking standards are higher than what is established in state Density Bonus law, and therefore increases the cost of providing affordable housing, and could affect the feasibility of various housing projects in the City. In addition, requirements for parking space locations on the same lot as the dwelling units may also increase the cost of housing and affect the feasibility of housing projects. The City will implement Program B - 1 to update parking standards to comply with the state's Density Bonus Law, additionally the program will allow the removal of parking requirements for 100 percent affordable rental projects within one-half mile of any accessible transit stop.

The City of Madera offers options for in-lieu payments for providing parking spaces within established parking districts, at a rate of \$4,500 per space, at the discretion of the Planning Commission. The in-lieu payment is deposited into a City fund to be used for the purpose of acquiring and developing off-street parking facilities located, insofar as practical, in the general vicinity of the buildings for which the in-lieu payments were made. However, residential uses are excluded from this option, regardless of whether they are located within the Downtown Parking District. The City will amend the parking standards to allow for in-lieu payments to provide off-site parking in higher-density residential and commercial districts.

Generally, the City of Madera's parking standards are comparable to many other surrounding cities and cities in California. Table 72 compares the City of Madera's parking regulations to the City of Merced and City of Turlock. The City of Madera has higher parking requirements than Merced for single-family dwellings, but lower than Turlock, as it differentiates between unit sizes. In multifamily buildings, the City of Madera and the City of Merced also differentiate between unit sizes, but the City of Madera requires guest parking in projects with six or more units. The City of Turlock requires guest parking regardless of the size of the building. The City will implement Program B - 1 reduce parking requirements to 1 space for studio/one bedroom units and 1.5 spaces to 2+ bedroom units.

²⁰ Turner Center for Housing Innovation at UC Berkeley, 2016, <https://turnercenter.berkeley.edu/proforma/>.

The parking standards for senior, supportive housing, and transitional housing are the same as typical multifamily housing in the City of Madera. Residential care homes require one covered parking space per unit plus guest parking, which is more restrictive than the City of Merced and City of Turlock, which require only one parking space every four units plus one space for every 300 square feet of nonresidential use, and one unit per 400 square feet, respectively. The City's parking standards are not considered a constraint to development.

Table 71: Madera Parking Standards

Use	Off-Street Parking Spaces Required
Residential Dwellings	1 ½ spaces for each bachelor, or one bedroom unit 2 spaces for dwelling units with more than one bedroom
Multifamily Housing Projects	In addition to parking spaces required in residential dwellings, all projects with 6 or more units shall also provide off-street parking for visitors at central locations at one space for the first 4 units, and 1 space 4 units thereafter
Senior Citizen Housing Projects under § 10-3.5.1 Affordable Housing Density Bonus	1 cover parking space for each unit, plus 1 guest parking space provided at the rate of 1 space for every 4 units, which shall be accessible. Employee parking to be provided for 1 space every two employees.
Rooming and lodging houses, fraternity and sorority houses, and private clubs having sleeping rooms	1 space for each sleeping room

Source: City of Madera, Municipal Code, Chapter 3: Zoning

Table 72: Parking Standard Comparison

Housing Type	City of Madera	City of Merced	City of Turlock
One Family Dwelling	1 ½ spaces for each bachelor, or one bedroom unit 2 spaces for dwelling units with more than one bedroom	1 space per dwelling unit	2 spaces per dwelling unit
Multifamily	1 ½ spaces for each bachelor, or one bedroom unit 2 spaces for dwelling units with more than one bedroom 1 visitor space for every 4 units in projects with 6 or more units	1.75 spaces per unit of 2 bedrooms or less up to 30 units and 1.5 spaces per unit thereafter, plus 0.5 spaces per additional bedroom over 2 in each unit and 1.0 spaces per additional full or partial bathroom over 3 in each unit	1.5 space per dwelling unit, plus 1 guest space per 4 dwelling units
Senior Housing / Supportive / Transitional	1 covered parking space for each unit, plus 1 guest parking space for every 4 units; 1 space every two employees	1 space per 4 beds plus 1 space per 300 sf of office and other nonresidential areas	1 space per 400 sf of gross floor area ⁽¹⁾

Source: City of Madera, Municipal Code, Chapter 3: Zoning; City of Merced, Municipal Code; City of Turlock, Municipal Code

⁽¹⁾ The City of Turlock does not include senior or supportive housing in its parking standards. The above parking requirement is for convalescent, nursing, and group homes.

Cumulative Effect of Development Standards

The cumulative effect of the development standards in the City of Madera is not likely to constrain the ability of developers to achieve maximum densities on site development. The combination of setbacks, height, and parking requirements do not impede the ability of projects to reach the maximum density. The City of Madera has permissive standards for development.

Recent projects in Madera demonstrate that the existing development standards do not constrain development from meeting, and in a few cases exceeding, the maximum permitted density in each zone. Table 73 compares the approved projects with the development standards of the relevant zone.

Table 73: Comparison of Development Standards of Recent Projects

Project	Zone	Actual Density/ Max Density Permitted (du/ac)	Actual Height/ Max Height Permitted	Actual Setbacks/Permitted Setbacks		
				Front	Side (Interior / Exterior)	Rear
125 North C ST	PD (1500)	38.7 / 29.04	30 / NA	0 / NA	(50, 0) / NA	6 / NA
Sugar Pine Village	PD (1500)	14.8 / 29.04	17 / NA	12 / NA	(5, 10) / NA	10 / NA
111 Sherwood Way	PD (3000)	8.1 / 14.5	27 / NA	44 / NA	15 / NA	94 / NA
120 Wilson Ave	R3	55.3 / 24.2	36 / 50	15 / 15	(5, NA) / (5,10)	18 / 10
1803 Sunset Ave	R3	11 / 24.2	22 / 50	10 / 15	(5, 20) / (5,10)	12 / 10

Source: City of Madera

Affordable Housing Density Bonus

City of Madera's Municipal Code Chapter 10-3-5.100, Affordable Housing Density Bonus, was adopted in accordance with Section 65915 of the California Government Code. It established a density increase and incentive program for owner-occupied and rental housing development to encourage the development of housing affordable to moderate-, low-, and very low-income households. Additionally, the City provides flexibility in development standards through the Density Bonus Ordinance, which refers to the state Density Bonus Law (California Government Code Section 65915) for qualifications. A developer is entitled to receive a density bonus and other benefits if the development meets the requirements of state law and provides at least one of the following:

- At least 10 percent of the housing units are restricted to lower-income residents.
- At least 5 percent of the housing units are restricted to very low-income residents.
- The project is a senior citizen housing development.
- At least 10 percent of the housing units in a for-sale common interest development are restricted to moderate-income residents.
- The project contains five or more dwelling units.

Developments that meet the criteria may receive a 5 to 35 percent density bonus depending on the percent of qualifying units provided and their affordability levels. Applicants are also eligible for an increased density bonus for land donation when the following conditions are met:

- The applicant donates and transfers the land no later than the date of approval of the final map, parcel map, or residential development application.

- The developable acreage and zoning classification of the land being transferred are sufficient to allow construction of units affordable to very low-income households in an amount not less than 10 percent of the number of residential units of the proposed development.
- The transferred land is at least one acre in size, or of sufficient size to allow development of at least 40 units; has the appropriate Land Use Plan designation; is appropriately zoned for development as affordable housing; and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible.
- The transferred land shall have all of the permits and approvals, other than Building Permits, necessary for the development of the very low-income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review.
- The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units.
- The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the approved housing developer.
- The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one-quarter mile of the boundary of the proposed development.

An applicant for a density bonus may also request specific development incentives, including:

- A reduction in the site development standards of this Zoning Ordinance (e.g., site coverage limitations, setbacks, reduced parcel sizes, and/or parking requirements), or a modification of architectural design requirements that exceed the minimum building standards approved by the California Building Standards that would otherwise be required, that results in identifiable, financially sufficient, and actual cost reductions;
- Approval of mixed-use land uses not otherwise allowed by the Zoning Ordinance in conjunction with the housing development, if nonresidential land uses will reduce the cost of the housing development, and the nonresidential land uses are compatible with the housing project and the existing or planned development in the area where the project will be located;
- Other regulatory incentives that will result in identifiable, financially sufficient, and actual cost reductions; and/or
- A direct financial contribution granted by the review authority, including writing-down land costs, subsidizing the cost of construction, or contributing to the cost of infrastructure.

Recently passed state legislation includes new updates for density bonuses. Assembly Bill (AB) 571 prohibits local governments from charging affordable housing impact fees,

including inclusionary zoning fees, public benefit fees, and in-lieu fees on deed-restricted affordable units that are part of a project eligible for a density bonus under the Density Bonus Law. AB 491 requires common entrances to amenities for affordable housing units and market-rate housing units in mixed income multifamily structures. AB 1763 amended the Density Bonus Law to allow for larger density bonuses if the project meets certain criteria. Specifically, a project may have an 80 percent density bonus if 100 percent of the units are deed-restricted for lower-income households; also, a project may be entitled to an “unlimited density bonus” if the site is located within one-half mile of a major transit stop. An unlimited density bonus means there is no cap on the total number of residential units per acre permitted on the site; however, there are other restrictions, such as height limits, which have a practical limiting effect on the number of units that can be built. Chapter 10-3-5.1 of the Municipal Code does not reflect the most recent Density Bonus Law amendments. The City will implement Program B - 1 to amend Chapter 10-3-5.1 to reflect the most recent amendments.

Zoning for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. Persons and households of different ages, types, incomes, and lifestyles have various housing needs and preferences that evolve over time and in response to changing life circumstances. This includes single-family homes, multifamily housing, accessory dwelling units, mobile homes, farm employee housing, and foster homes.

Table 74 below summarizes the various housing types permitted within the City’s zoning districts.

Table 74: Residential Uses in Zone Districts

Housing Type	R-A	R-1	R-2	R-3	PO	C-N	C-R ⁽²⁾	C-1 ⁽¹⁾	C-2 ⁽¹⁾	I ⁽⁴⁾	UR
Farm employee housing											P ⁽⁵⁾
Single-family dwellings	P	P	P	P	CUP	ZA/CUP ⁽³⁾	P	ZA	ZA	CUP	P ⁽⁵⁾
Emergency shelters									P		
Accessory dwelling unit	P	P	P	P	CUP		P	ZA	ZA	CUP	
Detached dwelling w/no kitchen	P	P	P	P			P	ZA	ZA	CUP	
Multifamily dwelling			P	P	CUP		P	ZA	ZA	CUP	
Two dwelling units (Duplex) ⁽¹⁾			P	P				ZA	ZA	CUP	
Mobile/manufactured homes	P	P	P	P			P	ZA	ZA	CUP	
Assisted living facilities for elderly		CUP	CUP	CUP			CUP	ZA	ZA	CUP	
Foster homes, rehabilitation facilities, day care centers, and other related facilities, <6 persons	P	P	P	P			P	ZA	ZA	CUP	
Foster homes, rehabilitation facilities, day care centers, and other related facilities, 7+ persons		CUP	CUP	CUP			CUP	ZA	ZA	CUP	
Senior citizen/congregate care housing			CUP	P				ZA	ZA	CUP	
Rooming boarding housing				CUP				ZA	ZA	CUP	
Hotels, motels, bungalow courts, and dwelling groups				CUP				ZA	ZA	CUP	
Rest homes and convalescent hospitals				CUP				ZA	ZA	CUP	
Dormitory/fraternity/sorority				CUP				ZA	ZA	CUP	
Group home	CUP	CUP	CUP	CUP			CUP	CUP	CUP	CUP	

Source: City of Madera, Municipal Code, Chapter 3: Zoning

Notes: P=Permitted Uses; CUP=Conditional Use Permit; ZA=Zoning Administrator Decision

⁽¹⁾ Any use permitted in any R zone may be permitted in the C-1 or C-2 zone subject to a CUP.

⁽²⁾ Residential uses are limited to those only permitted in a R-2 district.

⁽³⁾ A Zoning Administrator Permit is required for one single-family home in conjunction with the principal commercial permitted use. A conditional use permit is required for a single-family home not in conjunction with the principal commercial permitted use.

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

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

⁽⁵⁾ When incidental to a permitted or conditional use.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached, detached, or internal 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 and is located on the same parcel on which an existing single-family dwelling is situated or will be situated with the proposed development of single-family dwelling(s). ADUs are permitted in R-A, R-1, R-2, R-3, C-N, C-R, and UR zones. They are allowed in C-1 and C-2 zones with administrative approval, and PO and I zones with CUPs. Additionally, ADUs may be located on any PD (Planned Development) Zone District lot where a Precise Plan allows for the construction of one unit per parcel.

A zoning administrator permit must comply with the following ADU development standards:

- The ADU must comply with minimum setback requirements; minimum side, street side, and rear yard setback shall be 4 feet.
- The ADU must have a maximum floor area of 1,200 square feet and a minimum floor area of 150 square feet, or the equivalent of an efficiency unit, whichever is greater. Existing accessory structures converted to a detached ADU, may exceed 1,200 square feet equal to the square footage of the existing accessory structure converted.
- A one-story ADU must have a height limit of 16 feet but may be increased to 18 feet when located within one-half mile walking distance of a transit stop or a transit corridor or with an existing or proposed multi-story multifamily project. A two-story ADU has a maximum of 25 feet. An additional 2 feet in height is allowed to accommodate a roof pitch that is aligned with the roof pitch of the primary structure. An existing accessory structure converted to a detached ADU may not have a maximum height that exceeds that of the primary structure.
- The ADU must comply with all applicable base zone district development standards including open space unless application of any one or more of these standards precludes construction of at least an 800 square foot ADU.
- If visible from the public street, an ADU must incorporate similar architectural features and building materials.
- Any balcony or windows must be designed to lessen privacy impacts to adjacent properties.
- A single-family dwelling or multi-family dwelling must already exist on the lot, or will be constructed in conjunction with the ADU.
- Bonus ADUs apply to single family residential zoned lots based on affordability. Should a single-family lot deed restrict an ADU, it would qualify for one bonus accessory dwelling unit. If a single-family lot provides two deed restricted ADUs, they would be granted another bonus ADU for a total of 2 bonus ADUs compliant with accessibility requirements.
- Existing multifamily developments to have up to 8 total detached ADUs, with the stipulation that the development may have one detached ADU for every primary unit

in the existing development up to a maximum of 8. Proposed multifamily development projects may have up to 2 detached ADUs.

- One off-street parking space per ADU is required, unless the ADU is less than 750 square feet, within one-half mile of public transit, is within a historic preservation district, or is part of the existing primary residence, when on-street parking permits are required but not offered to the occupant, or where there is a car share vehicle located within one block
- Owner-occupancy is required in either the remaining portion of the primary dwelling or the newly created ADU. Owner-occupancy is not required if the owner is another governmental agency, land trust, or housing organization.

A number of changes to ADU law (Government Code Section 65852.2) between 2016 and 2025 made it necessary for the City to revise its provisions related to the construction of ADUs and requirements for parking spaces to be consistent with state law. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The state has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibits fees on units of less than 750 square feet, and requires jurisdictions to allow ADUs at existing multifamily developments. Additionally, the state requires that development standards involve no personal or subjective judgement, including design review standards involving architectural features.

The City of Madera's ADU requirements and conditions (Section 10-3.513 of the Municipal Code) are not wholly in compliance with new state law. The City of Madera has an owner-occupancy requirement and does not permit ADUs at existing multifamily developments. Further, the City's requirement to provide 500 square feet of open space and privacy requirements are in conflict with state law. To facilitate the permitting process of ADUs and support ADU development, and bring the ADU requirements into compliance with state law, the City will implement Program A - 5 to update its Municipal Code Section 10-3.513 to comply with state law and provide incentives for the development of ADUs.

Senate Bill 9

Effective January 1, 2022, Senate Bill (SB) 9 requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. The City has not adopted an SB 9 ordinance or objective standards.

The City adopted a bonus affordable ADU program in February 2025 that allows additional ADUs in excess of those allowed by SB 9. This includes up to eight detached ADUs on multifamily lots and up to eight total units on single family lots.

The City will provide SB 9 outreach and education through the ADU Program A - 5 and Bilingual Access and Outreach Program F - 2.

Group Homes/Residential Care Facilities

The California Community Care Facilities Act (Health and Safety Code Section 1500) defines a residential care facility as "any facility, place, or building that is maintained and operated

to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children.” A group home is any residence where residents pay a fee or other consideration to the group home operator in return for residential accommodations. A group home includes a boarding home, a rooming house, or a group residence for the elderly, or mentally or physically disabled or handicapped persons, or other persons in need of care and supervision. A residence serving six or fewer individuals is considered small, while a residence serving seven or more individuals is considered large. The term “group home” includes both licensed and unlicensed group homes.

A licensed group home is any residential facility subject to state licensing requirements pursuant to the California Health and Safety Code that has an up-to-date facility license. Group homes subject to state licensing requirements include the following:

- Residential care facilities licensed or supervised by a federal, state, or local health/welfare agency that provide 24-hour non-medical care to unrelated persons who have a disability and need personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.
- Health facilities including congregate living health facilities, developmentally disabled nursing facilities, and intermediate care facilities.²¹

An unlicensed group home is the use of a dwelling unit by an owner or operator as a dormitory, boarding house, rooming house, or similar use, where such residential facility is not subject to state licensing requirements or whose state license has expired or has been suspended or revoked.

The City adopted zoning amendments to Title X on February 5, 2025 which included defining group homes or residential care facilities compliant with California Government Code. The City treats supportive housing as permitted residential uses, and does not restrict the definition of a family, which would constrain group homes. As a result, the City complies with the California Community Care Facilities Act.

The City requires a CUP for small and/or large group homes or residential care facilities for more than six persons in residential zones (R-A, R-A, R-2, and R-3) as well as the commercial and industrial zones (C-R, C-1, C-2, and I). The City will revise its Zoning Ordinance to allow small group homes in residential zones without a CUP and will review and revise its Zoning Ordinance to remove constraints to large group homes. Specifically, the City will allow group homes for seven or more persons in all zones allowing residential uses subject only to requirements of residential uses of the same type in the same zone.

Single Family Dwelling

A single-family dwelling is defined in the City of Madera’s Municipal Code as a detached building containing only one dwelling unit. One-family residences are permitted in all residential zones in the City and C-R zones. A Conditional Use Permit (CUP) or a zoning

²¹ Health and Safety Code Section 1250.

administrator permit is required for single-family residences in PO, C-N, C-1, C-2 and I zones. Single-family residences are permitted in Urban Reserve Zones (UR) zones, as long as it is incidental to a permitted or conditional use. Permitting low-density housing in higher-density zones can constrain the development of higher-density residences. Program B - 1, completed in February 2025, included updates to the Zoning Ordinance to prohibit single-family dwellings in R-3 districts, and commercial and industrial zones.

Multifamily Dwelling

A multifamily dwelling is defined in the City's Municipal Code as any building, group of buildings, or portion thereof which includes two or more dwelling units, and which are intended as ownership units, or in the case of apartments, rental or for-lease units. Multifamily dwellings are permitted by right, **without any discretionary review or action**, in R-2, R-3, and C-R zones. A CUP or zoning administrator (ZA) permit is required for multiple-family dwellings in PO, C-1, C-2, and I zones.

Manufactured Homes and Mobile Homes

Pursuant to Section 18007 to 18008 of the Health and Safety Code, a mobile home or manufactured home is defined as a structure which is transportable in one or more sections, is 8 body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on-site, is 320 or more square feet. Mobile homes are defined as being constructed prior to June 15, 1976, while a manufactured home is constructed on or after the same date. Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households.

Similar to state law, the City permits manufactured homes on permanent foundations wherever conventional single-family dwellings are allowed, as long as they meet the same standards as single-family dwellings in R-1 zones consistent with Government Code Section 65852.3. A building permit is required for all manufactured homes. There is no constraint on the development of manufactured homes.

Additionally the City of Madera Zoning Ordinance permits mobile homes ministerially in all residential zones subject to compliance with development standards addressing access, circulation, utilities and open space requirements. Mobile homes are permitted with an administrative plan review without a conditional use permit and are only subject to development standards that apply to other residential or commercial development. The Administrative Plan Review is the City's approval process for ministerial projects. This was adopted as part of the zoning code update in February, 2025.

To further encourage and facilitate mobile home parks, the City allows a 20 percent density bonus for mobile home parks that limit residency based on age requirements for housing older persons.

As adopted in February of 2025, the City's definition of Mobile home Park is any area or tract of land where two or more lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for human habitation. Manufactured and mobile homes shall meet the same standards as a conventional single family dwelling in regards to parking, building setbacks and other zoning

requirements. The City of Madera allows State licensed mobile home parks, and does not place any further development standards or zoning restrictions on mobile homes.

Single-Room Occupancy Facilities/Boarding Homes

Although single-room occupancies (SROs) are not defined in state law, generally, an SRO unit is small, usually 200 to 350 square feet, and consists of one habitable room in a structure of other SRO units, also known as a residential hotel. Residents typically share bathrooms and/or kitchens while some SRO units include kitchenettes, bathrooms, or half-baths. Housing Element law requires the City to plan for and allow SROs. In Chapter 16: Rental Housing Inspections of Title IV, Public Welfare, of the City's Municipal Code, "rental housing unit" is defined as including SROs for the purposes of that chapter, but SROs are not listed as a permitted residential use elsewhere in the zoning ordinance. By not including a definition or provisions for SRO units, developers may be discouraged from developing them. The City completed portions of Program B - 1 in February 2025 included amendments to the Zoning Ordinance to explicitly allow SRO units in commercial districts and add a definition of SRO.

Standards for SROs are outlined in Section 10-3.423 of the City's municipal code. The standards regulate living unit standards, community facility standards, cooking facilities, and management plans. The standards are permissive and designed for health and safety of the occupants. Standards include a maximum occupancy per unit (two persons), minimum floor area (150 square feet), and minimum width (12 feet). Cooking facilities can be individual or communal.

Emergency Shelters

Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a CUP or other discretionary permit. The identified zone(s) shall include sufficient capacity to accommodate the City's need for emergency shelters and must provide capacity for at least one year-round shelter.

In Madera, emergency shelters are considered a temporary use and exempt from the requirement of a temporary use permit, as determined by the Planning Director. Monies deposited into the City's Affordable Housing Trust Fund can be used for construction or rehabilitation of facilities for emergency shelters, if those facilities mitigate the impact of market-rate housing on the need for affordable housing.

AB 139, which went into effect on January 1, 2020, mandates that emergency shelters may only be subject to those standards which apply to residential and commercial development within the same zone, except that a city can apply standards regulating the number of beds, parking for staff provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, length of stay, and other minor standards.

The City subjects emergency shelters to the development standards of the underlying zoning district, and implements operational requirements and limits on the number of beds and length of stay (Section 10-3.422 of the Municipal Code). The City's standards comply with state regulations.

AB 2339 was passed in 2022 to go into effect January 1, 2023. AB 2339 requires that jurisdictions identify zoning designations where emergency shelters are allowed to include sites that meet at least one of the following:

- Vacant and zoned for residential use;
- Vacant and zoned for nonresidential use and located near amenities and services for homeless individuals; and/or
- Nonvacant and is suitable for use as a shelter in the current planning period.

Additionally, identified sites must have a minimum area of 200 square feet per person to show that it may accommodate the number of people experiencing homelessness.

The Fresno-Madera Continuum of Care conducted a Point-in-Time (PIT) Count in January 2023 in Fresno County and Madera County. A total of 4,493 people were identified as experiencing homelessness in Fresno County and Madera County, 140 of which were in Madera County.²² Of those experiencing homelessness in the City Madera in 2023, 336 were sheltered and 205 were unsheltered.

Currently, the City of Madera permits emergency shelters by right, without any discretionary review or action, in C-2 zones. Under AB 2339, to accommodate at least 541 individuals with a minimum of 200 square feet per person, at least 108,200 square feet of nonresidential zoned vacant parcels are required. There are vacant C-2-zoned parcels at least 108,200 square feet in size; therefore, the City of Madera is meeting its obligation under AB 2339.

Emergency shelters are permitted by right (without a conditional use permit) and are only subject to development standards that apply to other residential or commercial development within the C-2 zone. Emergency shelters are permitted without discretionary review or action.

In February, 2025 the zoning ordinance was amended to ensure the definition of emergency shelter is consistent with state law. Specifically, emergency shelters are defined as housing, as defined in California Health and Safety Code Section 50801, with minimal supportive services for families or individuals experiencing homelessness, where occupancy is limited to sixth months or less. Medical assistance, counseling, and meals may be provided.

The most recent Point-in-Time Count data available from 2023 indicates that there are 205 unsheltered homeless individuals in the City of Madera. Government Code Section 65583(a)(4)(I) requires a minimum of 200 square feet per unsheltered person identified. This would require the City to have a minimum of one acre of vacant land in the C-2 zone, on approximately 5 sites, as emergency shelters in the City cannot exceed 50 beds. The C-2 zone currently has 65 vacant parcels, totaling over 315 acres of vacant land. Of these 65 parcels, 41 are between 0.5 and 10 acres, totaling 95 acres. This is significantly beyond what is required, showing that the C-2 zone has suitable capacity for the current unsheltered homeless population.

These sites are distributed throughout the City with sufficient proximity to transportation and services. Of the 353 parcels in the C-2 zone, 199 are within 0.5 miles of a transit stop. Twenty two of the 65 vacant parcels are within 0.5 miles of a transit stop, totaling 50 acres. The C-2

²² Fresno-Madera Continuum of Care, 2023, Point-in-Time Count & Housing Inventory Count, <https://fresnomaderahomeless.org/point-in-time>.

zone is distributed throughout the City, with significant land in the downtown area with access to employment opportunities, grocery stores, and other resources. There is also a large amount of the C-2 zone in high opportunity designated areas.

In addition to the development standards of the C-2 zone, the following standards apply to emergency shelters in the City Code. All standards are in compliance with state law with the exception of parking requirements. Program B - 1 includes the revision of emergency shelter standards to base parking on staff levels only.

- Facility compliance with applicable state and local standards and requirements.
 - Federal, state and local licensing as required for any program incidental to the emergency shelter.
- Physical characteristics.
 - Compliance with applicable state and local uniform housing and building code requirements.
 - The facility shall have on-site security during all hours when the shelter is open.
 - 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.
 - Facilities shall provide secure areas for personal property.
- Limited number of beds per facility. Emergency shelters shall not exceed 50 beds.
- Limited terms of stay. The maximum term of staying at an emergency shelter is six months in a consecutive 12-month period.
- Parking. The emergency shelter shall provide on-site parking at a rate of two spaces per facility for staff plus one space per six occupants allowed at the maximum capacity.
- 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 approval by the planning, inspections, and permitting department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrate 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 of the required management plan. The City Council may establish a fee by resolution, to cover the administrative cost of review of the required management plan.

Low Barrier Navigation Centers

In 2019, AB 101 was passed, requiring that a Low Barrier Navigation Center (LBNC) development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses. An LBNC is a low-barrier, temporary, service-enriched shelter that helps homeless individuals and families obtain permanent housing.

The City of Madera does not currently explicitly allow LBNCs in any zone; although this does not prevent their development, it could discourage or prove difficult to submit an application. The City will implement Program B - 1 to amend its Zoning Ordinance to explicitly allow the development of LBNCs, by right, without any discretionary review or action, in residential use and mixed-use zones, as well as nonresidential zones permitting multifamily uses.

Transitional/Supportive Housing

Transitional and supportive housing are more permanent housing options providing a more stable living situation for individuals and families that might otherwise be homeless; stay lengths are typically six months or longer, but no less than six months.

Supportive housing means housing with no limit on length of stay, as set forth in Government Code Sections 65582 and 65650, and SB 2 and SB 745, that is occupied by low-income individuals who will receive, as part of their residency, supportive services designed to assist the individual in retaining housing, improving health, or enhancing other life functions. Consistent with Government Code Section 65583, transitional and supportive housing is permitted in all zones allowing residential use subject to the same permit requirement of other residential uses of the same type in the same zones. The target population includes homeless families, homeless youth, and persons with disabilities. According to the City's Zoning Ordinance, transitional and supportive housing are considered residential uses and are subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

In 2018, AB 2162 required cities to change their zoning to provide a "by right" process and to expedite review for supportive housing projects of 50 units or fewer. This law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 requires 25 percent of the units (or a minimum of 12 units, whichever is greater) to be approved by right with no minimum parking. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing. To ensure compliance with AB 2162, as a part of Program B - 1, parking requirements for supportive housing projects within one-half mile of a transit will be revised so that no minimum parking requirement is imposed.

The City of Madera treats transitional and supportive housing as permitted residential units, which expedites the review for supportive housing. The City complies with state regulations for transitional and supportive housing, including all other regulations of AB 2162, such as thresholds and processing requirements.

Zoning Ordinance amendments completed in February 2025 ensured that the City allows supportive and transitional housing in appropriate residential, industrial, and commercial districts as well as added a definition of supportive housing the Zoning Ordinance.

Transitional and supportive housing are permitted uses in the PO, C-1, C-2, C-R, C-N, and I zones and are permitted uses with an administrative plan review in the RA, R-1, R-2, and R-3 zones. The Administrative Plan Review is the City's approval process for ministerial projects. The transitional and supportive housing residential uses are permitted in all zones allowing residential uses with no additional requirements beyond what is required for traditional

residential development in the same zone. This was adopted as part of the zoning code update in February, 2025.

Farmworker Housing

The Employee Housing Act (Division 13, Part 1 of the Health and Safety Code) requires employee housing for six or fewer employees to be allowed wherever single-family homes are allowed. Health and Safety Code Section 17021.6 precludes a local government from requiring a conditional use permit, zoning variance, and/or other zoning clearance for certain agricultural employee housing. The City's zoning and procedures are compliant with the Employee Housing Act (Health and Safety Code Section 17000 et seq.), specifically, Sections 17021.5, 17021.6, and 17021.8.

Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City processes employee housing for six or fewer employees in the same manner as other dwellings of the same type. Employee housing for six or fewer employees is processed and permitting as a single-family dwelling in applicable residential zones.

Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Agricultural uses are only allowed in the UR zones in the City. The City permits farmworker employee housing and single-family housing in UR zones when they are incidental to a permitted or conditional agricultural use. Per Section 10-3.10.502 of the City's municipal code, farmworker housing is permitted in the same manner as agricultural uses in the UR zones.

Section 17021.8 requires that a development is subject to a streamlined, ministerial approval process and is not subject to a conditional use permit if the development is an eligible agricultural employee housing development. This is applicable to land designated as agricultural. Agricultural housing is allowed in the City's UR zone and is not subject to a conditional use permit. Any qualifying housing developments would be processed subject to the streamlined, ministerial approval process.

Building Code

In addition to land use controls, local building codes also affect the cost of housing. The City adopted and adheres to the 2022 California Building Code with local amendments to the Building Code (Section 9-1.02). The local amendments in the City's municipal code are predominantly related to fences, fees, grading permits, and fire safety. While the incorporation of these measures may raise the cost of construction, these standards are necessary to prevent much more costly damage related to soil and structural integrity, or fire episodes. No restrictions or amendments were adopted that are a constraint to the development of housing. Enforcement of the California Building Code is required by California law and does not constrain the production or improvement of housing.

The Code Enforcement department is responsible for the investigation and enforcement of all Zoning Code violations related to property maintenance, public nuisances, zoning violations, substandard rental housing, signs, garbage, graffiti, etc. to ensure the absence of blight and nuisances, and to maintain a clean environment for all residents. Code Enforcement works to promote and maintain a desirable working environment by

administering a fair and unbiased enforcement program to correct violations of municipal codes and land use requirements in addition to working with residents, public service agencies, and other City departments. The division also monitors graffiti abatement and public nuisances like overgrown vegetation. The Zoning Code sets the standards for enforcement.

On-and Off-Site Improvements

On/off-site improvements are provided by the developer when building a new subdivision and are regulated by the Subdivision Ordinance of the Municipal Code (Section 10-2.700). The Subdivision Ordinance specifies that the improvements are required as a condition of approval and are to be completed at the subdivider's expense. The following are required improvements for all residential subdivisions with five or more parcels according to City Standard Specifications:

- Storm drainage system. Storm water runoff from the subdivision shall be collected and conveyed by an approved storm drain system. The storm drain system shall be designed for ultimate development of the watershed. The storm drain system shall provide for the protection of abutting and off-site properties that would be adversely affected by any increase in runoff attributed to the development; off-site storm drain improvements may be required to satisfy this requirement;
- Sanitary sewer system and domestic water system including water meters. Each unit or lot within the subdivision shall be served by approved sanitary sewer and domestic water systems;
- Electric, telephone, and cable facilities. Each unit or lot within the subdivision shall be served by gas (if required), electric, telephone, and cablevision facilities. All utilities within the subdivision and along peripheral streets shall be placed underground except those facilities exempted by the Public Utilities Commission regulations. Cablevision facilities shall be installed in accordance with plans approved by the City Engineer; and
- Street infrastructure including curb and gutters, sidewalks, and streetlights. All subdivisions shall have adequate street lighting, full curb and gutter construction, and sidewalks as per city standards.
- Utilities. The subdivider may request that the undergrounding requirement along existing perimeter streets be waived by the Planning Commission. Undergrounding requirements may be waived or modified by the Planning Commission only upon making the following findings:
 - The subdivision is located adjacent to existing subdivision/development where existing utilities have not been placed underground;
 - The exemption will be allowed since undergrounding is impractical due to the locational characteristics or physical constraints;
 - Existing residential subdivisions immediately adjacent to the proposed project are absent similar improvements; or,
 - Consideration of an incentive is desired based on a proposal to provided residential units for lower income households.

These improvements are a costly aspect of development, but they are essential to the provision of services and the health and safety of residents. The requirements for on- and off-site improvements are not beyond the typical requirements in the region, and do not pose a specific undue financial burden that would constrain development. Some requirements may be waived for lower income residential households in an effort to lower costs and remove constraints to affordable housing development.

No building permits shall be issued for any building or structure to be erected, altered, expanded, or enlarged on any lot to the extent that the cost of such work exceeds 50 percent of the estimated current cost to replace the present building or structure, unless half of any right-of-way contiguous thereto has been dedicated and improvements to city standard specifications thereon have been provided for. Therefore, building rehabilitations do trigger the need for improvements should they fall under the following described criteria.

- Projects which abut on an existing or new street where development is anticipated to occur on both sides of the street shall be required to provide all improvements for a ½ right-of-way width on the project's respective frontages. In the event that it is found by the Director or Planning Commission that the standard improvements do not provide sufficient pavement width for two travel lanes and a parking lane, the review body may require additional pavement width or posting for no on-street parking. This determination shall be based on the adequacy of on-site parking and adjacent land uses both existing and planned.
- Projects which encompass an existing or new street shall be required to provide all right-of-way improvements.
- Projects abutting a frontage street shall be required to provide all right-of-way improvements provided that some adjustment from standard improvements may be permitted when such improvements will complement the overall development of the area and provide for safe vehicular and pedestrian circulation. Where median or parkstrips are required, the property owner shall be responsible for the maintenance thereof subject to provisions of a maintenance agreement.
- Projects which abut upon or encompass major arterial streets shall be required to provide pavement improvements equivalent to a collector street
- Projects which abut upon or encompass an alley shall be required to provide all alley improvements to full width adjacent to the project site.

According to local knowledge from City staff's conversations with developers, the on- and off-site improvements are not a constraint to residential development. As the majority of the town is developed, most of the necessary improvements are already accounted for and do not create additional requirements or costs for new developments. For the majority of the City, the estimated percent of overall project cost that is utilized for on and off site improvements is less than 5 percent.

The newly annexed areas of the City require the most on and off site improvements to be completed. This percentage is higher, closer to 20 percent in the recently annexed areas due to additional infrastructure needs on newly annexed land, but the majority of developments are under 5 percent, resulting in a very low overall average cost.

Energy Conservation

The City requires all subdivision applications to provide, to the extent feasible, passive or natural heating or cooling opportunities. Passive or natural heating and cooling opportunities can include the design of lot size and orientation of a structure in an east-west alignment for southern exposure, or taking advantage of shade or prevailing breezes. These opportunities require consideration of local climates, and the contour and configuration of each parcel. If feasible, these measures result in significantly lower heating and cooling costs. These design requirements are not considered a constraint to development.

Requests to Develop Below Anticipated Densities

In some regions, market factors such as the demand for single-family housing or larger high-end condominiums can lead to properties being developed below the maximum allowable density. Requests to develop housing at densities below those anticipated in the Housing Element act as a potential constraint to housing development. Table 75 shows the 5th Cycle sites that have or are being developed, including the anticipated and actual number of units and anticipated and actual density of the developments. The City received seven requests to develop on 5th Cycle Regional Housing Needs Allocation (RHNA) sites. These sites have all been entitled or constructed and are discussed in detail in the sites inventory chapter.

Of the seven 5th Cycle sites listed, four are being developed at much higher densities than anticipated, one is being developed at the anticipated density, and one is being developed with one less unit than anticipated. The only project that developed at a lower density is 100 percent affordable and includes units for individuals and families struggling with housing insecurity and homelessness.

Table 75: 5th Cycle Sites Developed

Site/ Address	APN	Anticipated # of Units	Actual # of Units	Anticipated Density (du/ac)	Actual/ Proposed Density (du/ac)	Identified Site (5 th Cycle)
711 Linden St	006-250-014	24	29	25	31.2	Yes
Sugar Pine Village	011-143-006, 011-143-007	25, 52	52	24.8, 24.8	14.8	Yes
Bellavita Residences	003-240-001 003-240-002	53, 50	112	24.7, 24.9	27.4	Yes
120 Wilson Ave	003-093-006	3	8	20.7	55.3	Yes
Eagle Meadows Apartments	005-320-023 through 005-320-060	63	106	23.3	39.2	Yes
320 N M Street	010-043-011	2	1	11.6	5.8	Yes
724 N Nebraska Avenue	004-011-011	3	3	20.9	20.9	Yes

Planning, Building, and Development Fees

In addition to improvements and dedication of public land, developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by state law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers contribute to overall increased housing unit costs. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

Building and development fees are approved through the adoption of the City of Madera Master Fee Schedule. The City has not updated its fee schedule since July 2018. The intent of each fee is to collect a portion of the total cost of each activity. New housing is typically charged for capital facilities fees, site plan review fees, sewer and water connection fees, plan checking and building permit fees, and school impact fees. If the development is a subdivision, there are additional fees for processing the tentative and final maps. In addition, the developer may have to pay the cost of preparing environmental reports, traffic studies, and soils reports. Table 76 shows the City's current planning and development fees and how

they compare to the County's fees. Overall, a majority of the County's planning and development fees are considerably more expensive when compared to the City.

Additionally, the City has incentive programs that offer significant reductions in permit and processing fees in three separate categories: the development and redevelopment of properties in downtown Madera; the remodel and renovation of older buildings and buildings that have experienced long vacancies anywhere in the City; and building projects that will be used in conjunction with tax exempt, non-profit operations, with each of the three programs providing for reductions between 50% and 100% in land use permit fees, building permit fees, and public facility engineering fees for qualifying projects.

Table 76: City of Madera Planning and Development Fees

Fee Type	Fee Amount	
	City of Madera	County of Madera
Amendments and Rezoning		
Rezoning/Prezoning (<10 acres / >10 acres)	\$6,225 / \$7,470	-
Code Amendment	\$6,225	-
General Plan Amendments	\$6,225	-
<i>Major General Plan Amendments (10 acres+)</i>	\$7,470	\$4,777 (Text change) \$5,660 - \$9,615 (0-100+ acres)
Specific Plan Amendments	\$6,113	\$7,230 (T&M)
<i>Major Specific Plan Amendments (10 acres+)</i>	\$ 7,335	-
Specific Plan Preparation	\$12,450	\$14,256
Appeals		
Administrative	\$1,325	-
Project Approvals	\$605	-
Environmental Assessments		
Negative Declaration	\$488	\$1,206
Mitigated Negative Declaration	\$563	\$1,605
Environmental Impact Report	At cost	\$11,233
Environmental Impact Report Administration	10% of cost	-
Supplemental Environmental Impact Report	At cost	-
Supplemental Environment Impact Report Administration	10% of cost	-
Subdivision		

Fee Type	Fee Amount	
	City of Madera	County of Madera
Lot Line Adjustment	\$405	\$2,302
Tentative Parcel Map	\$1,069	\$3,170.00 +22/Lot
Tentative Parcel Map Modification/Time Extension	\$534	-
Tentative Subdivision Map (<40 acres / > 40 acres)	\$4,538 / \$5,445	6,679.00 + \$47/Lot 7,828.00 + \$47/Lot (>100 lots)
Tentative Subdivision Map Modifications	\$2,250	-
Tentative Subdivision Map Time Extensions	\$1,594	-
Site Plan Review Applications		
Minor Projects and New Construction <1,200sf	\$950	\$2,864
New Projects of up to 10,000sf and < 25 units	\$1,355	
Major Projects >10,000sf and 25+ units	\$3,244	
New Large Projects > 100,000sf and 150 units	\$4,883	
Modifications to approved site plans	75% of original fee	
Sign Permits and Applications		
Sign Permit – Single / Multiple	\$150 / \$188	\$394
Sign Use Permit	\$2,231	-
Sign Variance	\$2,588	-
Minor Adjustment	\$431	-
Master Sign Program	\$338	\$715
Use Permit, Precise Plans, and Variances		
Conditional Use Permit		\$4,864
Use permits with no new construction (or construction less than 3,000 sf)	\$1,650	-
Use permits for new projects of 3,000 – 10,000 sf with 25 units or less	\$3,263	-
Use Permits for 10,000+ sf or 25+ units	\$3,694	-
Use permits for more than 10,000 sf or more than 150 units	\$4,433	-
Precise Plan for 10,000+ sf or 25+ units	\$4,613	-

Fee Type	Fee Amount	
	City of Madera	County of Madera
Precise Plan for 100,000+ sf or 150+ units	\$5,535	-
Variances	\$2,963	\$3,313
Temporary Use Permit	\$206	-
Modifications	75% full fee	-
Extensions	\$1,650	\$3,008
Miscellaneous		
Agenda Subscription	\$0	-
Home Occupational Permit	\$166	-
House/ Building Move	\$0	-
Request for Findings/Determinations	\$3,263	-
Request for Continued Hearing Prior to the Packet Distribution	\$95	-
Request for Continued Hearing after the Packet Distribution	\$150	-
Right-of-way Abandonment	\$3,263	-
Summary Vacations	\$3,263	-
Zoning Administrator Permits	\$630	\$1,248
Development Agreement Application Fee	\$7,470	\$15,388

Source: City of Madera, City of Madera 2018-2019 Master Fee Schedule; County of Madera, Community and Economic Development Department Planning Division Fee Schedule, July 1, 2022

Table 77 shows how development planning fees in the City of Madera compares to nearby cities of similar size. Compared to the City of Merced and the City of Turlock, the City of Madera has lower CUP, zone change, and tentative subdivision map costs. Madera has higher variance costs than the City of Merced, but it is lower than the City of Turlock. For the other fee types, the City of Madera has comparable or less development fees to other jurisdictions, and they do not represent a constraint to development.

Table 77: Development Permit Fee and Cost Comparison

Fee Type	City of Madera	City of Merced	City of Turlock
Variance	\$2,963	\$1,283 (Single R-1) \$1,509 (All others) \$2,264 (Multiple)	\$3,104
Conditional Use Permit	\$3,263 (<25 units) \$3,694 (25+ units)	\$3,773 (regular)	\$7,409 (medium)
Zone Change	\$6,225 (<10 acres) \$7,470 (10+ acres)	\$8,300 (minor) \$9,468 (major)	\$8,300 (minor) \$9,468 (major)
Environmental Impact Report	At cost	At cost	17% of total cost
Tentative Subdivision Map	\$4,538 (<40 acres) \$5,445 (>40 acres)	\$4,528 (1-50 lots) \$7,546 (50+ lots)	\$7,283 (1-10 acres) \$10,126 (11-20 acres) \$12,970 (21-50 acres) \$15,472 (>50 acres)

Source: City of Madera, Master Fee Schedule 2018-2019; City of Merced, Planning and Development Fee Schedule, 2024; City of Turlock, Development Services Planning Division Uniform Application, 2024

Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by state law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure that the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. Development impact fees are charged as a condition of development to defray the cost of public facilities, improvements, and amenities. Development impact local fees include fire, general government, police, parks, sewer, storm drain, streets, transportation facilities, traffic signals, water, and wastewater. The time for payment of the capital facilities fee is established by the City Council, which sets the amount of the fee.

Table 78 shows the impact fees for both single-family and multifamily developments per unit. Sewer and storm drain impact fees vary depending on which area of the City the development will be located in (i.e., Northwest, Northeast, Southwest, Southeast) with the Northeast and Southeast having higher fees. The impact fees shown below are based on fees for the northeast part of the City, as that is where the majority of the RHNA sites are located.

Table 78: Impact Fees for Single-Family and Multifamily Developments

Fee Type	Single-family	Multifamily
Administrative	\$93.72	\$56.67
Fire	\$336.75	\$247.38
General Government	\$231.04	\$168.92
Police	\$541.63	\$398.87
Parks	\$2,652.57	\$1,945.29
Public Works	\$323.67	\$99.17
Sewer (additional)	\$992.81	\$724.72
Storm Drain	\$3,099.39	\$1,453.79
Sewer (existing)	\$272.45	\$272.45
Streets (collector or arterial)	\$697.47	\$428.29
Transportation Facilities	\$951.40	\$584.13
Traffic Signals	\$235.40	\$144.94
Water Pipes	\$283.33	\$151.48
Wastewater	\$1,314.3	\$923.06
Water Wells	\$562.34	\$300.78
Total Per Unit	\$12,157.80	\$7,595.89

Table 79: Fee Comparison for Single-Family and Multifamily Development

	Single-family	Multifamily (17-unit multi-family complex)
Total Square Footage	2,000	37,000
Construction Cost per Square Foot	\$210	\$172
Total Construction Costs	\$420,000	\$6,364,000
Land Costs (vacant land)	\$12,000 (3,500 sf lot)	\$1,702,000
Estimated Fees per Unit		
Building	1,106.43	\$223.97
Planning	\$950	\$1,355
Public Works	\$323.67	\$99.17
Impact Fees	\$12,157.80	\$7,595.89
Total Development Fees/Unit	\$14,537.90	\$9,274.03
Fees as a % of Total Costs	2.6%	1.9%
Total Costs	\$554,538	\$8,223,659
Development Cost per Unit	\$554,538	\$475,016

The Turner Center for Housing conducted a study of the effects on development of impact fees in six California cities: Los Angeles, Sacramento, Roseville, Oakland, Irvine, and Fremont.²³ Fees in Fremont and Irvine were calculated at over \$60,000 per multifamily unit while Roseville, Sacramento, and Los Angeles were calculated to be under \$20,000 per multifamily unit. While the City of Madera is much smaller than (geographically and population) these example cities, the City's development fees are significantly lower at approximately \$12,157.80 per single-family unit and \$7,595.89 per multifamily unit in the northeast part of the City. As a result, development fees are not considered a constraint to development of housing in the City.

Since some fees are based on project valuation and some are charged on per unit or per square foot basis, it is difficult to generalize the total fees that apply to residential projects. Therefore, Table 79 provides a comparison of the applicable development fees for a single-family development and a multifamily development project.

School Fees

In addition to the costs above, the Madera Unified School District charges development fees. The entirety of Madera is served by the Madera Unified School District. The residential development fees for the school district were \$5.17 per square foot (effective September 11,

²³ Turner Center for Housing Innovation at UC Berkeley, 2018, <https://turnercenter.berkeley.edu/blog/it-all-adds-up-the-cost-of-housing-development-fees-in-seven-california-cities/>.

2024). The City does not have control over these fees, and the fees have not constrained the development of housing in recent years.

Permit Procedures and Processing Time Frames

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include rezoning or general plan amendment requirements, public hearing required for Commission/Council review, or a required negative declaration or environmental impact report.

The Permit Streamlining Act regulates the processing time for planning applications, although the applicant can waive these time limits. The length of processing time also depends upon the knowledge, expertise, and ability of the development team and their ability to prepare plans in accordance with City requirements, make timely submissions (and resubmissions), and revise plans based on feedback received. The City complies with timelines and turnarounds provided in the Permit Streamlining Act as provided below.

Typical Development Review Procedure

The City's Development Plan Review is outlined in Section 10-3.4 of the Zoning Ordinance and is typically as follows:

1. Application submittal
2. Application is dispersed to affected City departments and agencies to review.
3. The Community Development Director provides the applicant with an application status letter commenting on the completeness of the application within 30 days in accordance with Permit Streamlining Act.
 - a. Letter will identify if the application is complete or what conditions are required to determine a complete application.
4. California Environmental Quality Act Review. Environmental review can be initiated during the application review process.
 - a. Three-party agreements are utilized for CEQA consultation services for expanded environmental analyses (i.e., preparation of initial studies, Negative or Mitigated Negative Declarations &/or Environmental Impact Reports).
5. Planning Commission public hearing is scheduled based on the level of environmental review needed, consistent with requirements under CEQA and the Permit Streamlining Act.

The City is under contract with a consultant regarding text amendments related to housing production and streamlining. City intent will be to identify housing projects in residential zones as ministerial reviews and amend procedural provisions of code, respectively (this will also need to entail identification of additional objective standards).

Examples of Permit Processing Timeline

The following are examples of the permit processing timeline of residential development projects that have received planning entitlements. The examples range from 56 to 273 days from submittal to approval, averaging 138 days, illustrating the relatively quick timeline for approval of housing.

The amount of time between project approval and building permit application does not typically hinder construction of units. This is typically outside of the jurisdiction's control and can depend on market influences and financing availability. Of the six recent permit examples reviewed, three have been issued a building permit. The three examples have an average issuance time of 670 days (22 months). The three projects that have not received a building permit are still within that average approval issuance time frame. To ensure that the length of time between approval and submittal of building permits is not a hindrance to construction of the projects, the City will implement Program A-4 to proactively follow up with developers after Planning approvals to ensure no issues or barriers arise in the application and approval of building permits and construction of RHNA sites.

CUP 2022-33/SPR 2022-38

Conditional use permit for a 20-unit courtyard apartment complex comprised of 17 two-bedroom, one-bathroom units and three one-bedroom, one-bathroom units on 0.7 acres at a density of 28.6 du/ac. The Project provides one covered garage and one uncovered parking space (tandem) per unit, plus an additional 10 uncovered guest parking spaces. This project utilizes alley access for a portion of the project. Open space is provided at 611 sq ft/unit. (273-days to Planning Commission approval)

1. Application submitted for Conditional Use Permit to allow multi-family residential on October 11, 2022.
2. Application determined to be complete on May 12, 2023.
3. Project found Categorical Exempt from CEQA under Section 15332, "Infill."
4. Planning Commission approval issued on July 11, 2023.

PPL 2019-05/VAR 2019-04

Variance for a two-story, 29-unit courtyard apartment complex comprised of 19 two-bedroom, one-bathroom units and 10 one-bedroom, one-bathroom units on 1.0 acre at a density of 29.0 du/ac. The project provides 19 garage stalls, 10 covered carport stalls and 25 uncovered guest parking spaces. A variance provided for deviation from PD zone open space requirements (750 sq ft/unit required, 593 sq ft/unit provided) and parking (60 stalls required, 54 provided) (77-days to Planning Commission approval)

1. Application submitted for a Variance to allow multi-family residential on August 27, 2019.
2. Application determined to be complete on August 27, 2019.
3. Negative Declaration prepared and adopted.
4. Planning Commission approval issued on November 12, 2019
5. Building Permit Issuance:
 - a. Applied on October 25, 2021
 - b. Issued on November 12, 2021

SPR 2023-25

Site Plan Review for a two-story, six-unit apartment building comprised of six three-bedroom, two-bathroom units on 0.3 acres at a density of 23.1 du/ac. The project provides seven covered (carport) parking space (alley access) and an additional six uncovered guest parking spaces. Open space is provided at 619 sq ft/unit. (192-days to Administrative Planning Department approval)

1. Application submitted for Site Plan Review on November 20, 2023.
2. Application determined to be complete on April 11, 2024.
3. Project found Categorically Exempt from CEQA under Section 15332, "Infill" and Section 15303 "Small Structures."
4. Planning Department approval issued on May 30, 2024.

PPL 2024-02

Precise Plan Review for a two-story, 15-unit apartment complex comprised of 15 three-bedroom, two-bathroom units on 1.0 acres at a density of 29.0 du/ac. The project includes a common-area community building and on-site managers office. The project provides 15 covered (carport) parking stalls, and 34 uncovered guest parking spaces. Open space is provided at 1125 sq ft/unit. (168-days to Planning Commission approval)

1. Application submitted for Precise Plan Review on February 27, 2024.
2. Application determined to be complete on April 29, 2024.
3. Project found Categorically Exempt from CEQA under Section 15332, "Infill."
4. Planning Department approval issued on August 13, 2024.

PPL 2018-07

Precise Plan Review for a three-story, 52-unit affordable apartment complex comprised of three buildings and a community center building. (56-days to Planning Commission approval)

1. Application submitted for Precise Plan Review on November 13, 2018.
2. Planning Department approval issued on January 8, 2019.
3. Building Permit Issuance:
 - a. Applied on June 8, 2020
 - b. Issued on June 17, 2020

PPL 2019-07

Precise Plan Review for a two-story, 16-unit apartment complex comprised of ten buildings and two-, three- and four-bedroom two-bathroom units. The project provides covered and uncovered parking stalls. (65-days to Planning Commission approval)

1. Application submitted for Precise Plan Review on September 9, 2019
2. Planning Department approval issued on November 12, 2019
3. Building Permit Issuance:
 - a. Applied on January 1, 2022

b. Issued on January 11, 2022**Permit Types***Site Plan Review*

A site plan review is necessary to ensure that new development is in conformance with the intent and purposes of the zoning regulations, Municipal Code, and other ordinances. Site plan reviews are conducted and approved by the Planning Department staff, or as applicable, approved by the Planning Commission if bundled with other entitlements subject to Planning Commission approval. The site plan review process is intended to provide for expeditious review of land use and environmental impact assessments as may be required. The Planning Manager is responsible for the coordination of the site plan review process with input from other City departments. Routine projects and those exempt from the provisions of CEQA, should take no more than 4-6 weeks.

Site plan review is required for all new, expanded, or changed uses of property which involve construction or placement of new structures or building additions on the site. Single-family and duplex structures not exceeding two units per parcel in residential zones, minor accessory additions and structures, and other uses for which administrative approval is authorized are specifically exempt from site plan review as long as they meet all requirements in the Municipal Code. Planning staff may approve a site plan application if the following findings are made:

- That the development is in compliance with all applicable provisions of the City Municipal Code (Section 10-3.4), City General Plan, any applicable specific plans, and all rules and regulations applicable to the proposed development;
- That facilities and improvements, vehicular and pedestrian ingress, egress, and internal circulation, location of structures, services, walls, landscaping, and drainage of the site are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will not be adverse effects on surrounding property;
- That proposed lighting is so arranged as to deflect the light away from adjoining properties or public streets; and
- That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

City staff can conduct a preliminary review of plans to identify possible problems that can be corrected prior to submitting a complete application. This minimizes the potential return of plans and promotes timely processing of the application.

General Plan Amendments and Zone Changes

Whenever required by public necessity, convenience, general welfare, or good zoning practices, amendments to the Zoning Code and/or General Plan can be initiated by a resolution from the City Council, Planning Commission, or with an application of one or more of the owners or developers of a property within the area proposed to be changed. Zone changes involve redesignating property from one zone to another (for example, residential to commercial) or altering the boundary of any zone district on a zoning map.

California Government Code Sections 65860 and 65862 specify that consistency must be maintained between local zoning ordinances and the general and specific plans they implement. Therefore, the City complies with AB 3194 and has updated policy to no longer require rezoning for housing development projects when zoning is inconsistent with the General Plan. This policy extends to and includes housing development projects located in the PD zone districts. If a parcel has existing PD zoning, there is no requirement to rezone between the PD districts (e.g. PD 4500, PD 3000, PD 1500 etc.) when consistent with the General Plan. For housing development with an affordability component where the zoning and General Plan are not consistent, the City allows the project applicant to use whichever yields the higher density.

Planned Development Zones/Precise Plans

The purpose of the PD zone is to authorize and regulate density of condominiums, cooperatives, planned developments, and other residential subdivisions. The district is intended to allow use of special design criteria for maximum utility of the site and to allow maximum design flexibility within the density limitations. All developments in the PD zone require the approval of a Precise Plan by the Planning Commission. A Precise Plan is a detailed development plan that could provide for a wide range of residential uses including single-family residential lots and homes to condominiums, cooperatives, apartments, and other types of planned developments. Precise plans are similar in nature to specific plans, in that they guide development and set development standards for the area. The density of the use would be that prescribed by the sub-designation on the PD zone. A precise plan must adhere to the General Plan density for the site. A PD District approval that requires rezoning typically takes four to five months to complete.

PD zones are intended to provide flexibility in development standards. The Planning Commission approves and processes precise plans in a similar manner to conditional use permits. Typically, precise plans are used for new single family subdivisions and residential developments. Precise plans allow the final owner/developer to finalize the precise plan details of unit type, style, and similar construction details. Furthermore, tentative tract maps can be processed concurrently with precise plans to expedite the permitting process. Once a use is determined to be consistent with the approved precise plan, the approval process is ministerial. Precise plans allow for increased flexibility in development. The City frequently processes developments in the PD zones. The PD zoning and precise plan requirement do not act as a constraint to housing development in the City of Madera.

A Precise Plan is not optional for a PD development. To ensure the PD requirements are not a constraint to housing, the City will ensure that developments in the PD zone can default to the standards for other zones with the same densities. Program B - 2 includes amending the PD standards to allow developments to default to existing residential development standards of zones that allow the same density, or, establish baseline development standards for PD zones.

A Precise Plan application for development in a PD district must include:

- A boundary map and complete legal description of the property.
- The gross land area of the development and the location of all existing easements, structures, and improvements on the property.

- A plot plan showing to scale the following details:
 - Location and use proposed for each existing and proposed structure in the development, the number of stories, gross building area, and approximate location of entrances.
 - All existing and proposed driveway approaches, driving lanes, parking areas, and loading and service areas.
 - All pedestrian walks and open areas for the use of the occupants of the proposed development.
 - A detailed plan for the landscaping of the development including the location and height of all proposed walls, fences, and screen planting and a statement setting forth the method by which they will be preserved and maintained.
 - The location of hydrants, utilities, drainage facilities, and recreation facilities.
 - All existing and proposed easements.
 - Elevations or architectural renderings of the project to indicate architecture and materials of construction.
 - Any additional data required by the Planning Manager.

Variance

Variances permit deviations from the development standards when special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other physical conditions) denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

Applications for variances are submitted to the Planning Department and are subject to Planning Commission approval. An application for a variance typically takes three months to complete.

Subdivisions

Applications for a tentative subdivision map request are submitted to the Planning Department for review and processing and subject to approval by either the Development Review Committee or Planning Commission in accordance with the Subdivision Map Act and applicable state law and provisions of the City's zoning or development code. All subdivisions are required to conform with the General Plan and any specific plan, or zoning ordinance. The type and intensity of land use as shown on the General Plan will determine the type of streets, roads, highways, utilities, and public services that are required to be provided by the subdivider. The process for a subdivision map varies based on the level of environmental analysis required for the project. Subdivision projects subject to an initial study or mitigated negative declaration average six to nine months.

*Processing Time Frame***Table 80: Planning Review and Processing Times**

Project Type	Single-Family Dwelling / Duplexes	Multifamily Development	Subdivision
Permits Required	Building Permit	Site Plan Review	Site Plan Review/ Tentative Tract Map
Reviewing Body	Staff	Staff	Development Review Committee or Planning Commission
Public Hearing Required	Not required	Not required	Required
Appeal Body	Not applicable	Not applicable	City Council
Estimated Total Processing Time	5 days for Plot Plan; 6 to 8 weeks for Building Improvement plans	Varies	6 to 9 months

Table 81: Development Review Timeline Comparison

Application/Action	City of Madera	City of Merced
Site Plan Review	2 months	Varies
General Plan Amendment	6 to 9 months	3 months
Zoning Change	4 to 6 months	3 months
Planned Developments (with rezoning)	4 months	3 months
Variance	3 months	1.5 to 3 months
Subdivisions	6 to 9 months	3 to 5 weeks

As shown in Table 81, the City of Madera's development review timelines tend to be longer than other nearby jurisdictions, such as the City of Merced. The difference in review time is particularly notable in relation to General Plan amendments and subdivisions. General Plan amendments in the City are subject to tribal consultation, and subdivisions are typically for properties greater than 5 acres in size located on the fringes of the City. As a result, these types of projects require more extensive environmental review, which may account for the extended review timeline. The review and processing timeline increases costs for developers and causes significant delays in the construction timeline. The City's review timeline is a constraint to housing. Program D - 1 will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households including expediting the processing and approval of projects with units specifically set aside for lower-income or special needs households. . Additionally, the City will host a developer roundtable to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives.

Upon receipt of a complete application, the City makes a determination regarding the appropriate level of CEQA documentation and determines whether CEQA streamlining is available. CEQA exemptions are done on an administrative staff level.

State Streamlining (Permit Streamlining Act, SB 35)

SB 35 requires that eligible projects be reviewed for compliance and consistency with the city's objective standards and not be subject to discretionary processes, such as CEQA environmental review and public hearings. Eligible projects with 150 units or fewer must be approved within 90 days and projects with more than 150 units must be approved within 180 days.

Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed-use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions. A local government that has been designated as subject to the Streamlined Ministerial Approval Process by the California Department of Housing and Community Development (HCD) shall provide information, in a manner readily accessible to the public, about the locality's process for applying and receiving ministerial approval, materials required for an application, and relevant objective standards to be used to evaluate the application. A local government cannot impose application requirements that are more stringent than required for a final multifamily entitlement or standard design review in its jurisdiction. Further, SB 35 requires approval of housing projects to be based on objective design standards. At this time, the City has not received any applications subject to SB 35 ministerial approval processing requirements. Currently, the City of Madera does not have written procedures for SB 35 Streamlined Ministerial Approval Process.

In addition, AB 1397 requires that nonvacant 5th Cycle opportunity sites and vacant 4th and 5th Cycle opportunity sites reused in the 6th Cycle inventory and identified to accommodate lower-income units (very low-income and low-income) be subject to by right approval if projects include 20 percent affordable units for lower-income households on-site. Program A - 1 includes compliance with Government Code Section 65583.(c).

The Housing Crisis Act of 2019 (SB 330) establishes a statewide housing emergency and creates new state laws focused on the production and preservation of housing. SB 330 aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act that will be in effect from January 1, 2020, to January 1, 2025. SB 330 also addresses the statewide housing shortfall with new protections for existing housing and restrictions on certain zoning actions that reduce the availability of housing. The legislation creates a preliminary application process, and housing developments will only be subject to those ordinances, fees, and policies in effect when the completed preliminary application is submitted. Like SB 35, SB 330 limits jurisdictions from imposing subjective design standards on housing developments. Objective standards are limited to design standards that involve no personal or subjective judgment by a public official. They must be verifiable by reference to an external and uniform benchmark available to both the applicant and the public official prior to application submittal.

Madera will adopt procedures to address new permit streamlining provisions to comply with state law (Program B - 3). The program will ensure full compliance with the Permit Streamlining Act.

Transparency in the Development Review Process

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. Specifically, the Planning Department webpage provides links to the Municipal Code, forms and handouts, checklists, zoning maps, applications and fees.²⁴ The City also provides contact information for the Planning Manager and other planning staff. However, certain key information is missing on the website, such as the length of time required for development applications, and a general overview of the review and permitting procedures. Additionally, while the Municipal Code provides information on permitting processes, an applicant must first navigate to the Municipal Code and find that particular section of the code. This extra step may cause confusion.

As described in the Site Plan Review section, the City also offers a preapplication process to get the initial reaction of City staff on a project, so an applicant can plan a project according to projected requirements. This helps increase transparency in the development review process. The City's Planning Department website complies with the new transparency requirements in California Government Code Section 65940.1(a)(1), although improvements can be made to increase transparency and the dissemination of information on the development process. The City will implement Program F - 2 to provide a detailed project review process and approval guidelines in English and Spanish available on the City's website.

Design Guidelines

The City of Madera's General Plan Community Design Element includes urban design principles to guide the City's built environment. The goals of the Community Design Element are as follows:

- High quality urban design throughout Madera
- Retain the sense of community in Madera and enhance Madera's small city character
- Public art and entryway treatments
- Attractive streetscapes in all areas of Madera
- Walkable community
- Design neighborhoods to foster interaction among residents and be responsive to human scale
- Preserve and enhance the character of existing residential neighborhoods
- A downtown that is the center of the city, linking all parts of the community together with a vibrant, rich mix of uses that attracts residents, workers, and visitors.
- Preserve historic character of the downtown
- Revitalize the downtown by strengthening its urban design character

²⁴ City of Madera, <https://www.madera.gov/home/departments/planning/#tr-planning-application-forms-checklist-243609>.

New developments are encouraged to incorporate the goals and policies contained in the Community Design Element, but the City's Municipal Code does not include objective design measures for housing developments. In accordance with SB 35 and SB 330, the City will implement Program B - 6 to review and revise as necessary all development standards, design guidelines, and findings to ensure they are objective and facilitate development of properties at their maximum densities.

Housing For Persons with Disabilities

Definition of Family

The federal Fair Housing Act requires that local jurisdictions do not discriminate against persons based on familial status. The City defines a family as "one or more persons living in a dwelling unit." This definition is consistent with state law and does not pose a constraint on the development of housing for persons with disabilities. While some jurisdictions may have a definition of single housekeeping unit that poses a constraint to who is included in a dwelling unit, the City's Zoning Ordinance does not include a definition of single housekeeping unit and thus there is no constraint

A rental agreement with a restrictive definition of "family" that limits the number of individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.

The City's definition of family is not restrictive to persons with disabilities and there are no related or additional definitions in the City's Zoning Ordinance that pose a constraint to persons with disabilities.

Reasonable Accommodation Procedures

The federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations can mean local jurisdictions making modifications or exceptions in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The City has no records pertaining to requests for reasonable accommodation within the last planning period. The City completed Program B - 4 in February 2025 to update its

reasonable accommodation procedure, including refined and objective approval findings and consideration factors, as well as a 30 day approval process.

A request for reasonable accommodation is reviewed by the Planning Department. If discretionary approval is required, the application is reviewed by the Planning Commission. Approval of the reasonable accommodation is based on the following factors:

- The housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws.
- Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability protected under the fair housing laws
- The requested accommodation would not impose an undue financial or administrative burden on the City, as “undue financial or administrative burden” is defined in fair housing laws.
- The requested accommodation will not result in a fundamental alteration in the nature of the City’s zoning program, as “fundamental alteration” is defined in fair housing laws and interpretive case law.
- The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

As outlined in the City’s Reasonable Accommodation Ordinance, the City may consider the following factors in determining whether the requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.

- Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability;
- Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation;
- In the case of a residential care facility, whether the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants; and
- In the case of a residential care facility, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.

As outlined in the City’s Reasonable Accommodation Ordinance, may consider the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of the City’s zoning program:

- Whether the requested accommodation would fundamentally alter the character of the neighborhood;
- Whether the requested accommodation would result in a substantial increase in traffic or insufficient parking;

- Whether the requested accommodation would substantially undermine any express purpose of either the City's general plan or an applicable specific plan; and
- In the case of a residential care facility, whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

The updated Reasonable Accommodation procedure (completed Program B - 4) now provides a clear process with objective approval findings and does not pose a constraint to persons seeking a reasonable accommodation. No further updates are required.

California Building Code

The Building Division actively enforces the California Building Code provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units be subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests;
- At least one bathroom shall be located on the primary entry level served by an accessible route;
- All rooms or spaces located on the primary entry level shall be served by an accessible route;
- Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, bathrooms, living rooms, bedrooms, or hallways;
- Common use areas shall be accessible; and
- If common tenant parking is provided, accessible parking spaces are required.

The City enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, including the California Building Standards Code, is reviewed and enforced by the Building Department as a part of the building permit submittal.

Locally Adopted Ordinances

The City does not have locally adopted ordinances such as inclusionary, affordable, or short-term rental ordinances that will impact cost or supply of housing.

State Tax Policies and Regulations

Proposition 13

Proposition 13, a voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new homeowners.

Article 34

Article 34 of the state constitution requires that low-rent housing projects developed, constructed, or acquired in any manner by a public agency must first be approved by a majority of the voters. Requiring such approval can act as a barrier to the development of affordable housing due to the uncertainty and delay caused by the process.

Non-Governmental Constraints

Many factors affecting housing costs are related to the regional housing market. Land value, construction material and building costs, and labor costs contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some lower-income households.

Housing Market and Affordability

Market forces on the economy and the subsequent effects on the construction industry may act as a barrier to housing production, supply, and affordability.²⁵ Like most of California, home values have increased over the past few decades. Between 2000 and 2010, home values increased 137 percent and, between 2010 and 2020, increased 6 percent.²⁶

The California Association of Realtors tracks housing affordability for first-time homebuyers. According to fourth-quarter results for 2023, Madera County's median home price of \$353,600 (which suggests a monthly payment of \$2,440, including taxes and insurance) would require a qualifying household income of \$73,200.²⁷ According to the 2022 American Community Survey, the median home value in the City of Madera is \$335,900, which is lower than the average home value in Madera County, and the median household income in Madera is \$67,454.²⁸ Therefore, considering the qualifying household income is higher than the median household income, housing affordability is a significant constraint in Madera.

The US Department of Housing and Urban Development (HUD) prepares an annual schedule of fair market rents (FMRs) for the Housing Choice Voucher Program (formerly known as Section 8), a federal program administered by public housing authorities. Other federal programs use this schedule as a standard to determine rent affordability for very low- to low-

²⁵ National Association of Home Builders, 2021, Material Cost Affect Housing Affordability, <https://www.nahb.org/advocacy/top-priorities/material-costs>.

²⁶ Public Policy Institute of California, 2022, Homeownership Trends in California, <https://www.pplic.org/blog/homeownership-trends-in-california/>.

²⁷ California Association of Realtors, 2021, <https://www.car.org/marketdata/data/ftbhai>.

²⁸ US Census, DP04 Selected Housing Characteristics, accessed March 2, 2023, [https://data.census.gov/table?t=Heating+and+Air+Conditioning+\(HVAC\):Physical+Characteristics:Year+Structure+Built&g=1600000US0645022&tid=ACSDP5Y2020.DP04](https://data.census.gov/table?t=Heating+and+Air+Conditioning+(HVAC):Physical+Characteristics:Year+Structure+Built&g=1600000US0645022&tid=ACSDP5Y2020.DP04).

income households. HUD sets the FMR to be high enough to provide a wider selection of units and neighborhoods for low-income families and low enough to serve as many low-income families as possible. FMRs are set at the 40th percentile rent (40 percent of the rents should be lower than the FMR and 60 percent should be higher). HUD defines housing affordability as a household spending no more than 30 percent of their household income on rent and utilities. As shown in Table 82, the average rent of apartments in Madera County were under the California FMR in 2024, suggesting that rentals are generally affordable in Madera County.

Table 82: 2024 Fair Market Rent

Unit Size	Madera County	California
Studio	\$1,083	\$1,350
One-Bedroom	\$1,090	\$1,488
Two-Bedroom	\$1,432	\$1,864
Three-Bedroom	\$1,998	\$2,516
Four-Bedroom	\$2,208	\$2,915

Source: HUD Fair Market Rents, 2024

Vacancy Rate

Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. A vacancy rate that is too low can force prices up, making it more difficult for lower- and moderate-income households to find housing. Vacancy rates between 2 and 3 percent for single-family housing and between 5 and 6 percent for multifamily housing are usually considered optimal for a healthy housing market.

According to the 2020 American Community Survey, the City of Madera had an overall vacancy rate of 6 percent, compared to a 11.9 percent vacancy rate in Madera County and a 7.8 percent vacancy rate statewide. Vacancy rates in Madera are lower than countywide and statewide rates and within the optimal range for a healthy housing market. Therefore, the vacancy rate is not a contributing factor to increasing housing prices and is not considered a constraint to housing.

Land, Labor, and Construction Costs

Land Cost

The housing market and land cost in Madera can vary depending on location, zoning (allowable density), availability of improvements, and proposed land use of the site. In general, entitled single-family subdivisions with infrastructure extension plans command higher prices than raw undeveloped land. Available improvements can consist of improvements to streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. Improvement standards establish infrastructure or site requirements to support new residential development. Land costs and value are difficult to average on a countywide basis as land value is assessed based on the characteristics unique to each property.

The cost of developable land creates a direct impact on the cost for a new home. A higher cost of land raises the price of a new home because developers consider the cost of land while evaluating the feasibility of a development. When land costs are high, developers must ask for higher rent or sales prices to make their development feasible. Between 2022 and 2023, residential land prices in Madera averaged between \$3 to \$320 per square foot of undeveloped residential land based on information from Zillow.com. While land costs increase over time, these raw costs are not necessarily a constraint to housing. A comparison to Madera County shows that costs are lower and relatively inexpensive when compared to coastal counties, and comparable to other nearby counties such as Mariposa and Fresno Counties. As a result, raw land costs are not considered a constraint to the development of housing.

Table 83: Vacant Lot Sales in Madera (2022–2023)

Acreage	Land Cost	Cost per Square Foot	Date Sold
0.11	\$50,000	\$10.43	12/15/2023
1.64	\$240,000	\$3.36	11/09/2023
0.17	\$82,500	\$11.14	09/08/2023
4.12	\$650,000	\$3.62	06/23/2023
0.17	\$300,000	\$40.51	03/29/2023
0.03	\$418,000	\$319.87	09/21/2023
0.24	\$120,000	\$11.48	07/15/2022
0.23	\$120,000	\$11.98	07/12/2022
0.66	\$140,000	\$4.87	07/05/2022

Source: Zillow.com, 2023

Construction Cost

Construction costs depend on several factors, including the type of construction, custom versus tract development, cost of materials, site conditions, finishing details, amenities, size, and structural configuration. The International Code Council estimates the average price of labor and materials for typical wood-frame housing, which is commonly used to construct newer apartment buildings where no visible wood is exposed. Estimates are based on “good quality” construction, providing for materials and fixtures above the minimum required by state and local building codes.

The International Code Council estimated in 2023 that the national average cost per square foot for good-quality housing was approximately \$172 for multifamily housing, \$215 for single-family homes, and \$212 for residential care/assisted living facilities.²⁹ Sources specific to a search for Madera indicate that the construction cost can start at \$198 per square foot with an average construction price of \$416,234 for a 2,000-square-foot home, depending on the quality of construction.³⁰ If labor or material costs continue to increase, then increased

²⁹ International Code Council Building Valuation Data, 2021, <https://www.iccsafe.org/wp-content/uploads/BVD-BSJ-AUG21.pdf>.

³⁰ NewHomeSource, 2022, <https://www.newhomesource.com/homes/ca/fresno-area/madera>.

construction costs have the potential to constrain new housing construction and rehabilitation of existing. Since the average price per square foot cited in the International Code Council statistic is generally comparable to Madera's average price per square foot, construction costs are not specifically identified as a constraint.

Availability of Financing

Development Financing

The availability of developer financing options affects the feasibility of housing developments. Financing is available from a variety of sources, including financial institutions, insurance companies, and pension plans (such as CalPERS). HCD administers grants that can assist developers, local governments, and nonprofits in constructing housing units. The following programs were available in 2022:

- Home Investment Partnerships Program (HOME): assists cities, counties, and nonprofit community housing development organizations in creating and retaining affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance. However, 50 percent of the funding is awarded to rural applicants which may not apply to some Madera households.
- Local Housing Trust Fund Program (LHTF): Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income.
- Multifamily Housing Program: makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
- Predevelopment Loan Program: makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.
- Project Homekey: Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the target population.³¹

Depending on the type of financing used (e.g., tax credits, bonds, federal funds), other requirements such as the inclusion of certain accessibility accommodations and the use of prevailing wage versus Davis-Bacon wage can affect development costs significantly.³²

³¹ Project HomeKey, HCD, <https://homekey.hcd.ca.gov/content/background>.

³² The Davis-Bacon Act of 1931 is a federal law which established the requirement for paying prevailing wages on public works projects. All federal government construction contracts, and most contracts for federally assisted construction over \$2,000, must include provisions for paying workers on-site no less than the locally prevailing wages and benefits paid on similar projects.

Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a City's residents. The HMDA data presented in this section applies to the census tracts in the City of Madera.

In 2021, a total of 164 households in Madera applied for home purchase loans, 1 for home improvements, 165 for refinancing, and 4 for "other" as shown in Table 84. Table 85 shows there were a total of 75 applications for government-backed loans and 259 applications for conventional loans in Madera.

The overall rate of loan denial for all types of home loan applications was 14 percent, as shown in Table 84. Approximately 8 percent of government-backed loans and 9 percent of conventional loans were denied in Madera. The percentages of loans denied in the broader Madera County were higher in comparison, where about 11 percent of government-backed loans and 12 percent of conventional loans were denied. The higher denial rate in the City of Madera indicates a financial constraint to purchasing a home, which puts higher pressure on the rental markets. However, the overall loan approval rate in the City of Madera was higher than the Madera metropolitan statistical area (MSA) and California as a whole, with about 70 percent of home purchase loans originating in 2021. The City's First Time Homebuyers Program is on hold until additional program funding is secured. The City will work to reestablish the First Time Homebuyers Program to provide down payment assistance for low-income households, thus helping to increase homeownership rates for disadvantaged communities (Program D - 1).

Table 84: Home Loan Purpose and Application Action

Home Purchase	164	116 (71%)	5 (3%)	10 (6%)	24 (15%)	9 (5%)
Home Improvement	1	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Refinancing	165	112 (68%)	0 (0%)	19 (12%)	22 (13%)	12 (7%)
Other	4	4 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Total	334	233 (70%)	5 (1%)	29 (9%)	46 (14%)	21 (6%)

Source: FFIEC Home Mortgage Disclosure Act, 2021 Dataset, accessed February 23, 2023, <https://ffiec.cfbp.gov/data-browser/data/2021?category=msamds&items=31460>

Table 85: Home Loan Type and Application Action

Conventional Loan	259	178 (69%)	4 (2%)	23 (9%)	36 (14%)	18 (7%)
Government Backed Loan	75	55 (73%)	1 (1%)	6 (8%)	10 (13%)	3 (4%)

Source: FFIEC Home Mortgage Disclosure Act, 2021 Dataset, accessed February 23, 2023, <https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460>

Table 86: Home Loan Type and Home Loan Purpose

Home Purchase	164	113 (69%)	51 (31%)
Home Improvement	1	1 (100%)	0
Refinancing	165	141 (85%)	24 (15%)
Other	4	4 (100%)	0

Source: FFIEC Home Mortgage Disclosure Act, 2021 Dataset, accessed February 23, 2023, <https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460>

Table 87: Home Purchase Loan and Action - State, MSA, City Comparison

Loan Action	California	Madera MSA	City of Madera
Home Purchase, Loan Originated	471,404 (62%)	1,923 (63%)	116 (71%)
Home Purchase, Application Approved but Not Accepted	16,400 (2%)	62 (2%)	5 (3%)
Home Purchase, Application Denied	50,622 (7%)	213 (6%)	10 (6%)
Home Purchase, Application Withdrawn by Applicant	102,220 (13%)	417 (14%)	24 (15%)
Other	126,308 (16%)	452 (15%)	9 (5%)
Total	766,954	3,067	164

Source: FFIEC Home Mortgage Disclosure Act, 2021 Dataset, accessed February 23, 2023, <https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460>

Risk of Displacement

Governmental and market constraints on new development have continually stymied housing supply, especially affordable housing. Low levels of housing result in greater

demand for available units and ultimately higher market rents. With rapidly rising rental rates across the City, residents in some areas are more at risk of displacement relative to others. As discussed in the AFFH Section, vulnerable communities at risk of displacement in the City are primarily located in the east half of the City. Displacement is considered a constraint to housing in these areas due to economic pressures. The City commits to meaningful actions to address identified AFFH issues, which are included in the goals, policies, and programs outlined in the Housing Plan.

NIMBYism

NIMBYism, or “Not In My Backyard,” is a social and political movement that opposes housing or commercial development in local communities. NIMBY complaints often involve affordable housing, with reasons ranging from traffic concerns to small town quality to, in some cases, thinly veiled racism.

Local jurisdictions throughout the state contend with strong and organized opposition to proposed housing and shelter projects. In response, the state legislature has passed and strengthened several laws that attempt to mitigate the effects of community opposition. For example, the Housing Crisis Act of 2019 (SB 330) aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act. The Housing Accountability Act, which applies to all residential development in the state, including emergency shelters, establishes that jurisdictions cannot subjectively reduce density in a proposed project or deny a project that conforms with General Plan, zoning, and subdivision standards. NIMBYism has not historically been a constraint to development in Madera.

Environmental and Infrastructure Constraints

Environmental issues and infrastructure capacity can potentially affect the type and amount of residential development in affected locations. If not addressed, these types of constraints could preclude a jurisdiction from facilitating the development of housing needed to meet its RHNA. This section addresses the environmental and infrastructure constraints in the City of Madera.

Federal and State Environmental Protection Regulations

Federal and state regulations require an environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). These regulations help preserve the environment and ensure environmental quality for residents. Federal and state environmental laws include the State Seismic Hazards Mapping Act, the California Environmental Quality Act (CEQA) Law and Guidelines, California Noise Insulation Standards (Title 24), and the Federal Emergency Management Agency (FEMA) Flood Insurance Program. Pursuant to CEQA, nearly all residential development that requires a discretionary action from the City’s Planning Department also requires environmental review concurrent with the approval process. The preparation, review, and certification of CEQA documents may add time to the development process.

Pursuant to state law, Madera County developed and adopted the Local Hazard Mitigation Plan (LHMP) in 2017, which includes Madera County, City of Madera, and City of Chowchilla.³³ The planning process began with the organizational phase to establish the Hazard Mitigation Planning Committee, composed of key County representatives, and other local and regional stakeholders; to involve the public; and to coordinate with other departments and agencies. A detailed risk assessment was then conducted followed by the development of a focused mitigation strategy for each participating jurisdiction. The Hazard Mitigation Planning Committee conducted a risk assessment that identified and profiled hazards that pose a risk to participating jurisdictions, assessed the vulnerability of these hazards, and examined the existing capabilities to mitigate them.

Geologic and Seismic Hazards

Five major active and potentially active faults are in proximity to Madera: the San Andreas, San Joaquin, Ortigalita, Owens Valley, and Melones faults. Of these, the San Andreas and the Owens Valley faults are expected to be the sources of future major earthquakes. No active earthquake faults are located in the City—the closest active fault, San Joaquin Fault, is approximately 40 miles west of the City. The nearest Alquist-Priolo Earthquake Fault Zone is along the Ortigalita Fault Zone, approximately 50 miles to the west of the City. The lack of faults in the City means that the potential for buildings to be damaged from an earthquake is negligible. Madera is also not subject to liquefaction, a common earthquake-related hazard. According to the California Department of Conservation, Madera is in an area in which there is a 10 percent chance in the next 50 years for an earthquake that would result in “strong” ground shaking (as felt by people) and “light” damage to structures. (By comparison, portions of Los Angeles, an area of much higher seismic risk, are expected to experience “violent” ground shaking and “heavy” damage sometime within the next 50 years.) Subsidence, the settling of soils that can result when underground water, oil, or gas is extracted, is likely, but the magnitude/severity of future events is considered negligible. The LHMP indicates that the probability of future occurrences of earthquakes in Madera is unlikely and the likely magnitude/severity of future occurrences is low to moderate.

Landslides, Rockfalls, and Debris Flows

According to the California Geological Survey, landslides refer to a wide variety of processes that result in the perceptible downward and outward movement of soil, rock, and vegetation under gravitational influence. Susceptibility to landslides depends on many variables, including steepness of slope, type of slope material, structure and physical properties of materials, water content, amount of vegetation, and proximity to areas undergoing rapid erosion or changes caused by human activities. These activities include mining, construction, and changes to surface drainage areas. Landslides often accompany other natural hazard events, such as floods, wildfires, or earthquakes. Landslides can occur slowly or very suddenly and can damage and destroy structures, roads, utilities, and forested areas, and can cause injuries and death. Triggers such as an earthquake, heavy rainfall, and human activities can set a landslide in motion.

³³ Madera County Local Hazard Mitigation Plan Update, 2017, <https://www.madera.gov/wp-content/uploads/2018/09/Madera-County-Local-Hazard-Mitigation-Plan-2018.pdf>.

Areas of minimal risk are mainly flatlands, valley bottoms, and areas of minimal topographic relief; and areas consisting of hillside and mountainous terrain of competent igneous and metamorphic rocks and sedimentary rocks with favorable bedding and composition (a relatively stable category that includes much of the Sierras). Risk zones within Madera County include dip slopes (natural slopes parallel to bedding in sedimentary rocks), complexly folded metamorphic rocks, and zones of fractured rock; and several areas of the Sierras which consist of weak, landslide-prone rock and existing landslides.

Landslide hazards within Madera County are confined to the foothills and mountainous terrain, and the steep banks of the rivers which pass through the valley floor. Most areas throughout Madera County are at low to moderate risk for landslides, although an area in the central and eastern portions of the County is at high risk for landslides.³⁴ The LHMP indicates that the probability of future occurrences of landslides in the City is unlikely and the likely magnitude/severity of future occurrences is negligible.

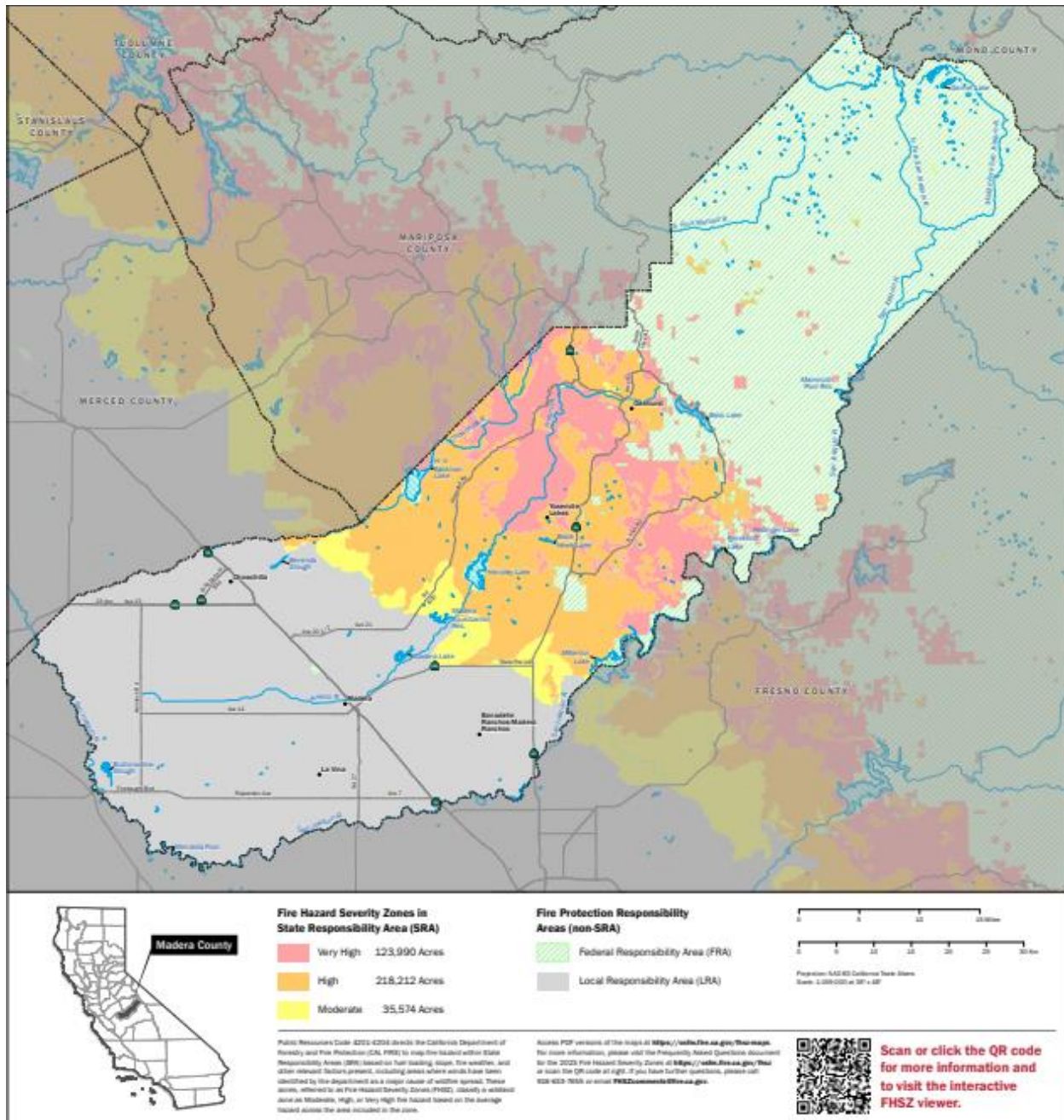
Wildfire

Wildland fires are an ongoing concern for Madera County. Generally, the fire season extends from early spring through late fall of each year during the hotter, dryer months. Fire conditions arise from a combination of high temperatures, low moisture content in the air and fuel, an accumulation of vegetation, and high winds.

The City of Madera is within a Local Responsibility Area, meaning the City is responsible for wildfire protection. Wildfire threat within the City ranges from low to moderate. The highest threat occurs along the eastern edge of the City. There are no notable wildfire events within the City limits within recent history. Vegetation fires that occur during the dry months are small and quickly contained. A total of 91 residents in Madera are at risk of moderate or higher wildfire risk.³⁵ The LHMP indicates that future wildfires will potentially occur occasionally in the City with likely negligible magnitude/severity. As shown in Figure 59, the City of Madera does not fall within any fire hazard severity zone.

³⁴ Madera County Local Hazard Mitigation Plan Update: Annex B City of Madera, 2017, <https://www.maderacounty.com/home/showdocument?id=354>

³⁵ Madera County Local Hazard Mitigation Plan Update: Annex B City of Madera. 2017. <https://www.maderacounty.com/home/showdocument?id=354>



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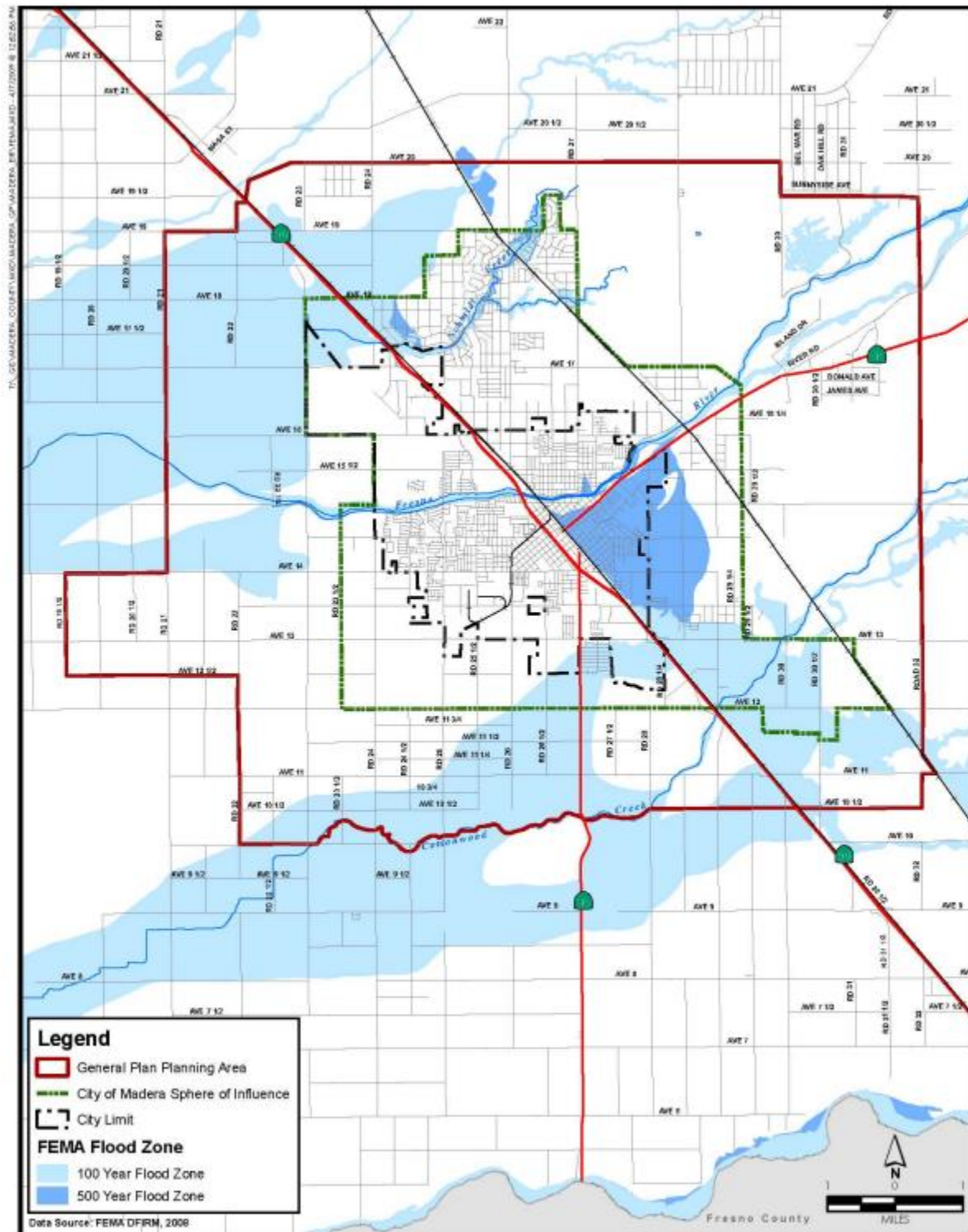
Madera is traversed by several stream systems and is at risk of both the 100-year and 500-year flood. FEMA has identified DFIRM flood zones for the City. In the past, flooding in Madera was a relatively frequent event. Floods struck Madera in 1938, 1943, 1945, 1950, 1952, 1955, 1956, 1958, 1962, 1963, and 1969. The era of flooding in Madera ended with the construction of the Hidden Dam on the Fresno River upstream of the City. Since the construction of the dam in 1976, no floods have occurred in the City. The City has 298

improved parcels in the 1 percent annual chance floodplain and 2,157 improved parcels in the 0.2 percent annual chance floodplain.³⁶ The LHMP indicates that the probability of future occurrences of flood in Madera is unlikely.

While flooding from the waterways is not considered a major risk, the General Plan identifies flooding associated with poor storm drainage as a major issue. In future flooding events, the extent of damage will depend upon the area inundated and the level of urbanization that exists in flood-prone areas. Figure 60 shows the areas of the City that fall within FEMA's 100- and 500-year flood zones.

³⁶ Madera County Local Hazard Mitigation Plan Update: Annex B City of Madera, 2017, <https://www.maderacounty.com/home/showdocument?id=354>.

Figure 60: FEMA Flood Zones



Source: FEMA DFRM, 2009

Excessive Noise

Residential uses are considered sensitive land uses and new development must be constructed to meet interior noise standards in the City's General Plan. The City's Noise Regulations can be found in Chapter 11, Noise Control, of the City of Madera Code of Ordinances.

According to the Noise Element, State Route 99, the Union Pacific and BNSF Railroads, Madera Municipal Airport, and the Madera Raceway are the most significant sources of noise affecting sensitive land uses in Madera.³⁷ While these requirements may impose specific mitigation or building requirements related to housing development, they are not considered a significant constraint to development.

Airport Land Use Compatibility

The Madera Municipal Airport is located approximately 1.5 miles northwest of the City core. In 1993, the Madera County Airport Land Use Commission adopted an Airport Land Use Compatibility Plan for the Madera Municipal Airport. The Compatibility Plan regulates land use in three ways: safety zones, noise zones, and height restrictions. The plan establishes three safety zones that are linked to land use compatibility: clear, approach/departure, and overflight. The clear zone is near each end of the runway and is the most restrictive in allowing land uses. The approach/departure zone is located under the takeoff and landing slopes and is less restrictive. The overflight zone is the area under the airport's traffic pattern and is the least restrictive.³⁸ Airport safety zones are not considered a constraint due to the relatively minor amount of land use covered under these zones.

Water Service

The City's existing water system facilities include 19 groundwater wells with another well under construction, 200 miles of water distribution system pipelines, about 13,500 connections, and a 1 million gallon elevated water storage tank. The total pumping capacity of the current water system is about 35.53 million gallons per day.³⁹ The City is in the process of adding 5 million gallons of capacity through the Northeast Water Storage Tank Project. The Project is proposed in two phases. The first phase includes a 2.5 million gallon storage tank, pump station and transmission main to address drought conditions, current reliability and redundancy within the water system in the northeast quadrant of the City and to expand capacity for future growth. The first phase is expected to accommodate an approximate 10 year growth period.

The City also has numerous stormwater basins; some are connected to Madera Irrigation District facilities and can receive surface water for recharge. The basins are being operated to maximize the volume of stormwater that is captured and recharged locally. 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 to accommodate the City's

³⁷ City of Madera General Plan Noise Element, 2009, <https://www.madera.gov/wp-content/uploads/2020/12/City-of-Madera-GP-12-04-20.pdf>.

³⁸ City of Madera General Plan EIR, 2009, <https://www.madera.gov/wp-content/uploads/2018/01/Draft-EIR.pdf>.

³⁹ City of Madera, Water System Master Plan, 2014, https://www.madera.gov/wp-content/uploads/2016/10/2014_Water_System_Master_Plan_Final_092314_signed.pdf.

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.

Additionally, the Sustainable Groundwater Management Act was passed in 2014 to help protect groundwater resources over the long term. Overreliance on groundwater can lead to over drafted aquifers, which can in turn lead to severe water quality impairment, damaging land subsidence, household and rural community wells going dry, and desertification of local ecosystems. Maintaining balance between the rate at which a groundwater basin is pumped and the rate it is recharged by surface water is critical to guaranteeing the continued use of these resources. The Chowchilla Subbasin is required to submit groundwater sustainability plans to assess the over drafted basin that provides water to the City of Madera. The Chowchilla Subbasin plan is currently incomplete, but after approval, the Sustainable Groundwater Management Grant Program will provide funding to help develop and implement sustainable groundwater planning and projects. This planning and funding will ensure that there is adequate groundwater water supply for the City in future years.

Wastewater Collection and Disposal

The City's existing sewer system is composed of a network of approximately 173 miles of sewer pipelines ranging from 6 to 48 inches in diameter. Wastewater is conveyed by the sewer collection system to the City's Wastewater Treatment Plant (WWTP). The City also conveys and treats wastewater flows from two areas outside of City limits: Madera County Service Area No. 3 (Parksdale) and the southern portion of the Parkwood area. The oldest portions of the City's sewer system were constructed in the first half of the twentieth century to serve what is now the central portion of the City. In 1970, a new WWTP was constructed at the current Carmel II and IV site and an interceptor sewer was constructed from the old plant to the new WWTP, which was expanded in 2008.

The City's collection system serves residential, commercial, and industrial customers. Sewer service is provided only to properties within the City limits, with the exception of a few residential properties located just outside of the City limits. The number of service connections is estimated to be approximately 13,400. Current City policy states that the entire sewer lateral from the street right-of-way to the service connection is owned by the property owner.⁴⁰

It is likely that extensions and/or replacement of wastewater infrastructure would be installed to service new development. Infrastructure extensions would be subject to compliance with applicable regulations and standard conditions for sewer construction projects consistent with City reviews for construction within public rights-of-way. Depending on the nature of required improvements, these regulations could increase permitting costs and timelines for new housing developments. The City will also implement Program D - 3 to adopt a policy to prioritize water and wastewater service for affordable housing developments.

⁴⁰ Sewer System Management Plan, 2020, https://www.madera.gov/wp-content/uploads/2021/02/Madera_2020_SSMP_Final_Adoption_December2020.pdf.

Summary of Local Housing Constraints

- In February 2025, the City updated its ADU Ordinance to fully comply with state law (see Program B-2). To encourage ADU Production, the City is including program A-5.
- Madera's development regulations allow for a variety of densities. However, R2, R3 and PD 1500 zones, which permit multifamily housing, are generally concentrated in Downtown Madera and the surrounding areas. PD 3000 and PD 4500 zones, which also permit multifamily housing, are distributed throughout the City. Use permits required for multifamily housing in commercial or industrial districts could pose a constraint to the development of more affordable multifamily housing. Additionally, there are no zones that allow for the permitted density range of the High Density Residential (50 du/ac) land use designation in the General Plan. To address this constraint the City is implementing programs to rezone to meet the housing need (A-1) and rezone to align with the General Plan densities (A-2).
- The City of Madera's estimated planning review and processing timeline is longer than other nearby jurisdictions. Developments greater than two units are not exempt from the site plan review process in order to receive a building permit. The length of review time for developments poses a constraint to construction, particularly of multifamily units. To address this constraint the City is implementing Program B - 3 to establish and implement expedited permit processing for qualifying affordable housing projects, pursuant to SB 35 and SB 330.
- The City of Madera's development review and impact fees are in line with the region. While any fee poses a constraint to development, fees used to review, approve, and inspect new development projects and impact fees used to construct and upgrade roadways, schools, firehouses, sewers, and parks are essential to provide safe, equitable, and livable places. To address this constraint the City is implementing Program B - 5 to compile all development standards, plans, fees, and nexus studies in an easily accessible online location.

Environmental concerns pose constraints that can be generally mitigated through design or limitations on operations.

City of Madera

HOUSING ELEMENT



6TH CYCLE HOUSING SITES AND RESOURCES

Housing Sites and Resources

Land Inventory

The sites and resources section of the Housing Element provides an overview of available land resources and residential sites for future housing development; evaluates how these resources can satisfy future housing needs; reviews financial and administrative resources available to support affordable housing; and discusses resources available for the development, rehabilitation, and preservation of housing in Madera.

Housing Allocation

California General Plan law requires that a community provide a fair share of sites to allow for and facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” As defined under California Government Code Section 65583(c)(1), adequate sites are those with appropriate zoning, development standards, and services and facilities to encourage and provide for the development of a variety of housing for all income levels.

HCD and the California Department of Finance (DOF) are responsible for assessing the housing needs for different regions across the state. Madera is in the Madera County Transportation Commission (MCTC) region, which received a regional allocation of 12,243 housing units in the 6th Cycle. The MCTC then distributed these housing units between all jurisdictions in the region, a process known as the Regional Housing Needs Allocation (RHNA). The MCTC adopted its final allocations on January 26, 2022. The City of Madera’s RHNA for the 2024–2032 planning period (6th Cycle) is 5,910 total units, spread among different income categories, as shown in Table 88.

In February 2024, Madera annexed 53 parcels, totaling 245 acres, from the unincorporated area north of the City. This annexation included an addition of RHNA responsibility (330 units), for the 6th cycle as shown in Table 88. The additional RHNA is also being accommodated in the sites inventory, including through rezoning in the newly annexed area. Thus, the following sites inventory analysis details how the City will meet its entire RHNA of 6,240 units, including 2,196 lower income units.

Table 88: City of Madera 2024–2032 RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Original	1,172	925	1,071	2,742	5,910
Annexed	66	33	99	132	330
Total	1,238*	958	1,170	2,874	6,240

Source: Regional Housing Needs Allocation, MCTC, 2024-2032

*Note: Pursuant to Assembly Bill 2634, local jurisdictions are also required to project the needs of extremely low-income households (0–30% of area median income). The projected extremely low-income need can be assumed as 50 percent (619) of the total need for the very low-income households.

No Net Loss Buffer

State law requires cities to continually maintain adequate capacity in their sites inventories to meet their RHNA for all income levels. In the event that a site is developed below the density projected in the Housing Element, or at a different income level than projected, the City must take action(s) to ensure adequate sites are available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning, it must identify and rezone new sites that can accommodate the remaining need within six months. For these reasons, the City is including a buffer of 20 percent above the remaining RHNA need once accounting for pending projects and accessory dwelling units (ADUs). Table 89 illustrates the RHNA breakdown by income category with the 20 percent buffer beyond the remaining need. As shown, the pending projects (Row D) and projected ADUs (Row E) are subtracted from the total RHNA (Row A) to determine the unmet RHNA (Row F). The unmet RHNA for each category is multiplied by 20 percent (Row G). Row H sums the unmet RHNA (Row F) and the 20 percent of the unmet RHNA (Row G) to show the target RHNA sites capacity.

Table 89: 2024–2032 RHNA Buffer Calculation

#	Type	Very Low	Low	Moderate	Above Moderate	Total
A	Total RHNA (B+C)	1,238	958	1,170	2,874	6,240
B	RHNA	1,172	925	1,071	2,742	5,910
C	Annexed RHNA	66	33	99	132	330
D	Pending Projects	-	-	-	352	352
E	ADUs	-	-	-	2	2
F	Unmet RHNA (A - D - E)	1,238	958	1,170	2,520	5,886
G	Target Buffer (F x 0.2)	248	192	234	504	1,177
H	Unmet RHNA + Target Buffer (F + G)	1,486	1,150	1,404	3,024	7,063

Realistic Capacity

State law requires that a city project realistic estimates for housing capacity on its RHNA sites. Realistic capacity may be estimated by utilizing recent project history, using a minimum density, or through other methods. As a majority of growth is expected to take the form of multifamily housing, recently approved and constructed multifamily projects were reviewed to understand and establish historical trends for multifamily housing development in Madera.

Table 90 lists recent residential projects in Madera and their land uses, zoning, densities, and yield percentages. The yield percentage is the percentage of the maximum density that the project achieved. A total of 26 recent and pending projects are included in the yield calculation from the R1, R2, R3, and various PD zones. Overall, the average yield of all projects is over 80 percent. Project yields range from 35 percent to 184 percent. Breaking capacity down by zone, the average yield is 86 percent in the R1 zone, 49 percent in the R2

zone, 96 percent in the R3 zone, and between 55 percent and 103 percent in the various PD zones.

When determining the average projected yields to use for the RHNA sites, any recent project that achieved over 100 percent yield was reduced to a maximum of 100 percent in an effort to address any significant outliers. This resulted in an average yield of 69 percent in the R1 zone, 46 percent in the R2 zone, 87 percent in the R3 zone, and between 55 percent and 87 percent in the various PD zones.

Table 90: Example Project Densities

Project	Units	Acreage	Zoning	Land Use	Max Density	Project Density	Yield %
Carmel II and IV	317	57.5	PD (4500)	LD	9.7	5.5	56.8%
Milano Lane	72	3.2	PD (2000)	HD	21.8	21.8	100.0%
Ramirez 4-Plex	4	0.2	R3	HD	24.2	20.0	82.6%
120 Wilson Ave	8	0.3	PD (1500)	HD	29	26.7	92.0%
Oberti Apartments	7	0.3	R3	MD	24.2	23.3	96.4%
Lake St. Apartments	15	2.4	PD (4500)	LD	9.7	6.3	64.4%
Adelaide Duplex	2	0.2	R2	LD	14.5	10.0	69.0%
Nebraska Ave Multi Family	3	0.1	R3	HD	24.2	30.0	124.0%
West Sherwood Way	16	2	PD (3000)	MD	14.5	8.0	55.2%
Linden Street	22	1.4	PD (2000)	HD	21.8	15.7	72.1%
204 N C St and 125 N C St¹	48	0.9	PD (1500)	HD	29.0	53.3	183.9%
1709 W 5th St	1	0.2	R1	LD	7.3	5.0	68.5%
Miranda Triplex	3	0.6	R2	LD	14.5	5.0	34.5%
Linden Apartments	29	1	PD (1500)	HD	29	29.0	100.0%
Naz Sixplex	6	0.3	R3	HD	24.2	20.0	82.6%
Two Residences In R1 Zone	2	0.4	R1	LD	7.3	5.0	68.5%
West Park Duplexes (X4)	8	0.7	PD (2000)	MD	21.8	11.4	52.4%
Madera Rescue Mission Temporary/Triage Housing	10	2.1	PD-4500 / R-2	LD	9.7 / 14.5	4.8	57.2%
Mendoza Corner Lot	1	0.2	R2	LD	14.5	5.0	34.5%
108 Unit Multifamily Development	108	5.2	PD (2000)	HD	21.8	20.8	95.3%

Project	Units	Acreage	Zoning	Land Use	Max Density	Project Density	Yield %
El Monte Ct Duplex	2	0.1	PD (2000)	HD	21.8	20.0	91.7%
Varbella Subdivision	102	20.4	R1	LD	7.3	5.0	68.5%
Eagle Meadows Apartments	106	3.7	PD (1500)	LD	29	28.6	98.8%
Nonconforming Lot In R1 Zone	1	0.1	R1	LD	7.3	10.0	137.0%
Bellavita Residences	112	4.1	PD (1500)	HD	29.0	27.3	94.2%
East Lewis Street	52	3.5	PD (1500)	HD	29.0	14.9	51.2%

1 This project qualified for a 93% density bonus from 29 du/ac to 56 du/ac

In addition to determining the average yield of recent projects by zone to determine the projected yield for the RHNA sites, an analysis of recent regional high density projects was conducted to demonstrate the regional developer interest in high density development. As the City of Madera does not currently have a zone that will reach the 50 du/ac proposed for the R-3 zone, the analysis includes development in the nearby communities of Fresno, Merced, Turlock, Clovis, and Dinuba. As shown in Table 91 there have been several recent developments in the region between 40 and 50 du/ac, at both market rate and affordable. This indicates that not only is there a regional trend that supports development at this density, but that lower income development is feasible and likely.

As noted in Program A - 3, the City will develop a process to track the:

- Unit count and income/affordable assumed on parcels included in the sites inventory.
- Actual units constructed and their affordability levels as parcels are developed.
- Net change in capacity after development and summary of capacity in meeting the remaining RHNA.

and adjust assumptions as appropriate to manage and mitigate any net loss.

Table 91: Regional High Density Projects

Project	Units	Acreage	City	Income	Project Density
234 N Eaton Ave	40	0.8	Dinuba	Market	48
525 S Dearing Ave	25	0.5	Fresno	Market	49
Axis at Compass Pointe	196	4.9	Merced	Market	40
Beechwood	68	1.6	Fresno	Market	41
Butterfly Gardens	75	1.8	Clovis	Affordable Rent Restricted	41
College Manor	32	0.8	Fresno	Market	41
Crane Terrace	44	1.0	Turlock	Affordable Rest Restricted	42
Emperor Estates	62	1.4	Dinuba	Affordable Rent Restricted	45
Fairwinds Woodward Park Senior Apartments	250	5.7	Fresno	Market	44
Fulton Village	51	1.2	Fresno	Market	43
Granada Apartments	24	0.5	Madera	Market	47
King's Court Apartments	62	1.5	Fresno	Market	42
Lakeside Condominiums	198	4.4	Fresno	Market	45
Northwood Village	142	2.9	Merced	Market	49
San Ramon Court	32	0.7	Fresno	Affordable Rent Subsidized	43
Sarabs Court Apartments	120	2.5	Fresno	Affordable Rent Restricted	49
Sierra Gateway I	80	1.8	Fresno	Affordable Rent Subsidized	44
Sierra Village Apartments	108	2.2	Dinuba	Affordable Affordable Units	49
Stonegate Apartments 1 & 2	302	7.3	Fresno	Market	41
The Reef	58	1.2	Fresno	Market	47
Truewood by Merrill. Fig Garden	103	2.4	Fresno	Market	42
Turlock Silvercrest Senior Residence	80	2.0	Turlock	Affordable Rent Subsidized	41
Villa Del Mar Apartments	48	1.0	Fresno	Market/Affordable Rent Restricted	47

Source: CoStar Group, 2025

Table 92 shows the assumed yields for all zones in the City where RHNA sites are identified. In general, the deductions in yield from the maximum will cover and accommodate any reductions in site capacity due to any constraints on the site. The yields were determined based on recent residential development trends and development standards assessed in the constraints section. The yields are assumed at or below the recent trends. Recent development trends suggest that projects average around 97 percent of the maximum yield, illustrating that the maximum density is achievable in these zones.

When determining the average projected yields to use for the RHNA sites, any recent project that achieved over 100 percent yield was reduced to a maximum of 100 percent in an effort to address any significant outliers. This resulted in an average yield of 69 percent in the R1 zone, 46 percent in the R2 zone, 87 percent in the R3 zone, and between 55 percent and 87 percent in the various PD zones. The estimated yields used for the RHNA sites take a further discount from these averages to account for new zoning trends and potential site constraints.

This analysis utilizes the proposed new maximum densities that better align with the existing General Plan land use designations. Increasing the allowed maximum density in these zones is not anticipated to negatively affect trends.

Table 92: Assumed Yields

Zone	Maximum Density (Proposed)	Average Recent Project Yield	Adjusted Average Recent Project Yield to Accommodate for Outliers	Assumed Yield for RHNA	Estimated Yield Density
RA	3.63	=	=	70%	2.5 du/ac
R1	7.26	<u>85.3%</u>	<u>73.5%</u>	70%	5 du/ac
R2	20	<u>44.0%</u>	<u>44.0%</u>	40%	8 du/ac
R3	50	<u>88.8%</u>	<u>88.8%</u>	80%	40 du/ac
PD (1500)	29.04	<u>139.7%</u>	<u>72.7%</u>	70%	20 du/ac
PD (3000)	14.52	<u>55.9%</u>	<u>55.9%</u>	50%	7.26 du/ac
PD (4500)	9.68	<u>98.8%</u>	<u>65.0%</u>	65%	6.3 du/ac
PD (6000)	7.26	=	=	70%	5 du/ac
PD (12000)	3.63	=	=	70%	2.5 du/ac
CN	1/Acreage	=	=	70%	0.7/Acreage

*Note: du/acre = dwelling unit per acre

Assumed Affordability

Density

The California Government Code Section 65583.2(c)(3)(B) states that if a local government has adopted density standards consistent with the population-based criteria set by the state, then HCD must accept sites with those density standards as appropriate for accommodating the jurisdiction's share of lower-income units. For Madera, this density is 20 dwelling units per acre (du/acre). The selected RHNA sites within the R3, PD (2000), and PD (1500) zones meet the requirements of the Government Code. Table 93 shows the income levels, densities, and their implementing zones in Madera.

Moderate-income housing can be accommodated through medium- and higher-density zones, with maximum densities ranging from 15 to 20+ du/acre. These densities support a variety of multifamily housing typologies, including townhomes and garden-style apartments, which may be affordable to moderate-income households. Above moderate-income housing needs may be met through lower-density, single-family typologies, typically in the 0 to 15 du/acre range.

Table 93: Densities, Affordability, and Implementing Zones

Incomes	Density Range	Madera Implementing Zones
Above Moderate	0-15	RA, R1, PD (12000), PD (8000), PD (6000), PD (4500), PD (3000), CR, CN
Moderate	15-20	R2, R3, PD (2000), PD (1500)
Low	20+	R3, PD (2000), PD (1500)
Very Low	20+	R3, PD (2000), PD (1500)

Size

Pursuant to state law, RHNA sites accommodating lower-income units must have areas between 0.5 and 10 acres, regardless of allowed density. The RHNA sites in the inventory adhere to this; all sites accommodating lower-income units are between 0.5 and 10 acres. No lot consolidation was assumed for lower-income units.

Environmental and Infrastructure Constraints

The sites inventory analysis takes into consideration any environmental constraints such as habitat, flood, noise hazards, and steep slopes. Any environmental constraints that would lower the potential yield (e.g., steep slopes) have already been accounted for in the site/unit capacity analysis. In general, the deductions in yield from the maximum will cover and accommodate any reductions in site capacity due to environmental constraints. The sites have also been evaluated for likelihood of development based on shape, access, and property conditions. Any properties with significant constraints posed by these factors were not included in the RHNA sites inventory. Any environmentally protected areas such as vernal pools were also excluded. To the best of staff's knowledge, the included sites do not have historic uses that would require environmental remediation prior to conversion of

residential uses (dry cleaning, historic industrial like gas/oil processing, etc.). There are no other known conditions that preclude development.

Flooding

Portions of Madera fall into flood hazard zones as defined by the Federal Emergency Management Agency (FEMA). The City of Madera has been a participating jurisdiction in FEMA's National Flood Insurance Program since July 1974. Figure 61 shows the special flood hazard areas in the City. Portions of 52 of the 223 RHNA sites fall into an identified flood hazard area. These sites are adjacent to existing development within the flood hazard areas, which indicates that the presence of the flood zone does not preclude development in these areas.

Special Flood Hazard Area	RHNA Sites
1% Annual Chance Flood Hazard	6
0.2% Annual Chance Flood Hazard	41
Regulatory Floodway	5 ¹

Source: FEMA; City of Madera

¹ Sites that intersect with the regulatory floodway have less than 12 percent of their area within the floodway.

The yield calculation used to assume a unit estimate per parcel that is lower than the maximum potential allowed by the density in part accounts for environmental constraints on the selected sites. For example, the sites that intersect with the regulatory floodway have less than 12 percent of their land area in the floodway. The estimated potential units on this site has been conservatively estimated with a yield of 80 percent of the maximum potential units. This conservative yield accounts for this environmental constraint, as 12 percent of the land area is less than the 20 percent reduction. The affected parcels can be developed at the unit number assumed without construction in the floodway. Construction has also occurred to the east and west of these sites.

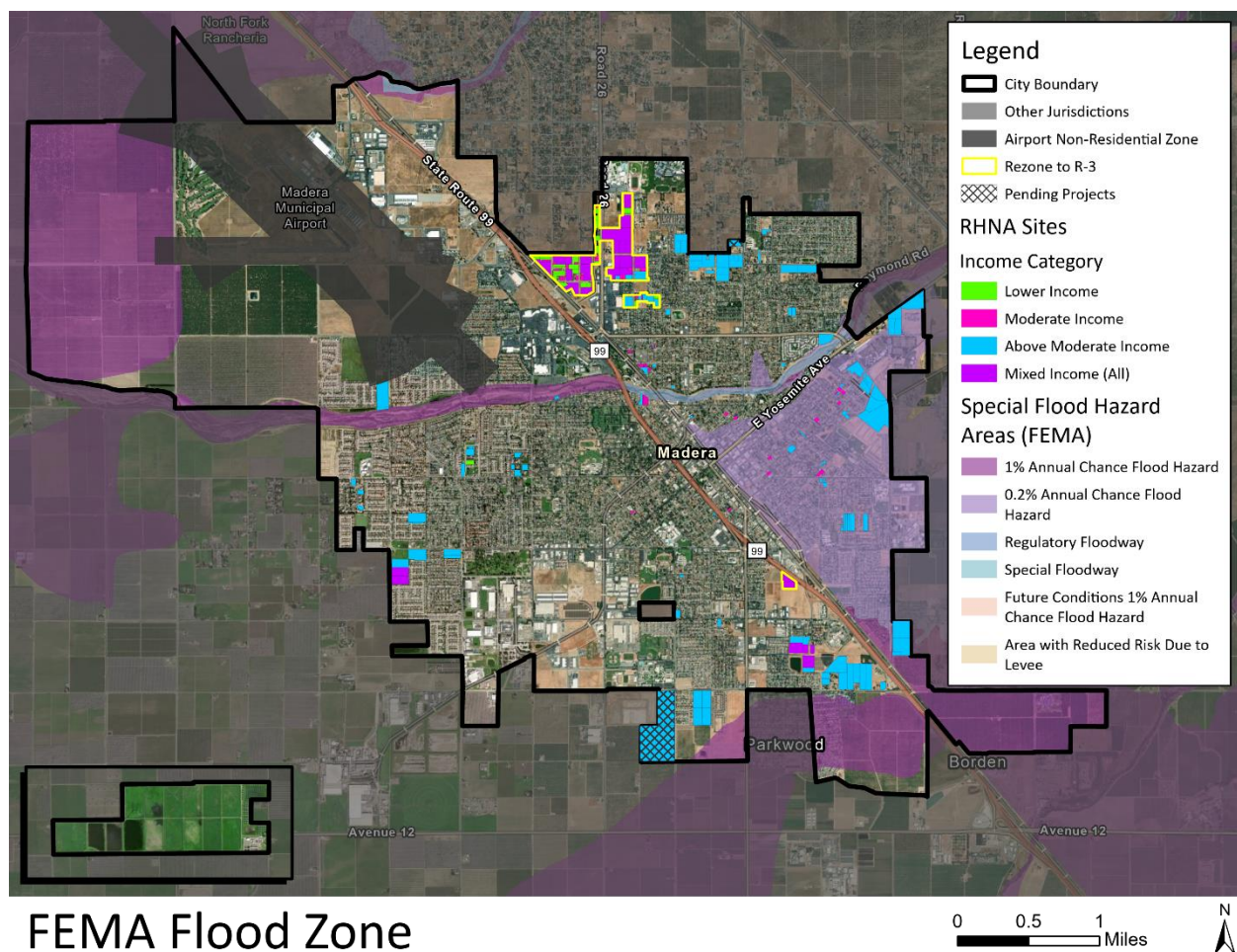
Presence within the flood zones does not preclude development. There are a variety of typical practices used to enable development in these zones while ensuring compliance with regulatory and environmental requirements. These have been and are used throughout the area and in close proximity to the RHNA sites. They include but may not be limited to the following:

- Grading a site to an elevation which is above FEMA's recommended elevation; this of course includes finished floor elevations.
- Preparing preliminary grading designs in conjunction with floodplain analyses.
- Providing storage for any displaced floodwaters for existing conditions in addition to the runoff for a proposed development.
- Calculating pre- and post-project volumes for floodplain storage below FEMA's recommended elevation and ensuring that the volume of storage meets pre-project volumes. If necessary volumes are not met or are exceeded, adjustments are required to be made to grading plans in order to acquire the adequate amount of storage.
- Considering the use of streets, open spaces and swales as conveyances.

- Modeling velocity and depth for areas accessible to the public to analyze potential for safety hazards and requiring mitigation, as necessary, to ensure velocity and depth do not exceed safety threshold standards.
- Designing basins, swales, channels/intercepts, etc. to reduce peak runoff rates and/or limit peak discharge to acceptable levels. Use of streets for conveyance also considers breach points and potential for inundation of the streets or potential for flooding of adjacent properties.
- Looking at potential for design of off-site upstream basins which may eliminate the need for on-site floodplain mitigation improvements to be constructed.

While additional insurance and construction requirements for building within the floodways can present some challenges or additional costs, they are not expected to considerably affect cost or timeline of development.

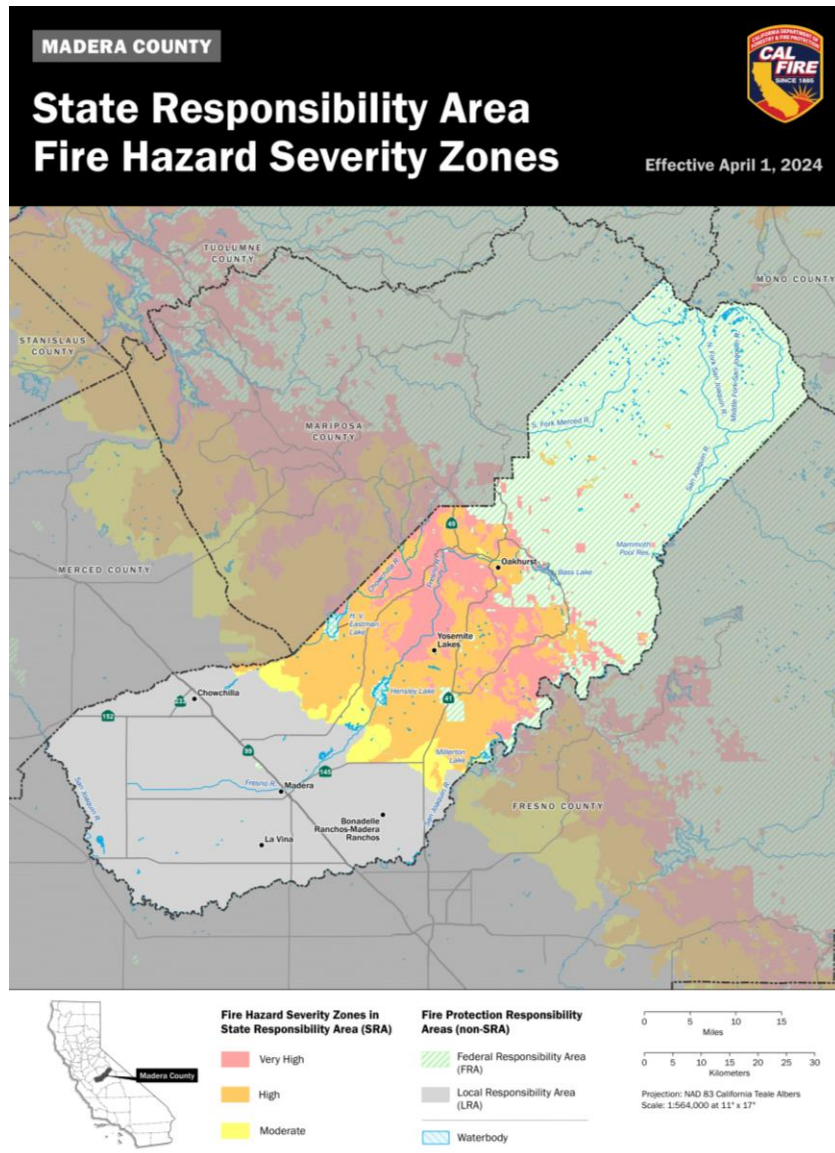
Figure 61: Special Flood Hazard Areas and RHNA Sites



Fire

As of 2024, the California Department of Forestry and Fire Protection has determined that Madera County has no Very High Fire Hazard Severity Zones in the area of local responsibility. The 2024 State Responsibility Area Fire Hazard Severity Zone in Madera County is shown in Figure 62. As there are no Very High Fire Hazard Severity Zones in the City, no RHNA sites are located in Very High Fire Hazard Severity Zones.

Figure 62: State Responsibility Areas Fire Hazard Severity Zones, 2022



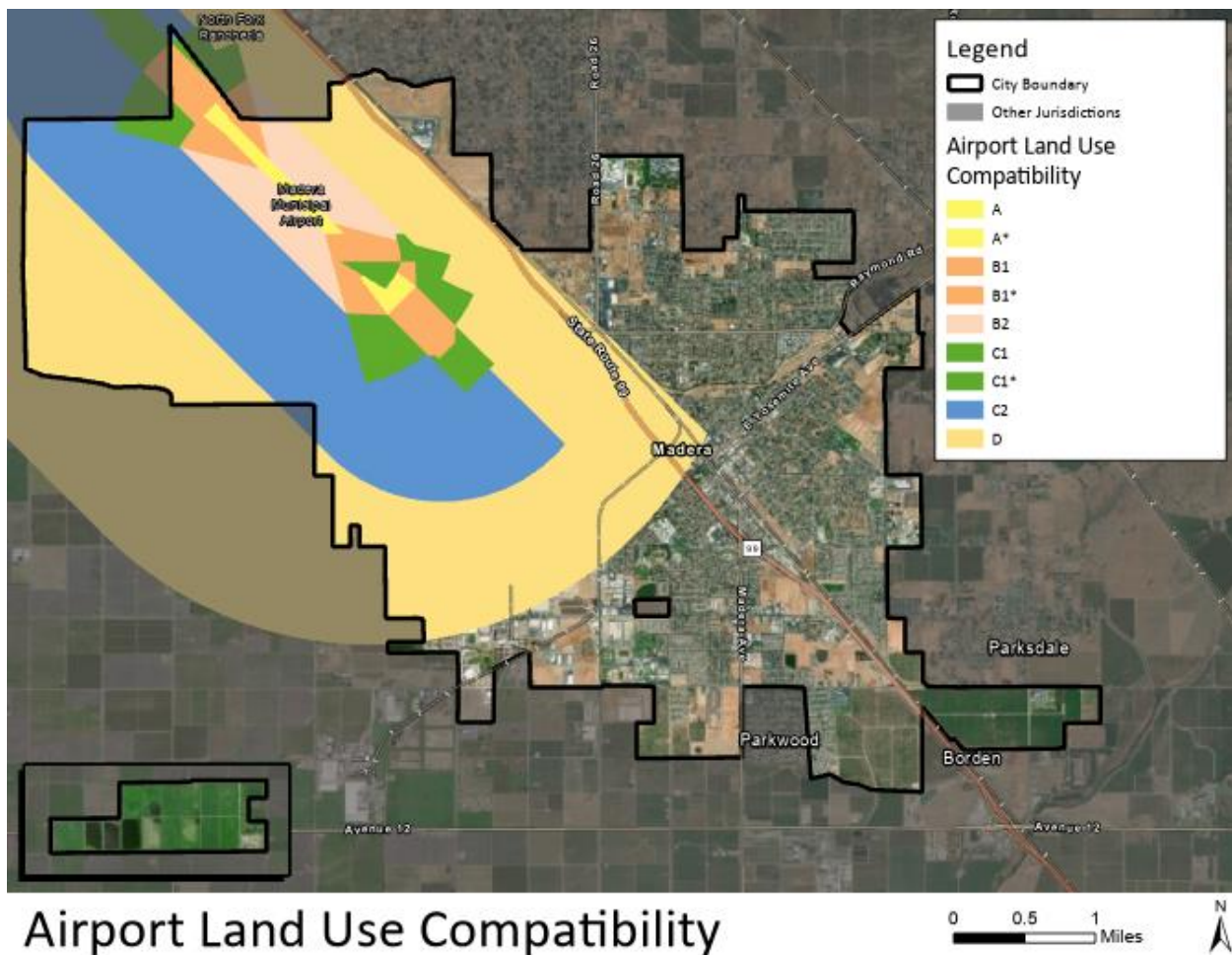
Source: California Department of Forestry and Fire Protection, 2023.

Airport Land Use Compatibility

The Madera Municipal Airport is located approximately 1.5 miles northwest of the City core. In 1993, the Madera County Airport Land Use Commission adopted an Airport Land Use Compatibility Plan for the Madera Municipal Airport. The Compatibility Plan regulates land

use in three ways: safety zones, noise zones, and height restrictions. The plan establishes three safety zones that are linked to land use compatibility: clear, approach/departure, and overflight. The clear zone is near each end of the runway and has the most restrictions on allowed land uses. The approach/departure zone is located under the takeoff and landing slopes and is less restrictive. The overflight zone is the area under the airport's traffic pattern and is the least restrictive.⁴¹ These zones are illustrated in Figure 63 below.

Figure 63: Airport Land Use Compatibility



Source: Madera Countywide Airport Land Use Compatibility Plan

Table 94 indicates whether single family or multifamily development is permitted in each of the airport land use compatibility zones. As multifamily development is only permitted in the C2 and D zones, the rest of the zones are included on all maps of the sites to indicate that multifamily cannot be developed in these areas. RHNA sites were selected with these constraints in mind, and no sites have been selected in the A, B1, B2, or C1 zones.

⁴¹ City of Madera General Plan EIR, 2009, <https://www.madera.gov/wp-content/uploads/2018/01/Draft-EIR.pdf>.

Table 94: Airport Land Use Compatibility with Residential Uses

ALUC	Single Family Residential	Multifamily Residential
<u>A</u>	<u>NO</u>	<u>NO</u>
<u>B1</u>	<u>CUP</u>	<u>NO</u>
<u>B2</u>	<u>CUP</u>	<u>NO</u>
<u>C1</u>	<u>CUP</u>	<u>NO</u>
<u>C2</u>	<u>YES</u>	<u>YES</u>
<u>D</u>	<u>YES</u>	<u>YES</u>

Source: Madera Countywide Airport Land Use Compatibility Plan

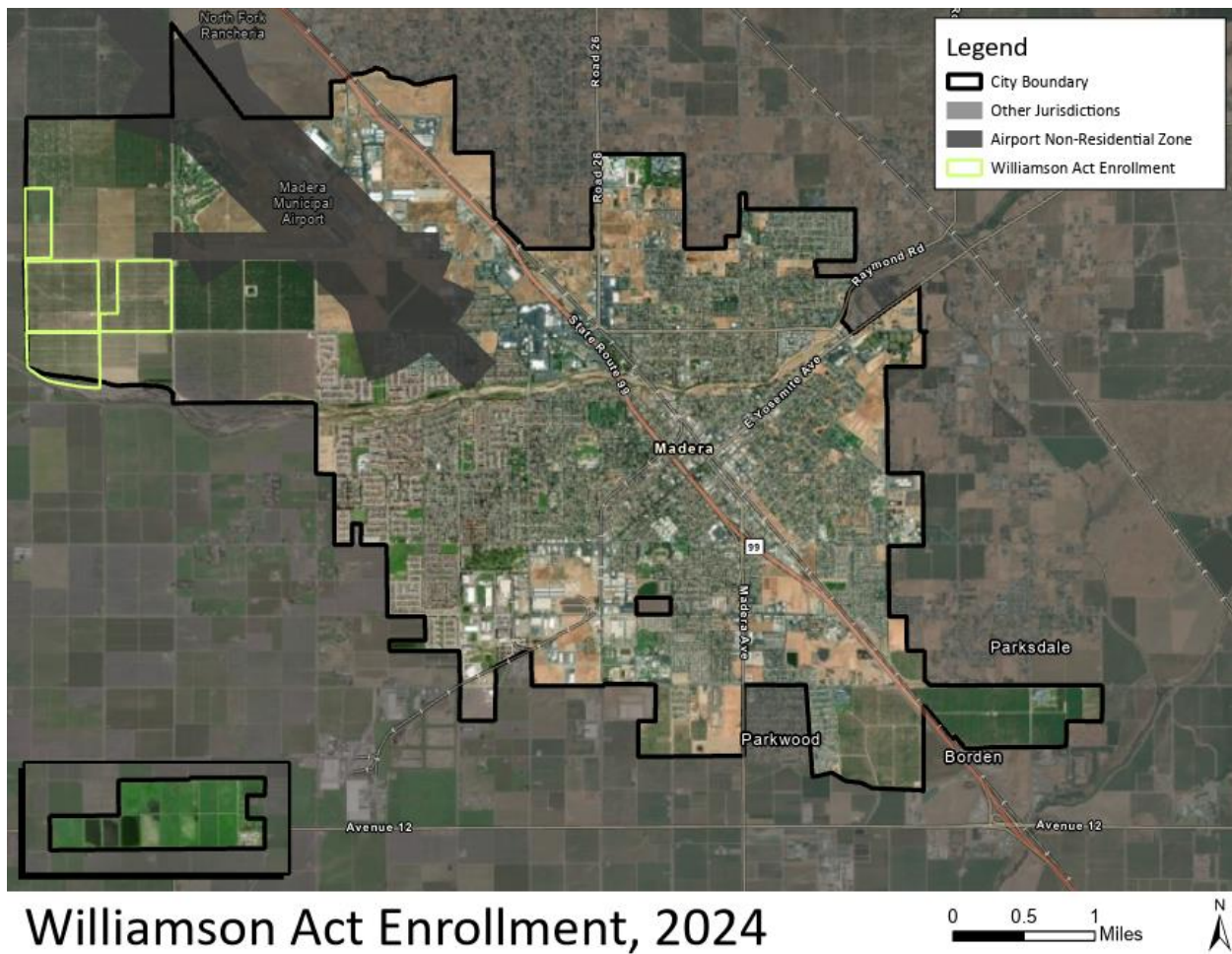
Contamination

Hazardous materials are used every day in industrial, commercial, medical, and residential applications. The primary concern associated with a hazardous materials release is the short- and/or long-term effect to the public from exposure to these substances. Compared to other cities in Central California, Madera has a relatively low number of sites that generate, use, or store hazardous materials. According to the EPA, there are no Superfund sites in Madera, although there are nine CERCLIS (Comprehensive Environmental Response, Compensation and Liability Act of 1980) sites that are not on the National Priority List. None of these sites are included in the RHNA sites inventory.

Williamson Act Contracts

Figure 64 displays the location of parcels enrolled in the Williamson Act as of 2024 in the City of Madera. This data depicts land enrolled in Williamson Act and/or Farmland Security Zone contracts. While regionally there is significant enrollment, there are only 4 parcels enrolled in the City of Madera. None of these parcels include RHNA sites, and therefore they do not pose as a constraint to site development.

Figure 64: **Madera County Williamson Act, 2024**



Source: California Williamson Act Enrollment Finder, 2024.

Easements or Environmental Overlays

Other than the City's natural water ways there are agricultural preserves, farmland security zones and conservation easements within the City's Sphere of Influence. These are primarily in the southwest area of the sphere of influence, where there are rural residential parcels and the General Plan precludes infrastructure expansion and intensification. None of these are prevalent to any extent or located within areas that "preclude" development, or the City's ability to meet our RHNA.

Infrastructure

The City's Water Division is responsible for maintaining and operating the City's water system with the goal of providing a safe, efficient, and continuous supply of fresh, potable water. The division oversees 20 groundwater wells, the Loy E. Cook 1-million-gallon water storage tower, and over 200 miles of water distribution pipelines.

The Water Division is responsible for ensuring compliance with state and federal regulations. It maintains records on water production and consumption, tests for biological and mineral

contaminants, monitors system performance, and manages water treatment. Additionally, it oversees the Water Waste Patrol program and a citywide cross-connection control and backflow prevention program. This includes testing, repairing, and certifying City-owned backflow devices. The Water Division frequently interacts with the public, providing assistance during emergency repairs and responding to inquiries regarding water and sewer concerns.

A new water tank is being built in northeast Madera, in addition to the rehabilitation of an existing water tank. The overall cost estimate of the project is \$24,500,000. The tank itself is \$15,700,000 while the offsite water main is \$8,800,000. The [tank](#) provides multiple benefits to the City including reducing pumping electricity costs as the tank can be filled during off-peak hours, providing the equivalent of over two existing City wells during peak hours, bolstering water pressure at the high end of the water system.

According to local knowledge, the City recently purchased a ponding basin to facilitate the development of a 138-lot subdivision on 26.8 acres of land on Storey road, east of Yosemite Avenue, illustrating the City's interest in facilitating development.

There is no cost to the City for Parkwood annexation of the water system beyond that which was expended on staff time. The annexation will result in 496 existing water connections being transferred to the City water system. The State will fund [the rehabilitation](#) of the Parkwood system to City standards and provide a new municipal well that will serve Parkwood while also improving water resilience to the water system as a whole.

Madera/s Sewer Rehabilitation and Manhole Repair project is located in the eastern areas of the City and will be approximately \$3.5 million in existing sewer rehabilitation and repairs. The project includes approximately 6,424 LF of cured-in-Place Pipe Liner, approximately 3,832 LF of removed and replaced PVC Sewer Main, and various other work related to Sewer repair including manhole rehab/repair, point repair, and storm drain modification.

The City is replacing a \$55 million water main in downtown Madera, with construction to begin early this year, including approximately 13,844 LF of water main replacement and various other work related to water main replacement including gate valves, fire hydrants, and service laterals.

All RHNA sites have adequate access to water and sewer services provided by the City of Madera.

[To ensure there is adequate total sewer capacity to accommodate the RHNA, staff conducted an analysis of existing and planned sewer. There is adequate total sewer capacity \(existing and planned\) to accommodate the RHNA. The largest focus of the 2024/2025 CIP was to advance sewer and water projects. This effort was driven by not only an aging sewer and water system, but also by a \\$23,000,000 grant received by the City for sewer improvements.](#)

[While the City currently has enough sewer capacity to accommodate the RHNA, the City of Madera is also pursuing several sewer improvement projects, including the following:](#)

- [Planned sewer improvement in the northeast area to better serve future development. On February 5, 2025, the City awarded Clinton Sewer and Water Main CDBG funding assistance including the renovation of a 12-inch sewer main and 8 or 10 inch water mains on the east side of the City \(\\$767,246\)](#)
- [Avenue 13 sewer line re-lining project. Completion date is Feb. 2025 \(\\$14 million\)](#)

- Cook water tower rehabilitation (\$2.3 million)
- Cleveland Avenue sewer lift station reconstruction awarded in December 2024 (\$2 million)

Entitled and Pending Projects

Per the HCD Sites Inventory Guidebook, the City may credit sites that have been proposed, approved, or given a certificate of occupancy since the beginning of the RHNA projected period.⁴² Table 95 gives an overview of projects that are proposed, entitled, or have been issued permits and did not receive certificates of occupancy prior to July 31, 2023. The City currently has 352 above moderate-income units pending. Entitled and pending unit counts were based on City-approved entitlements, building permits issued, and submitted applications. The pending projects are entirely within the buffer and are not necessary to meet the RHNA.

The City has reviewed the pending projects and there are no known barriers to development, phasing, or other relevant factors that would prohibit them from being completed during the 6th Housing Element Cycle. Any phasing or buildout horizons are considered in unit counts.

The City works closely with applicants, owners, and developers to monitor progress and updates on pending projects. Due to its limited size, the City of Madera enjoys the benefit of maintaining regular communication with the majority of its local developers and development interests. This close relationship generally keeps the City well-informed.

The City Municipal Code provides short (1-year/12 mos.) periods of time in which rights granted/authorized by the approval of an entitlement must be exercised (prior to expiration). Provisions for discretionary extensions (in additional 1-year increments) allow developers and the City to revisit the status of projects on no-less than an annual basis.

Table 95 includes a current update on the progress of each project based on conversations between the City and the developers. All units are anticipated to be completed in the planning period. The City will monitor the actual units constructed and income/affordability when the projects are developed as a part of Program A - 3. All pending project units are beyond the units requirements of the RHNA.

In the 5th Cycle, no accepted applications were reduced in size. Any applications that were withdrawn were due to a matter of feasibility, including compliance with objective standards. One multi-family project was withdrawn due to neighborhood opposition.

The City plans to establish a working group to explore streamlining measures for planning and development projects.

⁴² HCD Sites Inventory Guidebook. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.

Table 95: Entitled and Pending Projects

Pending Projects	Status	Very Low	Low	Moderate	Above Moderate	Total
Carmel II and IV	Entitlement in Process	-	-	-	317	317
Ramirez 4-Plex	Entitlement in Process	-	-	-	4	4
120 Wilson Ave	Permit Issued	-	-	-	8	8
Oberti Apartments	Entitlement in Process	-	-	-	8	8
Lake Street Apartments	Entitlement in Process	-	-	-	15	15
TOTAL						352

Accessory Dwelling Units

While the City can meet its RHNA capacity without ADUs, ADUs will contribute to the 20 percent net loss buffer and provide a source of affordable housing and housing options across the City. The City of Madera has had relatively low levels of ADU development in recent years. The City is including Program A - 5 to incentivize and facilitate ADU construction for lower-income households. The program includes adopting a new set of preapproved plans and developing educational materials regarding building ADUs in the City. These materials include information regarding the permit process in Madera, available resources for financing and funding ADUs, and information on developing ADUs affordable for lower-income households. Table 96 illustrates the average of ADU building permits issued from 2019 to 2024. Madera has conservatively assumed that any projected ADUs will be market rate.

Table 96: ADU Construction Per Year

Year	Submitted	Entitled	Permitted	Constructed
2019	1	1	0	0
2020	0	0	0	0
2021	0	0	1	0
2022	0	0	14	1
2023	0	0	22	1
2024	-	-	21	-
Average				0.4

Source: City of Madera

Ability to Meet the RHNA

Table 97 displays the City's ability to meet the RHNA with pending projects, ADUs, and vacant and non-vacant sites. The City has identified sufficient capacity to meet the RHNA, including at least a 20 percent buffer in each income category. The City is increasing the capacity of the R3 zone from 0 to 24.2 du/ac to 20 to 50 du/ac. Additionally, the City is increasing the capacity of the R2 zone from 0 to 14.5 du/ac to 0 to 20 du/ac. In conjunction with this upzoning, the City is rezoning three areas throughout the City to R3 to increase the capacity for lower-income units within Madera. The City is identifying a total capacity of 7,418 units towards meeting the RHNA.

California Government Code Section 65583.2(c) states that cities must have a program to facilitate by right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. There are 44 parcels in the sites inventory that are subject to this provision. Program A - 1 includes compliance with Government Code Section 65583.(c).

Table 97: RHNA Capacity and Buffer

	Capacity Category	Very Low	Low	Moderate	Above Moderate	Total
A	Total RHNA (B + C)	1,238	958	1,170	2,874	6,240
B	RHNA	1,172	925	1,071	2,742	5,910
C	Annexed RHNA	66	33	99	132	330
D	Pending Projects	-	-	-	352	352
E	ADUs	-	-	-	2	2
F	Unmet RHNA (A - D - E)	1,238	958	1,170	2,520	5,886
G	RHNA Sites (H + I)	1,486	1,150	1,404	3,024	7,064
H	Vacant Sites	850	647	975	2,308	4,780
I	Non-vacant Sites	636	503	429	716	2,284
J	Total Capacity (D + E + G)	1,486	1,150	1,404	3,378	7,418
K	Surplus of RHNA (J - A)	248	192	234	504	
L	% Buffer Above Unmet RHNA (G - F)/F	20%	20%	20%	20%	

Zoning for Moderate- and Above Moderate-Income Households

Pursuant to Government Code Section 65583.2(c)(4), at least 25 percent of the remaining moderate- and above moderate-income RHNA sites are zoned for at least four units of housing (e.g., fourplex or greater).

The remaining number of above moderate-income RHNA sites, after pending projects (352) and ADUs (2) are excluded, is 2,520. The RHNA Sites Inventory identifies 3,024 above-moderate units. Of these, 2,994 units are projected on sites that can accommodate at least four units of housing (119 percent of the remaining need). The moderate-income RHNA is 1,170. The RHNA Sites Inventory identifies 1,404 moderate-income RHNA site units. A total

of 1,400 units are accommodated on sites that are zoned for at least four units of housing (120 percent of the remaining need).

The RHNA Sites Inventory for above moderate- and moderate-income units identifies over 25 percent of the remaining need, over 100 percent of each, on sites that allow for at least four units of housing. Thus, the City is compliant with Government Code Section 65583.2(c)(4).

Sites with Existing Residential Use

The RHNA sites inventory identifies 42 parcels for lower-income units with existing residential uses, 36 of which are being rezoned to allow higher-density residential development. All parcels with existing residential development included in the inventory have single-family dwelling units and an excess of vacant land. The inventory subtracts existing units from the realistic capacity to include only net new units projected.

The City is including Program A - 1 to ensure that if any residential units affordable to low-income households on a sites inventory property are demolished, they are replaced pursuant to Government Code Sections 65915(c)(3) and 65583.2(g).

Market Demand for Housing

Analysis of 28 recent and pending housing projects totaling 1,062 units demonstrates that there is interest in residential development in Madera. Several projects have requested rezones in commercial zones to allow residential development. Staff commonly coordinates initial meetings with prospective applicants and investment interests and performs preliminary project reviews, including coordination with partnering and responsible departments and agencies at no cost. Meeting series are often established early in the preliminary process to shepherd toward complete application submittal and acceptance. Recent inquiries for development in the City include the following:

- **Linden Apartments:** 29-unit multifamily residential complex on a one acre site recently completed in September 2024
- **Sherwood Apartments:** 16-unit multifamily residential complex on a 1.43 acre site. This project is in permit/civil plan check with most recent submittal 11/26/2024
- **Lake Street Apartments:** 15-unit multifamily residential development on a 2.38 acre property. Planning staff have been in recent contact (February, 2025) with the project architect to advise regarding procedures for minor amendments to the approved site plan prior to submittal for permit plan check
- **Grove Gardens:** 34-unit apartment complex on a 1.8 acre site. Adjacent street and alley vacations/abandonments required to facilitate the project were recorded in November, 2022
- Preparation of a Neighborhood/Precise Plan for 1,542 units on 210 acres in west Madera comprised of Low, Medium, and High Density Residential, Village Mixed Use, Commercial, Public (School Site), and Open Space. Phase I is 346 single family residential units on 60 acres at 6.1 du/ac

- Prospective 80-unit multifamily infill development on 4.1 acres at 19.4 du/ac in north-central Madera. Staff have met with the customer, responded to inquiries, and reviewed preliminary plans to facilitate application submittal
- Prospective development of 10 acres of vacant infill land, zoned PD-6000, located in northwest Madera
- Prospective development of 18 acres of Medium Density Residential planned land located in southeast Madera
- Multiple SB9/ADU infill development projects. Staff support has included education, preliminary and plan check review and guidance
- Proposed subdivision and development of 33 acres in northwest Madera with 126 single family residential units at 3.8 du/ac
- Proposed subdivision of 21 acres in southeast Madera with 168 single family residential units at 7.9 du/ac
- Prospective development of 25.3 acres of PD-4500 and R1 zoned lands in east Madera with 133-305 residential units
- Prospective development of 150 acres in southeast Madera with 370 single family residential units.
- Prospective development of 50 acres in south-central Madera with 218 single family residential units.

RHNA Site Details

Vacant Sites

A portion of the RHNA will be met on vacant land that is zoned for residential use. Per HCD's Housing Element Sites Inventory Guidebook, a vacant site is one "without any houses, offices, buildings, or other significant improvements [...] or structures on a property that are permanent and add significantly to the value of the property." Table 98 displays the capacity of vacant sites by the zoning district. A total of 5,255 units are included on vacant sites.

Table 98: Vacant Site Capacity by Zone

Zone	RHNA Site Capacity
CN	2
PD (12000)	2
PD (1500)	690
PD (3000)	122
PD (4500)	342
PD (6000)	56
R1	212
R2	39
R3	3,776
RA	14
Total	5,255

Non-Vacant Sites

Government Code Section 65583.2(g)(2) states that housing elements relying on non-vacant sites for greater than 50 percent of its lower-income households need to demonstrate that the existing use does not constitute an impediment to additional residential development. The City is not relying on non-vacant sites for more than 50 percent of its lower-income RHNA allocation, as shown in Table 99.

Table 99: Lower-Income RHNA Sites on Vacant Parcels

	Very Low-Income	Low-Income	Total Lower-Income
RHNA	1,238	958	2,196
Units on Vacant Sites	850	647	1,497
Percent on Vacant Sites	69%	68%	68%

About 32 percent of the 2,196 lower-income RHNA units will be met by non-vacant RHNA sites. When considering all income levels of RHNA sites, 29 percent of the RHNA is accommodated through non-vacant RHNA sites. Table 100 summarizes the 1,809-unit capacity of non-vacant sites included to meet the RHNA broken down by their zoning district.

Table 100: Non-Vacant Site Capacity by Zone

Zone	RHNA Site Capacity
PD (1500)	169
PD (4500)	30
PD (6000)	34
R1	76
R2	9
R3	1,356
RA	44
U	91
Total	1,809

Non-Vacant Development Trends

Recently developed sites, approved and pending projects, and sites with developer/property owner interest in residential development that were previously or are currently non-vacant were analyzed in order to understand development trends and aid in the non-vacant site selection process. Table 101 displays the characteristics of these analyzed sites.

Characteristics identified by the review of these sites include:

- A varied land-improvement ratio (LIR). LIR compares the value of the land to the value of improvements (structures) on the land, using data from the county assessor's office. The trend sites had LIRs that varied greatly, from 1.0 to 11.8. Twelve of the thirteen trend sites had LIRs calculated. Of these twelve, 9 are less than 4. Only one site had an LIR greater than 10.
- A varied range of age of existing structures prior to redevelopment. The age of the buildings ranged from 12 to 78 years old.
- A varied percentage of building coverage. Building coverage shows the percentage of the parcel that was occupied by the structure of the use before residential redevelopment. Only five of the sites previous uses had a building coverage 20 percent or lower, one of which had 0 percent building coverage as they are redeveloped parking lots. Five of the sites have building coverage over 30 percent. The average building coverage is 25 percent.
- A variety of non-vacant uses. Many of the trend sites included existing single-family residential structures, agriculture, parking lots, duplexes and triplexes, commercial buildings, and warehouses.

Table 101: Non-Vacant Development Trend Sites

ID	Project	LIR	Building Age	Building Coverage	Previous Use
1	Carmel II and IV	1.3	-	0%	Agriculture
2	629 G Street	-	43	41%	Single Family Residence
3	308 N C Street	6.5	78	41%	Duplex
4	Sunset Apartments	1.4	67	11%	Abandoned Single Story Warehouse
5	Teran Residence	1.9	78	20%	Single Family Residence
6	817 Cutting Street	3.4	62	33%	2 Single Family Residences
7	Rafael Divina Development	1.0	12	6%	Parking Lot
8	341 Hull Avenue	7.8	67	48%	Single Family Residence
9	Grove Garden Development	11.8	19	21%	Commercial Warehouses
10	Bellavita Residences	4.0	67	32%	Single Family Residence
11	Miranda Triplex	2.2	62	20%	Abandoned 2-story Triplex
12	Adelaide Duplex	3.1	62	24%	Single Family Residence
13	Clark Residential	2.0	67	23%	Single Family Residence

These projects demonstrate the viability and interest in redeveloping non-vacant sites for new residential development in Madera. These sites have similar characteristics to the proposed RHNA sites and therefore demonstrate the strong likelihood of meeting the projected construction of units within the next eight years.

Non-Vacant Site Details

The following section provides detail on each of the non-vacant sites identified in the inventory. Based on the trends of redevelopment of non-vacant sites in Madera outlined above, a set of criteria was created for evaluating the redevelopment potential of sites and selecting RHNA sites. The selection process used six factors. The determination of factors was based on the characteristics of the non-vacant trend sites outlined in Table 101. Each site meets at least four of the six factors. The six factors are:

- A. Significantly Underdeveloped (LIR > 1.0). The comparison of assessed values for land and improvements (land improvement ratios, LIR) is a reliable indicator of whether and to what extent sites are utilized. An LIR of 1.0 means the land and the improvements are of equal value. Typically, a newly improved site will have a ratio of well under 0.2, or where the improvements are valued at five times the value of the land. The trend sites had LIRs that varied greatly, from 1.0 to 11.8. All sites in the inventory have an LIR equal to or greater than 1.0, which indicates that the value of the improvements are worth less than the value of the land, which is consistent with recent development trends in the City.

- B. **Building Age (>40 years).** Building age was also considered for each non-vacant site. An older building indicates potential for redevelopment. A total of 47 of the 65 non-vacant sites include buildings that were built prior to 1984, and therefore are at least 40 years old. Many of the buildings were built in the late 1950s. This matches the trends set by the recently developed sites, as the majority were built over 40 years ago.
- C. **Similar Types of Non-Vacant Uses** (if the site has a similar non-vacant use to the non-vacant trend sites). Uses specified by the recently developed or active application non-vacant sites include existing single-family residential structures, agriculture, parking lots, duplexes and triplexes, commercial buildings, and warehouses. Of the 65 non-vacant sites, 65 meet this threshold.
- D. **High Infill Potential/Redevelopment Potential.** Another factor to quantify the underutilization of a site is the building coverage, which is the percentage of the site that has a building footprint. A low building coverage indicates ample land available for infill development. The average building coverage of the trend sites was 25 percent, so for this calculation, the threshold is conservatively 20 percent. There are 62 of the 65 sites that meet this threshold.
- E. **Adjacent to Services.** Sites were reviewed for their distance to the nearest daycare, grocery store, and school. For this factor, the threshold is one mile. 65 of the sites are within one mile of at least one of these services.
- F. **Transit Accessibility.** Sites were reviewed for their distance to the nearest transit stop. For this calculation, the threshold is 0.5 miles, which is generally considered a reasonable distance for determining transit accessibility. 58 of the 65 non-vacant sites are located within 0.5 miles of a transit stop.

The non-vacant sites are described below in detail, including specifically how they comply with the criteria listed above. Non-vacant sites are outlined in red. If a vacant site is included in a larger cluster of non-vacant sites, that vacant site is shaded in brown.

Table 102: Non-Vacant Site Favorable Development Characteristics

	A – LIR	B - Age	C – Use	D – Coverage	E - Services	F - Transit
216 W Lincoln Ave	✓		✓	✓	✓	✓
208 W Lincoln Ave	✓		✓	✓	✓	✓
204 W Lincoln Ave	✓		✓	✓	✓	✓
200 W Lincoln Ave	✓		✓	✓	✓	✓
813 Sharon Ave	✓	✓	✓	✓	✓	✓
16280 N D St	✓	✓	✓	✓	✓	✓
26533 Adell St	✓	✓	✓	✓	✓	✓
16188 N D St	✓		✓	✓	✓	✓
1307 Owens St	✓		✓	✓	✓	✓
1326 Sonora Street	✓	✓	✓	✓	✓	✓
407 W Clark St	✓	✓	✓	✓	✓	✓
1586 Owens St	✓	✓	✓	✓	✓	✓
323 W Clark St	✓		✓	✓	✓	✓
1528 Owens St	✓		✓	✓	✓	✓

	A – LIR	B – Age	C – Use	D – Coverage	E – Services	F – Transit
216 W Adell St	✓	✓	✓	✓	✓	✓
1557 Owens St	✓	✓	✓	✓	✓	✓
1575 Sharon Blvd	✓	✓	✓	✓	✓ ¹	✓
1660 Cardwell St	✓	✓	✓	✓	✓	✓
1697 Cardwell St	✓		✓	✓	✓	✓
1615 Cardwell St	✓	✓	✓	✓	✓ ¹	✓
1585 Cardwell St	✓ ²		✓	✓	✓	✓
1543 Cardwell St	✓		✓		✓	✓
741 W Clark St	✓	✓	✓	✓	✓	✓
719 W Clark St	✓		✓	✓	✓	✓
609 W Clark St	✓	✓	✓	✓	✓	✓
1584 Fairview St	✓	✓	✓	✓	✓	✓
653 Abby St	✓	✓	✓	✓	✓	✓
1626 Fairview St	✓	✓	✓		✓	✓
646 W Adell St	✓		✓	✓	✓	✓
591 W Clark St	✓		✓	✓	✓	✓
1692 Country Club Dr	✓	✓	✓	✓	✓	✓
1632 Country Club Dr	✓	✓	✓	✓	✓	✓
562 W Clark St	✓	✓	✓	✓	✓	✓
530 W Clark St	✓	✓	✓	✓	✓	✓
510 W Clark St	✓	✓	✓	✓	✓ ¹	✓
1521 Austin Ave	✓	✓	✓	✓	✓	✓
1229 Bend St	✓	✓	✓	✓	✓	✓
205 W Central Ave	✓	✓	✓		✓	✓
201 W Central Ave	✓		✓	✓	✓	✓
225 W Central Ave	✓	✓	✓	✓	✓	✓
2519 Sunset Ave	✓	✓	✓	✓	✓ ¹	✓
719 Linden St	✓	✓	✓	✓	✓	✓
759 Linden St	✓	✓	✓	✓	✓	✓
1880 E Yosemite Ave	✓	✓	✓	✓	✓	
1875 Storey Rd	✓	✓	✓	✓	✓	
223 S Westberry Blvd	✓	✓	✓	✓	✓ ¹	
1120 S A St	✓	✓	✓	✓	✓	✓
1132 S A St	✓	✓	✓	✓	✓	✓
1200 S A St	✓	✓	✓	✓	✓	✓
1204 S A St	✓	✓	✓	✓	✓	✓
1218 S A St	✓	✓	✓	✓	✓	✓
550 W Pecan Ave	✓	✓	✓	✓	✓ ¹	✓
530 1/2 W Pecan Ave	✓	✓	✓	✓	✓ ¹	✓
1660 Terra Firma Rd	✓		✓	✓	✓ ¹	✓
1695 Terra Firma Rd	✓	✓	✓	✓	✓ ¹	✓
1385 E Pecan Ave	✓	✓	✓	✓	✓	✓
1331 E Pecan Ave	✓	✓	✓	✓	✓	✓
1291 E Pecan Ave	✓	✓	✓	✓	✓	✓
1213 E Pecan Ave	✓		✓	✓	✓	✓
16372 Road 26	✓ ²	✓	✓	✓	✓ ¹	

	A – LIR	B - Age	C – Use	D – Coverage	E - Services	F - Transit
25965 Ellis St	✓	✓	✓	✓	✓ ¹	
26240 Ellis St	✓	✓	✓	✓	✓ ¹	
26297 Ellis St	✓	✓	✓	✓	✓ ¹	
26189 Adell St	✓	✓	✓	✓	✓	✓
16248 Owens St	✓		✓	✓	✓	✓

1. Within a mile of a daycare, grocery store, or school, but not all three.
2. No actual LIR was calculated by the County Assessor. However, it is clear that this is a large, unutilized parcel with a very small structure, giving this a very high LIR.

Lincoln Avenue and Sharon Avenue Cluster



The six parcels in the Lincoln Avenue cluster total 1.9-acres. The cluster is currently occupied by a 1.5-acre underutilized parking lot, in addition to 0.4 acres of vacant land. There are no existing structures on any of the parcels. All parking lot parcels have the same owner. The sites are adjacent to an existing residential neighborhood, making it an optimal area for further residential development. The sites are also near several restaurants, a park, a grocery store, a daycare, and a school, which provide necessary resources for residents. Each parcel in this site has a LIR of 1.0 and is highly developable as an individual site in addition to being part of a larger cluster, as all parking lot parcels have the same owner. The realistic capacity for these five non-vacant sites and one vacant site as a whole is 38 moderate-

income units and 39 above moderate-income units. 16 of these moderate units are assumed on the vacant parcel. Realistic capacity per non-vacant parcel is noted in the table below.



	200 W Lincoln Ave	204 W Lincoln Ave	208 W Lincoln Ave	216 W Lincoln Ave	813 Sharon Ave
APN	003-031-005	003-031-004	003-031-003	003-031-001	003-031-006
Acreage	0.2	0.1	0.1	0.1	1.0
Zoning	R3	R3	R3	R3	R3
General Plan Designation	HD	HD	HD	HD	HD
Current Use	Parking Lot	Parking Lot	Parking Lot	Parking Lot	Parking Lot
LIR	1.0	1.0	1.0	1.0	1.0
Year Built Prior To	1998	1998	1998	1998	1957
Building Coverage	0%	0%	0%	0%	0%
Income Category	Moderate	Moderate	Moderate	Moderate	Above Moderate
Total Units	9	3	6	4	39
Non-Vacant Site Characteristics	A, C, D, E, F	A, C, D, E, F	A, C, D, E, F	A, C, D, E, F	A, B, C, D, E, F
Within 1 Mile Of:					
Daycare	Yes	Yes	Yes	Yes	Yes
Grocery	Yes	Yes	Yes	Yes	Yes
School	Yes	Yes	Yes	Yes	Yes

Adell Street and D Street Cluster



The Adell Street and D Street cluster of sites includes three parcels, each with a single story residential unit. One parcel has two structures. The total acreage of all three parcels is 7.5 acres. Each parcel has a significant amount of vacant land as shown in the aerial. Three of the four structures were built over 40 years ago, one in the 1950s and one in the early 1980s, indicating higher potential for redevelopment. The third structure is newer, but occupies only 5 percent of the parcel, indicating that further residential development could maintain existing uses or structures. Underutilized vacant land comprises the majority of these parcels. Furthermore, seven of the recent projects provided in Table 101 include parcels with single family uses, illustrating the market and trend for redevelopment of such uses in the City.

The site is adjacent to an existing residential neighborhood, making it an optimal area for further residential development. The site is near a grocery store, a school, and a daycare, which provide necessary resources for residents. The realistic capacity for these combined sites is 34 above moderate-income units. The site could be developed to retain the existing buildings or to be a new residential development.



	16280 N D St	26533 Adell St	16188 N D St
APN	003-200-010	003-200-011	003-200-012
Acreage	2.5	2.5	2.5
Zoning	PD (6000)	PD (6000)	PD (6000)
General Plan Designation	LD	LD	LD
Current Use	1 SFD	2 SFD	1 SFD
LIR	1.5	4.4	9.1
Year Built Prior To	1957	1981	2005
Building Coverage	2%	8%	5%
Income Category	Above Moderate	Above Moderate	Above Moderate
Total Units	12	11	11
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F
Within 1 Mile Of:			
Daycare	Yes	Yes	Yes
Grocery	Yes	Yes	Yes
School	Yes	Yes	Yes

Pecan Avenue Cluster



The four sites on Pecan Avenue are currently occupied by five single-story residential structures with a significant excess of vacant land. Three of the five structures were built over 40 years ago, in the early 1980s, indicating a higher potential and likelihood for redevelopment. The two newer structures are almost 30 years old, pictured below, and occupy only 5 percent of the parcel, indicating that further residential development could maintain existing uses or structures. Underutilized vacant land comprises the majority of these parcels. Seven of the

recently developed non-vacant sites in Madera were on parcels with single-family structures. The sites are across the street from a school and near a grocery store, religious facility, and daycare, which provide resources for residents. The realistic capacity for these combined sites is 44 above moderate-income units. The site could be developed to retain the existing buildings or to be a new residential development.



	1385 E Pecan Ave	1331 E Pecan Ave	1291 E Pecan Ave	1213 E Pecan Ave
APN	012-500-007	012-500-008	012-500-011	012-500-012
Acreage	5.0	5.0	3.9	5.0
Zoning	RA	RA	RA	RA
General Plan Designation	VLD	VLD	VLD	VLD
Current Use	1 SFD	1 SFD	1 SFD	2 SFD
LIR	2.6	13.9	3.2	5.9
Year Built Prior To	1981	1981	1981	1998
Building Coverage	4%	3%	8%	5%
Income Category	Above Moderate	Above Moderate	Above Moderate	Above Moderate
Total Units	12	12	9	11
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F
Within 1 Mile Of:				
Daycare	Yes	Yes	Yes	Yes
Grocery	Yes	Yes	Yes	Yes
School	Yes	Yes	Yes	Yes

Central Avenue Cluster



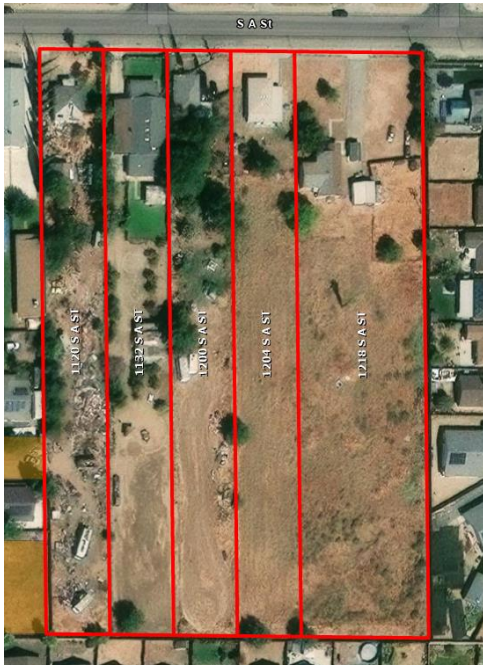
The sites in the Central Avenue cluster include three non-vacant sites and two vacant sites, totaling 2.5 acres. The non-vacant parcels are currently occupied by two single-story residential developments and a small shed with a significant excess of vacant land. While the shed is newer, it is a temporary structure that could be moved with relative ease. The residential developments are almost 70 years old, built in the 1950s. Underutilized vacant land comprises the majority of these parcels. The sites are across the street from existing multifamily housing, and are currently zoned for high-density residential, indicating ample opportunity for further residential development. These

sites are also near a school, grocery store, and daycare, which provide necessary resources for residents. The realistic capacity for these five combined sites is 61 moderate-income units, 32 of which are on nonvacant sites, and 36 above moderate-income units. The cluster could be developed to retain the existing buildings or to be a new residential development. As noted above in the non-vacant site development trends discussion, there is precedent for redevelopment of single family uses into housing developments, with seven of the thirteen recent projects on parcels with a prior single family use.



	205 W Central Ave	201 W Central Ave	225 W Central Ave
APN	006-010-007	006-010-010	006-024-001
Acreage	0.4	0.4	0.9
Zoning	R3	R3	R3
General Plan Designation	HD	HD	HD
Current Use	1 SFD	1 SFD	Shed
LIR	4.5	1.0	2.5
Year Built Prior To	1957	1998	1957
Building Coverage	1 SFD	Shed	1 SFD
Income Category	Moderate	Moderate	Above Moderate
Total Units	15	17	36
Non-Vacant Site Characteristics	A, B, C, E, F	A, C, D, E, F	A, B, C, D, E, F
Within 1 Mile of:			
Daycare	Yes	Yes	Yes
Grocery	Yes	Yes	Yes
School	Yes	Yes	Yes

A Street Cluster



The sites in the A Street cluster include five parcels on six total acres that are currently occupied by five single-story residential developments, one on each parcel, and a significant excess of vacant land. Each structure is over 40 years old, with some dating back to the 1950s. Four of the five structures occupy 6 percent or less of their respective parcels, and all structures occupy less than 20 percent of the parcel. The sites are adjacent to existing residential development. These sites are also across the street from a school, and near a grocery store and daycare, which provide necessary resources for residents. There are several vacant parcels nearby that are also included in the sites inventory, making this a potential area for significant residential redevelopment. The realistic capacity for these combined sites is 25 above moderate-income units. The sites could be developed to retain the existing buildings or to be a new residential

development.



	1120 S A St	1132 S A Str	1200 S A St	1204 S A St	1218 S A St
APN	011-254-018	011-254-019	011-254-020	011-254-021	011-254-022
Acreage	1.0	1.0	1.0	1.0	2.0
Zoning	R1	R1	R1	R1	R1
General Plan Designation	LD	LD	LD	LD	LD
Current Use	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD
LIR	4.9	3.4	5.6	3.5	1.5
Year Built Prior To	1957	1981	1957	1981	1957
Building Coverage	6%	19%	6%	4%	4%
Income Category	Above Moderate	Above Moderate	Above Moderate	Above Moderate	Above Moderate
Total Units	4	4	4	4	9
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F
Within 1 Mile Of:					
Daycare	Yes	Yes	Yes	Yes	Yes
Grocery	Yes	Yes	Yes	Yes	Yes
School	Yes	Yes	Yes	Yes	Yes

Terra Firma Drive Cluster



The four sites in the Terra Firma Drive are currently occupied by five single-story residential structures. There are three parcels with one structure and one parcel with two structures. Each parcel has a significant excess of vacant land. The other three structures are over 40 years old, with one being almost 30 years old. This newer development occupies less than 10 percent of the southwestern parcel, and further residential development could maintain the existing unit. All structures on these parcels occupy less than 10 percent of their respective parcels. The sites are adjacent to existing residential development. These sites are also near a school and grocery store, which provide necessary resources for residents. The realistic capacity for these combined sites is 91 above moderate-income units. The sites could be developed to retain the existing buildings or to be a new residential

development.



	Southwest Corner of the Intersection of Terra Firma Road and W Pecan Avenue	530 ½ W Pecan Ave	1660 Terra Firma Rd	1695 Terra Firma Rd
APN	012-480-001	012-480-002	012-480-003	012-480-004
Acreage	4.9	4.8	4.9	4.8
Zoning	U	U	U	U
General Plan Designation	LD	LD	LD	LD
Current Use	1 SFD	1 SFD	2 SFD	1 SFD
LIR	5.3	3.1	3.4	4.2
Year Built Prior To	1981	1981	1998	1981
Building Coverage	5%	6%	9%	6%
Income Category	Above Moderate	Above Moderate	Above Moderate	Above Moderate
Total Units	23	23	22	23
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F	A, B, C, D, E, F
Within 1 Mile Of:				
Daycare	No	No	No	No
Grocery	Yes	Yes	Yes	Yes
School	Yes	Yes	Yes	Yes

Storey Road Cluster



The Storey Road cluster of parcels includes two non-vacant and one vacant parcel on 9.9 acres of land. They are currently occupied by two single-story residences with a significant excess of vacant land. All structures in this cluster were built over 40 years ago, indicating higher potential for redevelopment. The site is adjacent to additional vacant parcels, also included in the sites inventory, making this a potential area for significant residential development. The site is near a grocery store, school, and daycare, which provide necessary resources for residents. The realistic capacity for these combined sites is 48 above moderate-income units, 31 of which are on the non-vacant parcels. The site could be developed to retain the existing buildings or to be a new residential development.



	1880 E Yosemite Ave	1875 Storey Rd
APN	008-130-021	008-130-023
Acreage	3.1	3.3
Zoning	R1	R1
General Plan Designation	LD	LD
Current Use	1 SFD	1 SFD
LIR	1.0	1.9
Year Built Prior To	1981	1981
Building Coverage	9%	4%
Income Category	Above Moderate	Above Moderate
Total Units	15	16
Non-Vacant Site Characteristics	A, B, C, D, E	A, B, C, D, E
Within 1 Mile Of:		
Daycare	Yes	Yes
Grocery	Yes	Yes
School	Yes	Yes

1521 Austin Avenue



The 2.7-acre site at 1521 Austin Avenue is currently occupied by a single-family residential development, and has a significant excess of vacant land. This structure is almost 80 years old. This site is surrounded by several vacant parcels that are also being included in the sites inventory, making this a potential area for significant residential development. Additionally, this site is adjacent to a multifamily development, indicating the existing market for multifamily developments in this neighborhood. The existing development occupies less than 10 percent of the parcel, and further residential development could maintain the existing unit. This site is also near a school, grocery store, and daycare, which provide

necessary resources for residents. The realistic capacity for this site is 15 above moderate-income units.



	1521 Austin Ave
APN	004-170-003
Acreage	2.7
Zoning	PD (4500)
General Plan Designation	LD
Current Use	1 SFD
LIR	5.4
Year Built Prior To	1946
Building Coverage	9%
Income Category	Above Moderate
Total Units	15
Non-Vacant Site Characteristics	A, B, C, D, E, F
Within 1 Mile Of:	
Daycare	Yes
Grocery	Yes
School	Yes

1229 Bend Street



The 1-acre site at 1229 Bend Street is currently occupied by a single-family residential unit, and has a significant excess of vacant land. This structure is almost 70 years old, indicating higher potential and likelihood for redevelopment. This site is adjacent to a vacant parcel of the same size that is also included in the sites inventory, creating opportunity for a potential larger residential development. The existing development occupies 5 percent of the parcel, and further residential development could maintain the existing unit. This site is also near a school, grocery store, and daycare, which provide necessary resources for residents. The realistic capacity for this site is four above

moderate-income units.



	1229 Bend St
APN	005-160-009
Acreage	1.0
Zoning	R1
General Plan Designation	LD
Current Use	1 SFD
LIR	2.0
Year Built Prior To	1957
Building Coverage	5%
Income Category	Above Moderate
Total Units	4
Non-Vacant Site Characteristics	A, B, C, D, E, F
Within 1 Mile Of:	
Daycare	Yes
Grocery	Yes
School	Yes

223 S Westberry Boulevard



The 4.6-acre site on Westberry Boulevard is currently occupied by a single-family residential structure and a significant excess of vacant land. The structure on this site is almost 80 years old, indicating the site could benefit from redevelopment. This development occupies only 4 percent of the parcel, and further residential development could maintain the existing unit. This site is also adjacent to two additional vacant parcels that are also included in the sites inventory, and near several other included vacant sites, indicating the potential for more residential development in this area. This site is also near a school and a daycare, which provide necessary resources for residents. The realistic capacity for this site is 46 lower-income, 23 moderate-income, and 23 above moderate-income units.



	223 S Westberry Blvd
APN	009-600-005
Acreage	4.6
Zoning	PD (1500)
General Plan Designation	HD
Current Use	1 SFD
LIR	2.3
Year Built Prior To	1946
Building Coverage	4%
Income Category	Mixed
Total Units	92
Non-Vacant Site Characteristics	A, B, C, D, E
Within 1 Mile Of:	
Daycare	Yes
Grocery	No
School	Yes

Linden Street Cluster



The 1.4-, 0.9-, and 1.6-acre sites along Linden Street are each currently occupied by one single-family residential development, and have a significant excess of vacant land. Each structure is well over 60 years old, and they each occupy 10 percent or less of their respective parcels. The sites are adjacent to existing residential development and several developable vacant parcels, making this a potential area for significant residential redevelopment. The two eastern sites are near a grocery store, and all sites have a school and a daycare nearby, which provide necessary resources for residents. The total realistic capacity for these sites is 59 above moderate-income units and 18 lower-income units. The sites could be developed to retain the existing buildings or to be a new residential development.



	2519 Sunset Ave	719 Linden St	759 Linden St
APN	006-250-013	006-360-012	006-360-015
Acreage	1.4	0.9	1.6
Zoning	PD (1500)	PD (1500)	PD (1500)
General Plan Designation	HD	HD	HD
Current Use	1 SFD	1 SFD	1 SFD
LIR	1.2	6.8	2.1
Year Built Prior To	1962	1957	1957
Building Coverage	4%	10%	3%
Income Category	Above Moderate	Lower	Above Moderate
Total Units	28	18	31
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F
Within 1 Mile of:			
Daycare	Yes	Yes	Yes
Grocery	No	Yes	Yes
School	Yes	Yes	Yes

Sherwood Way Rezone Area



There are three total areas being rezoned to R3 to accommodate the RHNA sites. Two of these areas include non-vacant sites. The rezone area along Sherwood Way includes two non-vacant sites, both with similar characteristics. Each site has one single-family dwelling unit, and the rezone area as a whole is proximate to resources like grocery stores and schools. Rezoning the

area to high density (50 du/ac) will further encourage the development of the entire rezone area, and provide additional opportunity and incentive for housing development on these parcels.

The single-family home on 1307 Owens Street occupies 17 percent of the parcel. This site is being rezoned from PD(3000) to R3, an increase in the unit potential of almost 400 percent. The existing unit was constructed prior to 2005, making it about 20 years old. The increase in allowed density to 50 du/ac will permit further residential development with the potential to maintain existing uses.

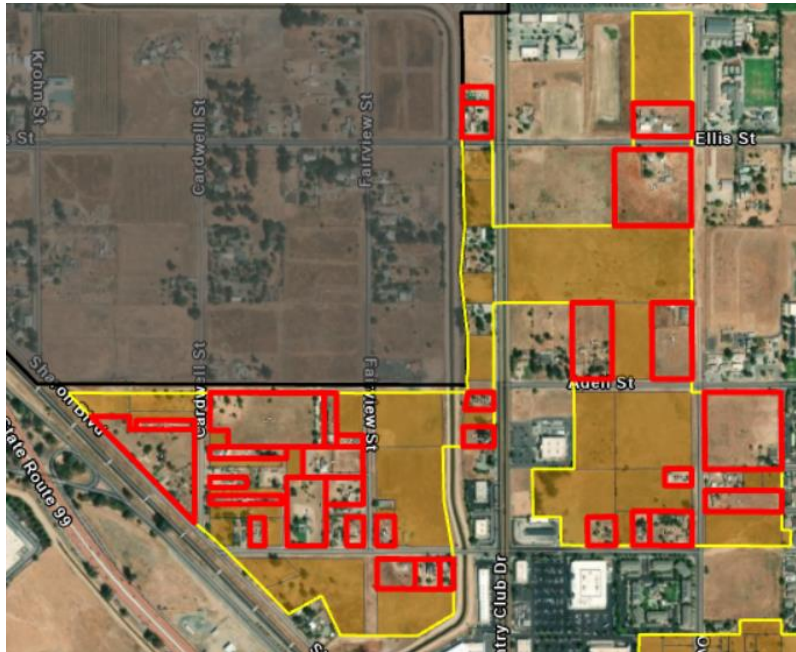


The single-family home on Sonora Street occupies 11 percent of the parcel. This site is being rezoned from PD(3000) to R3, an increase in the unit potential of almost 400 percent.

The existing unit was constructed before 1981, making it over 40 years old and likely in need of redevelopment. The increase in allowed density to 50 du/ac will permit further residential development with the potential to maintain existing uses.

	1307 Owens Street	Second Parcel North of Northwest corner of Sonora Street and Sherwood Way
APN	003-240-013	003-240-018
Acreage	0.5	0.7
Current Zoning	PD (3000)	PD (3000)
Proposed Zoning	R3	R3
General Plan Designation	MD	MD
Current Use	1 SFD	1 SFD
LIR	7.6	2.4
Year Built Prior To	2005	1981
Building Coverage	17%	11%
Income Category	Lower	Lower
Total Units	20	28
Non-Vacant Site Characteristics	A, C, D, E, F	A, B, C, D, E, F
Within 1 Mile Of:		
Daycare	Yes	Yes
Grocery	Yes	Yes
School	Yes	Yes

Northern Rezone Area



The Northern Rezone Area encompasses 65 total parcels, including 34 vacant and 31 non-vacant parcels. The 31 non-vacant sites included in the northern rezone area all have similar existing uses and development potential. The rezone of this area from majority commercial to high-density residential (R3) at 50 du/ac will dramatically increase the residential development potential of the northern area of the City, including the recently annexed parcels. Before the rezone, the development potential of this

area was 519 units. After rezoning this area to R3, the maximum development potential of this area will be 5,290 units. The sites inventory is assuming 4,223 units in this area, with 1,694 units on non-vacant parcels.

The non-vacant parcels in the northern rezone primarily have one existing single-family dwelling unit and a significant amount of vacant land. The average building coverage of the non-vacant sites in this area is 10



percent, and 29 of the 31 sites have a building coverage at or below 20 percent, indicating ample opportunity for further development. The average building age in this area is 47 years, and 22 of the 31 non-vacant parcels have buildings over at least 40 years old. Any newer buildings could be maintained during redevelopment, as the parcels have ample vacant land.



A total of 27 of the 31 non-vacant sites are within 0.5 miles of a transit stop, and all non-vacant sites are within 0.7 miles of a transit stop. The area is near a school and a grocery store, and further commercial

redevelopment is anticipated in the annexed areas north and east of the rezone. On the non-vacant parcels, the realistic capacity is 1,027 lower-income units, 352 moderate-income units, and 315 above moderate-income units. The total realistic capacity for the northern rezone area is 2,251 lower-income units, 1,019 moderate-income units, and 953 above moderate-income units.

	407 W Clark St	1586 Owens St	323 W Clark St	1528 Owens St	216 W Adell St	1557 Owens St	1575 Sharon Blvd	1660 Cardwell St	1697 Cardwell St	1615 Cardwell St	1585 Cardwell St	1543 Cardwell St	741 W Clark St	719 W Clark St	609 W Clark St	1584 Fairview St	653 Abby St	1626 Fairview St	646 W Adell St	591 W Clark St	1692 Country Club Dr	1632 Country Club Dr	562 W Clark St	530 W Clark St	510 W Clark St	16372 Road 26	25965 Ellis St	26240 Ellis St	Northwest corner of Owens Street and Ellis Street	26189 Adell St	16248 Owens St	
APN	003-250-012	003-250-014	003-250-016	003-250-017	003-250-018	003-250-023	003-260-002	003-260-004	003-260-007	003-260-009	003-260-012	003-260-014	003-260-018	003-260-022	003-260-025	003-260-027	003-260-028	003-260-029	003-260-030	003-260-036	003-260-037	003-260-039	003-260-048	003-260-049	003-260-050	038-060-019	038-060-020	038-070-018	038-070-028	038-100-005	038-100-007	
Acreage	0.7	0.4	0.5	1.2	5.1	1.4	4.0	0.4	5.0	0.8	0.3	0.5	0.4	2.3	0.4	0.9	1.6	0.3	0.6	0.5	0.4	0.5	1.0	0.6	0.3	0.4	0.9	5.0	1.7	2.6	2.6	
Current Zoning	C1	C1	C1	C1	PD (4500)	PD (4500)	U	U	C1	C1	C1	U	U	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	R2	R2	R1	R1	R1	R1	
Proposed Zoning	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	R3	
GP	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	MD	MD	LD	LD	LD	LD
Current Use	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	2 SFD	1 SDF	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	2 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	1 SFD	She d	1 SFD	1 SFD	2 SFD	1 SFD	1 SFD
LIR	2.6	1.8	1.1	6.5	8.0	5.5	4.4	1.0	1.1	2.0	-	1.8	5.6	7.8	3.0	4.3	5.0	3.0	1.4	4.3	3.3	2.1	2.9	2.8	1.9	-	10.0	2.5	4.4	6.1	3.4	
Year Built Prior To	1957	1957	2012	1998	1962	1981	1946	1957	1998	1957	1998	1998	1957	2005	1981	1981	1957	1957	1998	1998	1981	1981	1957	1981	1957	1981	1981	1981	1981	1981	1998	
Building Coverage	9%	10%	8%	12%	2%	4%	4%	7%	3%	8%	9%	28%	14%	4%	14%	8%	8%	23%	12%	18%	7%	17%	5%	13%	12%	15%	20%	3%	12%	8%	4%	
Income Category	Above Mode rate	Lo wer	Lo wer	Above Mode rate	Mix ed	Above Mode rate	Mix ed	Lo wer	Mix ed	Lo wer	Lo wer	Lo wer	Lo wer	Mix ed	Lo wer	Lo wer	Lo wer	Lo wer	Lo wer	Lo wer	Lo wer	Lo wer	Lo wer	Lo wer	Lo wer	Lo wer	Lo wer	Mix ed	Lo wer	Mix ed	Mix ed	
Total Units	26	15	19	48	201	55	158	17	199	29	12	19	13	90	16	34	62	9	22	16	15	20	38	24	13	17	35	199	67	103	103	
Non-Vacant Site Characteristics	A, B, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F	A, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, B, C, D, E, F	A, C, D, E, F	A, B, C, D, E, F	A, C, C, D, E, F	A, C, C, E, F	A, B, C, C, D, E, F	A, C, C, D, E, F	A, B, B, C, D, E, F	A, B, C, C, D, E, F	A, B, B, C, D, E, F	A, B, C, C, E, F	A, C, C, D, E, F	A, C, C, D, E, F	A, B, B, C, D, E, F	A, B, B, C, D, E, F	A, B, B, C, D, E, F	A, B, B, C, D, E, F	A, B, B, C, D, E	A, B, B, C, D, E	A, B, B, C, D, E	A, B, B, C, D, E	A, B, B, C, D, E	A, C, D, E, F		
Within 1 Mile Of:																																
Daycare	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes
Grocery	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
School	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Financial Resources

Local Resources

CalHome Owner Occupied Rehabilitation Program

The City of Madera is looking to assist as many eligible households as possible by restoring their homes to meet the Uniform Building Code and “safe, decent and sanitary” standards established by the City of Madera’s Building Division. The CalHome Owner-Occupied Rehabilitation Program provides funds to assist homeowners with making repairs that affect life and safety matters, address code violations, and assist with making modifications to improve energy efficiency. Some perks of the program include loans up to \$55,000, zero percent interest, deferred payments for 30 years, and opportunities to correct code violations.

First Time Homebuyers Program

The first time homebuyers program provides eligible households with First Time Homebuyer, zero percent interest, deferred loans as “gap” financing to purchase their first home. The annual number of households assisted is based upon the City of Madera’s Grant Staff successfully competing for grants, primarily from HCD.

Countywide Programs

Bringing Families Home

The Bringing Families Home Program offers financial assistance and housing-related wraparound supportive services to families involved with the child welfare system who are experiencing, or at risk of experiencing, homelessness. Services include financial assistance, including rental assistance, utility payments, security deposits, and moving costs; housing support, including a housing navigator, case manager, and temporary or permanent housing; and other services that may assist in securing housing for families, including legal services and credit repair.

Transitional Age Youth Housing Program

The Transitional Age Youth Program encompasses three programs to prevent homelessness and secure and maintain housing for young adults aged 18 to 24 years, inclusive, with priority given to those currently or formerly in the foster care or probation systems. Services include financial assistance, including rental assistance, utility payments, security deposits, and moving costs, and housing support such as a housing navigator, case manager, and temporary or permanent housing.

Statewide Programs

There are a variety of statewide programs and resources available. The City receives regular notification regarding state and federal funding and grant opportunities. Additionally, the City pursues grants on a programmatic and project basis for active programs and projects. Most projects that the City supports are through partnerships with local organizations that can leverage significant amounts of resources. The following is a list of sources that, through

such partnerships, the City has either directly or indirectly accessed in the past or seeks to access in the future.

Permanent Local Housing Allocation (PLHA)

The City received an approximate five-year allocation of \$1,801,097 in PLHA funding. PLHA funding has limited eligible uses focused on the development, acquisition, rehabilitation, and preservation of affordable multifamily housing, including ADUs, down payment assistance, assisting persons experiencing or at risk of experiencing homelessness, and accessibility modifications in lower-income, owner-occupied housing. Information on PLHA, including the draft PLHA Allocation Plan and PLHA Program Policy, is available on the City's website.

The No Place Like Home Program

The No Place Like Home program provides loans to eligible counties to acquire, design, construct, rehabilitate, and/or preserve permanent supportive housing for persons who are experiencing homelessness or chronic homelessness, or who are at risk of chronic homelessness, and who need mental health services.

Affordable Housing and Sustainable Communities Program

This program provides funding for greenhouse gas-reducing, transit-oriented, affordable housing development and transportation-related infrastructure.

Homekey

HCD administers funding that provides opportunities for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the target population.

Mental Health Services Act

This act administers state funds at the county level to serve low-income mental health services clients.

Homeless Emergency Aid Program (HEAP)

HEAP is a \$500 million block grant program designed to provide direct assistance to cities and counties to address the homelessness crisis throughout California. HEAP funds are intended to provide funding to Continuums of Care programs and large cities with populations over 330,000, so that they may provide immediate emergency assistance to people experiencing homelessness or those at imminent risk of homelessness.

California Emergency Solutions and Housing (CESH) Program

CESH provides funds for a variety of activities to assist persons experiencing or at risk of homelessness as authorized by Senate Bill 850.

Homeless Housing, Assistance, and Prevention Program (HHAP)

HHAP is a block grant program designed to provide jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges.

Federal Programs

Community Development Block Grant (CDBG)

The City of Madera is an entitlement jurisdiction participating in the US Department of Housing and Urban Development's (HUD) CDBG program. A requirement of receiving CDBG funds is the City having a five-year Consolidated Plan, which identifies local community development needs and sets forth a strategy to address these needs over a five-year period. The City's current 5-Year Consolidated Plan spans from 2020 to 2024.

Developing an Annual Action Plan for each fiscal year of the Consolidated Plan is also required. Annual Action Plans program the use of federal funding for their respective fiscal year by outlining which specific projects or programs will receive funding from the annual allocation. Funding available for housing assistance programs from the state and federal governments is extremely limited. The Annual Action Plan, which gives a complete breakdown of public service descriptions and use of funds, is available on the City's website.

Per the 2024–2025 Annual Action Plan Draft, the City's current allocation includes \$981,730 of CDBG funds. Expected resources will be updated for the 2024–2025 program year once final allocations are released. Expected uses include homelessness prevention, enhanced infrastructure, public service activities, affordable housing, and administration.

Housing Choice Voucher (HCV) Program

The HCV program is a rental assistance program that helps very low-income families to live in market-rate housing units rather than public housing, and is administered by the Housing Authority of the City of Madera. Households are provided with vouchers that are paid to private market-rate landlords, who are then reimbursed by HUD.

City of Madera

HOUSING ELEMENT

6TH CYCLE HOUSING GOALS, POLICIES, AND PROGRAMS

| s

Housing Goals, Policies, and Programs

This section of the Housing Element outlines the City’s goals, policies, and implementation programs for the preservation, conservation, improvement, and production of housing for the 2024–2032 planning period. The goals, policies, programs, and quantified objectives are designed to help ensure adequate housing opportunities for all existing and future residents of the community.

Housing Production

Provide adequate residential sites to accommodate projected housing needs and encourage the production of a variety of housing types.

- Policy 1.1: The City shall ensure continued availability of suitable sites for construction of a variety of housing.
- Policy 1.2: The City shall promote infill development and reuse of underutilized parcels, consistent with maintaining or enhancing the positive qualities of the surrounding neighborhoods.
- Policy 1.3: 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.
- Policy 1.4: The City shall promote the use of energy conservation measures in residential units to conserve energy and reduce household utility costs.
- Policy 1.5: 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.

Housing to Meet the Needs of All Income Levels and Special Needs Groups

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

- Policy 2.1: The City shall encourage continuation and expansion of the programs of the Housing Authority of the City of Madera and its affiliated nonprofit organization to address the housing needs of lower-income residents.
- Policy 2.2: The City shall work with and assist those developers who are willing to provide low-income housing.
- Policy 2.3: The City shall support the Housing Choice Voucher (Section 8) programs, administered by the Housing Authority of the City of Madera.

- Policy 2.4: The City shall financially support the development of affordable housing by leveraging state and federal funds available to the City.
- Policy 2.5: The City shall recognize the housing needs of special needs housing groups, including extremely low-income persons (30 percent of area median income [AMI]), persons with disabilities, farmworkers, and persons experiencing homelessness and encourage development of housing to meet these needs.
- Policy 2.6: The City shall cooperate with community-based organizations that provide services or information regarding the availability of services to the homeless population.
- Policy 2.7: The City shall encourage affordable independent/semi-independent living accommodations for Madera's senior population.

Removal of Constraints to Housing

Reduce or remove governmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.

- Policy 3.1: The City will periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with state law.
- Policy 3.2: The City shall support housing for individuals with disabilities through the use of reasonable accommodations procedures, including flexibility in the application of land use or zoning regulations, when necessary to eliminate barriers to housing opportunities.
- Policy 3.3: The City shall establish and maintain development standards that support housing production and protect quality of life goals.

Housing Preservation and Rehabilitation

Conserve and improve the existing housing stock in a safe and sanitary condition.

- Policy 4.1: The City shall use its best efforts to ensure the preservation of subsidized housing units at risk of converting to market-rate housing.
- Policy 4.2: The City shall work to improve housing availability and conditions of lower-income households.
- Policy 4.3: The City shall continue residential code enforcement to alleviate hazardous conditions and maintain a safe and healthy living environment for all residents.
- Policy 4.4: 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.

Affirmatively Furthering 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.

- Policy 5.1: The City shall promote equal opportunities for all residents to live in the housing of their choice by committing to fair housing practices.
- Policy 5.2: 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.

Housing Education and Community Outreach

Ensure and increase awareness and participation in housing programs for all segments of the community.

- Policy 6.1: The City shall encourage involvement of all neighborhoods in the public decision-making process and strive to outreach to all segments of the community.
- Policy 6.2: The City shall provide bilingual translations for meetings and materials, as needed.

Quantified Objectives

Government Code Section 65583 (b) requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the eight-year Housing Element cycle. The quantified objectives set a target goal for the City to achieve based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Table 103 summarizes the City's quantified objectives for the 6th Cycle.

- The construction objective represents the City's Regional Housing Needs Allocation (RHNA) of 619 units for extremely low-income households, 619 units for very low-income households, 958 units for low-income households, 1,170 units for moderate-income households, and 2,874 units for above moderate-income households.
- The rehabilitation objective represents rehabilitation assistance to 25 households through assistance programs.
- The conservation/preservation objective (1,146) represents the conservation of existing affordable housing in the City during the planning period (2024–2032).

Table 103: Total Quantified Objectives, 2024–2032

Target	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	619	619	958	1,170	2,874	6,240
Rehabilitation		25			0	25
Conservation/Preservation		1,146				1,146
					Total	7,411

Programs

Housing programs define the specific actions the City will undertake to achieve the stated goals and policies within the eight-year (2024–2032) planning period. The City’s housing programs are described according to the City’s housing goals.

Each program has an action, implementing agency, funding source, timeline to complete the action, and where applicable a quantified objective and/or geographic target for the program. The City of Madera’s Planning and Development Processes Department (PDP) is largely the implementing agency for Housing Element Programs.

Table 64 in the AFFH Chapter provides details on the programs that are aimed at affirmatively furthering fair housing, with the actions separated by their identified fair housing issue. These AFFH themes are included for the various actions below along with geographic targeting, metrics, specific commitment, and timeline for each program.

A. Housing Production

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
A - 1	Rezoning Plan	The City will rezone to provide adequate sites to meet its housing need. The City will process zoning amendments to fully accommodate the City's remaining housing need. Rezone sites will comply with the requirements of Government Code Section 65583.2(h) and (i). To address AFFH goals and improve access for a diverse array of housing opportunities for all residents of Madera, including members of protected classes, the City will seek to expand affordable and multifamily housing opportunities in areas of high resource. Reused Sites: The adequate sites rezoning will include a provision that on any non-vacant RHNA sites listed in the previous housing element or vacant RHNA sites listed in the previous two housing elements, residential development will be allowed by right, <u>without any discretionary review or action</u>, when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code Section 65583.2(c). Replacement Policy: RHNA sites with existing residential uses will be subject to a replacement housing policy. Any demolished residential units located on a sites inventory property will be replaced pursuant to Government Code Sections 65915(c)(3) and 65583.2. Rezoning for Lower Income Units: RHNA sites that are rezoned to accommodate for lower income units will comply with Government Code Section 65583.2(h), which includes by-right approval for projects that include at least 20 percent of the units for lower-income housing on the rezoned sites. This applies to 44 parcels (projected 2,410 units) of the sites inventory. Quantified Objectives: Rezoning of the following: 82 parcels (123.4 acres) to the R3 zone (2,410 lower, 1,109 moderate, 1,340 above moderate RHNA units)	PDP	General Fund	As soon as possible after adoption.	New Opportunities in High Resource and High Income Areas Housing Mobility
A - 2	General Plan and Zoning Densities	The City will revise densities so that the zoning and General Plan densities align. Specifically, the City will: - Increase the density of the R2 zone from 0–14.52 dwelling units per acre (du/ac) to 0–20 du/ac. - Revise the density of the R3 zone from 0–24.2 du/ac to 20–50 du/ac.	PDP	General Fund	As soon as possible after adoption.	New Opportunities in High and High Income Resource Areas

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		<u>As a part of the rezoning plan, review and revise minimum lot sizes to ensure that they can facilitate the maximum density on all parcels.</u>				
A - 3	No Net Loss	To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a process to track and will track the: - Unit count and income/affordable assumed on parcels included in the sites inventory. - Actual units constructed and their affordability levels as parcels are developed. - Net change in capacity after development and summary of capacity in meeting the remaining RHNA. <u>and adjust assumptions as appropriate.</u> Quantified Objective: No net loss of capacity below the unmet RHNA requirement during the planning period.	PDP	General Fund	By Q1, 2026. Review of RHNA site status twice annually.	
A - 4	Technical Assistance and Outreach to Developers	The City will provide technical assistance to housing developers on projects in the City, continuing efforts from the previous cycle as well as introducing new incentives and support. The City will encourage and facilitate development on RHNA sites or affordable or special needs housing projects by assisting with site identification and entitlement processing, marketing materials for residential opportunity sites, and technical assistance to interested developers (see also Program D - 1). Technical assistance includes but is not limited to offering fee waivers and deferrals for affordable housing projects, assistance with permit processing, and providing financial support when available. The City shall continue to encourage and provide technical assistance to private developers to make applications for state and federal funding. The City will provide information on funding programs through various City departments and appropriate agencies. <u>Additionally, the City will support developments that require lot consolidation. The City will provide technical assistance to projects that require lot consolidation for development. The City will review its lot consolidation procedures and adopt a set of one or more incentives that encourage lot consolidation, including but not limited to fee waivers and expedited processing.</u>	PDP	General Fund	Annual outreach event to developers.	New Opportunities in High Resource and High Income Areas

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		The City will conduct outreach with affordable housing developers and developers of housing for special needs households, including large households, senior households, farmworkers, and extremely low-income households to inform them of development opportunities, funding opportunities, and any other educational and engagement methods in the City. The City will also proactively follow up with developers after Planning approvals to ensure no issues or barriers arise in the application and approval of building permits and subsequent construction of RHNA sites. Quantified Objective: Annual outreach to housing developers. Target 25% of contacted developers to be affordable housing developers.				
A - 5	Accessory Dwelling Unit (ADU) Production	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage the development of ADUs in Madera, the City adopted an affordable ADU bonus program in February 2025. The affordable ADU bonus program goes beyond state law for both single and multifamily lots. For single family lots, the bonus ADU program would allow for one additional market rate ADU for each affordable ADU that is deed restricted for lower or moderate income households, not to exceed eight total units per lot. For multifamily lots the program would allow up to 8 detached ADUs (1 ADU/ea. primary) for proposed or existing MFR. - Additionally, to encourage the development of ADUs, the City will: - Adopt a new set of preapproved/prereviewed plans. As a part of this effort, the City may partner with or utilize plans from neighboring jurisdictions, such as the County of Madera. - Develop and provide promotional and educational materials regarding building ADUs in the City. This includes information regarding the permit process in Madera, available resources for financing and funding ADUs, and information on developing ADUs affordable for lower-income households. As a part of this effort, the City will update its website to provide thorough information on building an ADU in Madera. Information to be posted on the	PDP	General Fund	Preapproved plans by Q1, 2025. Updated website by Q3, 2025.	New Opportunities in High Resource and High Income Areas Housing Mobility Displacement Prevention

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		website includes FAQs, a step-by-step guide, and links to other readily available resources for homeowners. The City will track ADUs developed in the City to ensure that the projections in the Housing Element (an average of 0.25 ADUs annually) are achieved. The City will monitor ADU production and affordability levels. Should ADU production not meet projected targets, the City will pursue additional actions to encourage ADU production within six months of an identified shortfall. Additional actions include but are not limited to outreach and educational opportunities, grants and loans, or participation in regional ADU facilitation efforts. Quantified Objective: Increase the number of new ADUs permitted annually in the City from an average of approximately 0.4 to an average of approximately 2. Development of at least 6 projects through the new bonus ADU program.				
A - 6	Surplus Lands Act Compliance	The City will comply with the surplus land determination process and implement the Surplus Lands Act to annually review City-owned parcels; provide notices of availability; engage in negotiation or disposal of sites declared to be surplus; provide affordable housing developers the first right of refusal for designated surplus lands; and comply with other applicable requirements regarding development of affordable housing on surplus properties and reporting requirements.	PDP	General Fund	Review of surplus lands annually.	
A - 7	Publicize Residential Sites Inventory and Vacant Land	The City currently maintains a GIS system to track 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. The City will continue to maintain this system and make it available online. The City shall make the residential sites inventory available to developers by publishing it on the City website. The City will add its residential sites inventory to the current GIS database to track development of RHNA sites. The GIS inventory will be updated annually. Quantified Objective: Maintain accurate and publicly available residential sites inventory throughout the planning period.	PDP	General Fund	Annually update list of sites. Citywide GIS inventory created by Q1, 2026.	

B. Removal of Government Constraints

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
B - 1	Zoning Ordinance Updates	The City will update its zoning ordinance to remove constraints and comply with applicable state laws. The following revisions were completed in February 2025: - Amend the zoning ordinance to prohibit single-family development in multifamily residential zones. - Amend the ordinance to comply with state density bonus law, specifically parking requirements for 100 percent affordable rental projects within one-half mile of an accessible major transit stop. - Amend Chapter 10-3-5.1 to reflect the most recent amendments to state density bonus law. - Explicitly define and allow single-room occupancy units in the City. <u>SROs are allowed in the PO, C-1, C-2, and C-N zones. A comprehensive set of standards for SROs was adopted.</u> - Allow the development of low barrier navigation centers with a discretionary permit in mixed-use zones, as well as non-residential zones permitting multifamily uses. Revisions will ensure consistency with procedurals and requirements as provided in Government Code Sections 65662 and 65664. - Permit and process mobile homes and factory-built housing the same as conventional or stick-built single family structures. The following revisions will be made in Phase II, by Q1 of 2028: <u>Reduce parking requirements to 1 spare for studio/one bedroom units and 1.5 spaces to 2+ bedroom units.</u> <u>Remove CUP requirement for small and large group homes in residential zones.</u> <u>Revise emergency shelter standards to comply with state law. Specifically, the City will revise emergency shelter parking standards to be based on staff levels only and add a definition of emergency shelters.</u> <u>Revise Emergency Shelter definition to note that for the purposes of the current definition, "emergency shelter" shall include other interim interventions, including, but not limited</u>	PDP	General Fund	Phase I completed Q1 2025. Phase II by Q1 2028.	New Opportunities in High Resource and High Income Areas Displacement Prevention

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		<u>to, a navigation center, bridge housing, and respite or recuperative care.</u> <u>Revise PD standards to allow developments to default to existing residential development standards of zones that allow the same density. Or, establish baseline development standards for PD zones.</u> <u>Revise parking requirements for supportive housing projects within one-half mile of a transit so that no minimum parking requirement is imposed.</u> <u>Allow group homes for seven or more persons in all zones allowing residential uses subject only to requirements of residential uses of the same type in the same zone.</u>				
B - 2	ADU Ordinance Update	The City updated its ADU Ordinance (Municipal Code Section 10-3.513) to comply with all applicable state ADU laws in February 2025. The City will continue work in collaboration with the California Department of Housing and Community Development on its adopted ADU ordinance to ensure it is compliant with applicable state law. <u>The City will review and revise the ADU Ordinance within 6 months of any receipt of comments from HCD.</u> Specifically, In February 2025, the City removed the requirement to provide 50 square feet of open space and privacy requirements, and omit the condition that precludes second unit development on lots of less than 6,000 square feet.	PDP	General Fund	Completed February 5, 2025. <u>Revisions within 6 months of any comments received from HCD.</u>	
B - 3	Senate Bill (SB) 35 Permit Processing and SB 330 Compliance	The City will establish and implement expedited permit processing for qualifying affordable housing projects, pursuant to SB 35 and SB 330, and create checklists and instructions for reviewing and approving SB 35 and SB 330 projects. The City will add information regarding the expedited permit process to its website.	PDP	General Fund	By Q3, 2026.	
B - 4	Reasonable Accommodations Procedure	The City will update the Municipal Code to include objective standards for evaluating a reasonable accommodation request.	PDP	General Fund	Completed February 2025.	
B - 5	Public Fees, Standards, and Plans Online	Pursuant to Assembly Bill 1483, the City will compile all development standards, plans, fees, and nexus studies in an easily accessible online location. The City will continue to provide a high-quality, parcel-specific zoning map and General Plan map online.	PDP	General Fund	By Q4, 2025.	

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
B - 6	Objective Standards	The City will review and revise as necessary all development standards, design guidelines, and findings to ensure they are objective and facilitate development of properties at their maximum densities. <u>Specifically, the City will review and revise the setback requirement for three or more story buildings and 500 square foot of open space in the R3 zone requirements to ensure there are no constraints to development with these two standards.</u>	PDP	General Fund	By Q3, 2026.	
		The City will continue providing fee reductions for qualifying projects through the following two programs: • Downtown Development. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • Vacant and Aging Buildings. Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodeled development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks.				Housing Mobility Place-Based Improvements Displacement Prevention
B - 7	Fee Reduction Programs	• Non-Profit Buildings: Up to a 50% reduction in Engineering, Planning, and Building Fees, with a \$4,000 cap on building fee reductions. Eligible projects include new and remodeled development, exterior on-site improvements, ADA improvements, and improvements to City streets, utilities and sidewalks. • In addition, the City of Madera Municipal Code Section 10-8.17 allows the Community Development Director to approve impact fee adjustments, waivers or findings of exemption. Such reductions and/or exemptions would be considered for residential infill development on sites previously developed and or utilized for residential use in the past. • Quantified Objective: Fee reductions for at least 20 qualifying projects in the planning period. • Geographic Targeting: 50% of funding in areas of the City with comparatively lower TCAC scores.	PDP	General Fund	By Q3, 2026.	

C. Housing Preservation and Rehabilitation

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
C - 1	Preservation of At-Risk Units	The City, in cooperation with the Housing Authority of the City of Madera, will continue to regularly monitor deed-restricted units that have the potential of converting to market rate and shall implement strategies to preserve affordable units that are at risk of converting to market rate. Additionally, the City in cooperation with the Housing Authority of the City of Madera 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. As identified in the Needs Chapter, there are 357 units in two projects that are at risk of converting to market rate during the 6th Cycle Housing Element Period. The City 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. Strategies to preserve projects identified as being at risk of converting to market-rate housing include: • Monitoring affordable housing term expiration status annually. • Notifying property owners annually about compliance with the extended noticing requirement (three-year, one-year, and six-month Notice of Intent) under state law. • Including preservation as an eligible use in Notices of Funding Availability. • Biennial contact with property owners of affordable units. • Identification of funding opportunities to purchase and preserve affordable units. • Noticing of tenants and technical assistance with applications for funds.	PDP, Housing Authority of the City of Madera	General Fund, other funding sources as identified	Annually review affordable housing term expirations. Noticing as needed with expiration of covenants.	Displacement Prevention

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		The City will take appropriate steps to preserve affordable units. This includes ensuring that units with affordability covenants that are close to expiration are conserved or replaced and remain affordable to moderate- and low-income households. For below market-rate units that are at risk of conversion during this planning cycle, the City will: • Contact the property owners to assess their interest in extending the affordability covenant for the at-risk units. • Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. • Work with property owners to notify tenants of potential conversion to market rate, pursuant to state law. • Contact affordable housing developers/providers to solicit their interest and financial capacity to acquire the at-risk units. • Work with qualified operators, the California Department of Housing and Community Development, and the property owners to preserve the housing for lower-income households. Quantified Objective: Preservation of 100% of below market-rate units. Preservation of the 357 units set to expire during this planning period.				
C - 2	Abandoned Real Property Registration Program	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. Quantified Objective: Accurate registration of abandoned real property throughout the planning period.	PDP, Code Enforcement	General Fund, additional sources as secured	Ongoing.	Displacement Prevention
C - 3	Active Property Abatement Program	The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program. City Code enforcement works with property owners to conduct joint inspections with the Building Department and assist homeowners in bringing their properties into compliance in a reasonable timeline. The City will apply for at least one grant to fund this program in the planning period.	PDP	General Fund	Ongoing assistance; apply for grant by Q1 2027.	Displacement Prevention

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
Quantified Objective: Rehabilitation of 10 units annually during the planning period.						
C - 4	Preservation of Farmworker Housing	The City shall work with the Housing Authority of the City of Madera to identify farmworker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs. Quantified Objective: Preservation of all farmworker housing units in the City.	PDP	General Fund	Ongoing.	Displacement Prevention
C - 5	Energy Conservation Opportunities	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. The City shall encourage the continuation of energy conservation programs offered through PG&E, when available, including low interest financing of energy conservation measures. Quantified Objective: Participation in energy conservation programs by 50 total households in the planning period.	PDP, PG&E	General Fund	Ongoing.	

D. Special Housing Needs

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
D - 1	Incentives and Assistance for Lower-Income and Special Needs Housing	The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. The term “special needs households” covers all types of special needs households, including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed. Specifically, the City will do the following: • Expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households. • Provide incentives to developers and property owners for the construction of affordable housing, including density bonuses for units for lower-income and senior households. Incentives include modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing. The City currently has a ministerial approval process for missing middle housing types up to 8 dwelling units. • Continue, via the City’s Grants Administration Division, to increase the assistance for homebuyers and homeowners in Madera by obtaining state and federal funding for existing housing programs, including the Owner Occupied Rehabilitation Program, and First-Time Homebuyer Program. • Provide assistance to support low-moderate income families through the use newly acquired HOME funds through HUD, acquired in June 2024. Funding includes \$372,065 through grant funding and City Funding of \$127,935. • 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	PDP	General Fund	Outreach to developers annually. Review and apply for funding annually. Ongoing technical assistance as project applications are received. Develop density bonus incentives by Q1 2028.	New Opportunities in High Resource and High Income Areas Housing Mobility Fair Housing Outreach and Enforcement

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		Section 202 and Section 811 programs, as well as state programs, such as the Multifamily Housing Program. • Contact developers of all special needs and lower-income housing to assist in development where feasible by hosting an annual roundtable, or comparable outreach, to developers to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives (see Program A - 4). • Create and adopt density bonus standards going above and beyond state law requirements for certain affordable and special needs housing types. • <u>Outreach specifically to farmworker employees and developers of farmworker housing to discuss and provide opportunities for development of farmworker housing, including technical assistance on applications as they are submitted.</u> • <u>Reach out to local farm employers to identify housing needs and support development of farmworker housing. Seek partnerships with other jurisdictions in the region and other agencies, housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.</u> • <u>Provide technical support, offer incentives, and partner on applications for funding for farmworker housing from HCD, USDA Rural Development loans and grants, and other funding sources that may become available.</u> Quantified Objective: Apply for at least one grant annually to fund affordable housing development. Annual developer roundtable or comparable event. Process two affordable/special needs housing projects with the expedited review.				
D - 2	Coordination with Local Agencies for Special Needs Households	The City shall coordinate with the Housing Authority of the City of Madera, its affiliated nonprofit organization, and other low-income housing developers to identify suitable sites and projects for affordable housing throughout the City, with the intent to avoid	PDP, Housing Authority of the City of Madera	General Fund, Community Development Block Grant	Annual coordination with nonprofits and support	New Opportunities in High Resource and

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		concentrating affordable housing opportunities in a limited number of neighborhoods. The City shall work with the Housing Authority of the City of Madera to monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis. The City shall also encourage the development of a full range of senior housing while finding ways to incorporate adjacent service facilities, where appropriate, including affordable independent/semi-independent living accommodations for Madera's senior population. 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 seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera. The City shall advertise and encourage participation in the Housing Authority of the City of Madera's administration of Housing Choice Vouchers for residents as the waiting list is opened. The City shall work closely with local agricultural employers and the Housing Authority of the City of Madera to identify sites appropriate for farmworker housing and available funding sources, through the California Department of Housing and Community Development and US Department of Agriculture's Rural Development programs. Quantified Objective: Apply for at least one grant annually to fund affordable housing development.		(CDBG) funds, Other funding sources as identified	through CDBG funding. Apply for at least one grant annually.	High Income Areas Housing Mobility Displacement Prevention
D - 3	Priority Water and Sewer Service for Affordable Housing	Pursuant to Government Code 65589.7, the City shall coordinate with the water and sewer providers to ensure prioritization of services to housing developments serving lower-income households. <u>The prioritization procedure and policy will be adopted by Q1 2027.</u> The Housing Element will be provided to water and sewer service providers upon adoption.	PDP	General Fund	Provide a copy of the Housing Element upon adoption. <u>Prioritization process adopted by Q1 2027.</u>	

E. Affirmatively Furthering Fair Housing

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
E - 1	Neighborhood Revitalization	<u>The City will continue to support neighborhood revitalization through the following existing and new efforts:</u> <u>Neighborhood Revitalization Program:</u> To ensure the improvement of disadvantaged neighborhoods, the City will continue its Neighborhood Revitalization program, which is designed to ensure the absence of blight and nuisances, and to maintain a clean environment for residents. Existing efforts of the Community Outreach Programming include Neighborhood Watch, Business Watch, Coffee with a Cop, MadKids Camp, and the Anti-Graffiti Program. Other departmental efforts include the Safe & Clean Team and the Concrete Sidewalk Replacement Team. The Safe & Clean Team is dedicated to beautifying City streets through community cleanup efforts. The Concrete Sidewalk Replacement Team focuses on replacing sidewalks in low-income neighborhoods. <u>Revitalization/Redevelopment Fee Waivers: The City supports neighborhood revitalization and redevelopment through its fee waiver program (Program B - 7). This includes fee waivers for downtown development (new and remodel, façade improvements, ADA improvements, streetscape improvements), vacant and aging buildings, and non-profit buildings.</u> <u>Windshield Survey: The City will a targeted windshield survey of the areas with known concentration of older housing stock and commercial structures to evaluate the condition of housing units and aging commercial structures in the downtown area. The windshield survey shall be completed by Q1 2027 and prior to creation of the Adaptive Reuse Ordinance to help inform appropriate incentives, needs, and policies for the Adaptive Reuse Ordinance.</u> <u>Adaptive Reuse Ordinance: The City will encourage adaptive reuse of underutilized and vacant buildings to promote housing and commercial structure revitalization, especially in the downtown area. The City shall evaluate, and if appropriate, amend the Zoning Code to remove potential constraints for adaptive reuse, including review or approval processes. The Adaptive Reuse shall include a set of incentives for reuse for lower income or special needs households, including but not limited to flexible building and development</u>	PDP, Neighborhood Revitalization Department	General Fund	Ongoing <u>Adaptive Reuse Ordinance by Q4 2028.</u>	New Opportunities in High Resource and High Income Areas Place-Based Improvements

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		<u>standards, fee waivers or deferrals, expedited processing, and building type flexibility. The City will adopt an Adaptive Reuse Ordinance to facilitate the conversion of underutilized properties for diverse housing opportunities by Q4 2028. Following the windshield survey and Adaptive Reuse Ordinance Adoption, the City will conduct proactive outreach to property owners regarding opportunities for redevelopment and to publicize the incentives.</u> Home Rehabilitation Grants: The City provides rehabilitation grants to low- and very low-income homeowners in partnership with the CalHome Owner-Occupied Rehabilitation Program. The program provides grants and low-interest loans that maintain safe and habitable housing conditions and promote long-term ownership. The City will continue to provide grants with the goal of 50% of investment in areas with comparatively lower TCAC scores. Funding Prioritization: The City will continue prioritize funding and projects as part of the annual budgeting process and seek additional funding and other resources toward community revitalization in targeted areas; activities will involve a variety of neighborhood improvements and community development based on outreach including but not limited to infrastructure (e.g., water, sewer, storm drainage), evacuation routes, circulation, community facilities and recreation opportunities, parks, public art, community programs, streetscapes, accessibility, safe routes to school and active transportation. The City will continue to prioritize these efforts through funding sources included but not limited to CBDG and HOME funds as well as in seeking additional grant funding opportunities for such projects. Quantified Objective: Hold Community Outreach Programming events at least four times per year. Complete at least 50 repair or cleanup projects throughout the planning period (through the Safe & Clean Team on Concrete Sidewalk Replacement Team efforts). <u>Completed windshield survey, adopted Adaptive Reuse Ordinance.</u> Geographic Targeting: 50% of programs in areas of the City with comparatively lower TCAC scores.				

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
E - 2	Fair Housing Service Provider	The City will collaborate 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. An organization will be identified by Q1 2026. The City will coordinate with the newly identified fair housing service provider to offer educational and training resources such as fair housing presentations, mass media communications, and multilingual literature distribution. The City will hold at least two workshops or other outreach events with the fair housing service provider or another qualified fair housing service provider throughout the planning period. Quantified Objective: Identified fair housing service provider. Provide information to 100 households regarding the fair housing service provider's services.	PDP	General Fund	By Q1, 2026.	Fair Housing Enforcement and Outreach
E - 3	Place-Based Improvements	The City will continue to implement and develop programs and strategies to create place-based improvements in areas of the City with greater need. Improvements include park enhancements, pedestrian enhancements, bike lane construction, accessibility (compliant with the Americans with Disabilities Act [ADA]) improvements, transit improvements, and water and sewer infrastructure improvements. The City will prioritize funding and efforts in the comparatively lower-resource and income areas of the City as identified throughout the AFFH chapter. Specific actions and efforts include the following: - Alley paving in the northeast area of the City (\$398,000) - Class I and Class II bike lanes and street crossings at Raymond Road and Cleveland Avenue and between the Fresno River and Raymond Road to the east (\$315,000) - Construction of missing wheelchair ramps and pedestrian facility improvements throughout the City (\$400,000) - Pedestrian and ADA-compliant improvements at Washington Elementary School (\$678,000) - Design, engineering, and construction of James Taubert Park, a new park in a historically underserved area (\$1.9 million in Statewide Park Development and Community Revitalization Program)	PDP	General Fund, CDBG Funds, CIP Funds	As identified in CIP; annual distribution of CDBG funding.	New Opportunities in High Resource and High Income Areas Place-Based Improvements

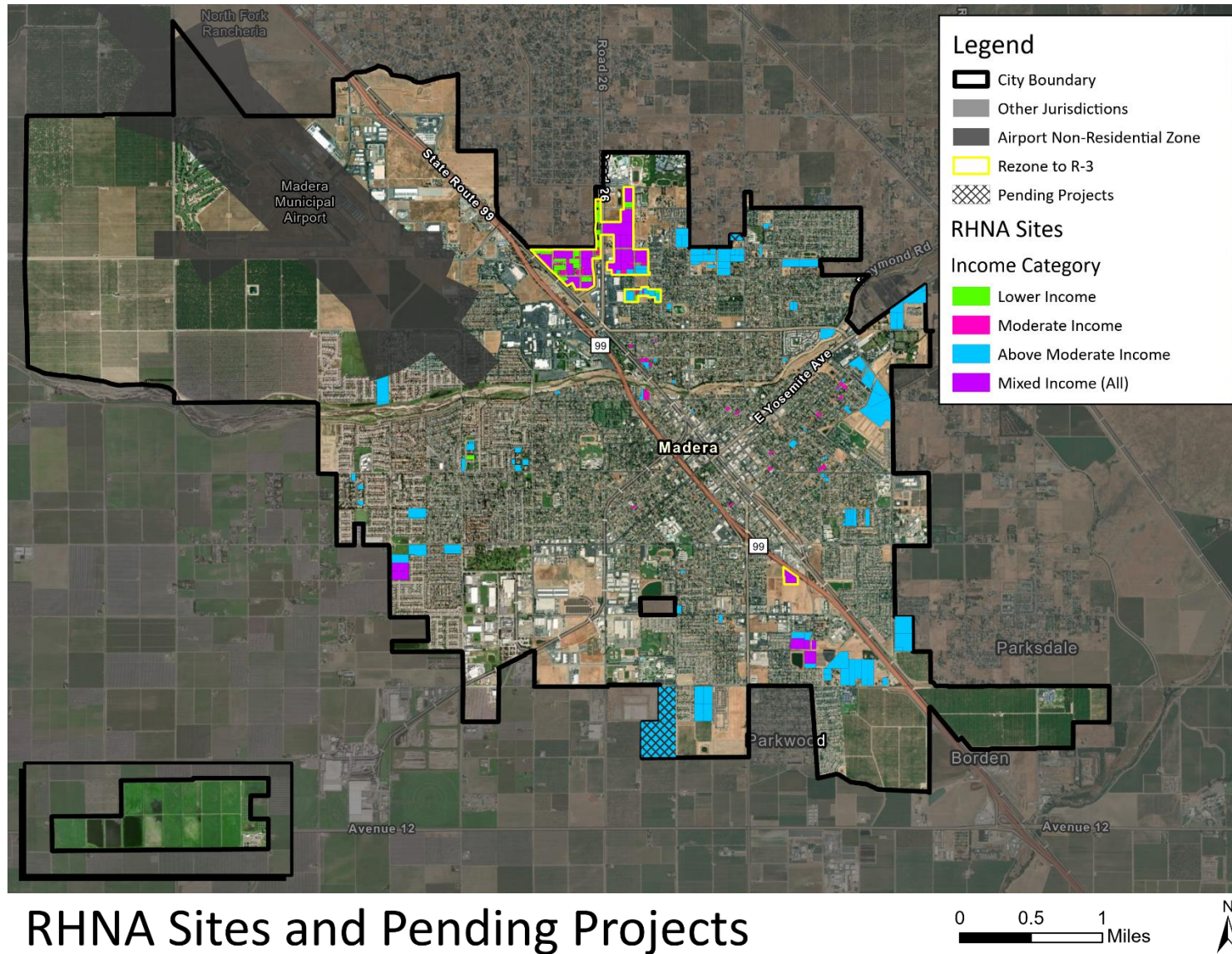
Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		- McNally Park rehabilitation including new equipment, musical instruments, and basketball court (\$609,307) - ADA-compliant curb returns and sidewalks citywide (\$400,000) - Sidewalk improvements, bike lanes, and safety improvements to improve accessibility and provide sidewalk gap closure along 5th Street and C Street, providing access to grocery stores, the medical clinic, library, and childcare facilities. Bike lanes to provide connectivity from key destinations to the proposed Veteran Housing Project (\$3.6 million, part of which funded by the Affordable Housing and Sustainable Communities Grant) - Enhancements to the Caltrans Downtown Madera CAPM Project including wider sidewalks, landscaping, pedestrian safety, and enhanced crosswalks (\$3 million) - Planned sewer improvement in the northeast area to better serve future development (\$208,602) - Avenue 13 sewer line re-lining project. Completion date is Feb. 2025 (\$14 million) - Cook water tower rehabilitation (\$2.3 million) - Improving pedestrian access to 5 schools in lower income neighborhoods (\$5.7 million) - Pool upgrades and repairs at the Centennial Pool Complex (\$215,000) - Tozer Park \$1.3 Million Grant Outdoor Legacy Partnership Program with a 50 percent match - Fresno River Trail Clean Up California Grant, including a new playground, trail clean up, and exercise equipment (\$832,000) - Lion's Town & Country Park restroom renovation (\$177,952) - Lion's Town & Country Walking Trail: (\$1.6 Million in funds from Assemblywoman Cabellero and Soria) - Sunrise Rotary Sports Complex new park installation (\$75,000)				

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
		- Solar power to City facilities including 150 solar street lights in older neighborhoods (\$19 million) - New water tank in northeast Madera and rehabilitation of an existing water tank. The overall cost estimate of the project is \$24,500,000. The tank itself is \$15,700,000 while the offsite water main is \$8,800,000. The tank allows provides multiple benefits to the City including reducing pumping electricity costs as the tank can be filled during off-peak hours, providing the equivalent of over two existing City wells during peak hours, bolstering water pressure at the high end of the water system (\$24,500,000) - Fee waivers for qualifying downtown development (see Program B-7). Up to a 100% reduction in Engineering Department Fees and 75% reduction in Planning and Building Fees. Eligible projects include new and remodel development, facade improvements, ADA improvements, and improvements to City streets, utilities and sidewalks.				

F. Housing Education and Community Outreach

Number	Title	Action	Responsible Party	Funding Source	Timeline	AFFH Themes
F - 1	Housing Outreach and Information	The City shall publicize and provide information about its housing programs and fair housing information through a variety of medium and outreach methods. 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, links to housing services and resources, fair housing, and consumer information on housing choices) to residents on affordable housing in Madera as well as information on fair housing services. 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. The City will make available such information at local service centers, City offices, the Housing Authority of the City of Madera office, the public library, and other public facilities. Quantified Objective: Provide information to 150 households annually.	PDP	General Fund	Update the City website with housing information as new resources become available.	Fair Housing Outreach and Enforcement
F - 2	Bilingual Access and Outreach	The City will continue its efforts to provide materials and communications in both English and Spanish. The City shall provide a detailed project review process and approval guidelines in English and Spanish available on the City's website. The City will review its demographics every five years to determine if translations in other languages are appropriate. Quantified Objective: Spanish materials on the City's website for existing and new website material, including the housing material provided through Program F - 1.	PDP	General Fund	By Q1, 2026. Review demographics every five years.	Fair Housing Outreach and Enforcement

Appendix A: Sites Inventory Map



Appendix B: RHNA Sites Inventory

The Sites inventory is not utilizing consolidation to meet size requirements. No parcels are being considered as consolidated. All parcels utilized for lower-income sites are greater than 0.5 acres and less than 10 acres. Additionally, there are 2 nonvacant sites designated for lower-income that were included in the prior housing element, and 2 vacant sites designated for lower-income that were included in the prior two housing elements. The City is including Program A - 1 to allow residential use by right, **without discretionary review or action**, on these 4 parcels for developments where at least 20 percent of the units are affordable to lower income households.

Table 104: RHNA Sites Inventory

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-022-004	717 Columbia St	93638	0.3	R2	–	LD	20	0	0	0	0	2	2	Yes	No	Yes	Yes	Vacant
003-031-001	216 W Lincoln Ave	93638	0.1	R3	–	HD	50	0	0	0	4	0	4	Yes	No	No	No	Residential, Vacant Land
003-031-002	212 W Lincoln Ave	93638	0.4	R3	–	HD	50	0	0	0	16	0	16	Yes	No	No	No	Vacant
003-031-003	208 W Lincoln Ave	93638	0.1	R3	–	HD	50	0	0	0	6	0	6	Yes	No	No	No	Residential, Vacant Land
003-031-004	204 W Lincoln Ave	93638	0.1	R3	–	HD	50	0	0	0	3	0	3	Yes	No	No	No	Residential, Vacant Land
003-031-005	200 W Lincoln Ave	93638	0.2	R3	–	HD	50	0	0	0	9	0	9	Yes	No	No	No	Residential, Vacant Land
003-031-006	813 Sharon Ave	93638	1	R3	–	HD	50	0	0	0	0	39	39	Yes	No	No	No	Residential, Vacant Land
003-031-009	816 Torres Way	93638	0.1	R3	–	HD	50	0	0	0	6	0	6	Yes	No	Yes	Yes	Vacant
003-031-017	812 Torres Way	93638	0.1	R3	–	HD	50	0	0	0	6	0	6	Yes	No	Yes	Yes	Vacant
003-032-001	825 Torres Way	93638	0.3	R1	–	LD	7.26	0	0	0	0	2	2	Yes	No	Yes	Yes	Vacant
003-051-008	305 Harding Ave	93638	0.1	R3	–	HD	50	0	0	0	6	0	6	Yes	No	Yes	Yes	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-051-011	309 Harding Ave	93638	0.1	R3	–	HD	50	0	0	0	6	0	6	Yes	No	Yes	Yes	Vacant
003-093-008	117 W Rush St	93638	0.1	PD (1500)	–	HD	29.04	0	0	0	3	0	3	Yes	No	Yes	Yes	Vacant
003-130-002	128 Sherwood Way	93638	0.8	R1	–	LD	7.26	0	0	0	0	4	4	Yes	No	Yes	No	Vacant
003-200-010	16280 N D St	93638	2.5	PD (6000)	–	LD	7.26	1	0	0	0	12	12	Yes	No	No	No	Residential
003-200-011	26533 Adell St	93638	2.5	PD (6000)	–	LD	7.26	2	0	0	0	11	11	Yes	No	No	No	Residential
003-200-012	16188 N D St	93638	2.5	PD (6000)	–	LD	7.26	2	0	0	0	11	11	Yes	No	No	No	Residential
003-210-026	Second Parcel West from the Northwest Corner of the Intersection of Owens Street And Sherwood Street	93638	1.6	C1	R3	MD	50	0	0	0	0	62	62	Yes	No	No	No	Vacant
003-210-029	Second Parcel North from the Northwest Corner of the Intersection of Owens Street And Sherwood Street	93638	0.3	PD (3000)	R3	MD	50	1	0	0	10	0	10	Yes	No	No	No	Vacant
003-210-030	Northwest Corner of the Intersection of Owens Street And Sherwood Street	93638	1.7	C1	R3	MD	50	1	0	0	0	67	67	Yes	No	No	No	Vacant
003-222-010	133 W Clark St	93638	0.1	PD (4500)	R3	LD	50	1	0	0	4	0	4	Yes	No	No	No	Vacant
003-240-004	Second Parcel West of the Southwest Corner of the Intersection of Taylor Street and Sarah Street	93638	0.5	PD (3000)	R3	MD	50	1	0	0	0	19	19	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-240-005	Fourth Parcel North of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.2	PD (3000)	R3	MD	50	1	0	0	6	0	6	Yes	No	No	No	Vacant
003-240-006	Fourth Parcel North and Second Parcel East of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.1	PD (3000)	R3	MD	50	1	0	0	4	0	4	Yes	No	No	No	Vacant
003-240-007	Third Parcel North of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.1	PD (3000)	R3	MD	50	1	0	0	3	0	3	Yes	No	No	No	Vacant
003-240-009	Third Parcel North and Second Parcel East of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.6	PD (3000)	R3	MD	50	1	0	0	0	22	22	Yes	No	No	No	Vacant
003-240-010	Fourth Parcel North and Fourth Parcel East of the Northeast Corner of the Intersection of Owens Street and W Sherwood Way	93638	0.2	PD (3000)	R3	MD	50	1	0	0	6	0	6	Yes	No	No	No	Vacant
003-240-011	1317 Owens St	93638	0.1	PD (3000)	R3	MD	50	1	0	0	5	0	5	Yes	No	No	No	Vacant
003-240-012	1315 Owens St	93638	0.8	PD (3000)	R3	MD	50	1	0	0	0	33	33	Yes	No	No	No	Vacant
003-240-013	1307 Owens St	93638	0.5	PD (3000)	R3	MD	50	1	6	14	0	0	20	Yes	No	No	No	Residential
003-240-016	1326 Sonora St	93638	1.7	PD (3000)	R3	MD	50	1	0	0	0	67	67	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-240-018	Second Parcel North of the Northwest Corner of the Intersection of Sonora Street And W Sherwood Way	93638	0.7	PD (3000)	R3	MD	50	1	7	21	0	0	28	Yes	No	No	No	Residential
003-240-019	Northwest Corner of the Intersection of Sonora Street And W Sherwood Way	93638	1.6	PD (3000)	R3	MD	50	1	0	0	0	62	62	Yes	No	No	No	Vacant
003-250-003	360 W Adell St	93638	5	C1	R3	O	50	1	79	61	31	28	199	Yes	No	No	No	Vacant
003-250-012	407 W Clark St	93638	0.7	C1	R3	C	50	1	0	0	0	26	26	Yes	No	No	No	Residential
003-250-013	Second Parcel North of the Northwest Corner of the Intersection of Owens Street and W Clark Street	93638	2.4	C1	R3	MD	50	1	27	20	24	23	94	Yes	No	No	No	Vacant
003-250-014	1586 Owens St	93638	0.4	C1	R3	MD	50	1	0	0	15	0	15	Yes	No	No	No	Residential
003-250-015	345 W Clark St	93638	0.5	C1	R3	MD	50	1	0	0	19	0	19	Yes	No	No	No	Vacant
003-250-016	323 W Clark St	93638	0.5	C1	R3	MD	50	1	0	0	19	0	19	Yes	No	No	No	Residential
003-250-017	1528 Owens St	93638	1.2	C1	R3	MD	50	1	0	0	0	48	48	Yes	No	No	No	Residential
003-250-018	216 W Adell St	93638	5.1	PD (4500)	R3	MD	50	1	85	66	25	25	201	Yes	No	No	No	Residential
003-250-021	Second Parcel South and Third Parcel East of the Southeast corner of the Intersection of Owens Street and Adell Street	93638	0.3	PD (4500)	R3	LD	50	1	0	0	13	0	13	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-250-022	Second Parcel South and Fourth Parcel East of the Southeast corner of the Intersection of Owens Street and Adell Street	93638	0.3	PD (4500)	R3	LD	50	1	0	0	13	0	13	Yes	No	No	No	Vacant
003-250-023	1557 Owens St	93638	1.4	PD (4500)	R3	LD	50	1	0	0	0	55	55	Yes	No	No	No	Residential
003-250-024	Northeast Corner of the Intersection of Owens Street And W Clark Street	93638	2.2	PD (4500)	R3	LD	50	1	0	0	0	89	89	Yes	No	No	No	Vacant
003-250-027	Second Parcel West of the Southwest Corner of the Intersection of Owens Street and Adell Street	93638	2.7	C1	R3	C	50	1	30	23	27	26	106	Yes	No	No	No	Vacant
003-250-029	Second Parcel East of the Northeast Corner of the Intersection Road 26 and W Clark Street	93638	4	C1	R3	C	50	2	45	35	40	40	160	Yes	No	No	No	Vacant
003-260-001	Southeast Corner of the Intersection of Sharon Boulevard and Adell Street	93638	1	U	R3	MD	50	1	22	17	0	0	39	Yes	No	No	No	Vacant
003-260-002	1575 Sharon Blvd	93638	4	U	R3	MD	50	2	45	34	40	39	158	Yes	No	No	No	Residential
003-260-004	1660 Cardwell St	93638	0.4	U	R3	MD	50	1	0	0	17	0	17	Yes	No	No	No	Residential, Vacant Land
003-260-005	Second Parcel South of the Southwest Corner of the Intersection of Cardwell Street and Adell Street	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-006	1692 Cardwell St	93638	1	U	R3	MD	50	1	22	17	0	0	39	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-260-007	1697 Cardwell St	93638	5	C1	R3	MD	50	1	84	65	25	25	199	Yes	No	No	No	Residential
003-260-008	1625 Cardwell St	93638	0.3	C1	R3	MD	50	1	0	0	9	0	9	Yes	No	No	No	Vacant
003-260-009	1615 Cardwell St	93638	0.8	C1	R3	MD	50	1	17	12	0	0	29	Yes	No	No	No	Residential
003-260-010	Fourth Parcel South of the Southeast Corner of the Intersection of Cardwell Street and Adell Street	93638	0.5	C1	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-012	1585 Cardwell St	93638	0.3	C1	R3	MD	50	1	0	0	12	0	12	Yes	No	No	No	Residential, Vacant Land
003-260-013	1567 Cardwell St	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-014	1543 Cardwell St	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Residential
003-260-015	1521 Cardwell St	93638	0.9	U	R3	MD	50	1	19	14	0	0	33	Yes	No	No	No	Vacant
003-260-016	787 W Clark St	93638	0.5	U	R3	MD	50	1	11	8	0	0	19	Yes	No	No	No	Vacant
003-260-018	741 W Clark St	93638	0.4	U	R3	MD	50	1	0	0	13	0	13	Yes	No	No	No	Residential
003-260-019	Fourth Parcel East of the Northeast Corner of the Intersection of Sharon Boulevard and W Clark Street	93638	0.4	U	R3	MD	50	1	0	0	15	0	15	Yes	No	No	No	Vacant
003-260-021	Third Parcel South and Second Parcel East of the Southeast Corner of the Intersection of	93638	0.4	C1	R3	MD	50	1	0	0	16	0	16	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
Cardwell Street and Adell Street																		
003-260-022	719 W Clark St	93638	2.3	C1	R3	MD	50	1	26	19	23	22	90	Yes	No	No	No	Residential
003-260-025	609 W Clark St	93638	0.4	C1	R3	MD	50	1	0	0	16	0	16	Yes	No	No	No	Residential
003-260-027	1584 Fairview St	93638	0.9	C1	R3	MD	50	1	20	14	0	0	34	Yes	No	No	No	Residential
003-260-028	653 Abby St	93638	1.6	C1	R3	MD	50	1	35	27	0	0	62	Yes	No	No	No	Residential
003-260-029	1626 Fairview St	93638	0.3	C1	R3	MD	50	1	0	0	9	0	9	Yes	No	No	No	Residential
003-260-030	646 W Adell St	93638	0.6	C1	R3	MD	50	1	13	9	0	0	22	Yes	No	No	No	Residential
003-260-031	Southwest Corner of the Intersection of Fairview Street And Adell Street	93638	0.9	C1	R3	MD	50	1	21	16	0	0	37	Yes	No	No	No	Vacant
003-260-032	Southeast Corner of the Intersection of Fairview Street And Adell Street	93638	3.1	C1	R3	MD	50	1	35	27	31	30	123	Yes	No	No	No	Vacant
003-260-033	Second Parcel East from Northeast Corner of the Intersection of Fairview Street And W Clark Street	93638	5.2	C1	R3	MD	50	1	87	68	25	25	205	Yes	No	No	No	Vacant
003-260-035	1535 Fairview St	93638	0.1	C1	R3	MD	50	1	0	0	4	0	4	Yes	No	No	No	Vacant
003-260-036	591 W Clark St	93638	0.5	C1	R3	MD	50	2	0	0	16	0	16	Yes	No	No	No	Residential
003-260-037	1692 Country Club Dr	93638	0.4	C1	R3	C	50	1	0	0	15	0	15	Yes	No	No	No	Residential

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
003-260-038	1656 Country Club Dr	93638	0.4	C1	R3	C	50	1	0	0	17	0	17	Yes	No	No	No	Vacant
003-260-039	1632 Country Club Dr	93638	0.5	C1	R3	C	50	1	12	8	0	0	20	Yes	No	No	No	Residential
003-260-042	1487 Sharon Blvd	93638	1	PD (1500)	R3	HD	50	1	22	17	0	0	39	Yes	No	No	Yes	Vacant
003-260-043	1463 Sharon Blvd	93638	4	PD (1500)	R3	HD	50	1	46	35	40	40	161	Yes	No	No	Yes	Vacant
003-260-047	Second Parcel South from Southeast Corner of the Intersection of Fairview Street And Clark Street	93638	2.7	C1	R3	MD	50	1	31	23	27	27	108	Yes	No	No	No	Vacant
003-260-048	562 W Clark St	93638	1	C1	R3	MD	50	1	22	16	0	0	38	Yes	No	No	No	Residential
003-260-049	530 W Clark St	93638	0.6	C1	R3	MD	50	1	14	10	0	0	24	Yes	No	No	No	Residential
003-260-050	510 W Clark St	93638	0.3	C1	R3	MD	50	1	0	0	13	0	13	Yes	No	No	No	Residential
004-170-002	Northeast Corner of the Intersection of Austin Street and E Clark Street	93638	2.7	PD (4500)	–	LD	9.68	0	0	0	0	17	17	Yes	No	Yes	Yes	Vacant
004-170-003	1521 Austin Ave	93638	2.7	PD (4500)	–	LD	9.68	2	0	0	0	15	15	Yes	No	No	No	Residential
004-170-004	Southeast Corner of the Intersection of Austin Street and Adell Street	93638	5	PD (4500)	–	LD	9.68	0	0	0	0	32	32	Yes	No	No	No	Vacant
004-170-005	Second Parcel East of the Southeast Corner of the Intersection of	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
Austin Street and Adell Street																		
004-170-006	822 E Adell St	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant
004-170-007	1708 N Lake St	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant
004-170-008	1630 N Lake St	93638	2.7	PD (4500)	–	LD	9.68	0	0	0	0	17	17	Yes	No	No	No	Vacant
004-170-009	Southeast Corner of the Intersection of N D Street And Adell Street	93638	2.5	PD (4500)	–	MD	9.68	0	0	0	0	16	16	Yes	No	No	Yes	Vacant
004-170-010	Second Parcel South from the Southeast Corner of the Intersection of N D Street And Adell Street	93638	2.5	PD (4500)	–	LD	9.68	0	0	0	0	16	16	Yes	No	No	No	Vacant
004-170-011	Third Parcel South from the Southeast Corner of the Intersection of N D Street And Adell Street	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant
004-170-018	Third Parcel North from the Northwest Corner of the Intersection of Austin Street and E Clark Street	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant
004-170-020	Second Parcel South of the Southwest Corner of the Intersection of Austin Street and Adell Street	93638	2.8	PD (4500)	–	LD	9.68	0	0	0	0	17	17	Yes	No	No	No	Vacant
004-170-021	510 E Adell St	93638	0.9	PD (4500)	–	LD	9.68	0	0	0	0	5	5	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
004-170-023	Second Parcel West and Second Parcel South of the Southwest Corner of the Intersection of Austin Street and Adell Street	93638	0.1	PD (4500)	–	LD	9.68	0	0	0	0	1	1	Yes	No	No	No	Vacant
004-170-024	614 E Adell St	93638	1	PD (4500)	–	LD	9.68	0	0	0	0	6	6	Yes	No	No	No	Vacant
005-031-010	1208 E Lincoln Ave	93638	0.1	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
005-031-011	831 Tulare St	93638	0.3	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
005-110-020	1900 Merced St	93638	1	R1	–	LD	7.26	0	0	0	0	5	5	Yes	No	Yes	No	Vacant
005-140-032	1017 E Kennedy St	93638	0.9	R1	–	LD	7.26	0	0	0	0	4	4	Yes	No	No	No	Vacant
005-160-008	1221 Bend St	93638	1	R1	–	LD	7.26	0	0	0	0	5	5	Yes	No	No	No	Vacant
005-160-009	1229 Bend St	93638	1	R1	–	LD	7.26	1	0	0	0	4	4	Yes	No	No	No	Residential
005-180-001	1218 E Cleveland Ave	93638	3.9	PD (1500)	–	HD	29.04	0	0	0	0	80	80	Yes	No	Yes	Yes	Vacant
005-210-001	1300 E Kennedy St	93638	4	PD (3000)	–	MD	14.52	0	0	0	0	29	29	Yes	No	Yes	Yes	Vacant
005-210-002	1600 E Kennedy St	93638	4.4	PD (3000)	–	MD	14.52	0	0	0	0	32	32	Yes	No	Yes	Yes	Vacant
006-010-006	125 W Central Ave #B	93637	0.4	R3	–	HD	50	0	0	0	15	0	15	Yes	No	Yes	Yes	Vacant
006-010-007	205 W Central Ave	93637	0.4	R3	–	HD	50	1	0	0	15	0	15	Yes	No	No	No	Residential

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
006-010-009	Northeast Corner of the Intersection of N G Street and W Central Avenue	93637	0.3	R3	–	HD	50	0	0	0	14	0	14	Yes	No	No	No	Vacant
006-010-010	201 W Central Ave	93637	0.4	R3	–	HD	50	1	0	0	17	0	17	Yes	No	No	No	Residential, Vacant Land
006-024-001	225 W Central Ave	93637	0.9	R3	–	HD	50	1	0	0	0	36	36	Yes	No	No	No	Residential
006-250-013	2519 Sunset Ave	93637	1.4	PD (1500)	–	HD	29.04	1	0	0	0	28	28	Yes	No	No	Yes	Residential
006-280-014	1705 Riverview Dr	93637	0.2	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-280-015	1709 Riverview Dr	93637	0.2	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-360-012	719 Linden St	93637	0.9	PD (1500)	–	HD	29.04	1	11	7	0	0	18	Yes	No	Yes	Yes	Residential
006-360-015	759 Linden St	93637	1.6	PD (1500)	–	HD	29.04	1	0	0	0	31	31	Yes	No	No	Yes	Residential
006-360-043	2458 W Park Dr	93637	0.1	PD (4500)	–	MD	9.68	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-360-044	2450 W Park Dr	93637	0.1	PD (4500)	–	MD	9.68	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-360-045	2442 W Park Dr	93637	0.1	PD (4500)	–	MD	9.68	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-360-046	2434 W Park Dr	93637	0.1	PD (4500)	–	MD	9.68	0	0	0	0	1	1	Yes	No	No	No	Vacant
006-380-026	Southwest Corner of the Intersection of N Westberry Boulevard and Fairway Avenue	93637	6	PD (6000)	–	LD	7.26	0	0	0	0	30	30	Yes	No	Yes	Yes	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
006-380-031	Second Parcel South of the Southwest Corner of the Intersection of N Westberry Boulevard and Fairway Avenue	93637	1	PD (12000)	–	LD	3.63	0	0	0	0	2	2	Yes	No	No	No	Vacant
006-460-009	Second Parcel East of the Northeast Corner of the Intersection of Shannon Avenue and Sunset Avenue	93637	1.2	R1	–	LD	7.26	0	0	0	0	6	6	Yes	No	Yes	No	Vacant
006-460-012	Second Parcel North of the Northwest Corner of the Intersection of Dovewood Way And Venturi Avenue	93638	1	R1	–	LD	7.26	0	0	0	0	5	5	Yes	No	Yes	No	Vacant
006-460-014	Southeast Corner of the Intersection of Shannon Avenue And Venturi Avenue	93638	0.5	R1	–	LD	7.26	0	0	0	0	3	3	Yes	No	Yes	Yes	Vacant
006-460-040	Southeast Corner Of the Intersection of Dovewood Way And Venturi Avenue	93638	1	R1	–	LD	7.26	0	0	0	0	5	5	Yes	No	No	No	Vacant
007-085-015	Second Parcel North of the Northern Corner of the Intersection of N B Street and E 4th Street	93638	0.3	R3	–	HD	50	0	0	0	14	0	14	Yes	No	No	No	Vacant
007-086-002	220 N A St	93638	0.3	R2	–	LD	20	0	0	0	3	0	3	Yes	No	No	No	Vacant
007-193-013	322 S A St	93638	0.3	R3	–	HD	50	0	0	0	13	0	13	Yes	No	No	No	Vacant
008-051-005	725 Clinton St	93638	0.3	R2	–	LD	20	0	0	0	0	2	2	Yes	No	Yes	Yes	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
008-052-022	327 Malone St	93638	0.5	R2	–	LD	20	0	0	0	4	0	4	Yes	No	No	Yes	Vacant
008-061-008	336 Fig Ave	93638	0.3	R2	–	MD	20	0	0	0	3	0	3	Yes	No	Yes	Yes	Vacant
008-062-002	321 Fig Ave	93638	0.2	R2	–	LD	20	0	0	0	1	0	1	Yes	No	Yes	Yes	Vacant
008-062-003	323 Fig Ave	93638	0.1	R2	–	LD	20	0	0	0	0	1	1	Yes	No	Yes	Yes	Vacant
008-062-005	Seventh Parcel Northwest and Second Parcel Northeast of the Northern Corner of the Intersection of Fig Street and Clinton Street	93638	0.4	R2	–	LD	20	0	0	0	3	0	3	Yes	No	Yes	Yes	Vacant
008-062-008	Third Parcel Northwest and Second Parcel Northeast of the Northern Corner of the Intersection of Fig Street and Clinton Street	93638	0.4	R2	–	LD	20	0	0	0	3	0	3	Yes	No	Yes	Yes	Vacant
008-062-024	308 1/2 Elm Ave	93638	0.3	PD (4500)	–	LD	9.68	1	0	0	0	1	1	Yes	No	Yes	Yes	Vacant
008-081-011	431 Ramona St	93638	0.5	R1	–	LD	7.26	1	0	0	0	1	1	Yes	No	No	No	Vacant
008-081-026	420 Fig Ave	93638	0.6	R1	–	LD	7.26	0	0	0	0	3	3	Yes	No	Yes	No	Vacant
008-091-025	631 Vineyard Ave	93638	0.4	R2	–	LD	20	1	0	0	0	2	2	Yes	No	No	No	Vacant
008-130-021	1880 E Yosemite Ave	93637	3.1	R1	–	LD	7.26	1	0	0	0	15	15	Yes	No	No	No	Residential, Vacant Land

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
008-130-022	Northeast Corner of the Intersection of Clinton Street and Storey Road	93638	3.4	R1	–	LD	7.26	1	0	0	0	17	17	Yes	No	No	No	Vacant
008-130-023	1875 Storey Rd	93637	3.3	R1	–	LD	7.26	1	0	0	0	16	16	Yes	No	No	No	Residential
008-132-049	Second Parcel North of the Northeast Corner of the Intersection of Indigo Drive and Umber Drive	93637	0.5	PD (4500)	–	MD	9.68	1	0	0	0	2	2	Yes	No	No	No	Vacant
008-132-050	Northeast Corner of the Intersection of Azure Drive and Umber Drive	93637	7	PD (4500)	–	MD	9.68	1	0	0	0	43	43	Yes	No	No	No	Vacant
008-142-034	Northwest Corner of the Intersection of Tozer Street and Clinton Street	93637	4.3	PD (1500)	–	HD	29.04	0	0	0	0	87	87	Yes	No	Yes	Yes	Vacant
008-142-068	Southern Corner of the Intersection of Tozer Street and Clinton Street	93637	0.4	PD (6000)	–	HD	7.26	1	0	0	0	1	1	Yes	No	No	No	Vacant
008-150-003	Second Parcel Northeast from the Eastern Corner of the Intersection of Elm Street and Clinton Street	93637	2.5	PD (6000)	–	LD	7.26	1	0	0	0	12	12	Yes	No	No	No	Vacant
008-160-001	Third Parcel Northeast from the Eastern Corner of the Intersection of Elm Street and Clinton Street	93637	0.4	PD (6000)	–	LD	7.26	1	0	0	0	1	1	Yes	No	No	No	Vacant
008-160-002	Western Corner of the Intersection of Tozer Street and Main Canal Number 1	93637	1.8	PD (6000)	–	LD	7.26	1	0	0	0	8	8	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
008-170-002	Southern Corner of the Intersection of Tozer Street and Main Canal Number 1	93637	4.2	R1	–	LD	7.26	0	0	0	0	21	21	Yes	No	No	No	Vacant
008-170-003	Second Parcel South of the Southern Corner of the Intersection of Tozer Street and Main Canal Number 1	93637	5.4	R1	–	LD	7.26	0	0	0	0	27	27	Yes	No	No	No	Vacant
008-180-006	Parcel West of the Intersection of Tozer Avenue And Avenue 15	93637	16	PD (4500)	–	MD	9.68	1	0	0	0	100	100	Yes	No	No	No	Vacant
009-130-007	2616 Howard Rd	93637	3	CN	–	C	0.33	0	0	0	0	1	1	Yes	No	No	No	Vacant
009-440-007	Second Parcel North of the Intersection of Double Tree Way And Summer Lane	93637	5.1	R1	–	LD	7.26	1	0	0	0	25	25	Yes	No	Yes	No	Vacant
009-460-002	3 Via Cerioni	93637	0.9	R1	–	LD	7.26	0	0	0	0	5	5	Yes	No	Yes	No	Vacant
009-460-006	11 Via Cerioni	93637	0.8	R1	–	LD	7.26	0	0	0	0	4	4	Yes	No	No	No	Vacant
009-460-010	19 Via Cerioni	93637	0.8	R1	–	LD	7.26	0	0	0	0	4	4	Yes	No	Yes	No	Vacant
009-490-055	Northwest Corner Of The Intersection Of Double Tree Way And Summer Lane	93637	0.1	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
009-490-061	Northeast Corner Of The Intersection Of Double Tree Way And Summer Lane	93637	0.4	R1	–	LD	7.26	0	0	0	0	2	2	Yes	No	Yes	Yes	Vacant
009-510-048	Second Parcel South of the Southwest Corner	93637	1.6	CN	–	C	0.64	0	0	0	0	1	1	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
	of the Intersection of S Granada Drive and Howard Road																	
009-531-001	24685 Avenue 14	93637	5.8	R1	–	LD	7.26	1	0	0	0	29	29	Yes	No	No	No	Vacant
009-600-003	Second Parcel South of the Southeast Corner of the Intersection of S Westberry Boulevard and Avenue 14	93637	4.4	PD (4500)	–	MD	9.68	0	0	0	0	28	28	Yes	No	No	No	Vacant
009-600-004	Third Parcel South of the Southeast Corner of the Intersection of S Westberry Boulevard and Avenue 14	93637	4.4	PD (1500)	–	HD	29.04	1	26	19	22	22	89	Yes	No	No	Yes	Vacant
009-600-005	223 S Westberry Blvd	93637	4.6	PD (1500)	–	HD	29.04	1	26	20	23	23	92	Yes	No	No	Yes	Residential
010-042-005	200 N N St	93637	0.3	R2	–	LD	20	0	0	0	2	0	2	Yes	No	Yes	Yes	Vacant
010-192-003	420 S G St	93637	0.3	R3	–	HD	50	0	0	0	10	0	10	Yes	No	No	No	Vacant
011-022-002	410 S B St	93638	0.4	R2	–	LD	20	0	0	0	3	0	3	Yes	No	No	No	Vacant
011-032-014	620 Clinton St	93638	1.3	PD (1500)	–	HD	29.04	0	0	0	0	26	26	Yes	No	Yes	Yes	Vacant
011-133-002	704 Vineyard Ave	93638	0.3	R2	–	LD	20	0	0	0	3	0	3	Yes	No	Yes	Yes	Vacant
011-133-008	815 Sunrise Ave	93638	0.5	R2	–	MD	20	0	0	0	4	0	4	Yes	No	No	No	Vacant
011-211-014	900 Sunrise Ave	93638	0.3	R1	–	LD	7.26	0	0	0	0	2	2	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
011-211-017	424 Wallace Ave	93638	0.4	R1	–	LD	7.26	0	0	0	0	2	2	Yes	No	No	No	Vacant
011-211-034	Second Parcel West Of Southwest Corner Of the Intersection of Wallace Avenue And Sunrise Avenue	93638	0.2	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
011-254-013	1112 S A St	93638	0.1	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	No	No	Vacant
011-254-018	1120 S A St	93638	1	R1	–	LD	7.26	1	0	0	0	4	4	Yes	No	No	No	Residential
011-254-019	1132 S A St	93638	1	R1	–	LD	7.26	1	0	0	0	4	4	Yes	No	No	No	Residential
011-254-020	1200 S A St	93638	1	R1	–	LD	7.26	1	0	0	0	4	4	Yes	No	No	No	Residential
011-254-021	1204 S A St	93638	1	R1	–	LD	7.26	1	0	0	0	4	4	Yes	No	No	No	Residential
011-254-022	1218 S A St	93638	2	R1	–	LD	7.26	1	0	0	0	9	9	Yes	No	No	No	Residential
011-254-023	1110 S A St	93638	0.3	R1	–	LD	7.26	0	0	0	0	1	1	Yes	No	Yes	Yes	Vacant
011-260-004	1400 S A St	93638	2.4	R1	–	LD	7.26	0	0	0	0	12	12	Yes	No	Yes	No	Vacant
011-320-004	Second Parcel West and Second Parcel Northwest of the Southwest Corner of S Gateway Drive and State Route 99	93638	2.3	CH	R3	C	50	0	26	19	23	22	90	Yes	No	No	No	Vacant
011-370-002	28190 Avenue 13 1/2	93638	9	PD (6000)	–	MD	7.26	1	0	0	0	45	45	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
011-370-003	Third Parcel South of the Southeast Corner of the Intersection of Tozer Avenue and E Almond Avenue	93638	8.5	PD (6000)	–	MD	7.26	1	0	0	0	42	42	Yes	No	No	No	Vacant
011-370-004	13315 Road 28	93638	1	PD (6000)	–	MD	7.26	1	0	0	0	4	4	Yes	No	No	No	Vacant
012-092-001	300 Santa Clara St	93637	0.3	R1	–	LD	7.26	0	0	0	0	2	2	Yes	No	Yes	No	Vacant
012-133-046	Third Parcel East of the Southeast Corner of the Intersection of Monterey Street and W Almond Avenue	93637	0.8	R1	–	LD	7.26	1	0	0	0	3	3	Yes	No	No	No	Vacant
012-220-051	715 Stadium Rd	93637	1	PD (4500)	–	MD	9.68	0	0	0	0	7	7	Yes	No	No	No	Vacant
012-253-001	Parcel East Of the Intersection of Emily Way And Bo Tree Lane	93638	4.5	PD (1500)	–	HD	29.04	1	26	20	23	22	91	Yes	No	Yes	Yes	Vacant
012-253-002	1007 Emily Way	93638	2.5	PD (1500)	–	HD	29.04	1	0	0	0	50	50	Yes	No	Yes	Yes	Vacant
012-260-002	Second Parcel Northeast of the Intersection of Barnett Way and Macadamia Avenue	93637	8.4	PD (3000)	–	MD	14.52	0	0	0	0	61	61	Yes	No	Yes	Yes	Vacant
012-260-003	Second Parcel North Of the Intersection of Alexis Way And Macadamia Avenue	93637	1.6	PD (1500)	–	HD	29.04	1	0	0	0	32	32	Yes	No	Yes	Yes	Vacant
012-260-004	Second Parcel East Of the Intersection of Barnett Way And Macadamia Avenue	93637	1.5	PD (1500)	–	HD	29.04	0	0	0	0	30	30	Yes	No	Yes	Yes	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
012-260-007	1105 E Pecan Ave	93637	1.5	PD (1500)	–	HD	29.04	0	0	0	0	30	30	Yes	No	Yes	Yes	Vacant
012-270-001	1024 Barnett Way	93638	1.6	PD (1500)	–	HD	29.04	1	0	0	0	31	31	Yes	No	Yes	Yes	Vacant
012-270-002	1034 Barnett Way	93638	7	PD (1500)	–	HD	29.04	1	40	31	35	35	141	Yes	No	Yes	Yes	Vacant
012-390-027	Second Parcel West of the Western Corner of the Intersection of S Gateway Drive and State Route 99	93638	3.3	PO	R3	O	50	0	37	29	33	33	132	Yes	No	No	No	Vacant
012-480-001	Southwest Corner Of The Intersection Of Terra Firma Road And W Pecan Avenue	93638	4.9	U	–	LD	7	1	0	0	0	23	23	Yes	No	No	No	Residential
012-480-002	530 1/2 W Pecan Ave	93637	4.8	U	–	LD	7	1	0	0	0	23	23	Yes	No	No	No	Residential
012-480-003	1660 Terra Firma Rd	93637	4.9	U	–	LD	7	2	0	0	0	22	22	Yes	No	No	No	Residential
012-480-004	1695 Terra Firma Rd	93637	4.8	U	–	LD	7	1	0	0	0	23	23	Yes	No	No	No	Residential
012-500-004	Northwest Corner of the Intersection Of Golden State Boulevard And Avenue 13	93637	1.3	RA	–	VLD	3.63	0	0	0	0	3	3	Yes	No	No	No	Vacant
012-500-007	1385 E Pecan Ave	93637	5	RA	–	VLD	3.63	1	0	0	0	12	12	Yes	No	No	No	Residential
012-500-008	1331 E Pecan Ave	93637	5	RA	–	VLD	3.63	1	0	0	0	12	12	Yes	No	No	No	Residential
012-500-011	1291 E Pecan Ave	93637	3.9	RA	–	VLD	3.63	1	0	0	0	9	9	Yes	No	No	No	Residential

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
012-500-012	1213 E Pecan Ave	93637	5	RA	–	VLD	3.63	2	0	0	0	11	11	Yes	No	No	No	Residential
012-500-013	1171 E Pecan Ave	93637	4.9	RA	–	VLD	3.63	1	0	0	0	11	11	Yes	No	No	No	Vacant
038-060-019	16372 Road 26	93638	0.4	R2	R3	MD	50	0	0	0	17	0	17	Yes	No	No	No	Institutional
038-060-020	25965 Ellis St	93638	0.9	R2	R3	MD	50	0	20	15	0	0	35	Yes	No	No	No	Residential
038-060-030	16316 Road 26	93638	0.8	R2	R3	MD	50	0	18	13	0	0	31	Yes	No	No	No	Vacant
038-060-031	Second Parcel South of the Southeast Corner Of the Intersection of Road 26 And Ellis Street	93638	1.1	R2	R3	MD	50	1	26	19	0	0	45	Yes	No	No	No	Vacant
038-070-018	26240 Ellis St	93638	5	R1	R3	LD	50	1	84	65	25	25	199	Yes	No	No	No	Residential
038-070-027	Second Parcel North of the Northwest corner of the Intersection of Owens Street and Ellis Street	93638	4.6	R1	R3	LD	50	1	51	40	46	45	182	Yes	No	No	No	Vacant
038-070-028	Northwest Corner of the Intersection of Owens Street And Ellis Street	93638	1.7	R1	R3	LD	50	0	38	29	0	0	67	Yes	No	No	No	Commercial
038-100-002	16257 Road 26	93638	12	R1	R3	LD	50	1	0	0	240	240	480	Yes	No	No	No	Vacant
038-100-005	26189 Adell St	93638	2.6	R1	R3	LD	50	1	30	22	26	25	103	Yes	No	No	No	Residential
038-100-006	Second Parcel West from the Northwest Corner of the Intersection of	93638	2.6	R1	R3	LD	50	1	30	22	26	25	103	Yes	No	No	No	Vacant

APN	Address / Intersection	Zip	Acreage	Zoning (Existing)	Zoning (New)	GP	Max Density du/ac (New)	Existing Units	Very Low	Low	Moderate	Above Moderate	Total Units	Infrastructure	Publicly Owned	4th Cycle	5th Cycle	Existing Use
Owens Street and Adell Street																		
038-100-007	16248 Owens St	93638	2.6	R1	R3	LD	50	1	30	22	26	25	103	Yes	No	No	No	Residential
038-110-025	16258 Road 26	93638	0.8	R2	R3	MD	50	1	18	13	0	0	31	Yes	No	No	No	Vacant
038-110-028	Northwest Corner of the Intersection of Road 26 And Adell Street	93638	1	R2	R3	MD	50	1	22	17	0	0	39	Yes	No	No	No	Vacant